



**VILLAGE OF JACKSON
VILLAGE BOARD MEETING AGENDA**

Tuesday, July 8, 2025 at 7:30 PM

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. 2025 Water Rate Study Phase 2 - Presentation by Ehlers Financial Advisors, with Possible Discussion and Action
4. Public Hearings
 - a. Ordinance #25-06 An Ordinance to Amend the Adopted 2050 Comprehensive Plan for the Village of Jackson, Washington County, Wisconsin
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 June 10, 2025
 - b. Proposed Contract for Cleaning Services - N&J Professional Cleaners, LLC
7. Budget and Finance Committee
 - a. Change Order #1 - Ridgeway Drive and Chestnut Court Reconstruction Project - Advanced Construction for an increase in the amount of \$83,797.32
 - b. Pay Request #2 - Ridgeway Drive and Chestnut Court Reconstruction Project - Advanced Construction in the amount of \$219,429.58
 - c. Pay Request #16 - Wastewater Treatment Plant Tertiary Filters and UV Disinfection Project - J.H. Hassinger in the amount of \$99,540.52
 - d. Clean Water Fund Loan Request #13 - 2024 Wastewater Treatment Plant Project in the amount of \$125,364.57
 - e. Wastewater Treatment Plant Disk Filter Maintenance - Veolia Water Technologies in the amount of \$113,071.38
 - f. Review of Bids - Glen Brooke Drive and Jackson Drive Path Project
 - g. 2025-2026 Contract Amendment #2 - Gremmer & Associates in the amount of \$301,825.00
 - h. Pay Request #13 - Jackson Community Center Expansion Project - Moore Construction in the amount of \$108,416.85

8. Plan Commission
 - a. Ordinance #25-06 An Ordinance to Amend the Adopted 2050 Comprehensive Plan for the Village of Jackson, Washington County, Wisconsin
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)(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 Receive Information Regarding Specific Employees
14. Reconvene in 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.



Village of Jackson, WI
2025 Water Rate Study
Phase 2: PSC CRC Application

July 8, 2025 Village Board Meeting

Why are we here?



Phase 1 completed during 2024 FMP: Initial Long-Range Cash Flow Analysis



Last CRC: 2010. Last SRC: 1/1/2025 & 10/1/2023.



Phase 2: Ehlers completes Test Year 2025 PSC CRC Application



Ehlers presents initial results of application



Action: consensus to file application

PSC Math Review

How much revenue should we generate from user rates?



Cash Basis

- + Op. and Maint. Expenses
- + Taxes/Transfer Payments
- + Debt Service (P&I)
- + Capital funded from rates
- Less Non-rate Revenue
- = Total Revenue Requirements

Utility Basis - PSC

- + Op. and Maint. Expenses
- + Taxes/Transfer Payments
- + Depreciation
- + Rate of Return on Rate Base
- Less Non-Rate Revenue
- = Total Revenue Requirements

Completing the Application

- Throughout the completion of the application, the 2024 PSC Annual Report was published, and further analysis of 2025 Budget was completed.
 - ✓ Anticipated additional customers increased projected revenues in 2025 application
 - ✓ Capital additions: asset projections updated with latest cost estimates, adjusting PSC math and overall rate base
 - ✓ Booked CWIP from 2023 STH 60 and CTH P projects
 - ✓ PSC allows for normalizing one-time costs, averaging out year over year expenses

Water Rate Performance: Initial PSC Application

Revenue Requirement							Est	Application		
Component	Description	2020	2021	2022	2023	2024	2024	2025		
Cash Basis										
1	O&M and PILOT	\$1,263,135	\$1,048,620	\$982,572	\$1,060,535	\$1,162,020		\$1,129,610	Incl. Normalizations	
2	Debt	\$0	\$0	\$0	\$22,420	\$200,951		\$169,975		
3	Cash Funded Capital ¹	\$856,655	\$449,956	\$72,293	\$942,631	\$226,071		\$631,985		
Less:										
	Other Revenue	\$13,681	\$44,760	\$49,128	\$25,083	\$43,516		\$68,000		
	Interest Income	\$733	\$104	\$2,831	\$31,550	\$17,335		\$21,830		
	Revenue Requirement (Costs less Other Income)	\$2,105,376	\$1,453,712	\$1,002,906	\$1,968,953	\$1,528,192		\$1,841,740		
	User Rates Revenue	\$1,343,231	\$1,351,629	\$1,344,130	\$1,413,393	\$1,496,167		\$1,599,622		
	Rate Adequacy	(\$762,145)	(\$102,083)	\$341,224	(\$555,560)	(\$32,025)		(\$242,118)		
	Rate Adjustment Needed	56.74%	7.55%	0.00%	39.31%	2.14%		15.14%		
Utility Basis (PSC)										
1	O&M and PILOT	\$1,263,135	\$1,048,620	\$982,572	\$1,060,535	\$1,162,020		\$1,129,610	Incl. Normalizations	
2	Depreciation	\$212,919	\$218,085	\$227,420	\$233,798	\$254,056		\$281,239		Added Capital
	NIRB	\$5,627,291	\$5,880,884	\$6,084,596	\$6,016,807	\$5,604,806		\$7,607,179	Added Capital	
	Benchmark ROI %	4.90%	4.90%	4.90%	6.50%	6.50%		6.70%		
3	Calculated ROI	\$275,737	\$288,163	\$298,145	\$391,092	\$364,312		\$509,681		
Less:										
	Other Revenue	\$13,681	\$44,760	\$49,128	\$25,083	\$43,516		\$68,000		
	Revenue Requirement (Costs less Other Income)	\$1,738,110	\$1,510,108	\$1,459,009	\$1,660,343	\$1,736,872		\$1,852,530		
	User Rates Revenue ¹	\$1,343,231	\$1,351,629	\$1,344,130	\$1,413,393	\$1,496,167		\$1,599,622		
	Rate Adequacy	(\$394,879)	(\$158,479)	(\$114,879)	(\$246,950)	(\$240,705)		(\$252,908)		
	Rate Adjustment Needed	29.40%	11.73%	8.55%	17.47%	16.09%		16.38%		

Notes:

1) Includes recommended debt coverage at 1.6x annual debt payment.

2) Application User Rate Revenue does not include other revenue and private fire protection.

Future Projection: Initial PSC Application

	Estimated 2025	2026	2027	2028	2029	Projected 2030	2031	2032	2033	2034
Revenues										
Total Revenues from User Rates ¹	\$1,599,622	\$1,861,583	\$1,861,583	\$1,917,430	\$1,974,953	\$1,974,953	\$2,034,201	\$2,034,201	\$2,095,228	\$2,095,228
Percent Increase to User Rates	0.00%	16.38%	0.00%	3.00%	3.00%	0.00%	3.00%	0.00%	3.00%	0.00%
Cumulative Percent Rate Increase	0.00%	16.38%	0.00%	3.00%	6.09%	6.09%	9.27%	9.27%	12.55%	12.55%
Dollar Amount Increase to Revenues		\$261,960	\$0	\$55,847	\$57,523	\$0	\$59,249	\$0	\$61,026	\$0
Total Other Revenues	\$89,830	\$73,721	\$75,719	\$76,839	\$73,984	\$76,821	\$81,066	\$81,997	\$96,989	\$93,338
Total Revenues	\$1,689,452	\$1,935,303	\$1,937,301	\$1,994,269	\$2,048,937	\$2,051,774	\$2,115,267	\$2,116,198	\$2,192,216	\$2,188,566
Less: Expenses										
Operating and Maintenance ²	\$980,011	\$1,009,211	\$1,039,283	\$1,070,253	\$1,102,148	\$1,134,995	\$1,168,824	\$1,203,663	\$1,239,542	\$1,276,493
PILOT Payment	\$243,751	\$248,626	\$253,599	\$258,671	\$263,844	\$269,121	\$274,503	\$279,993	\$285,593	\$291,305
Net Before Debt Service and Capital Expenditures	\$465,690	\$677,466	\$644,419	\$665,345	\$682,945	\$647,658	\$671,940	\$632,542	\$667,081	\$620,767
Debt Service										
Existing Debt P&I	\$169,975	\$219,844	\$226,138	\$219,888	\$213,638	\$207,388	\$201,138	\$194,888	\$193,963	\$188,363
New (2025-2034) Debt Service P&I	\$0	\$0	\$0	\$0	\$0	\$0	\$84,150	\$88,575	\$157,238	\$170,100
Total Debt Service	\$169,975	\$219,844	\$226,138	\$219,888	\$213,638	\$207,388	\$285,288	\$283,463	\$351,200	\$358,463
Transfer In (Out)	\$47,300	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Less: Capital Improvements	\$1,409,950	\$1,223,640	\$353,000	\$1,176,525	\$63,400	\$834,247	\$364,811	\$691,984	\$774,527	\$247,614
Debt Proceeds	\$815,000	\$0	\$0	\$0	\$0	\$1,080,000	\$0	\$840,000	\$0	\$0
Net Annual Cash Flow	(\$251,935)	(\$746,018)	\$85,282	(\$711,067)	\$425,908	\$706,023	\$41,842	\$517,096	(\$438,646)	\$34,691
Restricted and Unrestricted Cash Balance:										
Balance at first of year	\$2,268,296	\$2,016,361	\$1,270,343	\$1,355,625	\$644,558	\$1,070,465	\$1,776,488	\$1,818,331	\$2,335,427	\$1,896,781
Net Annual Cash Flow Addition/(subtraction)	-\$251,935	-\$746,018	\$85,282	-\$711,067	\$425,908	\$706,023	\$41,842	\$517,096	-\$438,646	\$34,691
Balance at end of year	\$2,016,361	\$1,270,343	\$1,355,625	\$644,558	\$1,070,465	\$1,776,488	\$1,818,331	\$2,335,427	\$1,896,781	\$1,931,472
"All-in" Debt Coverage	3.02	3.17	2.94	3.12	3.29	3.22	2.43	2.30	1.96	1.79
PSC Days Cash on Hand	503	237	262	32	160	332	308	440	293	300

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 (projected eligibility)

Conventional (Full) Rate Case

Rate Impact Analysis – Avg. Res. User

Year	Water					Utility Bill (Annual)	Change Over Prior Year	% of MHI (95,960)	Year
	Increase	Water Vol. Charge ¹	Water User Charge ²	Utility Bill (Quarterly)	Change Over Prior Year				
		<u>Tiered</u>	<u>Serv. + PFP</u>						
2024		3.04	57.52	\$ 94.00		\$ 376.00		0.39%	2024
2025	0.00%	3.04	57.52	\$ 94.00	\$ -	\$ 376.00	\$ -	0.39%	2025
2026	16.38%	3.54	66.94	\$ 109.39	\$ 15.39	\$ 437.58	\$ 61.58	0.46%	2026
2027	0.00%	3.54	66.94	\$ 109.39	\$ -	\$ 437.58	\$ -	0.46%	2027
2028	3.00%	3.64	68.95	\$ 112.68	\$ 3.28	\$ 450.70	\$ 13.13	0.47%	2028
2029	3.00%	3.75	71.02	\$ 116.06	\$ 3.38	\$ 464.22	\$ 13.52	0.48%	2029
2030	0.00%	3.75	71.02	\$ 116.06	\$ -	\$ 464.22	\$ -	0.48%	2030
2031	3.00%	3.87	73.15	\$ 119.54	\$ 3.48	\$ 478.15	\$ 13.93	0.50%	2031
2032	0.00%	3.87	73.15	\$ 119.54	\$ -	\$ 478.15	\$ -	0.50%	2032
2033	3.00%	3.98	75.34	\$ 123.12	\$ 3.59	\$ 492.49	\$ 14.34	0.51%	2033
2034	0.00%	3.98	75.34	\$ 123.12	\$ -	\$ 492.49	\$ -	0.51%	2034
Total Change over planning period					\$ 29.12	\$ 116.49			

Notes:

1. Current water volumetric rate is \$3.04 per kgal for first 30 kgal, \$2.44 per kgal over next 1,500 kgal, and \$1.18 per kgal over 1,530 kgal
2. The water user charges include a quarterly service charge of \$26.58 plus a public fire protection charge of \$30.94 for a 5/8 inch meter.

Rate Comparison – By County (2)

- No PFP for some (charged different by utility)
- Sorted by 12 kgal consumption column

Utility Name	County	Utility Class	Min. Quart. Bill (5/8 inch meter)	6,000 GAL	12,000 GAL	15,000 GAL	18,750 GAL	75,000 GAL	Effective Date
Hustisford Utilities	Dodge	D	68.10	120.00	171.90	197.85	230.29	713.07	1/1/2013
Lomira Municipal Water Utility	Dodge	D	36.00	87.78	139.56	165.45	197.81	659.60	3/24/2025
City of Horicon Water Utility	Dodge	C	33.00	80.40	127.80	151.50	181.13	547.50	2/1/2025
Waupun Public Utilities	Dodge	C	41.46	84.18	126.90	148.26	174.96	568.75	5/1/2012
Iron Ridge Municipal Water Utility	Dodge	D	49.98	88.38	126.78	145.98	169.98	529.98	1/1/2025
Columbus Water And Light Department	Dodge	C	43.74	84.46	125.18	145.54	170.99	538.88	2/1/2024
Brownsville Water Utility	Dodge	D	46.39	84.19	121.99	140.89	164.52	513.49	1/20/2025
Lowell Municipal Water And Sewer Utility	Dodge	D	30.00	71.40	112.80	133.50	159.38	547.50	7/1/2020
Mayville Municipal Water Utility	Dodge	C	42.00	75.36	108.72	125.40	146.25	422.70	1/30/2025
Theresa Municipal Water And Sewer Utility	Dodge	D	42.00	74.04	106.08	122.10	142.13	353.40	8/2/2024
City of Hartford Utilities	Washington	AB	40.50	70.20	99.90	114.75	133.31	411.45	1/8/2011
Beaver Dam Water Utility	Dodge	AB	21.15	57.95	94.75	113.15	136.15	467.95	1/31/2025
City of Fox Lake Water Utility	Dodge	D	33.72	62.52	91.32	105.72	123.72	393.72	12/27/2024
Town of Portland Sanitary District #1	Dodge	D	30.00	58.02	86.04	100.05	117.56	380.25	11/1/2024
Watertown Water Department	Dodge	AB	25.20	55.60	86.00	101.20	120.20	397.40	4/15/2017
Randolph Municipal Water Utility	Dodge	D	30.90	58.38	85.86	99.60	116.78	328.32	1/2/2020
Leroy Sanitary District No 1	Dodge	D	24.51	54.33	84.15	99.06	117.70	397.26	12/1/2024
Juneau Utility Commission	Dodge	D	30.00	55.50	81.00	93.75	109.69	323.25	7/1/2020
Slinger Utilities	Washington	C	26.10	52.20	78.30	91.35	107.66	332.91	11/1/2024
Village of Jackson Water Utility (16.38% PSC Adjustment)	Washington	C	30.93	52.16	73.39	84.00	97.27	264.86	1/1/2025
Germantown Water Utility	Washington	AB	21.00	47.10	73.20	86.25	102.56	347.25	12/15/2024
Kewaskum Municipal Water Utility	Washington	C	33.36	52.74	72.12	81.81	93.92	266.11	12/1/2023
Reeseville Water Utility	Dodge	D	33.30	52.56	71.82	81.45	93.49	274.05	12/31/2018
City of West Bend Water Utility	Washington	AB	21.00	42.44	63.88	74.60	88.00	289.00	4/1/2025
Allenton Sanitary District No 1	Washington	D	18.81	41.19	63.57	74.76	88.75	285.06	12/8/2022
Village of Menomonee Falls Water Utility	Washington	AB	11.52	37.38	63.24	76.17	92.33	309.97	1/1/2017
Village of Jackson Water Utility (Current)	Washington	C	26.58	44.82	63.06	72.18	83.58	227.58	1/1/2025
Cyman Utility Commission	Dodge	D	31.74	41.58	51.42	56.34	62.49	125.67	8/7/2024

Recommendations

- File CRC Application for Test Year 2025 at benchmark Rate of Return (ROR)
- PSC CRC Rate Proceedings ESTIMATED Timeline:
 - Audit: 2-3 months
 - Public Hearing: 4-5 months
 - Implementation: 6 months
 - *Subject to PSC timing*
- Continue with Utility Cashflow Updates as a part of 2025 FMP and beyond
 - Will continue discussions regarding future simplified rate increases



ORDINANCE #25-06

AN ORDINANCE TO AMEND THE ADOPTED 2050 COMPREHENSIVE PLAN FOR THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

WHEREAS, the Village Board adopted a comprehensive plan on August 10, 2009, as referenced in Chapter 38 of the Village Code of Ordinances; and Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board has made a number of minor revisions to the adopted plan since that time including a major plan update in 2019; and

WHEREAS, the Plan Commission desires to revise the definition of "*Multi-Family/High-Density Urban Residential*" outlined under the Land Use Categories on pages six (6) through seven (7) in the adopted comprehensive plan; and

WHEREAS, the Plan Commission desires to Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for various Parcels; and

WHEREAS, the Plan Commission finds that the revision set forth herein is consistent with the remainder of the adopted plan; and

WHEREAS, the Village published a Class 1 public notice and held a public hearing on July 8, 2025, to obtain public comments regarding the comprehensive plan amendment, as enumerated in Section 66.1001(4)(d), Wis. Stats., and the public participation procedures for comprehensive plan amendments adopted by the Village Board through Resolution #19-24; and

WHEREAS, by a majority vote of the entire Plan Commission recorded in its official minutes on Thursday, May 15, 2025, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as included in adopted Resolution #25-17 and as set forth herein.

NOW, THEREFORE BE IT RESOLVED, the Village of Jackson Village Board, Washington County Wisconsin ORDAINS AS FOLLOWS:

PART 1. Amend the Land Use definition of *Multi-Family/High-Density Urban Residential* to read as follows:

Multi-Family/High-Density Urban Residential

The Multi-Family/High-Density Urban Residential land use category consists primarily of high density single-family, two-family, multi-family residential development, and

manufactured or modular homes. Multi-family residential development has a minimum lot size of 16,000 square feet, a minimum lot area of 3,000 square feet for each one-bedroom dwelling unit, or a minimum lot area of 3,500 square feet for each dwelling unit with two or more bedrooms, whichever is larger. Manufactured home park developments have a minimum park size of 20 acres while the minimum lot area for a single manufactured home is 5,000 square feet and the minimum lot area for a modular home is 7,200 square feet. Two-family residential development in this land use category could occur on lots of at least 7,000 square feet at a density of up to 12 dwelling units per net acre. Single-family residential development in this land use category could occur on lots of at least 4,500 square feet at a density of up to 7 dwelling units per net acre.

PART 2. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium-Density Residential* to *Multi-Family/High-Density Urban Residential*.

Parcels: V3_0536001 thru V3_0536020 – Interior lots
Parcels: V3_0536021 thru V3_0536040 – Exterior lots
Parcels: V3_0536050 thru V3_0536062 – Rear loaded single-family lots
Parcels: V3_0536049 – Outlot 9 for townhomes
Parcels: V3_0536047 – Outlot 6 for townhomes

PART 3. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium-Density Residential* to *Other Conservancy Lands to be Preserved*.

Parcel: V3_0536042 (Outlot 1) – Sidewalk Area (vegetated)
Parcel: V3_0536043 (Outlot 2) – Stormwater Pond (east)
Parcel: V3_0536044 (Outlot 3) – Sidewalk Area (east)
Parcel: V3_0536045 (Outlot 4) – Sidewalk Area (central)
Parcel: V3_0536046 (Outlot 5) – Sidewalk Area (west)
Parcel: V3_0536048 (Outlot 7) – Stormwater Pond (west)

PART 4. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium-Density Residential* to *Park and Recreation*.

Parcel: V3_008200E

PART 5. This ordinance shall become effective upon passage and posting, or publication as provided by law.

PART 6. The Village Clerk is directed to send a copy of the amendments to each of the following parties listed below pursuant to Section 66.1001(4)(b) of the Statutes:

a. the clerk for Washington County;

- b. the clerk for the Town of Jackson;
- c. the clerk for the Town of Polk;
- d. State of Wisconsin Department of Administration;
- e. Southeastern Wisconsin Regional Planning Commission (SEWRPC); and
- f. Slinger Community Library.

PART 7. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

PART 8. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by: _____ Seconded by: _____

Vote: _____aye _____nay Passed and approved_____

VILLAGE OF JACKSON

By: _____
Brian J. Heckendorf, Village President

Attest:

Jacqueline Schuh, Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted this Resolution on bulletin boards at the Jackson Municipal Complex, Post Office, and the Village of Jackson Website.

Village Official

Date _____



VILLAGE OF JACKSON WASHINGTON COUNTY, WISCONSIN

Notice of Public Hearing

PLEASE TAKE NOTICE:

Notice is hereby given, pursuant to Wisconsin Statutes Section 19.84 and 66.1001(4)(d), and provisions of the Village of Jackson Code of Ordinances, that the Village Board will conduct a public hearing at 7:30 p.m. on Tuesday, July 8, 2025, at the Jackson Municipal Complex, located at N168W19851 Main Street, Jackson, WI, 53037 on:

Resolution #25-17- A Resolution Recommending to the Village Board Various Revisions to the Adopted 2050 Comprehensive Plan for the Village of Jackson, Washington County, Wisconsin

The public hearing for public comment on Resolution #25-17 is to consider various proposed amendments to the Land Use Plan Map and to the text of *A Comprehensive Plan for the Village of Jackson: 2050*.

- Amend the definition of Multi-Family/High-Density Urban Residential.
 - The Multi-Family/High-Density Urban Residential land use category consists primarily of high density single-family, two-family, multi-family residential development, and manufactured or modular homes. Multi-family residential development has a minimum lot size of 16,000 square feet, a minimum lot area of 3,000 square feet for each one-bedroom dwelling unit, or a minimum lot area of 3,500 square feet for each dwelling unit with two or more bedrooms, whichever is larger. Manufactured home park developments have a minimum park size of 20 acres while the minimum lot area for a single manufactured home is 5,000 square feet and the minimum lot area for a modular home is 7,200 square feet. Two-family residential development in this land use category could occur on lots of at least 7,000 square feet at a density of up to 12 dwelling units per net acre. Single-family residential development in this land use category could occur on lots of at least 4,500 square feet at a density of up to seven dwelling units per net acre.
- Amend the Future Land Use Map for parcels from Medium-Density Residential to Multi-Family/High-Density Urban Residential
 - V3_0536001 through V3_0536040, V3_0536047, V3_0536049, V3_0536050 through V3_0536062
- Amend the Future Land Use Map for parcels from Medium-Density Residential to Other Conservancy Lands to be Preserved
 - V3_0536042, V3_0536043, V3_0536044, V3_0536045, V3_0536046, V3_0536048

N168W19851
Main Street
Jackson, WI 53037
Phone: 262-677-9001
Fax: 262-677-1710

www.villageofjacksonwi.gov



Taking the lead in Washington County.

- Amend the Future Land Use Map for a parcel from Medium-Density Residential to Park and Recreation
 - V3_008200E

Copies of the proposed resolution are available for review at the Village Administration Office located at N168W19851 Main Street, Jackson, WI 53037, during regular business hours, 8:00 a.m. - 4:30 p.m., Monday through Friday. Copies will also be distributed to Slinger Community Library and available online. Interested parties may contact Collin Johnson via email at collin.johnson@villageofjacksonwi.gov for additional information regarding the proposed amendment.

The hearing is open to the public and all interested parties are encouraged to attend the hearing and be heard. Written comments can be submitted to the Village Clerk prior to the meeting and shall become part of the record. The Public Hearing shall be closed when all interested parties in attendance have had a chance to offer comment. Requests from persons with disabilities who need assistance to participate in this meeting/hearing should be made to the Village Clerk's Office with as much advanced notice as possible.

You may also find a link of information on the Village Website
(www.villageofjacksonwi.gov under Agendas & Minutes)

Dated this 30th day of May 2025,

Jacqueline Schuh
Village Clerk - Village of Jackson
N168W19851 Main Street
Jackson, WI 53037
(262) 677-9001 Ext. 213
jackie.schuh@villageofjacksonwi.gov

Posted: Friday, May 30, 2025
Published: Wednesday, June 4, 2025

FROM: Jackie Schuh – Village Clerk
TODAY'S DATE: May 30, 2025
SUBJECT: PHN – Village of Jackson - Village Board Meeting of 07/08/2025

Please publish the following Public Hearing Notice in the Wednesday, June 4, 2025, edition of the Daily News in column format and Arial font.

VILLAGE OF JACKSON
NOTICE OF PUBLIC HEARINGS

PLEASE TAKE NOTICE: Notice is hereby given, pursuant to Wis. Stats. Section 19.84 & 66.1001(4)(d), & provisions of the Village of Jackson Code of Ordinances, that the Village Board will conduct a public hearing at 7:30PM on Tues, 7/8/25, at the Jackson Municipal Complex, N168 W19851 Main St, Jackson, WI, on: Resolution #25-17 Revisions to the Adopted 2050 Comprehensive Plan for the Village of Jackson. The public hearing for public comment on Resolution #25-17 is to consider various proposed amendments to the Land Use Plan Map & text of *A Comprehensive Plan for the Village of Jackson: 2050*, amend the definition of Multi-Family/High-Density Urban Residential, amend the Future Land Use Map for parcels from Medium-Density Residential to Multi-Family/High-Density Urban Residential: V3_0536001 through V3_0536040, V3_0536047, V3_0536049, V3_0536050 through V3_0536062, amend the Future Land Use Map for parcels from Medium-Density Residential to Other Conservancy Lands to be Preserved: V3_0536042, V3_0536043, V3_0536044, V3_0536045, V3_0536046, V3_0536048, amend the Future Land Use Map for a parcel from Medium-Density Residential to Park & Recreation: V3_008200E. The hearing is open to the public & all interested parties are encouraged to attend the hearing & be heard. Copies of the approved resolution are available for review at the Village Administration Office, N168 W19851 Main St, Jackson, WI, during regular business hours, 8AM-4:30PM, M-F. Copies will be distributed to the Slinger Community Library & available online at: www.villageofjacksonwi.gov. Interested parties may contact Collin Johnson via email at collin.johnson@villageofjacksonwi.gov for additional information. The hearing is open to the public & all interested parties are encouraged to attend the hearing & be heard. Written comments can be submitted to the Clerk Schuh prior to the meeting & shall become part of the record. The Public Hearing shall be closed when all interested parties in attendance have had a chance to offer comment. Requests from persons with disabilities who need assistance to participate in this meeting/hearing should be made to the Village Clerk's Office with as much advanced notice as possible.

AFFIDAVIT OF PUBLICATION

State of Wisconsin Circuit Court Washington County

PROOF OF PUBLICATION

Telephone Number: 262-677-9001

ACCT Number: 153922

Invoice # 109039015

Account Name: Jackson, Village of

Address: Attn: Clerk
N168 W19851 Main St
Jackson, WI 53037

Conley Media LLC
PO BOX 478
Beaver Dam WI 53916
262-306-5000

IN THE MATTER OF: 7.8.25 PH
AD Number: 109039015

AD Cost: 55.00

I, Alane Arneman, being sworn, state:

I am the billing coordinator of the Daily News, a public newspaper of general circulation, printed and published in the English language in the City of West Bend, in Washington County, Wisconsin, and fully complying with the laws of Wisconsin relating to the publication of legal notices.

The notice, of which a printed copy attached hereto, is a true copy taken from the newspaper as published on the following dates.

6/4/25

Signed: _____

Alane Arneman

Alane Arneman, Billing Coordinator

STATE OF WISCONSIN SS.
WASHINGTON COUNTY

Personally came before me, this date of June 4, 2025
the above named Alane Arneman to me known to be the person who executed
the foregoing instrument and acknowledged the same.

Signed: _____

Sarah Jerdee

Sarah Jerdee

Notary Public, Wisconsin

My Commission expires: 2/4/28



RESOLUTION #25-17

A RESOLUTION RECOMMENDING TO THE VILLAGE BOARD VARIOUS REVISIONS TO THE ADOPTED 2050 COMPREHENSIVE PLAN FOR THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

WHEREAS, the Village Board adopted a comprehensive plan on August 10, 2009, as referenced in Chapter 38 of the Village Code of Ordinances; and Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board has made a number of minor revisions to the adopted plan since that time including a major plan update in 2019; and

WHEREAS, the Plan Commission desires to revise the definition of "*Multi-Family/High-Density Urban Residential*" outlined under the Land Use Categories on pages six (6) through seven (7) in the adopted comprehensive plan; and

WHEREAS, the Plan Commission finds that the revision set forth herein is consistent with the remainder of the adopted plan; and

WHEREAS, the Village Board will conduct a public hearing, following the procedures enumerated in Section 66.1001(4)(d), Wis. Stats., and the public participation procedures for comprehensive plan amendments adopted by the Village Board through Resolution #19-24; and

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as set forth herein.

PART 1. Amend the Land Use definition of *Multi-Family/High-Density Urban Residential* to read as follows:

Multi-Family/High-Density Urban Residential

The Multi-Family/High-Density Urban Residential land use category consists primarily of high density single-family, two-family, multi-family residential development, and manufactured or modular homes. Multi-family residential development has a minimum lot size of 16,000 square feet, a minimum lot area of 3,000 square feet for each one-bedroom dwelling unit, or a minimum lot area of 3,500 square feet for each dwelling unit with two or more bedrooms, whichever is larger. Manufactured home park developments have a minimum park size of 20 acres while the minimum lot area for a single manufactured home is 5,000 square feet and the minimum lot area for a modular home is 7,200 square feet. Two-family residential development in this land use category could occur on lots of at

least 7,000 square feet at a density of up to 12 dwelling units per net acre. Single-family residential development in this land use category could occur on lots of at least 4,500 square feet at a density of up to 7 dwelling units per net acre.

PART 2. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium-Density Residential* to *Multi-Family/High-Density Urban Residential*.

Parcels: V3_0536001 thru V3_0536020 – Interior lots

Parcels: V3_0536021 thru V3_0536040 – Exterior lots

Parcels: V3_0536050 thru V3_0536062 – Rear loaded single-family lots

Parcels: V3_0536049 – Outlot 9 for townhomes

Parcels: V3_0536047 – Outlot 6 for townhomes

PART 3. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium-Density Residential* to *Other Conservancy Lands to be Preserved*.

Parcel: V3_0536042 (Outlot 1) – Sidewalk Area (vegetated)

Parcel: V3_0536043 (Outlot 2) – Stormwater Pond (east)

Parcel: V3_0536044 (Outlot 3) – Sidewalk Area (east)

Parcel: V3_0536045 (Outlot 4) – Sidewalk Area (central)

Parcel: V3_0536046 (Outlot 5) – Sidewalk Area (west)

Parcel: V3_0536048 (Outlot 7) – Stormwater Pond (west)

PART 4. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium-Density Residential* to *Park and Recreation*.

Parcel: V3_008200E

NOW THEREFORE, the Village Clerk is directed to send a copy of this resolution to each of the following:

- a. the clerk for Washington County;
- b. the clerk for the Town of Jackson;
- c. the clerk for the Town of Polk;
- d. State of Wisconsin Department of Administration;
- e. Southeastern Wisconsin Regional Planning Commission (SEWRPC); and
- f. Slinger Community Library.

Introduced by: B. Heckendorf

Seconded by: B. Immich

Vote: 5 ayes 0 nays

Passed and Approved: 05/15/2025



Brian J. Heckendorf – Village President

Attest: 

Jacqueline Schuh – Village Clerk

Proof of Posting:

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

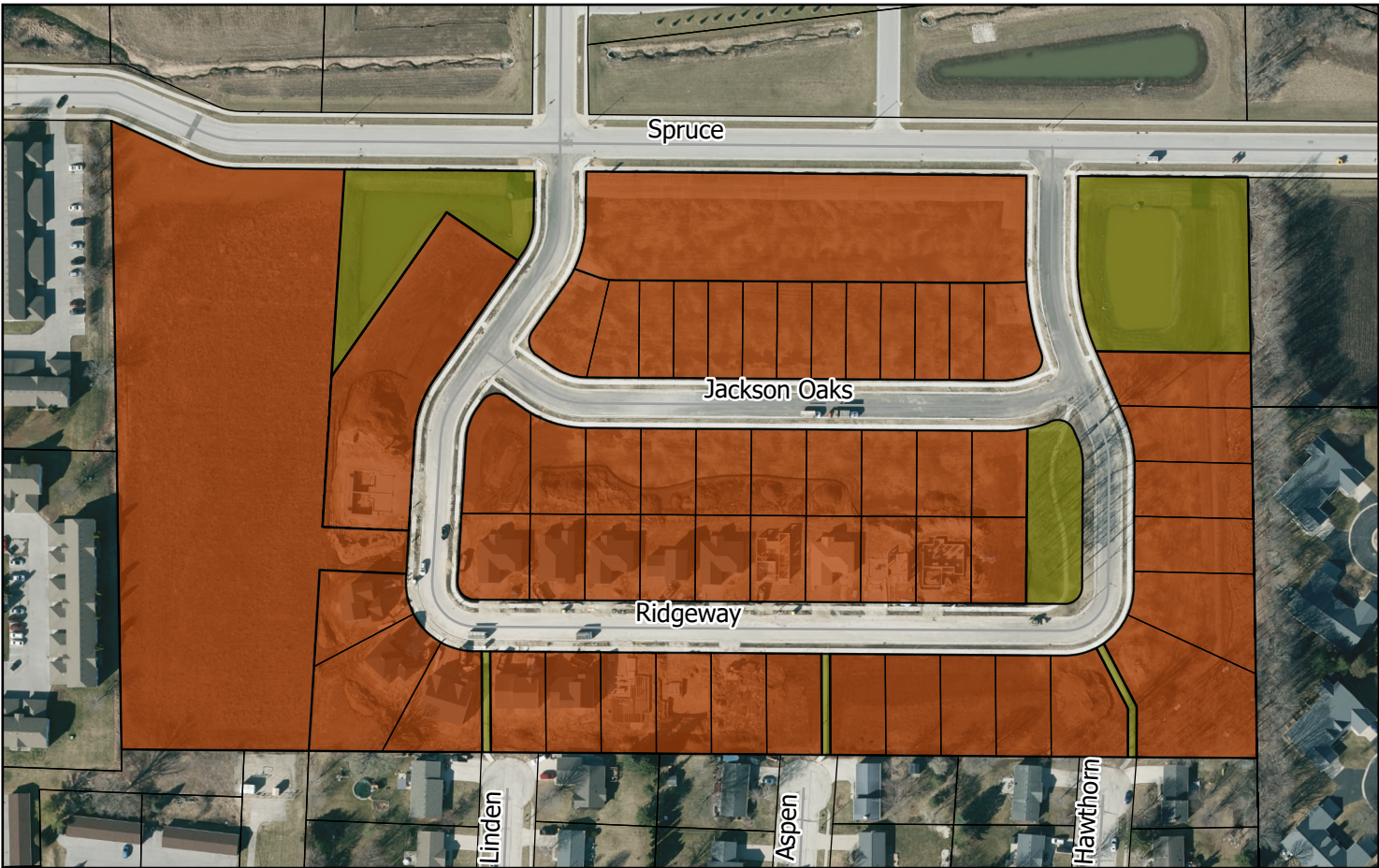


Village Official

05/16/2025

Date

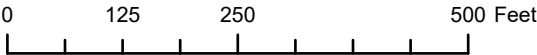
Proposed Village of Jackson Comprehensive Plan Amendment
April 2025



Prepared on 3/26/2025 by the Community Development Department of Washington County.

This information is issued subject to errors and omissions and is not certified by Washington County.

Orthophoto flight date: Spring, 2024



VILLAGE OF JACKSON

VILLAGE BOARD MEETING

Tuesday, June 10, 2025 at 7:30 PM

Minutes

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. Kruepke, Tr. Kurtz, and Tr. Wells

Members Excused: Tr. Olson

Members Absent: None

Staff Present: Administrator Jen Heidtke, Treasurer Darlene Smith, Police Chief Ryan Vossekul, Fire Chief Aaron Swaney, Inspections and Zoning Director Collin Johnson, Public Works Director Jack Straehler, Parks and Recreation Supervisor Jacob Caltagerone, and Clerk Jackie Schuh

2. Pledge of Allegiance

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

3. Presentations

a. Review of Proposed 2026 Capital Improvement Plan

Administrator Heidtke highlighted portions of the proposed capital projects for 2026 for each department. Per Administrator Heidtke, projects only eligible to be funded in cash will have to be reconsidered later in the budgeting process as cash or levy projects shall be subject to the remainder of levy availability after establishing an operational budget. Administrator Heidtke then spoke about projects for each department, highlighting the Hasmer Lake project being pushed back to 2027, and the Eagle Drive Improvement project moving forward in its place to 2026.

The motion to direct staff to proceed with the capital improvement planning as proposed with the amendments for the purpose of creating a draft of the 2026 budget and capital project plan for review by the Board at the August meeting was made by Pres. Heckendorf and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

4. Public Hearings

a. Conditional Use and Site Plan Review - N170 W21750 Rosewood Lane – Dittmar Realty, Inc.

Pres. Heckendorf opened the floor for the public hearing.

Nobody present spoke on this item.

Pres. Heckendorf closed the public hearing.

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.)

None.

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

The motion to approve items 6a and 6b on the consent agenda was made by Tr. Emmrich and seconded by Tr. Kurtz.

Vote: 6 ayes, 0 nays. Motion carried.

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

The motion to approve the Class "B" Fermented Malt Beverages and "Class B" Intoxicating Liquors licenses for businesses and sole proprietors in Items 7a(i) through 7a(iii), contingent upon the payment of all fees, taxes, and monies due to the Village of Jackson prior to release, was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 6 ayes, 0 nays. Motion carried.

- 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

The motion to approve the Class "A" Fermented Malt Beverages and "Class A" Intoxicating Liquors licenses for businesses and sole proprietors in Items 7b(i) through 7b(v), contingent upon the payment of all fees, taxes, and monies due to the Village of Jackson prior to release, was made by Pres. Heckendorf and seconded by Tr. Kurtz.

Vote: 5 ayes, 0 nays. Tr. Kruepke abstained. Motion carried.

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

The motion to approve the 2025-2026 Cigarette, Tobacco, and Vape licenses for the businesses listed in items 7c(i) through 7c(vii), contingent upon the payment of all fees, taxes, and monies due to the Village of Jackson prior to release, was made by Pres. Heckendorf and seconded by Tr. Wells.

Vote: 5 ayes, 0 nays. Tr. Kruepke abstained. Motion carried.

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

The motion to approve the 2025-2026 Hotel/Motel licenses for the businesses listed in items 7d(i) and 7d(ii), contingent upon the payment of all fees, taxes, and monies due to the Village of Jackson prior to release, was made by Pres. Heckendorf and seconded by Tr. Kurtz.

Vote: 6 ayes, 0 nays. Motion carried.

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

The motion to approve Pay Request #1 for the Ridgeway Drive and Chestnut Court Reconstruction Project to Advanced Construction in the amount of \$299,636.65 was made by

Tr. Wells and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

- b. Pay Request #15 - Wastewater Treatment Plant Tertiary Filters and Disinfection Project - JH Hassinger in the amount of \$501,760.55

The motion to approve Pay Request #15 for the Wastewater Treatment Plant Tertiary Filters and Disinfection Project to JH Hassinger in the amount of \$501,760.55 was made by Tr. Engelhardt and seconded by Tr. Emmrich.

Vote: 6 ayes, 0 nays. Motion carried.

- c. Clean Water Fund Loan Request #12 - 2024 Wastewater Treatment Plant Project in the amount of \$510,713.05

The motion to approve Reimbursement Request #12 for the 2024 Wastewater Treatment Plant Project from the Clean Water Fund Loan in the amount of \$510,713.05, including fees for Town and Country Engineering, was made by Tr. Engelhardt and seconded by Tr. Wells.

Vote: 6 ayes, 0 nays. Motion carried.

- d. Resolution #25-18 Preliminary Resolution Declaring Intent to Exercise Special Assessment Police Powers, Under Section 66.0703 of the Wisconsin Statutes

The motion to approve Resolution #25-18 Preliminary Resolution Declaring Intent to Exercise Special Assessment Police Powers, Under Section 66.0703 of the Wisconsin Statutes, was made by Tr. Kurtz and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

- e. Pay Request #10 - Jackson Community Center Expansion Project - Moore Construction in the amount of \$217,326.10

The motion to approve Pay Request #10 for the Jackson Community Center Expansion Project to Moore Construction in the amount of \$217,326.10 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

- f. Pay Request #12 - Jackson Community Center Expansion Project - Moore Construction in the amount of \$256,076.30

The motion to approve Pay Request #12 for the Jackson Community Center Expansion Project to Moore Construction in the amount of \$256,076.30 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

- g. Discussion and Possible Action - Room Rental Fees

The motion to approve the Jackson Community Center Room Rental Fees, as presented in the chart below, was made by Pres. Heckendorf and seconded by Tr. Emmrich.

	Monday – Thursday	Friday – Sunday
Auditorium	R - \$225 NR - \$275	R - \$275 NR - \$325
Gathering Hall w/ Kitchen	R - \$100 NR - \$150	R - \$150 NR - \$200
All Other Rooms	R - \$60 NR - \$110	R – \$75 NR - \$125
Gymnasium	R - \$50/hr NR – \$100/hr	R - \$100/hr NR - \$150/hr

Distinction was made that some rentals are on an hourly basis, some for four hours, and all cleaning fees are built into the rental fees.

Vote: 6 ayes, 0 nays. Motion carried.

h. Review of Proposals - 2025 Village of Jackson Zoning Code Update

The motion to approve the bid of CiviTek Consulting for the 2025 Jackson Zoning Code Update for an amount not to exceed \$65,900.00 was made by Tr. Wells and seconded by Tr. Kruepke.

Director Johnson acknowledged the receipt of only one bid for the project, but believed the bid to be extremely competitive.

Vote: 6 ayes, 0 nays. Motion carried.

i. 2025 Schedule to Prepare the 2026 Municipal Budget and Update the Financial Management Plan

A brief discussion regarding the proposed budgeting timeline highlighted the need for fewer, but longer, meetings this year compared to last. The Board responded favorably and Pres. Heckendorf advised Administrator Heidtke to proceed with the schedule as proposed.

9. Plan Commission

a. Conditional Use and Site Plan Review - N170 W21750 Rosewood Lane – Dittmar Realty, Inc.

The motion to approve the Conditional Use and Site Plan for N170W21750 Rosewood Lane for Dittmar Realty, Inc., was made by Tr. Engelhardt and seconded by Tr. Emmrich.

Vote: 6 ayes, 0 nays. Motion carried.

b. Final Plat – Maple Fields Subdivision, Addition No. 2 – Neumann Developments, Inc.

The motion to approve the Final Plat for the Maple Fields Subdivision, Addition No. 2 for Neumann Developments, Inc., was made by Tr. Emmrich and seconded by Tr. Kurtz.

Vote: 6 ayes, 0 nays. Motion carried.

c. Development Agreement - Maple Fields Subdivision, Addition No. 2 - Maple Fields, Inc.

The motion to approve the Development Agreement for the Maple Fields Subdivision Addition No. 2 for Maple Fields, Inc., was made by Tr. Emmrich and seconded by Tr. Engelhardt.

Vote: 6 ayes, 0 nays. Motion carried.

10. Parks and Recreation Commission

- a. Approval of Rental Request - Jackson Community Center - Democratic Party of Washington County Fundraiser

The motion to approve the Rental Request of the Democratic Party of Washington County to host a Fundraiser at the Jackson Community Center was made by Tr. Emmrich and seconded by Tr. Kurtz.

Vote: 6 ayes, 0 nays. Motion carried.

11. Board of Public Works

- a. Review of 2024 Jackson Water Utility - Consumer Confidence Report (CCR)

The motion to approve the 2024 Consumer Confidence Report and authorize staff to publish the report on the Village website and in the local paper, as required, was made by Tr. Engelhardt and seconded by Tr. Emmrich.

Director Straehler clarified that if the highest level of a contaminant in any one of our wells is within the target range, our levels are acceptable.

Vote: 6 ayes, 0 nays. Motion carried.

- b. Resolution #25-19 A Resolution Adopting the 2024 Compliance Maintenance Annual Report for the Jackson Wastewater Treatment Facility

The motion to approve Resolution #25-19 was made by Tr. Emmrich and seconded by Tr. Engelhardt.

Vote: 6 ayes, 0 nays. Motion carried.

12. West Bend School District

Tr. Wells provided an overview of topics regarding the West Bend School District, including a survey, graduations, and special programs and awards distributed.

13. Washington County Board Report

Pres. Heckendorf read updates sent via email by County Supervisor Mike Schwab.

14. Greater Jackson Business Alliance

No report.

15. Mid-Moraine Municipal Association Report

Pres. Heckendorf spoke briefly regarding the presentation provided by the League of Wisconsin Municipalities at the Mid-Moraine Municipal Association Dinner Meeting hosted by the Village of Jackson.

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

The motion to proceed into closed session pursuant to Wis. Stats. §19.85(1)(c), §19.85(1)(e), and §19.85(1)(g), was made by Pres. Heckendorf and seconded by Tr. Emmrich. A roll call vote was taken:

Pres. Heckendorf: Aye
Tr. Emmrich: Aye
Tr. Engelhardt: Aye
Tr. Kurtz: Aye
Tr. Kruepke: Aye
Tr. Wells: Aye

Vote: 6 ayes, 0 nays. Motion carried. The meeting proceeded into closed session at 8:49 PM. Those present in the closed session for item one were the Board members, Administrator Heidtke, Director Straehler, Police Chief Vossekuil, and Fire Chief Swaney; for item two were the Board members and Administrator Heidtke; and for item three were the Board members.

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

The motion to reconvene in open session was made by Pres. Heckendorf and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried. The meeting proceeded into open session at 10:34 PM.

No action was taken on the closed session items.

18. Adjourn

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

Vote: 6 ayes, 0 nays. Motion carried. The meeting adjourned at 10:34 PM.

Respectfully Submitted,

Jacqueline Schuh
Village Clerk
Village of Jackson

DRAFT

Agreement for Cleaning Services at Jackson Municipal Complex

This Agreement for cleaning services at the Municipal Complex is made this _____ day of _____, 20____ between the Village of Jackson, a municipal corporation, of Washington County, Wisconsin (“Village”), and N&J Professional Cleaners, LLC (“Cleaning Service”)

Now therefore, it is agreed between the Village and the Cleaning Service as follows:

1) Scope of Services

- a. Perform cleaning services per the manufacturers required maintenance for flooring and tabletop surfaces. Specifications of cleaning frequency and responsibilities to provide supplies or equipment as outlined in section 7.

2) Cleaning Services Qualifications

- a. Must pass a background check of all employees accessing the premise.
- b. All employees on premise must be fingerprinted by the Jackson Police Department for security purposes.

3) Insurance Requirements

Chosen Cleaning Service must provide original certificates prior to commencing services.

Insurance: No contractor shall commence work under this contract until they have obtained all insurance required under this paragraph:

Worker’s Compensation and Employer’s Liability

- a. \$100,000.00 each accident
- b. \$500,000.00 Disease-Policy Limit
- c. \$100,000.00 Disease-Employee

General Liability

- a. \$2,000,000.00 General Aggregate
- b. \$2,000,000.00 Products
- c. \$1,000,000.00 Personal and Advertising
- d. \$1,000,000.00 Each Occurrence

Automobile Liability

- a. \$1,000,000.00 Combined Single Limit

Excess Liability

- a. \$2,000,000.00 Umbrella Form

4) Term of Contract

The contract period for the successful Cleaning Service is three (3) year and is set to begin on November 1st. The contract may be terminated by either party with a minimum 60 days written notice. The contract may be extended provided service rates for the following calendar year are submitted to the Village Administrator by September 1st for the following year.

5) Cost for Services

- a. Cleaning Service will agree to bill the Village at a total rate of \$1400 on a monthly basis, which will be itemized on a monthly bill to reflect the Jackson Police Department charge of \$945 a month, Jackson Fire Department charge of \$50 a month, and Administrative Offices charge of \$405 a month with a 30-day period to remit payment to Cleaning Service.

6) Cleaning Schedule

Cleaning Services will be required after business hours in the Village Hall Administrative Offices. All other cleaning including meeting rooms, bathrooms, and Police Department office spaces will be cleaned during business hours. See **Exhibit A1 and Exhibit A2** for a first level and second level floorplan and location of each listed area below.

- a. Cleaning of rooms at a minimum of twice, weekly, will be as follows:
 - i. A06, A08, A09, A10, A11, A12, B03, B08, B09, B11, B17, B19, B20, B21, B22, B23, B24, C01, C02, C03, D01, D02.
- b. Cleaning of rooms at a minimum of once, weekly, will be as follows:
 - i. A04, C04, C05, C07, C08, C20, C09, C10, C11, C12, C13, C14, C16, C17, C18, C19, C20, C21, 2D22, B01, B02, B04, B10, B12, B13, B14, B16 (Toilet, sink, counter weekly, floors and shower cleaned monthly).
- c. Vacuum/ wet mop floors and wiping counters/tables of rooms at a minimum of once, monthly, will be as follows:
 - i. 1D26, 1D21, 1D25, 2D23, A03, A05, A13, B06, B18, B25, D23, D24.
- d. Cleaning of rooms at a minimum of twice, monthly, will be as follows:
 - i. 2D23, 1D32/2D24.

7) Cleaning Duty

- a. All trash receptacles are to be emptied and trash and recycling removed to their collection point. This includes sanitary depositories. Container liners will be furnished by Village.
- b. Stock towels, tissue, hand soap and place at least one backup garbage liners in each container. Paper products, soap replacements and liners to be furnished by Village, the Cleaning Service shall email Administrator Heidtke when stock is below a two-

- week supply.
- c. All bathroom surfaces to be cleaned to industry standards including but not limited to dusting, sanitizing, and removal of any residue build up on floors or plumbing fixtures.
 - d. Vacuum all carpeting and walk-off mats. Vacuum available for use by Contractor.
 - e. Thoroughly dust all horizontal surfaces, including desktops, windowsills, chairs, tables, pictures and all manner of furnishings. Address insects and spider webs as needed along floorboards, windowsills, and vents. Contractor to furnish cleaning supplies.
 - f. Damp wipe all horizontal surfaces to remove stains. Contractor to furnish cleaning supplies.
 - g. Dust and clean telephones. Contractor to furnish cleaning supplies.
 - h. Dust mop all hard surface flooring with a treated dust mop. Contractor to furnish cleaning supplies.
 - i. Damp wipe all floors to remove stains and dirt. Contractor to furnish cleaning supplies. All flooring finishes are standard grade and prefinished. Flooring types include porcelain tile and vinyl tile. No waxing necessary. See **Exhibit B** for first floor finish plans.
 - j. Damp wipe the interior and exterior of the main entrance metal/glass, and interior glass windows to remove fingerprint, stains, and dirt. This includes interior vestibule doors/ glass below 7', and storefront windows of Police Department and Administration Department.
 - k. Clean outside main entrance area for debris and litter.
 - l. Clean the water fountain in the main lobby, and in JPD clean the water fountain and coffee bar (this was always part of the cleaning, just making it clear). located in the Jackson Police Department.

In Witness whereof, the parties hereto have executed this Agreement on the day and year first above written.

VILLAGE OF JACKSON

N&J Professional Cleaners, LLC

By: _____
Jen Heidtke, Village Administrator

By: _____
Jeff Wergin, Owner

Attest: _____
Jacqueline Schuh, Village Clerk



STAFF MEMO

Village of Jackson Public Works

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator

CC: Board of Public Works; Budget and Finance; Village Board

From: Jack Straehler, Director of Public Works

Subject: Change Order #1 – Ridgeway Drive and Chestnut Court Reconstruction Project

Meeting Date: June 24, 2025

Background and Analysis:

This memo is to inform you of Change Order #1 related to the Ridgeway Drive and Chestnut Court Reconstruction project for Advanced Construction in the amount of \$83,797.32.

This change order reflects necessary adjustments identified during construction. A breakdown of the additional costs is as follows:

- Sanitary Sewer Amendments approximately \$7,200.00 Includes pipe bursting and related modifications to improve the sanitary sewer line.
- Storm Sewer Lateral Installation approximately \$30,000.00 to include additional linear footage and laterals due to incomplete records of existing infrastructure.
- Storm Sewer Catch Basin Reconstruction approximately \$33,500.00 to include reconstruction of existing catch basins not included in the original bid.
- Underground Utility Conflicts approximately \$11,300.00 to include necessary field changes due to unanticipated underground utility locations, requiring adjustments primarily related to the water main.
- Miscellaneous Charges of approximately \$2,000.00 Includes costs associated with unanticipated tree removal necessary to complete portions of the work.

These changes were critical to maintaining and ensuring long-term functionality of the utility.

Funding for this Change Order will come from Account Numbers:

600-00-56700-820-001 (Capital Project – Chestnut Court/Ridgeway Drive)

300-00-17600-000-380 (Sewer Construction Work)

200-00-18600-395-000 (Water Construction Work)

Please let me know if you have any questions.

JS

Recommendation:

I recommend the Board approve Change Order #1 in the amount of \$83,797.32 to Advanced Construction.

SECTION 00 63 63
CHANGE ORDER NO.: 1

Owner: Village of Jackson	Owner's Project No.
Engineer: Cedar Corporation	Engineer's Project No.: 05789-0020
Contractor: Advance Construction	Contractor's Project No.:
Ridgeway Dr and Chestnut Ct	
Project: Reconstruction - REBID	
Ridgeway Dr and Chestnut Ct	
Contract Name: Reconstruction - REBID	Effective Date of
Date Issued: May 22, 2025	Change Order: May 22, 2025

The Contract is modified as follows upon execution of this Change Order:

Description:

1	ADD 15 EACH Storm Lateral/Sump Discharge Connections @ \$500.00 EA	=	\$7,500.00
2	DELETE 16 EACH Water Service Curb Box Material @ \$73.00 EA	=	(\$1,168.00)
3	ADD 1 EACH 4" Dia Storm Lateral Cleanout @ \$450.00 EA	=	\$450.00
4	ADD 180 Lineal Feet of 4" Dia Storm Lateral (Bid Item #A1-12) @ \$60.00/LF	=	\$10,800.00
5	ADD 220 Lineal Feet of 6" Dia Storm Lateral @ \$65.00/LF	=	\$14,300.00
6	ADD 1 EACH 6" Dia Storm Lateral Cleanout @ \$500.00 EA	=	\$500.00
7	ADD 2 EA 2'x 3' Catch Basins w/ 3067 Castings @ \$3,800.00 EA	=	\$7,600.00
8	ADD 7 EACH Replace Catch Basin Castings w/ 3070 (2'x2') castings @ \$900.00 EA	=	\$6,300.00
9	ADD 7 EACH Catch Basin Chimney Reconstruction using 2' round rings @ \$2,000.00 EA	=	\$14,000.00
10	ADD 2 EACH Replace Catch Basin Castings w/ 3067 (2'x3') castings @ \$838.00 EA	=	\$1,676.00
11	ADD 2 EACH Catch Basin Chimney Reconstruction using 2'x3' rings @ \$2,000.00 EA	=	\$4,000.00
12	ADD 1 EACH San. MH Barrel Joint Leak Repair – Chemical Grout @ \$3,000.00 EA	=	\$3,000.00
13	ADD 2 EACH Remove Trees (Bid Item #A1-34) @ \$1,000.00 EA	=	\$2,000.00
14	DELETE 88 LF 12" Dia PVC Storm Sewer Pipe (Bid Item #A2-2) @ \$115.00/LF	=	(\$10,120.00)
15	ADD 88 LF 6" Dia PVC Storm Sewer Pipe @ 65.00/LF	=	\$5,720.00
16	ADD 1 EA 12"x 6" Reducer Fitting @ \$275.00 EA	=	\$275.00
17	DELETE 25 Lineal Feet Remove & Replace Curb & Gutter (Bid Item #A2-6) @ \$92.00/LF	=	(\$2,300.00)
18	DELETE Lump Sum Lawn Restoration (Bid Item #A2-9) @ \$1,250.00	=	(\$1,250.00)
19	ADD Lump Sum Lawn Restoration @ \$2,000.00	=	\$2,000.00
20	DELETE 515 Lineal Feet 6" PVC Sanitary Sewer Lateral (14 Units)(Bid Item #4) @ \$165.50/LF	=	(\$85,232.50)
21	DELETE 761 Lineal Feet 6" PVC Sanitary Sewer Lateral (7 Units)(Bid Item #A1-3) @ \$165.50/LF	=	(\$125,945.50)
22	ADD 1560 Lineal Feet 6" HDPE Pipe Bursted Sanitary Sewer Lateral @ \$140.00/LF	=	\$218,400.00
23	ADD Lump Sum Water Service Temporary Connections w/ Addtl WTM capping	=	\$8,000.00
24	ADD Lump Sum Investigating of Existing Water Main Location	=	\$3,292.32
TOTAL			= \$83,797.32
25	Extension of Contract Times - SUBSTANTIAL COMPLETION:	+ / (-) <u>7</u> Day(s)	
26	Extension of Contract Times - FINAL COMPLETION:	+ / (-) <u>7</u> Day(s)	

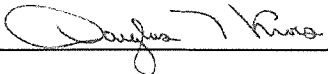
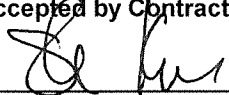
Reason for Change Order:

- a) Change Order Item No. 1: Owner requested that the Contractor perform the connections from the proposed storm sewer laterals to the existing sump pump discharges.
- b) Change Order Item No. 2: Owner preferred to have water service curb box material furnished by Owner resulting in a curb box materials credit.
- c) Change Order Item Nos. 3-6: Owner directed alterations to proposed storm sewer laterals on Chestnut Court resulting in additional lateral pipe and cleanouts.

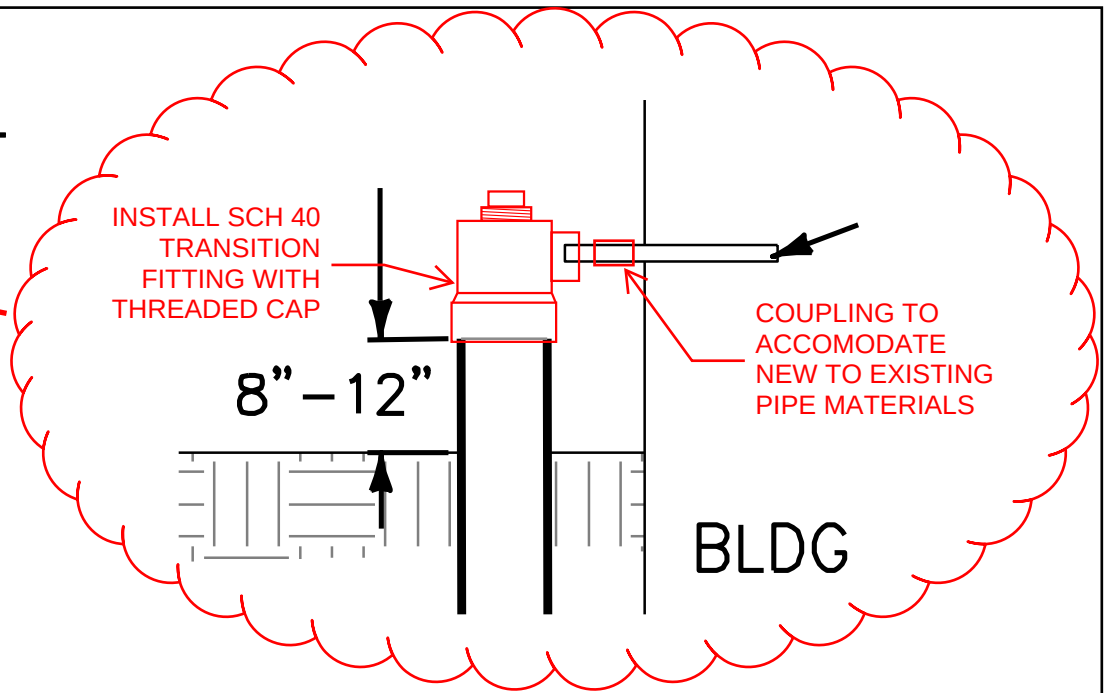
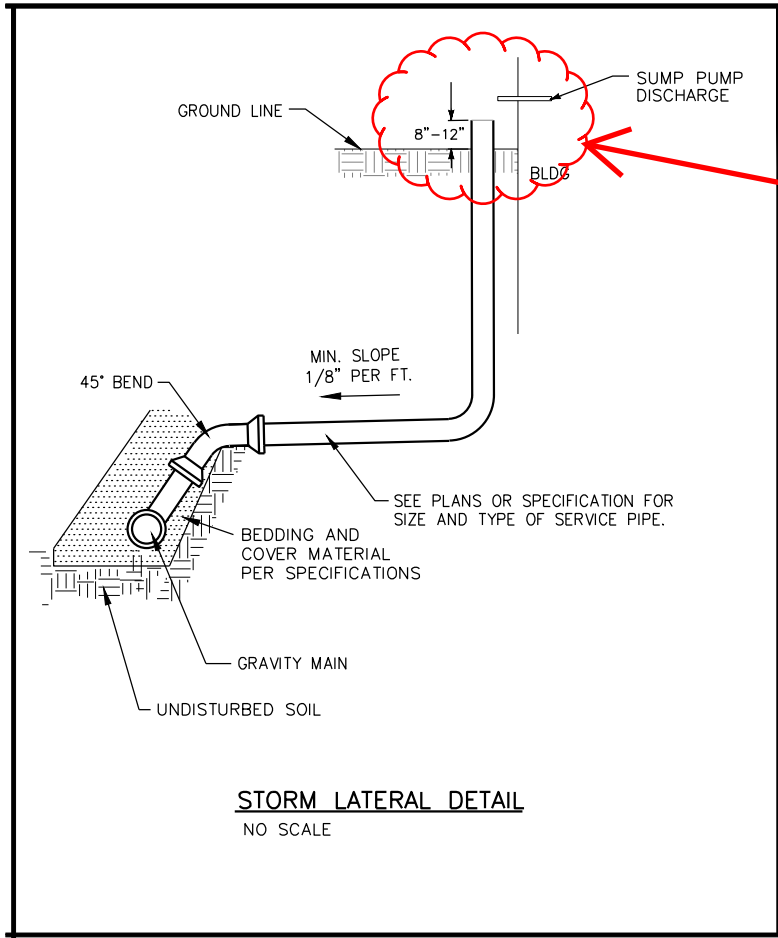
- d) Change Order Item Nos. 7-11: Owner decided to have the existing curb catch basin castings replaced which necessitated the reconstruction of structure chimneys. In addition, the Owner added the replacement of 2 each catch basin structures with new castings.
- e) Change Order Item No. 12: Existing sanitary manhole located at Sta. 20+05 was found to contain leaks and therefore, the Contractor was directed by Owner to repair leaks by use of chemical grout.
- f) Change Order Item No. 13: Additional tree removals found necessary for the purpose of the installation of storm sewer laterals to adjacent properties.
- g) Change Order Item Nos. 14-19: Revisions to proposed storm sewer/storm sewer inlet off of Willow Ridge Drive. Revisions associated with Owner's negotiations with property owner to reduce the cost of the improvements.
- h) Change Order Item Nos. 20-22: Owner requested to have sanitary sewer lateral replacement extended beyond the right-of-way to property owner's structures. Changes associated with revising the method of installation from open cut pipe to pipe bursting.
- i) Change Order Item No. 23: Cost associated with the relocation of the proposed watermain and change in sequencing resulting in additional efforts related to temporary water service connections and additional water main isolations and capping.
- j) Change Order Item No. 24: Cost associated with the Contractor's additional efforts related to finding the actual location of the existing water main on Ridgeway Drive by use of conventional and hydroexcavating. Water main location as indicated on Drawing were based upon on site utility locations which were found to be in error during construction.
- k) Change Order Item Nos. 25 & 26: Contract time extension associated with all additional Work items within this contract change order.

Attachments:

- a) Change Order Item No. 1: 1) Engineer's Sump Pump Connection Exhibit dated 3/28/25, 2) Email correspondence between Engineer & Contractor dated 3/28/25 & 4/17/25 respectively.
- b) Change Order Item No. 2: Email correspondence between Engineer & Contractor dated 3/28/25 & 4/17/25 respectively.
- c) Change Order Item Nos. 3-6: Email correspondence between Engineer & Contractor dated 4/2/25 & 4/17/25 respectively.
- d) Change Order Item Nos. 7-11, 14-19, 20-22: 1) Email correspondence between Owner & Contractor/Engineer dated 4/30/25 re approvals, 2) Contractor's Cost Quote 422251 dated 4/22/25 (Items 7-11, 3) Owner's Exhibit re revision to Willow Ridge Dr. storm sewer (Items 14-19), 4) Contractor's Cost Quote 42225 dated 4/22/25 (Items 20-22),
- e) Change Order Item No. 12: 1) Email correspondence between Owner & Engineer dated 4/2/25, 2) Email correspondence between Engineer & Contractor dated 4/2/25 & 4/17/25 respectively.
- f) Change Order Item Nos. 23 & 24: Contractor's Cost Quote dated 5/12/25.
- g) Change Order Item Nos. 25 & 26: Contractor's revised construction schedule dated 5/5/25.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price \$ <u>1,636,443.05</u>	Original Contract Times: Substantial completion (date): <u>August 29, 2025</u> Ready for Final Payment (date): <u>September 15, 2025</u>
[Increase] [Decrease] from previous approved Change Orders No. <u>0</u> to No. <u>0</u> : \$ <u>0.00</u>	[Increase] [Decrease] from previous approved Change Orders No. <u>0</u> to No. <u>0</u> : Substantial Completion (days): <u>0</u> Ready for Final Payment (days): <u>0</u>
Contract Price prior to this Change Order: \$ <u>1,636,443.05</u>	Contract Times prior to this Change Order: Substantial completion (date): <u>August 29, 2025</u> Ready for Final Payment (date): <u>September 15, 2025</u>
[Increase] [Decrease] this Change Order: \$ <u>83,797.32</u>	[Increase] [Decrease] this Change Order: Substantial Completion (days): <u>7</u> Ready for Final Payment (days): <u>7</u>
Contract Price incorporating this Change Order: \$ <u>1,720,240.37</u>	Contract Times with all approved Change Orders: Substantial completion (date): <u>September 5, 2025</u> Ready for Final Payment (date): <u>September 22, 2025</u>
Recommended by Engineer (if required)	Accepted by Contractor
By: <u></u>	<u></u>
Title: <u>Senior Construction Manager</u>	<u>Project Manager</u>
Date: <u>5/22/2025</u>	<u>6/10/25</u>
Authorized by Owner	Approved by Funding Agency (if applicable)
By: _____	_____
Title: _____	_____
Date: _____	_____

CHANGE ORDER ITEM NO. 1



**Village of Jackson
Ridgeway Dr & Chestnut Ct
Reconstruction - REBID**



community infrastructure | architecture | environmental

800-472-7372
www.cedarcorp.com

PROJECT NO. 05789-0020

DRAWN BY: DTK

DATE: 3/28/25

SCALE: NTS

Doug Kroes

From: Shane Kofler <skofler@advconst.net>
Sent: Thursday, April 17, 2025 9:10 AM
To: Doug Kroes
Cc: Joshua Molter; Logan Myers; jeff.kreutzinger@villageofjacksonwi.gov; Matt Stephan; Jack Straehler
Subject: RE: Jackson Ridgeway/Chestnut Reconst: Request for Cost Proposals 3/28/25

Follow Up Flag: Follow up
Flag Status: Flagged

Doug,

Here is the pricing requested.

Shane Kofler

Advance Construction Inc

Phone: 920-434-3978 / Fax: 920-434-6228

Direct: 920-593-1016 / Cell: 920-606-5011

From: Doug Kroes <doug.kroes@cedarcorp.com>
Sent: Friday, March 28, 2025 4:25 PM
To: Shane Kofler <skofler@advconst.net>
Cc: Joshua Molter <joshua.molter@cedarcorp.com>; Logan Myers <Logan.Myers@villageofjacksonwi.gov>; jeff.kreutzinger@villageofjacksonwi.gov; Brian Kober <brian.kober@villageofjacksonwi.gov>; Matt Stephan <matt.stephan@cedarcorp.com>
Subject: Jackson Ridgeway/Chestnut Reconst: Request for Cost Proposals 3/28/25

Shane:

As discussed at the preconstruction conference, the Owner would like to add Work to the contract associated with making the connections from the new storm lateral risers to the existing sump pump discharges. Attached please find an exhibit detailing the added work item. Based on the same, please provide an EACH unit price for this work:

ADD 15 EACH Connection to Exist. Sump Pump Discharge @ \$ 500.00 EA

In addition, the Owner will be furnishing the water service curb box material and therefore, a credit form the same is warranted. Please provide a credit amount as follows:

DELETE 16 EACH Water Service Curb Boxes @ \$ 73.00 EA

Please feel free to contact me should you have any questions.

Thank you,

Doug Kroes

From: Shane Kofler <skofler@advconst.net>
Sent: Thursday, April 17, 2025 3:09 PM
To: Doug Kroes
Cc: Josh Martell; Bryan Greisch
Subject: RE: Jackson Ridgeway/Chestnut Reconst.: Revised Drawings/Added Work Items - 2nd CLARIFICATION
Attachments: R-3070-0010.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Doug here is the spec sheet on the "other" castings.

Shane Kofler

Advance Construction Inc

Phone: 920-434-3978 / Fax: 920-434-6228

Direct: 920-593-1016 / Cell: 920-606-5011

From: Shane Kofler
Sent: Thursday, April 17, 2025 11:50 AM
To: 'Doug Kroes' <doug.kroes@cedarcorp.com>
Cc: Josh Martell <jmartell@advconst.net>; Bryan Greisch <bryan.greisch@cedarcorp.com>
Subject: RE: Jackson Ridgeway/Chestnut Reconst.: Revised Drawings/Added Work Items - 2nd CLARIFICATION

Doug,

Please find pricing below.

Shane Kofler

Advance Construction Inc

Phone: 920-434-3978 / Fax: 920-434-6228

Direct: 920-593-1016 / Cell: 920-606-5011

From: Doug Kroes <doug.kroes@cedarcorp.com>
Sent: Wednesday, April 2, 2025 7:23 PM
To: Shane Kofler <skofler@advconst.net>
Cc: Josh Martell <jmartell@advconst.net>; Bryan Greisch <bryan.greisch@cedarcorp.com>
Subject: RE: Jackson Ridgeway/Chestnut Reconst.: Revised Drawings/Added Work Items - 2nd CLARIFICATION

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Shane, one more time... (gotta go home 😊) Corrections Below in RED font:

Shane:

Attached please find revised Drawing 4/2/25. The revised Drawings include revisions as requested by the Owner. These revisions will add some work items in which we are requesting unit prices. Items added that have established bid unit prices will have the additional quantities recorded within their respective bid items.

Therefore, in addition to the items we have requested unit costs for previously (within attached email of 3/28/25), please provide all-inclusive unit price costs for the following items:

New Items:

ADD 1 EACH 4" Dia Storm Lateral Cleanout @ \$ 450.00 EA
ADD 220 Lineal Feet of 6" Dia Storm Lateral @ \$ 65.00 /LF
ADD 1 EACH 6" Dia Storm Lateral Cleanout @ \$ 500.00 EA
ADD 1 EACH Replace Storm Catch Basin 2'x3' w/ Casting & Chimney (Salvage Casting for Owner) @ \$ 3800.00 EA This is for the stand alone inlets (not for structures built over the pipe)
ADD 8 EACH Replace Catch Basin Castings (Salvage Casting for Owner) @ \$ 838.00 EA This is for the 3067 2x3. Cost for the alternate casting more suited for round rings R – 3070 cost would be \$900 Each
~~ADD 8 EACH Catch Basin Chimney Reconstruction @ \$ 4750.00 EA If rebuilding using R3070 with round rings cost would be \$4000.00~~
ADD 1 LUMP SUM San. MH Barrel Joint Leak Repair – Chemical Grout @ \$ 3000.00 LS (Photo Attached – Intersection of Ridgeway & Willow Ridge – STA 20+00)

Established Bid Items:

ADD 180 Lineal Feet of 4" Dia Storm Lateral (Bid Item #17) @ \$60.00/LF
ADD 27 Square Feet of Concrete Sidewalk Removal (Bid Item #20) @ \$0.60/SF
ADD 27 Square Feet of 4" Concrete Sidewalk (Bid Item #21) @ \$6.60/SF
ADD 2 EACH Remove Trees (Bid Item #39) @ \$1,000.00 EA
ADD 27 Square Yard Remove Asphalt Driveway (Bid Item #29) @ \$4.95/SY
ADD 27 Square Yard Asphalt Driveway (Bid Item #30) @ \$33.00/SY

Please feel free to contact me if you have any questions.

Thank you,



Doug Kroes

Senior Construction Manager

W61 N497 Washington Avenue | Cedarburg | WI | 53012

Office: 262-204-2360 ext 1403 | TF: 800-472-7372

Cell: 920-246-6326

doug.kroes@cedarcorp.com

www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

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Doug Kroes

From: Jack Straehler <jack.straehler@villageofjacksonwi.gov>
Sent: Wednesday, April 30, 2025 11:47 AM
To: Doug Kroes; Matt Stephan; skofler@advconst.net
Cc: Logan Myers
Subject: Ridgeway Drive & Chestnut Court

Follow Up Flag: Follow up
Flag Status: Completed

Team,

I have a few updates to share.

1. The alternative scope of work to include Pipe Bursting has been discussed with our Village Administrator and Village President. We are in agreement with accepting this change. Doug can you please draft the proper paperwork necessary to reflect this change?
2. The alternative scope of work to include using 2' x'2 castings and round rings where necessary when reconstructing Storm Sewer catch basin has been discussed with our Village Administrator and Village President. Again, we are all in agreement with accepting this change. Doug can you please draft the proper paperwork necessary to reflect this change?
3. The alternative bid item for W198N17022 Ridgeway Drive has been discussed with our Village Administrator and the property owner. The property owner has agreed to pay the second bid provided by Advanced Construction as a special assessment. The property owner has also given the Village and its contractor written permission to access the private property and perform the work without an easement.

Please let me know if you have any questions.

Thanks,

Jack B. Straehler II
Director of Public Works
Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037
Office: 262-677-0707
Cell: (262) 305-5012



Advance Construction, Inc.

2141 Woodale Ave
Green Bay, WI 54313

Phone: (920) 434-3978
Fax: (920) 434-6228

QUOTE

Quote # 422251
DATE: April 22 2025

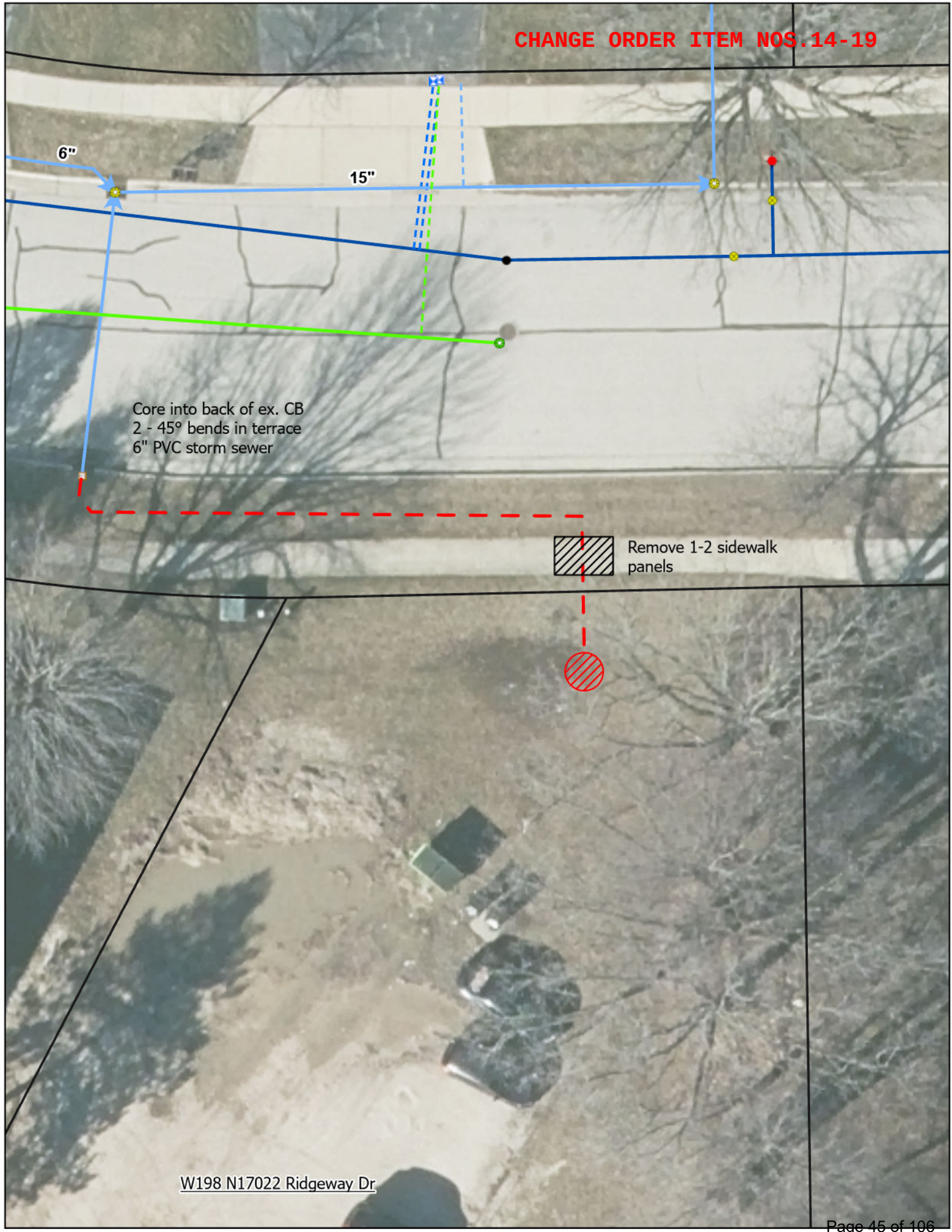
Bill To:

Village of Jackson

Advance Construction Rep	Job	Quote terms
Shane Kofler	Storm Pricing	Prices Good for 90 Days

Quantity	Unit	Description	Unit Price	Amount
2	EA	Install new 2x3 inlet (takes 3067 casting)	3,800.00	\$ 7,600.00
				\$ -
2	EA	Replace Catch Basin Casting with 3067 (2x3)	838.00	\$ 1,676.00
7	EA	Replace Catch Basin Casting with 3070 (2x2)	900.00	\$ 6,300.00
				\$ -
2	EA	Chimney Rebuild Catch Basin with 2x3 rings	2,000.00	\$ 4,000.00
7	EA	Chimney Rebuild Catch Basin with round rings	2,000.00	\$ 14,000.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

Subtotal	\$ 33,576.00
Mark Up	\$ -



Advance Construction, Inc.

2141 Woodale Ave
Green Bay, WI 54313

Phone: (920) 434-3978
Fax: (920) 434-6228

QUOTE

Quote # 42225
DATE: April 22, 2025

Bill To:
Jack Straehler
Village of Jackson

Advance Construction Rep	Job	Quote terms
Shane Kofler	Ridgeway Dr - Pipe Bursting	Prices Good for 90 Days

Quantity	Unit	Description	Unit Price	Amount
1560	LF	Pipe Burst existing sanitary sewer laterals from property to newly installed sewer main.	140.00	\$ 218,400.00
				\$ -
				\$ -
1276	LF	Open Trench new sewer laterals, new main to right of way. (plan quantity footage)	-165.50	\$ (211,178.00)
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

Subtotal	\$ 7,222.00
Mark Up	\$ -

Doug Kroes

From: Doug Kroes
Sent: Wednesday, April 2, 2025 3:23 PM
To: Logan Myers; skofler@advconst.net; Joshua Molter; Matt Stephan
Cc: Jack Straehler; Jeff Kreutzinger
Subject: RE: Ridgeway/Chestnut Project - Additional work request

Logan:

Did you consider a chemical grout approach for addressing the leak in the joint? This has been proven as an effective method of addressing leaks such as this?



Doug Kroes

Senior Construction Manager

W61 N497 Washington Avenue | Cedarburg | WI | 53012

Office: 262-204-2360 ext 1403 | **TF:** 800-472-7372

Cell: 920-246-6326

doug.kroes@cedarcorp.com

www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

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From: Logan Myers <Logan.Myers@villageofjacksonwi.gov>
Sent: Wednesday, April 2, 2025 2:08 PM
To: Doug Kroes <doug.kroes@cedarcorp.com>; skofler@advconst.net; Joshua Molter <joshua.molter@cedarcorp.com>; Matt Stephan <matt.stephan@cedarcorp.com>
Cc: Jack Straehler <jack.straehler@villageofjacksonwi.gov>; Jeff Kreutzinger <jeff.kreutzinger@villageofjacksonwi.gov>
Subject: Ridgeway/Chestnut Project - Additional work request

All,

The Village has inspected the northernmost sanitary manhole at the intersection of Ridgeway and Willow Ridge and noticed a large amount of infiltration and leaking from at least two joints. See attached photo. We would like Advance Construction to disassemble, re-grout, and re-wrap this manhole to address this issue. Please account for the additional time when scheduling work. Let me know if you have any questions or concerns.

Thank you,

Logan Myers

Engineering Technician

Village of Jackson

W194 N16660 Eagle Drive

Jackson, WI, 53037

Office: (262) 677-0707 ext 513

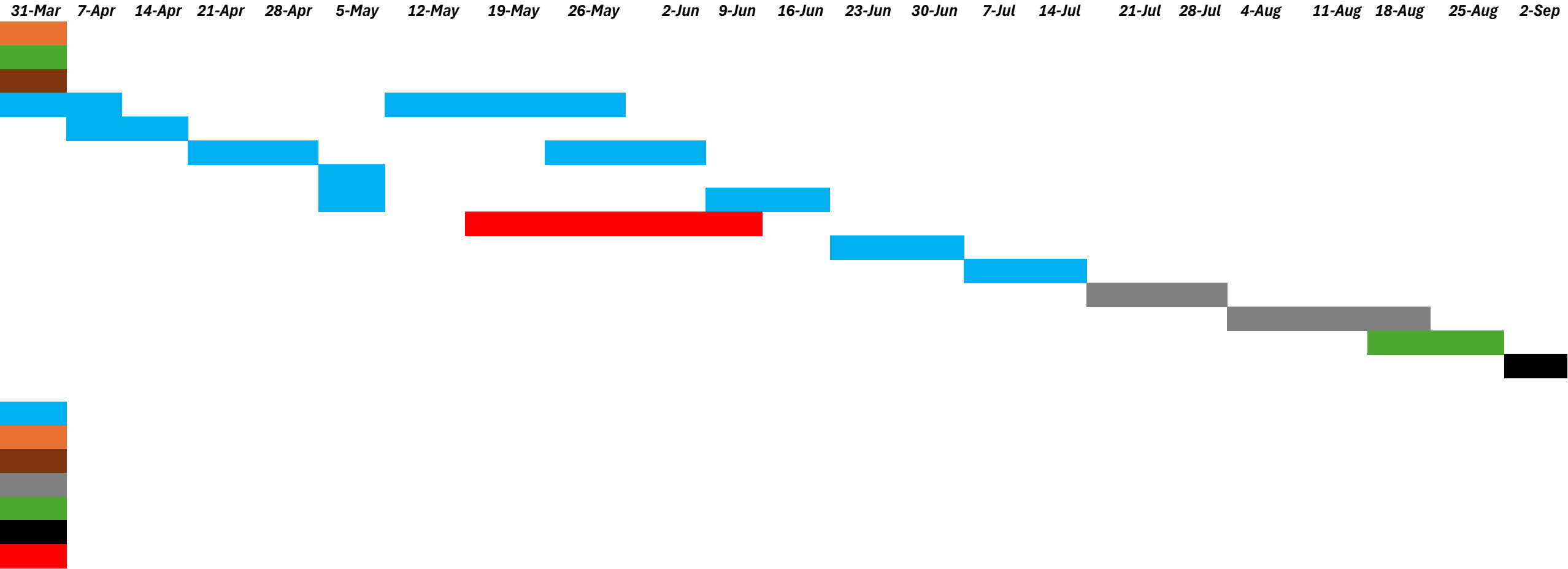
Mobile: (414) 573-9137

CHANGE ORDER ITEM NOS. 25 & 26

Jackson - Ridgeway Dr 5-5-25

- Traffic Control
- Erosion Control
- Tree Removal
- Sanitary Mainline - Ridgeway Dr
- Sanitary Mainline - Chestnut Ct
- Water Main - Ridgeway Dr
- Water Main - Chestnut Dr
- Water Serices/Transfers
- Sanitary Laterals Pipe Burst
- Storm Sewer
- Grading
- Curb & Gutter
- Sidewalks & Driveways
- Restoration
- Asphalt Pavement

- Advance
- Gordon Work Zones
- Homer
- Sommers
- AllWays
- Payne & Dolan
- M&E





STAFF MEMO

Village of Jackson Public Works

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator

CC: Board of Public Works; Budget and Finance; Village Board

From: Jack Straehler, Director of Public Works

Subject: Pay Request #2 – Ridgeway Drive and Chestnut Court Reconstruction Project

Meeting Date: June 24, 2025

Background and Analysis:

This memo is to inform the Board of Pay Request #2 from Advance Construction in the amount of \$219,429.58 for work completed on the Ridgeway Drive and Chestnut Court Reconstruction Project.

The work has been reviewed and verified for accuracy and completion in accordance with the project contract documents and schedule.

Funding for this payment will come from Account Numbers:

600-00-56700-820-001 (Capital Project – Chestnut Court/Ridgeway Drive) \$73,143.20

300-00-17600-000-380 (Sewer Construction Work) \$73,143.19

200-00-18600-395-300 (Water Construction Work) \$73,143.19

If you have any questions, please let me know.

JS

Recommendation:

I recommend the Board approve Pay Request #2 for Advanced Construction in the amount of \$219,429.58 as part of the ongoing financial management and progress of this capital improvement project.

May 30, 2025

Village of Jackson
N168 W20733 Main Street
PO Box 637
Jackson, WI 53037

Attn: Mr. Jack Straehler II, Director of Public Works

Subject: Contractor's Application for Payment No. 2
Ridgeway Drive & Chestnut Court Reconstruction - REBID
Cedar Project No. 05789-0020

Dear Mr. Straehler:

Enclosed for your use in payment to Advance Construction in the amount of \$219,429.58 is Contractor's Application for Payment No. 2.

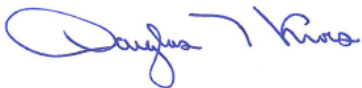
Please Note: As the Contractor has not yet received payment from the Village related to their Application for Payment No. 1, this application does not include lien waivers from subcontractors and/or material suppliers associated with Application No. 1. These lien waivers will be submitted upon the Contractor's receipt of payment for the same.

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 the Contractor with payment and provide the third copy to our office.

Should you have any questions, please feel free to contact me at our Cedarburg office.

Sincerely,

CEDAR CORPORATION



Douglas T. Kroes
Senior Construction Manager

Enclosed: As Noted

Cc: Shane Kofler, Advance Construction

Contractor's Application for Payment No. 2

		Application Period: 5/10/25 - 5/29/25	Application Date: 5/29/2025
To (Owner): Village of Jackson		From (Contractor): Advance Construction	Via (Engineer): Cedar Corporation
Project: Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID		Contract: Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID	
Owner's Contract No:		Contractor's Project No:	Engineer's Project No: 05789-0020

Application For Payment Change Order Summary

Approved Change Orders			
Number	Additions	Deductions	
			1. ORIGINAL CONTRACT PRICE..... \$ <u>\$1,636,443.05</u>
			2. Net change by Change Orders..... \$ _____
			3. Current Contract Price (Line 1 ± 2)..... \$ <u>\$1,636,443.05</u>
			4. TOTAL COMPLETED AND STORED TO DATE
			(Column I total on Progress Estimates)..... \$ <u>\$546,385.50</u>
			5. RETAINAGE:
			a. 5% X <u>\$546,385.50</u> Work Completed..... \$ <u>\$27,319.28</u>
			b. 5% X _____ Stored Material..... \$ _____
			c. Total Retainage (Line 5.a + Line 5.b)..... \$ <u>\$27,319.28</u>
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ <u>\$519,066.23</u>
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ <u>\$299,636.65</u>
			8. AMOUNT DUE THIS APPLICATION..... \$ <u>\$219,429.58</u>
TOTALS			
NET CHANGE BY			
CHANGE ORDERS			

Contractor's Certification

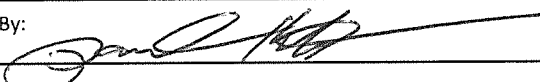
The undersigned Contractor certifies, to the best of its knowledge, the following:

(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;

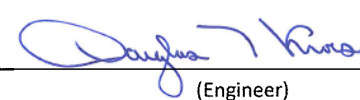
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner 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: <u>5/29/25</u>
---	----------------------

Payment of: \$ \$219,429.58
(Line 8 or other - attach explanation of the other amount)

is recommended by:  5/30/25
(Engineer) (Date)

Payment of: \$ \$219,429.58
(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 Price Progress Estimate

Contractor's Application

Project: Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID							Application Number: 2					
Application Period: 5/10/25 - 5/29/25							Application Date: May 29, 2025					
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed				Total Completed & Stored to Date (C+E+G)		% Comp.		
Bid No.	Description			Previous Applications		This Application		Materials Stored				
				Quantity	Amount	Quantity	Amount	Quantity	Amount			
1	Sanitary Manhole Chimney & Casting Replacement	1 E.A.	\$2,000.00									
2	48" Sanitary Manhole (4 Units)	56 V.F.	\$550.00	25.02	\$13,761.00	30.61	\$16,835.50			55.63	\$30,596.50	99.3%
3	8" PVC Sanitary Sewer Pipe	841 L.F.	\$210.00	404	\$84,840.00	439	\$92,190.00			843	\$177,030.00	100.2%
4	6" PVC Sanitary Sewer Lateral (14 Units)	515 L.F.	\$165.50	140	\$23,170.00					140	\$23,170.00	27.2%
5	Abandon 8" Sanitary Sewer	509 L.F.	\$10.00									
6	Sanitary Lateral Cleanout	1 E.A.	\$500.00	1	\$500.00					1	\$500.00	100.0%
7	8" PVC Water Main Pipe	353 L.F.	\$131.00	374	\$48,994.00					374	\$48,994.00	105.9%
8	12" PVC Water Main Pipe	500 L.F.	\$165.00	500	\$82,500.00					500	\$82,500.00	100.0%
9	8" Gate Valve	1 E.A.	\$2,562.00	1	\$2,562.00					1	\$2,562.00	100.0%
10	12" Gate Valve	1 E.A.	\$4,580.00	1	\$4,580.00					1	\$4,580.00	100.0%
11	4" PVC Water Service & Valve & Box (1 Unit)	29 L.F.	\$200.00	6	\$1,200.00	211	\$42,200.00			217	\$43,400.00	748.3%
12	1 1/4" Water Service & Curb Stop & Box (13 Units)	619 L.F.	\$77.00			89	\$6,853.00			89	\$6,853.00	14.4%
13	Hydrant Assembly	3 E.A.	\$8,520.00	2	\$17,040.00	1	\$8,520.00			3	\$25,560.00	100.0%
14	Abandon 6" Water Main	396 L.F.	\$7.00									
15	Abandon 12" Water Main	490 L.F.	\$13.00									
16	Salvage Hydrant and Valve	2 E.A.	\$1,000.00			1	\$1,000.00			1	\$1,000.00	50.0%
17	4" Dia. Storm Lateral (10 Units)	620 L.F.	\$60.00			123	\$7,380.00			123	\$7,380.00	19.8%
18	Common Excavation (Including Pavement Removal)	2400 C.Y.	\$22.00									
19	Saw Cutting Roadway & Driveways	326 L.F.	\$3.50									
20	Remove Concrete Sidewalk	4003 S.F.	\$0.60									
21	4" Concrete Sidewalk	7517 S.F.	\$6.60									
22	Curb Ramp Type 1	2 E.A.	\$1,500.00									
23	Remove Curb & Gutter	1710 L.F.	\$5.50									
24	30" Curb & Gutter Type "D"	1710 L.F.	\$20.00									
25	Remove Concrete Driveway Apron	704 S.F.	\$0.60									
26	7" Concrete Driveway Apron & Sidewalk	3279 S.F.	\$8.40									
27	Remove Concrete Driveway	567 S.F.	\$5.00									
28	7" Concrete Driveway	343 S.F.	\$8.40									
29	Remove Asphalt Driveway	397 S.Y.	\$4.95									
30	Asphalt Driveway	397 S.Y.	\$33.00									
31	Gravel Driveway	5 S.Y.	\$7.50									
32	Excavation Below Subgrade (EBS)	240 C.Y.	\$23.00									
33	EBS Backfill 1 1/4" Dense	480 TONS	\$16.00									
34	1 1/4" Dense Crushed Aggregate Base Course	1956 TONS	\$16.00									
35	Lower Layer HMA Pavement 3-1/4"	633 TONS	\$90.25									

Unit Price Progress Estimate

Contractor's Application

Project: Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID							Application Number: 2					
Application Period: 5/10/25 - 5/29/25							Application Date: May 29, 2025					
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
Bid No.	Description			Previous Applications		This Application		Materials Stored				
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
36	Upper Layer HMA Pavement 1-3/4"	341 TONS	\$96.00									
37	Relocate Sign	2 E.A.	\$300.00									
38	Traffic Control	1 L.S.	\$80,000.00	0.25	\$20,000.00	0.25	\$20,000.00			0.5	\$40,000.00	50.0%
39	Remove Trees	5 E.A.	\$1,000.00			5	\$5,000.00			5	\$5,000.00	100.0%
40	Lawn Restoration	1 L.S.	\$13,000.00									
41	Inlet Protection	10 E.A.	\$65.00	10	\$650.00					10	\$650.00	100.0%
A1-1	48" Sanitary Manhole (4 Units)	74 V.F.	\$580.00									
A1-2	8" PVC Sanitary Sewer Pipe	468 L.F.	\$260.00			100	\$26,000.00			100	\$26,000.00	21.4%
A1-3	6" PVC Sanitary Sewer Lateral (7 Units)	761 L.F.	\$165.50									
A1-4	12" PVC Water Main Pipe	486 L.F.	\$165.00	68	\$11,220.00					68	\$11,220.00	14.0%
A1-5	8" Tapping Gate Valve	1 E.A.	\$7,035.00									
A1-6	4" PVC Water Service & Valve & Box (2 Unit)	37 L.F.	\$200.00									
A1-7	1 1/4" Water Service & Curb Stop & Box (3 Units)	98 L.F.	\$77.00									
A1-8	Hydrant Assembly	1 E.A.	\$8,520.00									
A1-9	Salvage Hydrant and Valve	1 E.A.	\$1,000.00									
A1-10	Nyloplast Yard Inlet Manhole with Grate	1 E.A.	\$3,500.00									
A1-11	12" Dia PVC Storm Sewer Pipe	26 L.F.	\$115.00									
A1-12	4" Dia. Storm Lateral (5 Units)	413 L.F.	\$60.00									
A1-13	Storm Lateral Cleanout	2 E.A.	\$500.00									
A1-14	Common Excavation (Including Pavement Removal)	950 C.Y.	\$22.00									
A1-15	Saw Cutting Roadway & Driveways	211 L.F.	\$3.70									
A1-16	Remove Concrete Sidewalk	2376 S.F.	\$0.60									
A1-17	4" Concrete Sidewalk	4078 S.F.	\$6.60									
A1-18	Curb Ramp Type 1	1 E.A.	\$1,500.00									
A1-19	Remove Curb & Gutter	905 L.F.	\$5.50									
A1-20	30" Curb & Gutter Type "D"	905 L.F.	\$20.00									
A1-21	Remove Concrete Driveway Apron	348 S.F.	\$0.60									
A1-22	7" Concrete Driveway Apron & Sidewalk	1074 S.F.	\$8.40									
A1-23	Remove Concrete Driveway	33 S.F.	\$5.00									
A1-24	7" Concrete Driveway	12 S.F.	\$8.40									
A1-25	Remove Asphalt Driveway	102 S.Y.	\$4.95									
A1-26	Asphalt Driveway	186 S.Y.	\$33.00									
A1-27	Gravel Driveway	16 S.Y.	\$7.50									
A1-28	Excavation Below Subgrade (EBS)	100 C.Y.	\$23.00									
A1-29	EBS Backfill 1 1/4" Dense	200 TONS	\$16.00									

Unit Price Progress Estimate

Contractor's Application

Project: Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID							Application Number: 2					
Application Period: 5/10/25 - 5/29/25							Application Date: May 29, 2025					
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
Bid No.	Description			Previous Applications		This Application		Materials Stored				
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
A1-30	1 1/4" Dense Crushed Aggregate Base Course	1040 TONS	\$16.00									
A1-31	Lower Layer HMA Pavement 3-1/4"	337 TONS	\$90.25									
A1-32	Upper Layer HMA Pavement 1-3/4"	181 TONS	\$96.00									
A1-33	Traffic Control	1 L.S.	\$16,000.00	0.25	\$4,000.00	0.25	\$4,000.00			0.5	\$8,000.00	50.0%
A1-34	Remove Trees	1 E.A.	\$1,000.00			1	\$1,000.00			1	\$1,000.00	100.0%
A1-35	Lawn Restoration	1 L.S.	\$5,500.00									
A1-36	Inlet Protection	4 E.A.	\$65.00	4	\$260.00					4	\$260.00	100.0%
A2-1	Nyloplast Yard Inlet Manhole with Grate	1 E.A.	\$3,500.00									
A2-2	12" Dia PVC Storm Sewer Pipe	88 L.F.	\$115.00									
A2-3	Storm Cleanout	1 E.A.	\$500.00									
A2-4	Connection to Existing Catch Basin	1 E.A.	\$500.00									
A2-5	Remove & Replace Concrete Sidewalk	50 S.F.	\$26.00									
A2-6	Remove & Replace Curb & Gutter	25 L.F.	\$92.00									
A2-7	Gravel Driveway Restoration	20 S.Y.	\$7.50									
A2-8	Traffic Control	1 L.S.	\$200.00									
A2-9	Lawn Restoration	1 L.S.	\$1,250.00									
A2-10	Inlet Protection	2 E.A.	\$65.00	2	\$130.00					2	\$130.00	100.0%
TOTAL					\$315,407.00		\$230,978.50				\$546,385.50	



STAFF MEMO

Village of Jackson Public Works

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator

CC: Board of Public Works; Budget and Finance; Village Board

From: Jack Straehler, Director of Public Works

Subject: Pay Request #16 – Wastewater Treatment Plant Tertiary Filters and UV Disinfection Project

Meeting Date: June 24, 2025

Background and Analysis:

This memo is to inform the Board of Pay Request #16 from J.H. Hassinger in the amount of \$99,540.52 for work completed on the Wastewater Treatment Plant Tertiary Filters and UV Disinfection project.

The work has been reviewed and verified for accuracy and completion in accordance with the project contract documents and schedule.

Funding for this payment will come from Account Number:
300-00-17600-000-380 (Sewer Construction Work)

If you have any questions, please let me know.

JS

Recommendation:

I recommend the Board approve Pay Request #16 for J.H. Hassinger in the amount of \$99,540.52 as part of the ongoing financial management and progress of this capital improvement project.

AIA Document G702™ – 1992

Application and Certificate for Payment

TO OWNER: Village of Jackson N168 W19851 Main Street Jackson, WI 53037 FROM CONTRACTOR: J.H. HASSINGER, INC. N60 W16289 Kohler Lane Menomonee Falls, WI 53051	PROJECT: Jackson Tertiary Filters W194N16658 Eagle Drive Jackson, WI 53037 VIA ARCHITECT:	APPLICATION NO: 16 PERIOD TO: 6/15/2025 CONTRACT FOR: Jackson Tertiary Filters CONTRACT DATE: 3/11/2024 PROJECT NOS: / / INVOICE NO: 12870	Distribution to: OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER ☐
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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	\$ -88,166.05
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 4,627,081.95
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 4,498,281.50
5. RETAINAGE:	
a. <u>5</u> % of Completed Work (Columns D + E on G703)	\$ 216,814.08
b. <u>5</u> % of Stored Material (Column F on G703)	\$ 8,100.00
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$ 224,914.08
6. TOTAL EARNED LESS RETAINAGE	\$ 4,273,367.42
(Line 4 minus Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 4,173,826.90
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 99,540.52
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$ 353,714.53

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 56,233.95	\$ 144,400.00
Total approved this month	\$ 0.00	\$ 0.00
TOTAL	\$ 56,233.95	\$ 144,400.00
NET CHANGES by Change Order	\$ -88,166.05	

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 _____ day of _____

Notary Public: Shelly Ritzow

My commission expires 8/1/2025

Date: 6/13/2025

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 \$ 99,540.52

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

ARCHITECT: _____

By: _____

Date: 6/13/2025

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

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

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CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE OF PAGES

Page 2

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

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

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

APPLICATION NO.:

APPLICATION DATE: 16

PERIOD TO: 6/13/2025

ARCHITECT'S PROJECT NO.: 6/15/2025

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					
1	General Conditions	155,178.00	146,000.00	5,600.00	0.00	151,600.00	98	3,578.00	7,580.00
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	20,000.00	0.00	0.00	20,000.00	100	0.00	1,000.00
4	Demolition	64,636.00	64,636.00	0.00	0.00	64,636.00	100	0.00	3,231.80
5	Excavation and Shoring	280,000.00	280,000.00	0.00	0.00	280,000.00	100	0.00	14,000.00
6	Paving	27,000.00	0.00	27,000.00	0.00	27,000.00	100	0.00	1,350.00
7	Landscaping	13,000.00	0.00	6,500.00	0.00	6,500.00	50	6,500.00	325.00
8	Concrete Labor	230,000.00	230,000.00	0.00	0.00	230,000.00	100	0.00	11,500.00
9	Concrete Materials	150,000.00	150,000.00	0.00	0.00	150,000.00	100	0.00	7,500.00
10	Precast Plank	29,500.00	29,500.00	0.00	0.00	29,500.00	100	0.00	1,475.00
11	Masonry	100,000.00	100,000.00	0.00	0.00	100,000.00	100	0.00	5,000.00
12	Steel	235,000.00	235,000.00	0.00	0.00	235,000.00	100	0.00	11,750.00
13	Carpentry	100,000.00	100,000.00	0.00	0.00	100,000.00	100	0.00	5,000.00
14	Air Barrier and Damp Proofing	9,000.00	9,000.00	0.00	0.00	9,000.00	100	0.00	450.00
15	Roofing	62,000.00	62,000.00	0.00	0.00	62,000.00	100	0.00	3,100.00
16	Caulking	14,000.00	14,000.00	0.00	0.00	14,000.00	100	0.00	700.00
17	OH and Doors	34,000.00	34,000.00	0.00	0.00	34,000.00	100	0.00	1,700.00
18	Painting	100,000.00	100,000.00	0.00	0.00	100,000.00	100	0.00	5,000.00
19	Plumbing	117,000.00	117,000.00	0.00	0.00	117,000.00	100	0.00	5,850.00
20	HVAC	300,000.00	290,000.00	10,000.00	0.00	300,000.00	100	0.00	15,000.00
21	Process	600,500.00	589,800.00	4,500.00	0.00	594,300.00	99	6,200.00	29,715.00
22	Electrical Materials	107,561.00	105,400.00	2,161.00	0.00	107,561.00	100	0.00	5,378.05



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G703-1992

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CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE OF PAGES

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

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

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

APPLICATION NO.:

APPLICATION DATE: 16

PERIOD TO: 6/13/2025

ARCHITECT'S PROJECT NO.: 6/15/2025

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	172,500.00	2,500.00	0.00	175,000.00	100	0.00	8,750.00
24	Electrical Controls	175,340.00	135,500.00	0.00	0.00	135,500.00	77	39,840.00	6,775.00
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	3,276.00	0.00	3,276.00	73	1,224.00	163.80
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	742.50	0.00	742.50	25	2,257.50	37.13
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	753,300.00	42,500.00	0.00	795,800.00	95	41,200.00	39,790.00
38	UV Treatment	209,633.00	209,633.00	0.00	0.00	209,633.00	100	0.00	10,481.65
39	Site Utilities	300,000.00	300,000.00	0.00	0.00	300,000.00	100	0.00	15,000.00
40	CO#1	56,233.95	56,233.00	0.00	0.00	56,233.00	100	0.95	2,811.65
41	CO#2	-144,400.00	0.00	0.00	0.00	0.00	0	-144,400.00	0.00
		4,627,081.95	4,393,502.00	104,779.50	0.00	4,498,281.50	97	128,800.45	224,914.08



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G703-1992

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STAFF MEMO

Village of Jackson Public Works

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator

CC: Board of Public Works; Budget and Finance; Village Board

From: Jack Straehler, Director of Public Works

Subject: Clean Water Fund Loan Request Loan Request #13 – Wastewater Treatment Plant Tertiary Filters and UV Disinfection Project

Meeting Date: June 24, 2025

Background and Analysis:

This memo is to inform the Board of the Clean Water Fund Loan Reimbursement Request #13 in the amount of \$125,364.57 for work completed on the Wastewater Treatment Plant Tertiary Filters and UV Disinfection Project.

The work has been reviewed and verified for accuracy and completion in accordance with the project contract documents and schedule.

Funding from this payment will reimburse Account Number:
300-00-17600-000-380 (Sewer Construction Work)

If you have any questions, please let me know.

JS

Recommendation:

I recommend the Board approve the Clean Water Fund Loan Reimbursement Request #13 in the amount of \$125,364.57 as part of the ongoing financial management and progress of this capital improvement project.

☒ 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 Village of Jackson	2. Project Number 4266-04	3. Request Number 13	4. Type of Request ☒ Partial ☐ 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	25,824.05		
Construction / Equipment	99,540.52		
Miscellaneous Costs			
EIF Closing Costs			
Total Requested	125,364.57		

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.

Signature of Municipal Representative _____ Date Signed _____

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

☒ Clean Water Fund Program ☐ Safe Drinking Water Loan Program				Municipality Village of Jackson Project Number 4266-04 Request Number 13								6. Other Funding Indicate Dollar Amount and Fund Source, i.e., CDBG, RD, internal funds	
1. Date of Invoice	2. Payee	3. Invoice Number	4. 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
06/13/2025	JH Hassinger, Inc.	#16	99,540.52						99,540.52				
09/14/2024	Town and Country Engineering	27268	11,191.35					11,191.35					
05/22/2025	Town and Country Engineering	28179	14,632.70					14,632.70					
(SUB) TOTAL			125,364.57					25,824.05	99,540.52				

*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

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



STAFF MEMO

Village of Jackson Public Works

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator

CC: Board of Public Works; Budget and Finance; Village Board

From: Jack Straehler, Director of Public Works

Subject: Wastewater Treatment Plant Disk Filter Maintenance

Meeting Date: June 24, 2025

Background and Analysis:

As Part of ongoing Wastewater Treatment Plant Maintenance this memo is to inform the Board of the reasoning behind receiving a single-source proposal from Veolia Water Technologies.

Veolia Water Technologies is the original manufacturer of this equipment. As such, they are uniquely trained and qualified to perform the required 5-year maintenance. This scheduled maintenance program is a standard manufacturer recommended service that, to my understanding, has not yet been completed since the system's original installation. Completion of this program is important to preserve the performance, safety, and longevity of the equipment.

According to information provided by Veolia, the company will not honor warranty coverage if parts are purchased or installed by a third party. Therefore, to ensure the integrity of the system and to maintain warranty protections, it is necessary to have Veolia perform this work directly.

Additionally, the Village's Purchasing and Authority Policy and Procedures allows for sole source procurement under circumstances where only one vendor can provide the required service or product due to proprietary or warranty-related reasons. For these reasons, I received a single-source proposal from Veolia which was reviewed with staff and our consultant Engineering firm Town and Country.

Funding for this project will come from Account Numbers:
300-00-57320-831-000 (Sewer Collection System Maintenance) \$56,535.69
300-00-57320-833-000 (Sewer Equipment Maintenance) \$56,535.69

Please let me know if you have any questions.

JS

Recommendation:

I recommend the Board approve this sole source purchase proposal from Veolia Water Technologies in the amount of \$113,071.38, to carry out the five-year maintenance program.



Veolia Codes: PS

QUOTE

Veolia Water Technologies, Inc.

1500 Garner Road, Suite C

Raleigh, North Carolina 27610 USA

PHONE 888-578-4378 FAX 919-661-4568

QUOTE NO: 06062025

QUOTE DATE: 6/6/2025

EXPIRATION DATE: 7/1/2025

This quote is valid for 25 days

FROM

Chris Evans

Aftermarket Sales Manager - Hydrotech Filtration, Kruger

919.455.1522

Chris.Evans@veolia.com

Contact Name: Chad Russ

Phone: 262-893-0855

Email: chad.russ@villageofjacksonwi.gov

Company: Village of Jackson

Address: W194 North 16658 Eagle Drive
Jackson, WI 53037

Sales Person	Job	EQUIPMENT SERIAL #.	Payment Terms	DELIVERY TERMS	DELIVERY SCHEDULE
CLE	Jackson WWTP, WI		Net 30 Days	DAP, Prepaid & Add Destination*	In Stock
QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	LINE TOTAL	
2	PRIPHT374989	SPACER WASHER D235/179X15 - AXIAL BEARING	\$214.18	\$428.36	
4	PRIPHT374976	SLIDE BUSHING D178.4	\$1,318.54	\$5,274.16	
2	PRIPHT375120	RBR SEAL HSF22/26 REAR BRG	\$88.29	\$176.58	
2	PRIPHT361142	RBR SEAL HSF22/26 FRONT BRG	\$126.10	\$252.20	
2	PRIPHT377653	EFF CTR SHAFT 22/26 WELD	\$3,892.90	\$7,785.80	
2	PRIPHT375113	BRG HOUSE HSF22/2600 316L REAR	\$4,711.02	\$9,422.04	
2	PRIPHT377652	INF CTR SHAFT 22/26 ASSY S32205 W/O FC (or #PRIPHT365737)	\$6,036.50	\$12,073.00	
2	PRIPHT375114	BRG HOUSE 2200-HN INL 316L WELD	\$5,146.98	\$10,293.96	
2	PRIPHT377077	SPACER WASHER D177/166.9X10 - V-RING SLEEVE	\$118.00	\$236.00	
2	SEVRRU343948	V-SEALING V-180A INF V-RING	\$55.91	\$111.82	
2	PRIPHT361469	SWIV CONN 2 INCH D9-BALL ASSY S32205 W/ STOP SCREW STR NIP	\$1,295.82	\$2,591.64	
2	PRIPHT374961	RBR LIP SEAL HSF17/21/2200	\$394.05	\$788.10	
2	SEORRU343088	O-SEALING 180X4	\$17.63	\$35.26	
2	IMPSGG325347	MANOMETER 0-16 BAR PSI KR 1/4"	\$133.53	\$267.06	
2	CFCFGU201095	SCREEN, WIRE, 200 MICRON WEAVE	\$175.92	\$351.84	
2	PRIPHT370971	HUB SPROCKET DO150 DI45 316L	\$1,417.29	\$2,834.58	
2	PRIPHT371733	HUB FLG DO150 DI80 316L	\$313.56	\$627.12	
2	PRIPHT375296	SPACER BW WHEEL HSF2200-N	\$451.06	\$902.12	
2	PRIPHT375295	WHEEL BW HEADER HSF2200-N	\$410.06	\$820.12	
2	PRIPHT377786	SPACER WASHER D340/231X16 PA6	\$541.48	\$1,082.96	
2	FXSCYR337597	SCREW MSK6SS M8X50 A4 DIN916 - SET SCREW FOR HUB	\$4.78	\$9.56	
2	FXSCYP337628	SCREW M6S M6X55 A4 - SMALL SCREW ON BW WHEEL	\$0.78	\$1.56	
2	PRIPHT377783	SPROCKET Z=12 HSF2200	\$532.95	\$1,065.90	
2	PRIPHT377784	SPROCKET Z=32 HSF2200	\$1,811.75	\$3,623.50	
2	PRIPHT364472	CHAIN HT78 47 LINKS 316L/PLASTIC	\$1,427.98	\$2,855.96	
2	FXWAYP337486	WASHER RB 6.4X18X1.6 A4 - WASHER BW WHEEL	\$0.27	\$0.54	
10	FXSCYZ337620	SCREW M6S M16X120 - SCREW BW WHEEL & REAR CENTER SHAFT PLATE	\$24.30	\$243.00	
34	FXWAYT337489	WASHER RB 10.5X20X2 - HUB WASHER	\$0.49	\$16.66	
14	PRIPHT369554	WASHER W/ LOCKING DEVICE SET 316L HSF2200/HSF2600	\$175.81	\$2,461.34	
14	FXSCYZ337165	SCREW M6S M16X90 - SPROCKET SCREWS	\$81.85	\$1,145.90	
2	SEVRRU343913	V-SEALING NBR V-45A (SEAL ON SEW SHAFT)	\$10.84	\$21.68	
16	FXSCYT336408	SCREW M6S M10X60H - HUB SCREWS	\$5.30	\$84.80	
16	FXNUYT336018	NUT NYLOC M6NM M10 - HUB NUT	\$1.52	\$24.32	
24	FXWAZA337493	WASHER RB 17X30X3	\$1.52	\$36.48	
58	FXNUYT336020	NUT NYLOC M6NM M16	\$4.84	\$280.72	
12	FXSCYP337502	SCREW M6S M6X16H (REAR BRG SEAL)	\$0.55	\$6.60	
12	FXWAYP337485	WASHER RB 6.4X12X1.6 - REAR HOUSING SEAL WASHER	\$0.27	\$3.24	
8	FXSCYZ337581	SCREW M6S M16X60 - FRONT INF SHAFT	\$12.67	\$101.36	
16	FXSCYP337064	SCREW MK6S M6X16 - REAR HOUSING SEAL SCREW	\$2.07	\$33.12	
42	FXSCYZ336887	SCREW M6S M16X65 - SPOKE SCREWS	\$7.06	\$296.52	
84	FXWAZB336888	WASHER 18X30X8.0 - SPOKE WASHERS	\$4.89	\$410.76	
4	FXSCYP337508	SCREW M6S M6X50	\$1.03	\$4.12	
4	FXSCYR337597	SCREW MSK6SS M8X50	\$5.09	\$20.36	
1	PRIPHT364205	TEST TUBE ASSY CAPACITY CTRL OF FLTR PNL	\$229.91	\$229.91	

2	VEOLIA HYDROTECH 2210 DISC FILTER (QTY 1) 2 VEOLIA TECHS ONSITE FOR UP TO 2 DAYS TO COMPLETE A 5 YEAR KIT REBUILD SCOPE TRAVEL TO JACKSON, WI SAFETY MEETING LOTO UNIT REHAB DISC FILTER WITH 5 YEAR SERVICE KIT REMOVE LOTO TEST RUN UNIT TURN UNIT BACK OVER TO PLANT OPERATORS CLIENT RESPONSIBILITIES 1. UNIT DRIANED AND WASHED OUT. 2. PROVIDE ACCESS TO WATER HOSE [[Confidential, Do not share with third parties]]	\$20,944.38	\$41,888.75
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ALL PRICES SUBJECT TO COST AND AVAILABILITY AT TIME OF ORDER.	SUBTOTAL	\$111,221.38
PRICES EXCLUDES PACKAGING, FREIGHT (INTERNATIONAL & DOMESTIC),CUSTOMS, DUTIES, BROKERAGE, FEES AND APPLICABLE TAXES.		
PRICES EXCLUDES INSTALLATION LABOR, STARTUP, & TRAINING	ESTIMATED FREIGHT*	\$1,850.00
SHIPPING CHARGES ARE PREPAID AND ADDED TO THE INVOICE ORYOUR FREIGHT ACCOUNT.	Sales Tax	If Applicable
MINIMUM ORDER \$50.00.		
^THESE ITEMS MAY BE AFFECTED BY INTERNATIONAL TARIFFS.	Total USD	\$113,071.38

*If customer's shipping method is preferred (FOB), enter your freight carrier & account number:

A SIGNED QUOTATION IS REQUIRED TO PROCESS ORDER. PLEASE SIGN BELOW.

Signed By: _____ Date: _____

Click or browse to URL(s) below for applicable Terms and Conditions

<https://www.veoliawatertech.com/sites/g/files/dvc3601/files/document/2025/03/Parts%20and%20Service%20Terms%20%281%29.pdf>



QUOTE NO: 06062025

QUOTE

Company information - Please complete this section if you have not previously provided this information.

Company Name:	_____
Shipping Address:	_____
City/State/Zip:	_____
Telephone number:	_____
Fax number:	_____

(OPTIONAL) Credit Card Section - Please complete this section if you prefer to pay by credit card.

☐ Visa	☐ MasterCard	☐ AMEX
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I/We understand that the part(s), invoice(s) or sales orders(s) ordered / listed above will be charged to the credit card noted upon order acknowledgement. Additionally, items ordered will not be processed until confirmation/authorization of charge is made. If the charge is for labor, a charge confirmation/authorization will be performed prior to labor commencement. If the credit card is denied, Veolia will notify the cardholder to obtain an alternative form of payment prior to processing the order

Card Number:	_____
Expiration Date:	_____
Authorization (CID) #:	_____
3 digit # located on back of card	
Card Holder Name:	_____
Card Holder Phone #:	_____
Company Name:	_____
Billing Address:	_____
City/State/Zip:	_____

My signature below is my company's acknowledgement and acceptance of this order including all stated terms and conditions, is an acknowledgement that I am authorized to sign this document on behalf of my company, and further authorizes Veolia to use the information entered in this section (if any) to process credit card payment for this order.

Signed by: _____	Date: _____
Printed Name: _____	Title: _____

- IF YOU SUBMIT A PO, PLEASE REFERENCE VEOLIA WATER TECHNOLOGIES, INC. QUOTATION NUMBER TO PROCESS ORDER.
- The Buyer is responsible for inspecting the equipment upon delivery and documenting any damage in writing on the delivery tickets. Signing delivery tickets without the notation of damage or missing items deems the equipment acceptable.
- The pricing is expressly contingent upon the items in this quotation & is subject all terms stated herein, including all attached Veolia Water Technologies, Inc. Standard Terms of Sale. No additional terms contained within Owner's and/or Engineer's Plans, Specifications & Purchase Orders shall apply to nor become a part of this Quote.
- Except in the case where there are active, applicable, and mutually executed terms and conditions in place between Veolia and Purchaser prior to issuance of this Quotation, the Parts and/or Services provided are subject to the terms and conditions linked above. These terms and conditions will not change, but please print and include with your records if necessary.



STAFF MEMO

Village of Jackson Public Works

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator

CC: Board of Public Works; Budget and Finance; Village Board

From: Jack Straehler, Director of Public Works

Subject: Review of Bids – Glen Brooke Drive and Jackson Drive Path Project

Meeting Date: June 24, 2025

Background and Analysis:

As part of the 2025 Capital Improvement Plan (CIP), \$125,000 was budgeted for the reconstruction of the Jackson Drive path. Additionally, the CIP includes a proposed budget of \$140,000 in 2029 for the future reconstruction of the Glen Brooke Drive path.

Upon review and on-site inspection of both paths, it is my determination that the Glen Brooke Drive path is currently in worse condition and should be prioritized for reconstruction this year.

Bids were received from four contractors for the reconstruction of both paths. In addition, I asked all four contractors to submit proposals for preventative maintenance services specific to the Jackson Drive path.

Funding for this project will come from Account Number:
600-00-56700-400-000 (Capital Projects Repair / Construct)

Recommendation:

I recommend the Village proceed as follows:

- Award the reconstruction of the Glen Brooke Drive path to Poblocki Paving in the amount of \$88,505.00 with as needed undercutting at \$48.00/Ton.
- Award preventative maintenance work for the Jackson Drive path to Johnson and Sons Paving in the amount of \$7,300.00.

By proceeding with these two proposals, the Village will address both path segments this year appropriately based on current conditions and will complete the work for a total cost of approximately \$95,805, which is approximately \$29,000.00 under the 2025 budgeted amount. By completing work on both paths this year, we can reevaluate allocations of path funds in future years.

If you have any questions, please let me know.

JS



Taking the lead in Washington County

Bid Tabulation

Address / Location	Work Type	Contractor	Price
Glen Brooke Drive Path	Complete Reconstruction	Poblocki Paving	\$88,505.00 \$48/Ton Undercutting
Glen Brooke Drive Path	Complete Reconstruction	Johnson & Sons	\$89,229.00 \$55/Ton Undercutting
Glen Brooke Drive Path	Complete Reconstruction	PLM Paving	\$109,340.00 \$72/Ton Undercutting
Glen Brooke Drive Path	Complete Reconstruction	Pro2Pave	\$117,044.00 \$45/Ton Undercutting
Glen Brooke Drive Path	Profile Mill / Pave	PLM Paving	\$77,756.00

Address / Location	Work Type	Contractor	Price
Jackson Drive Path	Maintenance	Johnson & Sons	\$7,300.00
Jackson Drive Path	Maintenance	PoblockI Paving	\$9,803.00
Jackson Drive Path	Maintenance	PLM Paving	\$9,300.00 or \$9,900.00 (Depending on scope of work)
Jackson Drive Path	Maintenance	Pro2Pave	\$13,500.00

Address / Location	Work Type	Contractor	Price
Jackson Drive Path	Complete Reconstruction	Poblocki Paving	\$63,174.00 \$48/Ton Undercutting
Jackson Drive Path	Complete Reconstruction	Johnson & Sons	\$66,251.00 \$55/Ton Undercutting
Jackson Drive Path	Complete Reconstruction	PLM Paving	\$78,685.00 \$72/Ton Undercutting
Jackson Drive Path	Complete Reconstruction	Pro2Pave	\$88,744.00 \$45/Ton Undercutting
Jackson Drive Path	Profile Mill / Pave	PLM Paving	\$58,525.00

Poblocki Paving
16363 W. Ryerson Road
New Berlin, WI 53151
Contact: Bob Opie
Cell: 414-788-0937
Email: ropie@poblockipaving.com

**VILAGE OF JACKSON
REQUEST FOR QUOTES
Gleen Brooke Drive Path Project**

The Village of Jackson is requesting a quote for repaving the existing path along Glen Brooke Drive between Glen Hill Drive. and Sherman Road. The project area consists of pulverizing, grade, and pave in the same location of the existing path. The installation of landscape restoration will be part of the project. The completed quote shall be returned to the Director of Public Works on or before **4:00 PM on Friday, June 06, 2025.**

Background Information

1. The asphalt path was constructed when the subdivision was developed.
2. The path is located along Glen Brooke Drive starting at a point 120 ft south of Glen Hill Drive to Sherman Road. The path has a length of 2,840 ft and varies from 9 ft to 10 ft in width. The path is approximately 28,400 square feet.

Description of Work

1. Path – Pulverize, Grade and Pave:

- a) Use the access point from Sherman Road to pulverize, grade, and pave the path.
- b) Saw cut joints parallel to path at all driveway/road crossings.
- c) Pulverize existing asphalt surface, proof roll, remove/rebuild bad areas, fine grade, water, and compact pulverized base.
- d) Finished stone grades to be surveyed prior to paving to ensure water will drain.
- e) Pave 3 inches of compacted hot mix asphalt, 5 LT mix design, and machine roll for proper compaction.

2. Undercutting Needed

- a) If undercutting is needed pending a proof roll and Village of Jackson approval, the price will include excavation to a depth of 10 inches, remove spoils from site, install 10 inches stone base at \$ 48.00 /ton and compact. Material installed and spoils disposed of, will be charged per ton of stone installed and per load of spoils dumped with load tickets provided to the Village.

3. Landscape Restoration

- a) Landscape restoration to include backfill along the path on both sides using topsoil, seed, mulch, and straw matting.

Quote Details	Time & Materials Cost, Not to Exceed
Path – Pulverize, Grade & Path	\$ 78,148.00
Undercutting Per Ton	\$ 48.00
Landscape Restoration	\$ 10,357.00
Extra	\$
Total Project Cost	\$ 88,505.00

The final project approval occurs on Tuesday, July 08, 2025. The project could start as early as Wednesday, July 09, 2025. Final completion of the project on or before Friday, October 31, 2025

If you have any questions about this Request for Quote or if you would like to review the project in detail. I can be reached at 262-677-0707 X 511 or e-mail jack.straehler@villageofjacksonwi.gov. Bid award information is available upon request after the June 06, 2025, submittal deadline.

Sincerely,



Jack Straehler, Director of Public Works

Enclosed Map

Glen Hill Drive

Glen Brooke Drive

0 0.03 0.05 0.1 Miles

Sherman Road



Johnson & Sons Paving Co
N91W13906 Warren St
Menomonee Falls, WI 53051

Johnson & Sons Paving Co.
N91W13906 Warren St
Menomonee Falls, WI 53051
Phone: 262-251-5585
Fax: 262-251-3477

Web: www.johnsonandsonspaving.com

QUOTE #: 42191

Job Site: Jackson Drive Path Project
Jackson Drive
Jackson, WI 53037

Send To:
Jack Straehler
Village of Jackson.
W194 N16660 Eagle Drive
Jackson, WI 53037

Proposal Date: Jun 5, 2025
Sales Person: Phil Laper
Net Terms: Due Upon Completion
Phone #: 262-677-0707
Mobile #: 262-305-5012
Email: jack.straehler@villageofjacksonwi.gov

Service:	Price
Tack and Asphalt Hot Patch Blow out and clean areas to be hot patched that cracks are to large to crack fill or take care of all trip hazard areas. Apply a tack coat or bonding agent to the existing pavement surface. Patch with hot mix asphalt not to exceed 10 tons.	\$ 4,180.00
Sealcoat Commercial Clean entire pavement and cracks of weeds and debris with power blowers, power steel brooms and truck mounted sweepers. Proper cleaning will assure maximum adhesion of crack-filler and sealer. Fill major cracks, 1/4" or larger with Crafcro Parking Lot Sealant Type 1 hot rubberized crack-filler. Crack filler to be applied by heated wand and/or banding machines. (Crack-filler is not a substitute for repairing alligatored/destroyed areas of asphalt and will not be filled). Apply two coats of commercial grade Polymer Modified Star Micro-Pave Sealer (Asphalt Emulsion) to the entire pavement surface. Fine silica sand (4020 Industrial Quartz) and Macro-Flex latex polymer are mixed with the sealer to increase the durability and traction to the asphalt surface. Areas near garage doors, concrete and edges will be applied by brush to avoid getting sealer on unwanted areas. The rest of the areas will be applied by spray and/or a powered squeegee machine.	\$ 3,120.00
Total: \$ 7,300.00	

Important Notes: This proposal is good for 30 days.

Johnson & Sons Paving Co.
Phil Laper
plaper@johnsonandsonspaving.com

Please review attached terms and conditions.

That in consideration of Johnson & Sons Paving , extension of credit to the above described customer, the undersigned personally agrees and guarantees to pay any balance due from the customer and any and all expenses, including court costs, legal and administrative expenses and attorney fees paid or incurred by Johnson & Sons Paving endeavoring to collect the sums owed by customer.

Customer Signature: _____ Date: _____

Estimate #: 42191

**VILAGE OF JACKSON
REQUEST FOR QUOTES
Jackson Drive Path Project**

The Village of Jackson is requesting a quote for pavement maintenance to the existing path along Jackson Drive starting at Hickory Park to Sherman Road. The completed quote shall be returned to the Director of Public Works on or before 4:00 PM on Friday, June 06, 2025.

Background Information

1. The asphalt path was constructed when the subdivision was developed.
2. The path is along Jackson Drive starting 1,000 ft south of Hickory Lane to Sherman Road. The path has a length of 1,950 ft and varies from 9 ft to 10 ft in width. The path is approximately 19,500 square feet.

Description of Work

1. **Path – Routing, Crack Filling, Seal Coating**
 - a) Use the access point from Sherman Road to route & fill all cracks and seal the path.
 - b) Machine route all cracks to a minimum depth of 3/4"
 - c) Crack fill all cracks with asphalt joint sealer.
 - d) Apply mastic to any cracks or gaps wider than 2"
 - e) Seal entire path

Quote Details	Time & Materials Cost, Not to Exceed
Routing & Crack Filling	\$ 780.00
Mastic 10 Ton Tack and Patch	\$ 4,180.00
Seal Coat (Two Coats)	\$ 2,340.00
Extra	\$

The final project approval occurs on Tuesday, July 08, 2025. The project could start as early as Wednesday, July 09, 2025. Final completion of the project on or before Friday, October 31, 2025

If you have any questions about this Request for Quote or if you would like to review the project in detail. I can be reached at 262-677-0707 X 511 or e-mail jack.straehler@villageofjacksonwi.gov. Bid award information is available upon request after the June 06, 2025, submittal deadline.

Sincerely,



Jack Straehler, Director of Public Works

Enclosed Map





STAFF MEMO

Village of Jackson Public Works

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator

CC: Board of Public Works; Budget and Finance; Village Board

From: Jack Straehler, Director of Public Works

Subject: 2025-2026 Contract Amendment #2 – Gremmer and Associates

Meeting Date: June 24, 2025

Background and Analysis:

This memo is to inform the Board of the estimated engineering and design cost associated with the proposed 2026 Eagle Drive reconstruction project.

The Village currently holds a professional services agreement with Gremmer and Associates in the amount of \$193,450 for engineering and design services related to the 2026 street reconstruction of Hawthorn, Aspen, and Linden.

This Contract Amendment #2 proposes to expand the scope of services to include design and construction engineering for the proposed 2026 Eagle Drive reconstruction project. Gremmer and Associates has provided the following options and associated fees for this additional work scope:

- Rural reconstruction: \$78,175.00
- Rural reconstruction with sidewalk: \$93,990.00
- Urban reconstruction with sidewalk and storm sewer: \$108,375.00

Funding for this contract will come from Account Numbers:
600-00-56700-000-000 (Miscellaneous Capital Projects)
300-00-17600-000-380 (Sewer Construction Work)
200-00-18600-395-000 (Water Construction Work)

After reviewing the proposed alternatives, urban reconstruction with sidewalk and storm sewer will provide the most comprehensive long-term benefit and align with the Village's infrastructure standards and goals.

If you have any questions, please let me know.

JS

Recommendation:

I recommend the Board approve the 2025-2026 contract amendment #2 with Gremmer & Associates for engineering services for a total amount of \$301,825.00.



June 18, 2025

Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037

Attention: Mr. Jack Straehler
Director of Public Works

Subject: Hickory Lane
Contract Amendment No. 2

Dear Mr. Straehler:

The following is Contract Amendment No. 2 for the subject project. The original contract dated October 26, 2023, and Amendment No. 1 dated 12/11/2024 is amended as follows:

SCOPE OF SERVICES – ALT. 1 (RURAL RECONSTRUCT – NO SIDEWALK)

1. Survey.
 - a. Topographic/utility/right-of-way survey and corresponding base map for Eagle Drive from Hickory Lane to STH 60.
2. Preliminary and final roadway and drainage design/plans for the reconstruction of Eagle Drive from approximately 350' north of Hickory Lane to the southern roundabout limits at STH 60.
 - a. Scope assumes a rural roadway section with 5' paved shoulders.
 - b. Scope assumes the roadway will continue to be drained via roadside ditches (no storm sewer).
 - c. Scope assumes the existing culverts under Eagle Drive just north of Spruce Street will not be replaced or extended.
3. Preliminary and final sanitary sewer and water main design
 - a. Sanitary sewer design/plans scope is limited to removal and replacement of the existing sanitary sewer manhole cone including castings (no improvements to the mainline pipe or laterals).
 - b. Water main design/plans scope is limited to removal and replacement of existing curb stop boxes, and adjustment of water valve boxes.
7. WDNR/USACE coordination.
 - a. Add the additional Eagle Drive reconstruction project to the WDNR Notice of Intent for Stormwater Discharges (NOI) for the 2026 let project.
 - b. Prepare and submit WDNR/USACE General Permit for the let 2026 project. Scope assumes any wetland impacts will be able to be permitted via the General Permit; and that wetland determination, mitigation, jurisdictional determination and/or artificial wetland exemption/classification will not be required. Individual permits will be considered additional services.

6. Street Lighting design (sublet to KL Engineering).
 - a. Preliminary and final design for continuous street lighting along one side of Eagle Drive from Hickory Lane to STH 60.
 - b. Street lighting poles and fixtures will match the recent Village of Jackson poles/fixtures installed along Spruce Street.
7. Bid documents and bidding
 - a. Scope assumes the Eagle Drive reconstruction will be added to the project specific specifications and bid related documents for the 2026 construction project along Linden Drive, Aspen Drive and Hawthorn Drive.

SCOPE OF SERVICES – ALT. 2 (RURAL RECONSTRUCT – WITH SIDEWALK ALONG EAST SIDE)

1. Same scope of services as Alt. 1, except for the following modifications:
 - a. Add sidewalk along the east side of Eagle Drive.
 - b. Add a two-parcel r/w plat for any required land acquisition (permanent r/w or easements) from the Piggly Wiggly and Ace Hardware properties.

SCOPE OF SERVICES – ALT. 3 (URBAN RECONSTRUCT)

1. Same scope of services as Alt. 1, except for the following modifications:
 - a. Scope is based on an urban section with curb and gutter, storm sewer, and sidewalk along the east side of the road.
 - b. Stormwater management planning/design for the Eagle Drive corridor, in order to comply with any applicable post-construction performance standards (either WDNR or Village of Jackson standards). The scope of the project assumes the post-construction performance standards will be accomplished through catch basins, grass swales, or biofilters within the limits of the project corridor. Design of an offsite detention pond is not included in the scope.
 - c. Prepare a two-parcel r/w plat for any required land acquisition (permanent r/w or easements) from the Piggly Wiggly and Ace Hardware properties.
 - d. Water main design/plans scope is limited to offsets required for storm sewer conflicts, removal and replacement of existing curb stop boxes, and adjustment of water valve boxes.

COMPENSATION

ENGINEER will be compensated by the OWNER for work outlined in the Scope of Services a lump sum amount for the selected alternative as follows:

Alt. 1: Rural reconstruct – no sidewalk = \$78,175 (includes \$17,871 sublet to KL Engineering)

Alt. 2: Rural reconstruct – with sidewalk = \$93,990 (includes \$17,871 sublet to KL Engineering)

Alt. 3: Urban reconstruct = \$108,375 (include \$17,871 sublet to KL Engineering)

Contract Amendment No. 2 increases the lump sum fee for the project from \$193,450 (Original w/ Amendment No. 1) to the following (based on the selected alternative):

Alt. 1: Rural reconstruct – no sidewalk = \$271,625

Alt. 2: Rural reconstruct – with sidewalk = \$287,440

Alt. 3: Urban reconstruct = \$301,825

AUTHORIZATION AND TIMING

A receipt of a signed copy of the CONTRACT AMENDMENT shall be considered as authorization to proceed with the services described.

For the ENGINEER

Accepted by the OWNER



Jeff Chvosta, Vice President
Gremmer & Associates, Inc.

Jack Straehler
Director of Public Works

6/18/25
Date

Date

Village of Jackson Community Center Addition
Application and Certification for Payment
June 2025 Summary



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

Attn: Tyler Mentzel, Parks and Recreation Director

RE: Jackson Community Center Addition
Project Pay Application #13
MCS Project # 23033

Enclosed for your use in payment to Moore Construction Services is Pay Application #13 for \$108,416.85.

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 "JMK", is written over a light gray horizontal line.

Jason M. Kruchko
Moore Construction Services
Project Manager

Enclosed: AIA G702-1992 Application and Certificate for Payment #13 dated June 23, 2025

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: 13 PERIOD TO: 6/30/2025 CONTRACT FOR: Jackson Community Center CONTRACT DATE: 8/8/2023 PROJECT NOS: 23033 / / INVOICE NO: 3831	Distribution to: OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER ☐
FROM CONTRACTOR: Moore Construction Services LLC W146 N5650 Enterprise Avenue Menomonee Falls, WI 53051	VIA ARCHITECT:		

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)	\$	5,571,568.00
5. RETAINAGE:		
a. <u>5</u> % of Completed Work (Columns D + E on G703)	\$	278,578.40
b. <u>0</u> % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$	278,578.40
6. TOTAL EARNED LESS RETAINAGE	\$	5,292,989.60
(Line 4 minus Line 5 Total)		5,184,572.75
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	108,416.85
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	388,895.40

CHANGE ORDER SUMMARY		
Total changes approved in previous months by Owner	\$ 300,075.00	\$ 300,075.00
Total approved this month	\$ 0.00	\$ 0.00
TOTAL	\$ 300,075.00	\$ 300,075.00
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

Date: 6/23/25

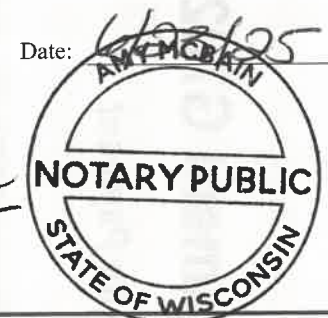
State of: WI

County of: Waukesha

Subscribed and sworn to before me this 23 day of June

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

(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: _____

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.

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: 13
APPLICATION DATE: 6/23/2025
PERIOD TO: 6/30/2025
ARCHITECT'S PROJECT NO: 23033

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G		H BALANCE TO FINISH (C – G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
01	Concrete	326,528.00	322,704.00	0.00	0.00	322,704.00	99	3,824.00	16,135.20
02	Concrete Floor	2,995.00	2,995.00	0.00	0.00	2,995.00	100	0.00	149.75
03	Masonry	168,168.00	158,428.00	9,740.00	0.00	168,168.00	100	0.00	8,408.40
04	Metal Fabrications	383,684.00	383,684.00	0.00	0.00	383,684.00	100	0.00	19,184.20
05	Colf Form Framing & Gyp	399,101.00	399,101.00	0.00	0.00	399,101.00	100	0.00	19,955.05
06	General Trades & Carpentry	544,552.00	544,552.00	0.00	0.00	544,552.00	100	0.00	27,227.60
07	Roofing	366,500.00	366,500.00	0.00	0.00	366,500.00	100	0.00	18,325.00
08	EIFS	106,869.00	106,869.00	0.00	0.00	106,869.00	100	0.00	5,343.45
09	Air Barrier	43,600.00	43,600.00	0.00	0.00	43,600.00	100	0.00	2,180.00
10	Aluminum Storefront Systems	294,902.00	287,402.00	0.00	0.00	287,402.00	97	7,500.00	14,370.10
11	Safety Laminates	76,293.00	76,293.00	0.00	0.00	76,293.00	100	0.00	3,814.65
12	Tile & Flooring	140,417.00	140,417.00	0.00	0.00	140,417.00	100	0.00	7,020.85
13	Acoustical Ceiling Tile	94,776.00	94,776.00	0.00	0.00	94,776.00	100	0.00	4,738.80
14	Wall Coverings & Painting	95,546.00	94,246.00	1,300.00	0.00	95,546.00	100	0.00	4,777.30
15	Fire Suppression	51,000.00	51,000.00	0.00	0.00	51,000.00	100	0.00	2,550.00
16	Plumbing	207,506.00	207,506.00	0.00	0.00	207,506.00	100	0.00	10,375.30
17	HVAC	498,717.00	498,717.00	0.00	0.00	498,717.00	100	0.00	24,935.85
18	Electrical	299,091.00	299,091.00	0.00	0.00	299,091.00	100	0.00	14,954.55
19	Low Voltage	121,208.00	121,208.00	0.00	0.00	121,208.00	100	0.00	6,060.40
20	Earthwork	169,162.00	169,162.00	0.00	0.00	169,162.00	100	0.00	8,458.10
21	Pavement	68,530.00	62,730.00	5,800.00	0.00	68,530.00	100	0.00	3,426.50
22	Fencing	148,115.00	54,000.00	57,087.00	0.00	111,087.00	75	37,028.00	5,554.35
	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.

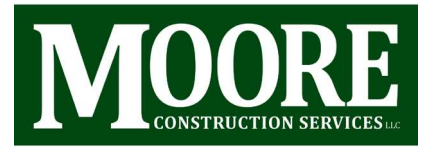
APPLICATION NO: 13
APPLICATION DATE: 6/23/2025
PERIOD TO: 6/30/2025
ARCHITECT'S PROJECT NO: 23033

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	Landscaping & Retaining Wall	68,329.00	58,241.00	10,088.00	0.00	68,329.00	100	0.00	3,416.45
24	Utilities	112,534.00	112,534.00	0.00	0.00	112,534.00	100	0.00	5,626.70
25	Artificial Surfacing	66,086.00	41,086.00	0.00	0.00	41,086.00	62	25,000.00	2,054.30
26	Wood Floor Rein & Stripe	20,387.00	20,387.00	0.00	0.00	20,387.00	100	0.00	1,019.35
27	General Conditions	331,763.00	331,763.00	0.00	0.00	331,763.00	100	0.00	16,588.15
28	Performance Bond	54,000.00	54,000.00	0.00	0.00	54,000.00	100	0.00	2,700.00
29	Building Permit	11,902.00	11,902.00	0.00	0.00	11,902.00	100	0.00	595.10
30	Construction Managment Fee	319,994.00	289,886.00	30,108.00	0.00	319,994.00	100	0.00	15,999.70
31	Liability Insurance	43,065.00	43,065.00	0.00	0.00	43,065.00	100	0.00	2,153.25
32	Owner Contingency	31,565.00	0.00	0.00	0.00	0.00	0	31,565.00	0.00
33	Allowance Testing Services; Soils & Concrete	10,000.00	4,600.00	0.00	0.00	4,600.00	46	5,400.00	230.00
34	Allowance Soil Borings	5,000.00	5,000.00	0.00	0.00	5,000.00	100	0.00	250.00
GRAND TOTAL		5,681,885.00	5,457,445.00	114,123.00	0.00	5,571,568.00	98	110,317.00	278,578.40

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101210ACD44



YOUR CONSTRUCTION PARTNER

**Partial
WAIVER OF LIEN**

Date: May 31, 2025

For value received, we hereby waive all rights and claims for lien on land and buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for

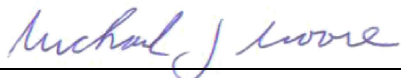
Village of Jackson, Owner
by
Moore Construction Services LLC, Contractor
For
Construction Management Services
same being situated in the State of Wisconsin, described as

Project #23033
Jackson Community Center
N168W20330 Hickory Lane
Jackson, WI 53037

for all labor, services, materials, plans or specifications performed, furnished or procured by undersigned for the erection, construction, alteration or repair of said building and appurtenances, **TO DATE.**

This Waiver also applies to rights and claims on any payment bond(s) furnished in conjunction with the project.

The Contractor also certifies that to the extent Contractor has previously received payment from Village of Jackson all of the Contractor's Subcontractors and Suppliers have been paid in full, and that this payment will be used to make all payments due Subcontractors and Suppliers. Contractor and the individual executing this Lien Waiver on behalf of Contractor personally, shall indemnify and defend Village of Jackson against any and all claims, costs, damages, liabilities (including reasonable attorneys' fees) arising out of any matters inconsistent with the foregoing certifications.

By 
Michael J. Moore
Moore Construction Services, LLC

PARTIAL LIEN WAIVER AND RELEASE

Check Date: 6-18-2025

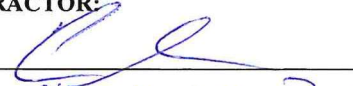
This Partial Lien Waiver and Release is submitted pursuant to the **Subcontractor Agreement** between Moore Construction Services, LLC ("Contractor") for the benefit of Village of Jackson ("Owner") and **All-Ways Contractors** ("Subcontractor"), for the project known as **Jackson Community Center** (the "Project") located at N168W20330 Hickory Lane, Jackson, Wisconsin (the "Property") with respect to the work to be performed by Subcontractor ("Work").

This Partial Lien Waiver and Release is also submitted pursuant to Subcontractor's Application for Payment for landscaping and retaining wall labor, materials and equipment installed in or furnished for the Project TO DATE and Subcontractor hereby waives the Project, the Property and Owner from any and all claims, liens, mechanic's liens, right to liens, and obligations furnished by or through the Application Date, on the Project, except as set forth below.

- (1) The Subcontractor has performed all Work through the date of the Application for Payment, pursuant to the terms and conditions of the Subcontract Documents.
- (2) Any and all subcontractors, laborers, suppliers and materialmen that have provided labor, material or services to the Subcontractor for use or incorporation into the construction of the improvements to the Property are listed in Subcontractor's Application for Payment.
- (3) All sums due by Subcontractor to subcontractors or any other party for labor, materials or services used or incorporated into the improvements to the Property, and for which Subcontractor has previously received payment, have been paid and satisfied in full, and there are no outstanding claims of any character arising out of, or related to, Subcontractor's activities on, or improvements to, the Property, except as set forth below.
- (4) Subcontractor is not aware of any claims which may arise against Contractor and/or Owner for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of any of Subcontractor's activities or construction work on the Property.
- (5) There are no known Claims of Lien, Preliminary Notices of Lien, or any suits or claims for payment, loss or damage of any kind, nature or description which might constitute a lien upon the Property as of the date of this Partial Lien Waiver and Release Upon Payment, except as set forth below.
- (6) This Partial Lien Waiver and Release constitutes a representation by the undersigned, for and on behalf of the Subcontractor, that the payment referenced above constitutes full and complete payment for all work performed through the date of the Application for Payment, except as set forth below.
- (7) Subcontractor will indemnify and save harmless Contractor and Owner from any claim, demand, lien or right to lien, and to defend all actions arising out of the same, and to pay any costs, expenses and attorneys' fees incurred by Contractor and/or Owner in connection therewith.
- (8) The Subcontractor certifies and represents that there are sufficient funds remaining in the Subcontract Sum to complete the Project in accordance with the Subcontract Documents.
- (9) Below is a list of items which serve as an exception to the representations set forth herein (items not listed are waived irrevocably):

The undersigned warrants and represents that he or she has full authority to execute this Partial Lien Waiver and Release.

* Through Pay App # 2

SUBCONTRACTOR:Signature: Name & Title: Chris Nicholas PcsDate: 6-19-25

Please sign and return this form via:

E-Mail: rachael@moore-cs.com

Check mailed 6/19/2025

PARTIAL LIEN WAIVER AND RELEASE

Check Date: 6-18-2025

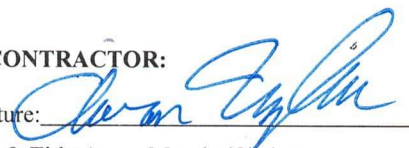
This Partial Lien Waiver and Release is submitted pursuant to the **Subcontractor Agreement** between Moore Construction Services, LLC ("Contractor") for the benefit of Village of Jackson ("Owner") and **Applewood Plastering Services** ("Subcontractor"), for the project known as **Jackson Community Center** (the "Project") located at N168W20330 Hickory Lane, Jackson, Wisconsin (the "Property") with respect to the work to be performed by Subcontractor ("Work").

This Partial Lien Waiver and Release is also submitted pursuant to Subcontractor's Application for Payment for EIFS labor, materials and equipment installed in or furnished for the Project TO DATE and Subcontractor hereby waives the Project, the Property and Owner from any and all claims, liens, mechanic's liens, right to liens, and obligations furnished by or through the Application Date, on the Project, except as set forth below.

- (1) The Subcontractor has performed all Work through the date of the Application for Payment, pursuant to the terms and conditions of the Subcontract Documents.
- (2) Any and all subcontractors, laborers, suppliers and materialmen that have provided labor, material or services to the Subcontractor for use or incorporation into the construction of the improvements to the Property are listed in Subcontractor's Application for Payment.
- (3) All sums due by Subcontractor to subcontractors or any other party for labor, materials or services used or incorporated into the improvements to the Property, and for which Subcontractor has previously received payment, have been paid and satisfied in full, and there are no outstanding claims of any character arising out of, or related to, Subcontractor's activities on, or improvements to, the Property, except as set forth below.
- (4) Subcontractor is not aware of any claims which may arise against Contractor and/or Owner for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of any of Subcontractor's activities or construction work on the Property.
- (5) There are no known Claims of Lien, Preliminary Notices of Lien, or any suits or claims for payment, loss or damage of any kind, nature or description which might constitute a lien upon the Property as of the date of this Partial Lien Waiver and Release Upon Payment, except as set forth below.
- (6) This Partial Lien Waiver and Release constitutes a representation by the undersigned, for and on behalf of the Subcontractor, that the payment referenced above constitutes full and complete payment for all work performed through the date of the Application for Payment, except as set forth below.
- (7) Subcontractor will indemnify and save harmless Contractor and Owner from any claim, demand, lien or right to lien, and to defend all actions arising out of the same, and to pay any costs, expenses and attorneys' fees incurred by Contractor and/or Owner in connection therewith.
- (8) The Subcontractor certifies and represents that there are sufficient funds remaining in the Subcontract Sum to complete the Project in accordance with the Subcontract Documents.
- (9) Below is a list of items which serve as an exception to the representations set forth herein (items not listed are waived irrevocably):

The undersigned warrants and represents that he or she has full authority to execute this Partial Lien Waiver and Release.

SUBCONTRACTOR:

Signature: 

Name & Title: Aaron Myszka/Chairman

Date: 6/20/2025

Please sign and return this form via:

E-Mail: rachael@moore-cs.com

Check mailed 6/20/2025

PARTIAL LIEN WAIVER AND RELEASE

Check Date: 6-18-2025

This Partial Lien Waiver and Release is submitted pursuant to the **Subcontractor Agreement** between Moore Construction Services, LLC ("Contractor") for the benefit of Village of Jackson ("Owner") and **Baseman Bros, Inc.** ("Subcontractor"), for the project known as **Jackson Community Center** (the "Project") located at N168W20330 Hickory Lane, Jackson, Wisconsin (the "Property") with respect to the work to be performed by Subcontractor ("Work").

This Partial Lien Waiver and Release is also submitted pursuant to Subcontractor's Application for Payment for wood floor refinish labor, materials and equipment installed in or furnished for the Project TO DATE and Subcontractor hereby waives the Project, the Property and Owner from any and all claims, liens, mechanic's liens, right to liens, and obligations furnished by or through the Application Date, on the Project, except as set forth below.

- (1) The Subcontractor has performed all Work through the date of the Application for Payment, pursuant to the terms and conditions of the Subcontract Documents.
- (2) Any and all subcontractors, laborers, suppliers and materialmen that have provided labor, material or services to the Subcontractor for use or incorporation into the construction of the improvements to the Property are listed in Subcontractor's Application for Payment.
- (3) All sums due by Subcontractor to subcontractors or any other party for labor, materials or services used or incorporated into the improvements to the Property, and for which Subcontractor has previously received payment, have been paid and satisfied in full, and there are no outstanding claims of any character arising out of, or related to, Subcontractor's activities on, or improvements to, the Property, except as set forth below.
- (4) Subcontractor is not aware of any claims which may arise against Contractor and/or Owner for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of any of Subcontractor's activities or construction work on the Property.
- (5) There are no known Claims of Lien, Preliminary Notices of Lien, or any suits or claims for payment, loss or damage of any kind, nature or description which might constitute a lien upon the Property as of the date of this Partial Lien Waiver and Release Upon Payment, except as set forth below.
- (6) This Partial Lien Waiver and Release constitutes a representation by the undersigned, for and on behalf of the Subcontractor, that the payment referenced above constitutes full and complete payment for all work performed through the date of the Application for Payment, except as set forth below.
- (7) Subcontractor will indemnify and save harmless Contractor and Owner from any claim, demand, lien or right to lien, and to defend all actions arising out of the same, and to pay any costs, expenses and attorneys' fees incurred by Contractor and/or Owner in connection therewith.
- (8) The Subcontractor certifies and represents that there are sufficient funds remaining in the Subcontract Sum to complete the Project in accordance with the Subcontract Documents.
- (9) Below is a list of items which serve as an exception to the representations set forth herein (items not listed are waived irrevocably):

The undersigned warrants and represents that he or she has full authority to execute this Partial Lien Waiver and Release.

SUBCONTRACTOR:Signature: Vicki Marshall

Name & Title: Vicki Marshall, Vice President

Date: 06/19/2025

Please sign and return this form via:

E-Mail: rachael@moore-cs.com

Check mailed 6/19/2025

PARTIAL LIEN WAIVER AND RELEASE

Check Date: 6-11-2025

This Partial Lien Waiver and Release is submitted pursuant to the **Subcontractor Agreement** between Moore Construction Services, LLC ("Contractor") for the benefit of Village of Jackson ("Owner") and **Blair Commercial Painting, LLC** ("Subcontractor"), for the project known as **Jackson Community Center** (the "Project") located at N168W20330 Hickory Lane, Jackson, Wisconsin (the "Property") with respect to the work to be performed by Subcontractor ("Work").

This Partial Lien Waiver and Release is also submitted pursuant to Subcontractor's Application for Payment for wall coverings and painting labor, materials and equipment installed in or furnished for the Project TO DATE and Subcontractor hereby waives the Project, the Property and Owner from any and all claims, liens, mechanic's liens, right to liens, and obligations furnished by or through the Application Date, on the Project, except as set forth below.

- (1) The Subcontractor has performed all Work through the date of the Application for Payment, pursuant to the terms and conditions of the Subcontract Documents.
- (2) Any and all subcontractors, laborers, suppliers and materialmen that have provided labor, material or services to the Subcontractor for use or incorporation into the construction of the improvements to the Property are listed in Subcontractor's Application for Payment.
- (3) All sums due by Subcontractor to subcontractors or any other party for labor, materials or services used or incorporated into the improvements to the Property, and for which Subcontractor has previously received payment, have been paid and satisfied in full, and there are no outstanding claims of any character arising out of, or related to, Subcontractor's activities on, or improvements to, the Property, except as set forth below.
- (4) Subcontractor is not aware of any claims which may arise against Contractor and/or Owner for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of any of Subcontractor's activities or construction work on the Property.
- (5) There are no known Claims of Lien, Preliminary Notices of Lien, or any suits or claims for payment, loss or damage of any kind, nature or description which might constitute a lien upon the Property as of the date of this Partial Lien Waiver and Release Upon Payment, except as set forth below.
- (6) This Partial Lien Waiver and Release constitutes a representation by the undersigned, for and on behalf of the Subcontractor, that the payment referenced above constitutes full and complete payment for all work performed through the date of the Application for Payment, except as set forth below.
- (7) Subcontractor will indemnify and save harmless Contractor and Owner from any claim, demand, lien or right to lien, and to defend all actions arising out of the same, and to pay any costs, expenses and attorneys' fees incurred by Contractor and/or Owner in connection therewith.
- (8) The Subcontractor certifies and represents that there are sufficient funds remaining in the Subcontract Sum to complete the Project in accordance with the Subcontract Documents.
- (9) Below is a list of items which serve as an exception to the representations set forth herein (items not listed are waived irrevocably):

The undersigned warrants and represents that he or she has full authority to execute this Partial Lien Waiver and Release.

SUBCONTRACTOR:

Please sign and return this form via:

E-Mail: rachael@moore-cs.com

Check mailed 6/18/2025

Signature: _____

Name & Title: _____

Date: _____

W146 N5650 Enterprise Avenue | Menomonee Falls, WI 53051 | P: 262-345-1280

PARTIAL LIEN WAIVER AND RELEASE

Check Date: 6-18-2025

This Partial Lien Waiver and Release is submitted pursuant to the **Purchase Order# 799204** between Moore Construction Services, LLC ("Contractor") for the benefit of Village of Jackson ("Owner") and **Block Iron & Supply** ("Subcontractor"), for the project known as **Jackson Community Center** (the "Project") located at N168W20330 Hickory Lane, Jackson, Wisconsin (the "Property") with respect to the work to be performed by Subcontractor ("Work").

This Partial Lien Waiver and Release is also submitted pursuant to Subcontractor's Application for Payment for doors, frames, hardware and toilet accessories labor, materials and equipment installed in or furnished for the Project TO DATE and Subcontractor hereby waives the Project, the Property and Owner from any and all claims, liens, mechanic's liens, right to liens, and obligations furnished by or through the Application Date, on the Project, except as set forth below.

- (1) The Subcontractor has performed all Work through the date of the Application for Payment, pursuant to the terms and conditions of the Subcontract Documents.
- (2) Any and all subcontractors, laborers, suppliers and materialmen that have provided labor, material or services to the Subcontractor for use or incorporation into the construction of the improvements to the Property are listed in Subcontractor's Application for Payment.
- (3) All sums due by Subcontractor to subcontractors or any other party for labor, materials or services used or incorporated into the improvements to the Property, and for which Subcontractor has previously received payment, have been paid and satisfied in full, and there are no outstanding claims of any character arising out of, or related to, Subcontractor's activities on, or improvements to, the Property, except as set forth below.
- (4) Subcontractor is not aware of any claims which may arise against Contractor and/or Owner for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of any of Subcontractor's activities or construction work on the Property.
- (5) There are no known Claims of Lien, Preliminary Notices of Lien, or any suits or claims for payment, loss or damage of any kind, nature or description which might constitute a lien upon the Property as of the date of this Partial Lien Waiver and Release Upon Payment, except as set forth below.
- (6) This Partial Lien Waiver and Release constitutes a representation by the undersigned, for and on behalf of the Subcontractor, that the payment referenced above constitutes full and complete payment for all work performed through the date of the Application for Payment, except as set forth below.
- (7) Subcontractor will indemnify and save harmless Contractor and Owner from any claim, demand, lien or right to lien, and to defend all actions arising out of the same, and to pay any costs, expenses and attorneys' fees incurred by Contractor and/or Owner in connection therewith.
- (8) The Subcontractor certifies and represents that there are sufficient funds remaining in the Subcontract Sum to complete the Project in accordance with the Subcontract Documents.
- (9) Below is a list of items which serve as an exception to the representations set forth herein (items not listed are waived irrevocably):

The undersigned warrants and represents that he or she has full authority to execute this Partial Lien Waiver and Release.

SUBCONTRACTOR:

Signature: _____

Name & Title: Jennifer Treleven Accounting MgrDate: June 18, 2025

Please sign and return this form via:

E-Mail: rachael@moore-cs.com

Check mailed 6/19/2025

PARTIAL LIEN WAIVER AND RELEASE

Check Date: 6-18-2025

This Partial Lien Waiver and Release is submitted pursuant to the **Subcontractor Agreement** between Moore Construction Services, LLC ("Contractor") for the benefit of Village of Jackson ("Owner") and **Circle Electric, Inc.** ("Subcontractor"), for the project known as **Jackson Community Center** (the "Project") located at N168W20330 Hickory Lane, Jackson, Wisconsin (the "Property") with respect to the work to be performed by Subcontractor ("Work").

This Partial Lien Waiver and Release is also submitted pursuant to Subcontractor's Application for Payment for low voltage labor, materials and equipment installed in or furnished for the Project TO DATE and Subcontractor hereby waives the Project, the Property and Owner from any and all claims, liens, mechanic's liens, right to liens, and obligations furnished by or through the Application Date, on the Project, except as set forth below.

- (1) The Subcontractor has performed all Work through the date of the Application for Payment, pursuant to the terms and conditions of the Subcontract Documents.
- (2) Any and all subcontractors, laborers, suppliers and materialmen that have provided labor, material or services to the Subcontractor for use or incorporation into the construction of the improvements to the Property are listed in Subcontractor's Application for Payment.
- (3) All sums due by Subcontractor to subcontractors or any other party for labor, materials or services used or incorporated into the improvements to the Property, and for which Subcontractor has previously received payment, have been paid and satisfied in full, and there are no outstanding claims of any character arising out of, or related to, Subcontractor's activities on, or improvements to, the Property, except as set forth below.
- (4) Subcontractor is not aware of any claims which may arise against Contractor and/or Owner for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of any of Subcontractor's activities or construction work on the Property.
- (5) There are no known Claims of Lien, Preliminary Notices of Lien, or any suits or claims for payment, loss or damage of any kind, nature or description which might constitute a lien upon the Property as of the date of this Partial Lien Waiver and Release Upon Payment, except as set forth below.
- (6) This Partial Lien Waiver and Release constitutes a representation by the undersigned, for and on behalf of the Subcontractor, that the payment referenced above constitutes full and complete payment for all work performed through the date of the Application for Payment, except as set forth below.
- (7) Subcontractor will indemnify and save harmless Contractor and Owner from any claim, demand, lien or right to lien, and to defend all actions arising out of the same, and to pay any costs, expenses and attorneys' fees incurred by Contractor and/or Owner in connection therewith.
- (8) The Subcontractor certifies and represents that there are sufficient funds remaining in the Subcontract Sum to complete the Project in accordance with the Subcontract Documents.
- (9) Below is a list of items which serve as an exception to the representations set forth herein (items not listed are waived irrevocably):

The undersigned warrants and represents that he or she has full authority to execute this Partial Lien Waiver and Release.

SUBCONTRACTOR:

Signature: _____

Ryan Kastanek

Digitally signed by Ryan Kastanek
DN: cn=Ryan Kastanek, email=ryan.kastanek@circleelectric.com,
ou=Circle Electric, Inc., c=US
Reason: I am approving this document
Date: 2025.06.24 10:30:41-05'00'

Name & Title: Ryan Kastanek, President _____

Date: 6.19.2025 _____

Please sign and return this form via:

E-Mail: rachael@moore-cs.com

PARTIAL LIEN WAIVER AND RELEASE

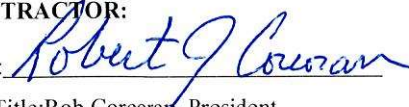
Check Date: 6-18-2025

This Partial Lien Waiver and Release is submitted pursuant to the **Subcontractor Agreement** between Moore Construction Services, LLC ("Contractor") for the benefit of Village of Jackson ("Owner") and **Corcoran Glass, LLC** ("Subcontractor"), for the project known as **Jackson Community Center** (the "Project") located at N168W20330 Hickory Lane, Jackson, Wisconsin (the "Property") with respect to the work to be performed by Subcontractor ("Work").

This Partial Lien Waiver and Release is also submitted pursuant to Subcontractor's Application for Payment for aluminum storefronts system labor, materials and equipment installed in or furnished for the Project TO DATE and Subcontractor hereby waives the Project, the Property and Owner from any and all claims, liens, mechanic's liens, right to liens, and obligations furnished by or through the Application Date, on the Project, except as set forth below.

- (1) The Subcontractor has performed all Work through the date of the Application for Payment, pursuant to the terms and conditions of the Subcontract Documents.
- (2) Any and all subcontractors, laborers, suppliers and materialmen that have provided labor, material or services to the Subcontractor for use or incorporation into the construction of the improvements to the Property are listed in Subcontractor's Application for Payment.
- (3) All sums due by Subcontractor to subcontractors or any other party for labor, materials or services used or incorporated into the improvements to the Property, and for which Subcontractor has previously received payment, have been paid and satisfied in full, and there are no outstanding claims of any character arising out of, or related to, Subcontractor's activities on, or improvements to, the Property, except as set forth below.
- (4) Subcontractor is not aware of any claims which may arise against Contractor and/or Owner for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of any of Subcontractor's activities or construction work on the Property.
- (5) There are no known Claims of Lien, Preliminary Notices of Lien, or any suits or claims for payment, loss or damage of any kind, nature or description which might constitute a lien upon the Property as of the date of this Partial Lien Waiver and Release Upon Payment, except as set forth below.
- (6) This Partial Lien Waiver and Release constitutes a representation by the undersigned, for and on behalf of the Subcontractor, that the payment referenced above constitutes full and complete payment for all work performed through the date of the Application for Payment, except as set forth below.
- (7) Subcontractor will indemnify and save harmless Contractor and Owner from any claim, demand, lien or right to lien, and to defend all actions arising out of the same, and to pay any costs, expenses and attorneys' fees incurred by Contractor and/or Owner in connection therewith.
- (8) The Subcontractor certifies and represents that there are sufficient funds remaining in the Subcontract Sum to complete the Project in accordance with the Subcontract Documents.
- (9) Below is a list of items which serve as an exception to the representations set forth herein (items not listed are waived irrevocably):

The undersigned warrants and represents that he or she has full authority to execute this Partial Lien Waiver and Release.

SUBCONTRACTOR:Signature: 

Name & Title: Rob Corcoran President _____

Date: 6-18-25 _____

Please sign and return this form via:

E-Mail: rachael@moore-cs.com

Check mailed 6/19/2025

FINAL LIEN WAIVER & RELEASE

Check Date:

Pursuant to the terms and conditions of the **Subcontractor Agreement** and amendments or modifications thereof, if any (the "Agreement"), between Moore Construction Services, LLC ("Contractor") and **Elevated Identity, Inc.** ("Subcontractor") for the work as defined in the Agreement (the "Work") for the benefit of Village of Jackson ("Owner") for the project known as **Jackson Community Center** (the "Project") located at N168W20330 Hickory Lane, Jackson, Wisconsin (the "Property"), Subcontractor states as follows:

1. Subcontractor covenants, represents and warrants that:

(a) Subcontractor has paid or provided for the payment IN FULL for furnish and install signage labor, services and material relating to the Agreement, whether performed, rendered and furnished by any subcontractor, materialman, laborer or other person;

(b) There are no outstanding change orders, claims or demands or rights to liens against the Owner or Subcontractor, or against the Property arising out of said labor, services and materials, or otherwise, or arising out of the Agreement on the part of any person, firm or corporation, including any such subcontractor, materialmen, laborer or other person; and

(c) The Property is free of and from any and all claims, demands and liens arising out of the Agreement.

2. Subcontractor waives and releases for Subcontractor and, to the extent permitted by law, for Subcontractor's subcontractors, materialmen, laborers and all other persons furnishing services, labor or materials in connection with the Agreement, any and all claims or lien or rights to claims or liens that may now or hereafter exist or be claimed on or against the Owner or the Property for which or upon which the improvements were furnished, Subcontractor agrees to furnish upon demand a good and sufficient full and final lien waiver.

3. Subcontractor covenants and agrees:

(a) To indemnify and save harmless Contractor and/or Owner from any such claim, demand, lien or right to lien, and to defend all actions arising out of the same, and to pay any costs, expenses and attorneys' fees incurred by Contractor and/or Owner in connection therewith; and

(b) That any and all moneys received by the undersigned from Contractor shall be received by the undersigned as a trust fund, to be applied first for the purpose of paying for unpaid work performed, services rendered and materials furnished in connection with the Agreement, if any.

4. This Unconditional Final Lien Waiver and Release constitutes a representation by the undersigned, for and on behalf of the Subcontractor, that the payment referenced above constitutes full and complete payment for all Work performed on the Project.

The undersigned warrants and represents that he or she has full authority to execute this Unconditional Final Lien Waiver and Release.

SUBCONTRACTOR:

Signature: *Vito Parente*

Name &

Title: Vito Parente VP of Operations and PS

Date: 6-19-2025

Please sign and return this form via:

E-Mail: rachael@moore-cs.com

PARTIAL LIEN WAIVER AND RELEASE

Check Date: 6-11-2025

This Partial Lien Waiver and Release is submitted pursuant to the **Subcontractor Agreement** between Moore Construction Services, LLC ("Contractor") for the benefit of Village of Jackson ("Owner") and **MCS Woodworking** ("Subcontractor"), for the project known as **Jackson Community Center** (the "Project") located at N168W20330 Hickory Lane, Jackson, Wisconsin (the "Property") with respect to the work to be performed by Subcontractor ("Work").

This Partial Lien Waiver and Release is also submitted pursuant to Subcontractor's Application for Payment for furnish and install architectural woodwork labor, materials and equipment installed in or furnished for the Project TO DATE and Subcontractor hereby waives the Project, the Property and Owner from any and all claims, liens, mechanic's liens, right to liens, and obligations furnished by or through the Application Date, on the Project, except as set forth below.

- (1) The Subcontractor has performed all Work through the date of the Application for Payment, pursuant to the terms and conditions of the Subcontract Documents.
- (2) Any and all subcontractors, laborers, suppliers and materialmen that have provided labor, material or services to the Subcontractor for use or incorporation into the construction of the improvements to the Property are listed in Subcontractor's Application for Payment.
- (3) All sums due by Subcontractor to subcontractors or any other party for labor, materials or services used or incorporated into the improvements to the Property, and for which Subcontractor has previously received payment, have been paid and satisfied in full, and there are no outstanding claims of any character arising out of, or related to, Subcontractor's activities on, or improvements to, the Property, except as set forth below.
- (4) Subcontractor is not aware of any claims which may arise against Contractor and/or Owner for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of any of Subcontractor's activities or construction work on the Property.
- (5) There are no known Claims of Lien, Preliminary Notices of Lien, or any suits or claims for payment, loss or damage of any kind, nature or description which might constitute a lien upon the Property as of the date of this Partial Lien Waiver and Release Upon Payment, except as set forth below.
- (6) This Partial Lien Waiver and Release constitutes a representation by the undersigned, for and on behalf of the Subcontractor, that the payment referenced above constitutes full and complete payment for all work performed through the date of the Application for Payment, except as set forth below.
- (7) Subcontractor will indemnify and save harmless Contractor and Owner from any claim, demand, lien or right to lien, and to defend all actions arising out of the same, and to pay any costs, expenses and attorneys' fees incurred by Contractor and/or Owner in connection therewith.
- (8) The Subcontractor certifies and represents that there are sufficient funds remaining in the Subcontract Sum to complete the Project in accordance with the Subcontract Documents.
- (9) Below is a list of items which serve as an exception to the representations set forth herein (items not listed are waived irrevocably):

The undersigned warrants and represents that he or she has full authority to execute this Partial Lien Waiver and Release.

SUBCONTRACTOR:

Signature: _____

Name & Title: _____

Date: _____

Please sign and return this form via:

E-Mail: rachael@moore-cs.com

PARTIAL LIEN WAIVER AND RELEASE

Check Date: 6-18-2025

This Partial Lien Waiver and Release is submitted pursuant to the **Subcontractor Agreement** between Moore Construction Services, LLC ("Contractor") for the benefit of Village of Jackson ("Owner") and **Nelco Electric, Inc.** ("Subcontractor"), for the project known as **Jackson Community Center** (the "Project") located at N168W20330 Hickory Lane, Jackson, Wisconsin (the "Property") with respect to the work to be performed by Subcontractor ("Work").

This Partial Lien Waiver and Release is also submitted pursuant to Subcontractor's Application for Payment for electric labor, materials and equipment installed in or furnished for the Project TO DATE and Subcontractor hereby waives the Project, the Property and Owner from any and all claims, liens, mechanic's liens, right to liens, and obligations furnished by or through the Application Date, on the Project, except as set forth below.

- (1) The Subcontractor has performed all Work through the date of the Application for Payment, pursuant to the terms and conditions of the Subcontract Documents.
- (2) Any and all subcontractors, laborers, suppliers and materialmen that have provided labor, material or services to the Subcontractor for use or incorporation into the construction of the improvements to the Property are listed in Subcontractor's Application for Payment.
- (3) All sums due by Subcontractor to subcontractors or any other party for labor, materials or services used or incorporated into the improvements to the Property, and for which Subcontractor has previously received payment, have been paid and satisfied in full, and there are no outstanding claims of any character arising out of, or related to, Subcontractor's activities on, or improvements to, the Property, except as set forth below.
- (4) Subcontractor is not aware of any claims which may arise against Contractor and/or Owner for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of any of Subcontractor's activities or construction work on the Property.
- (5) There are no known Claims of Lien, Preliminary Notices of Lien, or any suits or claims for payment, loss or damage of any kind, nature or description which might constitute a lien upon the Property as of the date of this Partial Lien Waiver and Release Upon Payment, except as set forth below.
- (6) This Partial Lien Waiver and Release constitutes a representation by the undersigned, for and on behalf of the Subcontractor, that the payment referenced above constitutes full and complete payment for all work performed through the date of the Application for Payment, except as set forth below.
- (7) Subcontractor will indemnify and save harmless Contractor and Owner from any claim, demand, lien or right to lien, and to defend all actions arising out of the same, and to pay any costs, expenses and attorneys' fees incurred by Contractor and/or Owner in connection therewith.
- (8) The Subcontractor certifies and represents that there are sufficient funds remaining in the Subcontract Sum to complete the Project in accordance with the Subcontract Documents.
- (9) Below is a list of items which serve as an exception to the representations set forth herein (items not listed are waived irrevocably):

The undersigned warrants and represents that he or she has full authority to execute this Partial Lien Waiver and Release.

SUBCONTRACTOR:

Signature: Mark Munson
Name & Title: MARK MUNSON + VP OF OPERATIONS
Date: 6/20/25

Please sign and return this form via:
E-Mail: rachael@moore-cs.com

Check mailed 6/23/2025



PARTIAL LIEN WAIVER AND RELEASE

Check Date: 6-18-2025

This Partial Lien Waiver and Release is submitted pursuant to the **Subcontractor Agreement** between Moore Construction Services, LLC ("Contractor") for the benefit of Village of Jackson ("Owner") and **Payne & Dolan, Inc.** ("Subcontractor"), for the project known as **Jackson Community Center** (the "Project") located at N168W20330 Hickory Lane, Jackson, Wisconsin (the "Property") with respect to the work to be performed by Subcontractor ("Work").

This Partial Lien Waiver and Release is also submitted pursuant to Subcontractor's Application for Payment for pavement labor, materials and equipment installed in or furnished for the Project TO DATE and Subcontractor hereby waives the Project, the Property and Owner from any and all claims, liens, mechanic's liens, right to liens, and obligations furnished by or through the Application Date, on the Project, except as set forth below.

- (1) The Subcontractor has performed all Work through the date of the Application for Payment, pursuant to the terms and conditions of the Subcontract Documents.
- (2) Any and all subcontractors, laborers, suppliers and materialmen that have provided labor, material or services to the Subcontractor for use or incorporation into the construction of the improvements to the Property are listed in Subcontractor's Application for Payment.
- (3) All sums due by Subcontractor to subcontractors or any other party for labor, materials or services used or incorporated into the improvements to the Property, and for which Subcontractor has previously received payment, have been paid and satisfied in full, and there are no outstanding claims of any character arising out of, or related to, Subcontractor's activities on, or improvements to, the Property, except as set forth below.
- (4) Subcontractor is not aware of any claims which may arise against Contractor and/or Owner for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of any of Subcontractor's activities or construction work on the Property.
- (5) There are no known Claims of Lien, Preliminary Notices of Lien, or any suits or claims for payment, loss or damage of any kind, nature or description which might constitute a lien upon the Property as of the date of this Partial Lien Waiver and Release Upon Payment, except as set forth below.
- (6) This Partial Lien Waiver and Release constitutes a representation by the undersigned, for and on behalf of the Subcontractor, that the payment referenced above constitutes full and complete payment for all work performed through the date of the Application for Payment, except as set forth below.
- (7) Subcontractor will indemnify and save harmless Contractor and Owner from any claim, demand, lien or right to lien, and to defend all actions arising out of the same, and to pay any costs, expenses and attorneys' fees incurred by Contractor and/or Owner in connection therewith.
- (8) The Subcontractor certifies and represents that there are sufficient funds remaining in the Subcontract Sum to complete the Project in accordance with the Subcontract Documents.
- (9) Below is a list of items which serve as an exception to the representations set forth herein (items not listed are waived irrevocably):

The undersigned warrants and represents that he or she has full authority to execute this Partial Lien Waiver and Release.

SUBCONTRACTOR:

Signature: Jeffrey Batchelor
 Name & Title: Jeffrey Batchelor, Agent
 Date: 6/18/2025

Please sign and return this form via:
 E-Mail: rachael@moore-cs.com

Check mailed 6/19/2025

PARTIAL LIEN WAIVER AND RELEASE

Check Date: 6-18-2025

This Partial Lien Waiver and Release is submitted pursuant to the **Subcontractor Agreement** between Moore Construction Services, LLC ("Contractor") for the benefit of Village of Jackson ("Owner") and **Safe Haven Defense USA** ("Subcontractor"), for the project known as **Jackson Community Center** (the "Project") located at N168W20330 Hickory Lane, Jackson, Wisconsin (the "Property") with respect to the work to be performed by Subcontractor ("Work").

This Partial Lien Waiver and Release is also submitted pursuant to Subcontractor's Application for Payment for safety laminates labor, materials and equipment installed in or furnished for the Project TO DATE and Subcontractor hereby waives the Project, the Property and Owner from any and all claims, liens, mechanic's liens, right to liens, and obligations furnished by or through the Application Date, on the Project, except as set forth below.

- (1) The Subcontractor has performed all Work through the date of the Application for Payment, pursuant to the terms and conditions of the Subcontract Documents.
- (2) Any and all subcontractors, laborers, suppliers and materialmen that have provided labor, material or services to the Subcontractor for use or incorporation into the construction of the improvements to the Property are listed in Subcontractor's Application for Payment.
- (3) All sums due by Subcontractor to subcontractors or any other party for labor, materials or services used or incorporated into the improvements to the Property, and for which Subcontractor has previously received payment, have been paid and satisfied in full, and there are no outstanding claims of any character arising out of, or related to, Subcontractor's activities on, or improvements to, the Property, except as set forth below.
- (4) Subcontractor is not aware of any claims which may arise against Contractor and/or Owner for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of any of Subcontractor's activities or construction work on the Property.
- (5) There are no known Claims of Lien, Preliminary Notices of Lien, or any suits or claims for payment, loss or damage of any kind, nature or description which might constitute a lien upon the Property as of the date of this Partial Lien Waiver and Release Upon Payment, except as set forth below.
- (6) This Partial Lien Waiver and Release constitutes a representation by the undersigned, for and on behalf of the Subcontractor, that the payment referenced above constitutes full and complete payment for all work performed through the date of the Application for Payment, except as set forth below.
- (7) Subcontractor will indemnify and save harmless Contractor and Owner from any claim, demand, lien or right to lien, and to defend all actions arising out of the same, and to pay any costs, expenses and attorneys' fees incurred by Contractor and/or Owner in connection therewith.
- (8) The Subcontractor certifies and represents that there are sufficient funds remaining in the Subcontract Sum to complete the Project in accordance with the Subcontract Documents.
- (9) Below is a list of items which serve as an exception to the representations set forth herein (items not listed are waived irrevocably):

The undersigned warrants and represents that he or she has full authority to execute this Partial Lien Waiver and Release.

SUBCONTRACTOR:Signature: Krystal LeonName & Title: Krystal Leon, CPM for SHDUSLLCDate: 6/19/25

Please sign and return this form via:

E-Mail: rachael@moore-cs.com

Check mailed 6/20/2025

ORDINANCE #25-06

**AN ORDINANCE TO AMEND THE ADOPTED 2050 COMPREHENSIVE PLAN
FOR THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN**

WHEREAS, the Village Board adopted a comprehensive plan on August 10, 2009, as referenced in Chapter 38 of the Village Code of Ordinances; and Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board has made a number of minor revisions to the adopted plan since that time including a major plan update in 2019; and

WHEREAS, the Plan Commission desires to revise the definition of "*Multi-Family/High-Density Urban Residential*" outlined under the Land Use Categories on pages six (6) through seven (7) in the adopted comprehensive plan; and

WHEREAS, the Plan Commission desires to Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for various Parcels; and

WHEREAS, the Plan Commission finds that the revision set forth herein is consistent with the remainder of the adopted plan; and

WHEREAS, the Village published a Class 1 public notice and held a public hearing on July 8, 2025, to obtain public comments regarding the comprehensive plan amendment, as enumerated in Section 66.1001(4)(d), Wis. Stats., and the public participation procedures for comprehensive plan amendments adopted by the Village Board through Resolution #19-24; and

WHEREAS, by a majority vote of the entire Plan Commission recorded in its official minutes on Thursday, May 15, 2025, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as included in adopted Resolution #25-17 and as set forth herein.

NOW, THEREFORE BE IT RESOLVED, the Village of Jackson Village Board, Washington County Wisconsin ORDAINS AS FOLLOWS:

PART 1. Amend the Land Use definition of *Multi-Family/High-Density Urban Residential* to read as follows:

Multi-Family/High-Density Urban Residential

The Multi-Family/High-Density Urban Residential land use category consists primarily of high density single-family, two-family, multi-family residential development, and

manufactured or modular homes. Multi-family residential development has a minimum lot size of 16,000 square feet, a minimum lot area of 3,000 square feet for each one-bedroom dwelling unit, or a minimum lot area of 3,500 square feet for each dwelling unit with two or more bedrooms, whichever is larger. Manufactured home park developments have a minimum park size of 20 acres while the minimum lot area for a single manufactured home is 5,000 square feet and the minimum lot area for a modular home is 7,200 square feet. Two-family residential development in this land use category could occur on lots of at least 7,000 square feet at a density of up to 12 dwelling units per net acre. Single-family residential development in this land use category could occur on lots of at least 4,500 square feet at a density of up to 7 dwelling units per net acre.

PART 2. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium-Density Residential* to *Multi-Family/High-Density Urban Residential*.

Parcels: V3_0536001 thru V3_0536020 – Interior lots
Parcels: V3_0536021 thru V3_0536040 – Exterior lots
Parcels: V3_0536050 thru V3_0536062 – Rear loaded single-family lots
Parcels: V3_0536049 – Outlot 9 for townhomes
Parcels: V3_0536047 – Outlot 6 for townhomes

PART 3. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium-Density Residential* to *Other Conservancy Lands to be Preserved*.

Parcel: V3_0536042 (Outlot 1) – Sidewalk Area (vegetated)
Parcel: V3_0536043 (Outlot 2) – Stormwater Pond (east)
Parcel: V3_0536044 (Outlot 3) – Sidewalk Area (east)
Parcel: V3_0536045 (Outlot 4) – Sidewalk Area (central)
Parcel: V3_0536046 (Outlot 5) – Sidewalk Area (west)
Parcel: V3_0536048 (Outlot 7) – Stormwater Pond (west)

PART 4. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium-Density Residential* to *Park and Recreation*.

Parcel: V3_008200E

PART 5. This ordinance shall become effective upon passage and posting, or publication as provided by law.

PART 6. The Village Clerk is directed to send a copy of the amendments to each of the following parties listed below pursuant to Section 66.1001(4)(b) of the Statutes:

a. the clerk for Washington County;

- b. the clerk for the Town of Jackson;
- c. the clerk for the Town of Polk;
- d. State of Wisconsin Department of Administration;
- e. Southeastern Wisconsin Regional Planning Commission (SEWRPC); and
- f. Slinger Community Library.

PART 7. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

PART 8. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by:_____ Seconded by:_____

Vote: _____aye _____nay Passed and approved_____

VILLAGE OF JACKSON

By:_____
 Brian J. Heckendorf, Village President

Attest:

 Jacqueline Schuh, Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted this Resolution on bulletin boards at the Jackson Municipal Complex, Post Office, and the Village of Jackson Website.

 Village Official

 Date



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: July 8, 2025

Agenda Item: # 6.d

To: Brian Heckendorf, Village President
Jen Heidtke, Village Administrator
Village Board

From: Collin Johnson, Director of Inspections/Zoning

Subject: Resolution #25-17 - Proposed Amendments to the Village of Jackson Comprehensive Plan

Description / Background and Analysis:

Staff is recommending several amendments to the Village's adopted Comprehensive Plan to correct various inconsistencies with both current and proposed land uses.

Part 1 of the Resolution provides an update to the Multi-Family/Urban-Density Residential use definition: The proposed amendments include the addition of single-family and two-family dwellings. changes references to "mobile homes" by referencing "manufactured" and "modular" homes. An adjustment to the minimum lot area for two-family residential development decreases from 8,000 square feet to 7,000 and increases the density from 7.2 to 12 dwelling units per net acre. Additionally, it incorporates single-family residential development as a land use category and establishes minimum single-family lot sizes of 4,500 square feet with a density of up to 7 dwelling units per net acre.

Part 2 of the Resolution changes the current land use designations for certain residential lots from Medium-Density Residential to Multi-Family/High-Density Urban Residential.

Part 3 of the Resolution simply changes the land use category for various non-developable lands within the Oaks of Jackson subdivision from their current Medium-Density Residential land use category to the more appropriate Other Conservancy Lands to be Preserved category.

Lastly, Part 4 of the resolution updates the land use category for the recently acquired parcel of land located on Hasmer Lake intended for future park land from Medium-Density Residential use to Parks and Recreation use.

Comprehensive Plan and Zoning Impacts:

The proposed changes bring the Comprehensive Plan in line with the current or anticipated future zoning and/or land uses.

Site Plan:

N/A

Review Procedures:

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

Signage:

N/A



Taking the lead in Washington County.

Additional Staff Comments:

None.

Notice Requirements:

- Posting on the agenda
- Publishing a Class I Notice is required at least 30-days prior to the Village Board Public Hearing

Potential Action:

Motion to adopt Resolution #25-17 amending the definition of “Multi-Family/Urban-Density Residential”, updating the Land Use categories for certain parcels referenced within the Resolution and amending Map 1 titled “*Land Use Plan for the Village of Jackson: 2050*” contained within the Village of Jackson Comprehensive Plan.

Attachments:

1. Resolution #25-17 - Resolution to Amend the Village Comprehensive Plan - DRAFT
2. Land Use Amendment Map

RESOLUTION #25-17

A RESOLUTION RECOMMENDING TO THE VILLAGE BOARD VARIOUS REVISIONS TO THE ADOPTED 2050 COMPREHENSIVE PLAN FOR THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

WHEREAS, the Village Board adopted a comprehensive plan on August 10, 2009, as referenced in Chapter 38 of the Village Code of Ordinances; and Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board has made a number of minor revisions to the adopted plan since that time including a major plan update in 2019; and

WHEREAS, the Plan Commission desires to revise the definition of "*Multi-Family/High-Density Urban Residential*" outlined under the Land Use Categories on pages six (6) through seven (7) in the adopted comprehensive plan; and

WHEREAS, the Plan Commission finds that the revision set forth herein is consistent with the remainder of the adopted plan; and

WHEREAS, the Village Board will conduct a public hearing, following the procedures enumerated in Section 66.1001(4)(d), Wis. Stats., and the public participation procedures for comprehensive plan amendments adopted by the Village Board through Resolution #19-24; and

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as set forth herein.

PART 1. Amend the Land Use definition of *Multi-Family/High-Density Urban Residential* to read as follows:

Multi-Family/High-Density Urban Residential

The Multi-Family/High-Density Urban Residential land use category consists primarily of high density single-family, two-family, multi-family residential development, and manufactured or modular homes. Multi-family residential development has a minimum lot size of 16,000 square feet, a minimum lot area of 3,000 square feet for each one-bedroom dwelling unit, or a minimum lot area of 3,500 square feet for each dwelling unit with two or more bedrooms, whichever is larger. Manufactured home park developments have a minimum park size of 20 acres while the minimum lot area for a single manufactured home is 5,000 square feet and the minimum lot area for a modular home is 7,200 square feet. Two-family residential development in this land use category could occur on lots of at

least 7,000 square feet at a density of up to 12 dwelling units per net acre. Single-family residential development in this land use category could occur on lots of at least 4,500 square feet at a density of up to 7 dwelling units per net acre.

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PART 4. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium-Density Residential* to *Park and Recreation*.

Parcel: V3_008200E

NOW THEREFORE, the Village Clerk is directed to send a copy of this resolution to each of the following:

- a. the clerk for Washington County;
- b. the clerk for the Town of Jackson;
- c. the clerk for the Town of Polk;
- d. State of Wisconsin Department of Administration;
- e. Southeastern Wisconsin Regional Planning Commission (SEWRPC); and
- f. Slinger Community Library.

Introduced by: B. Heckendorf

Seconded by: B. Emmich

Vote: 5 ayes 0 nays

Passed and Approved: 05/15/2025


Brian J. Heckendorf – Village President

Attest: 
Jacqueline Schuh – Village Clerk

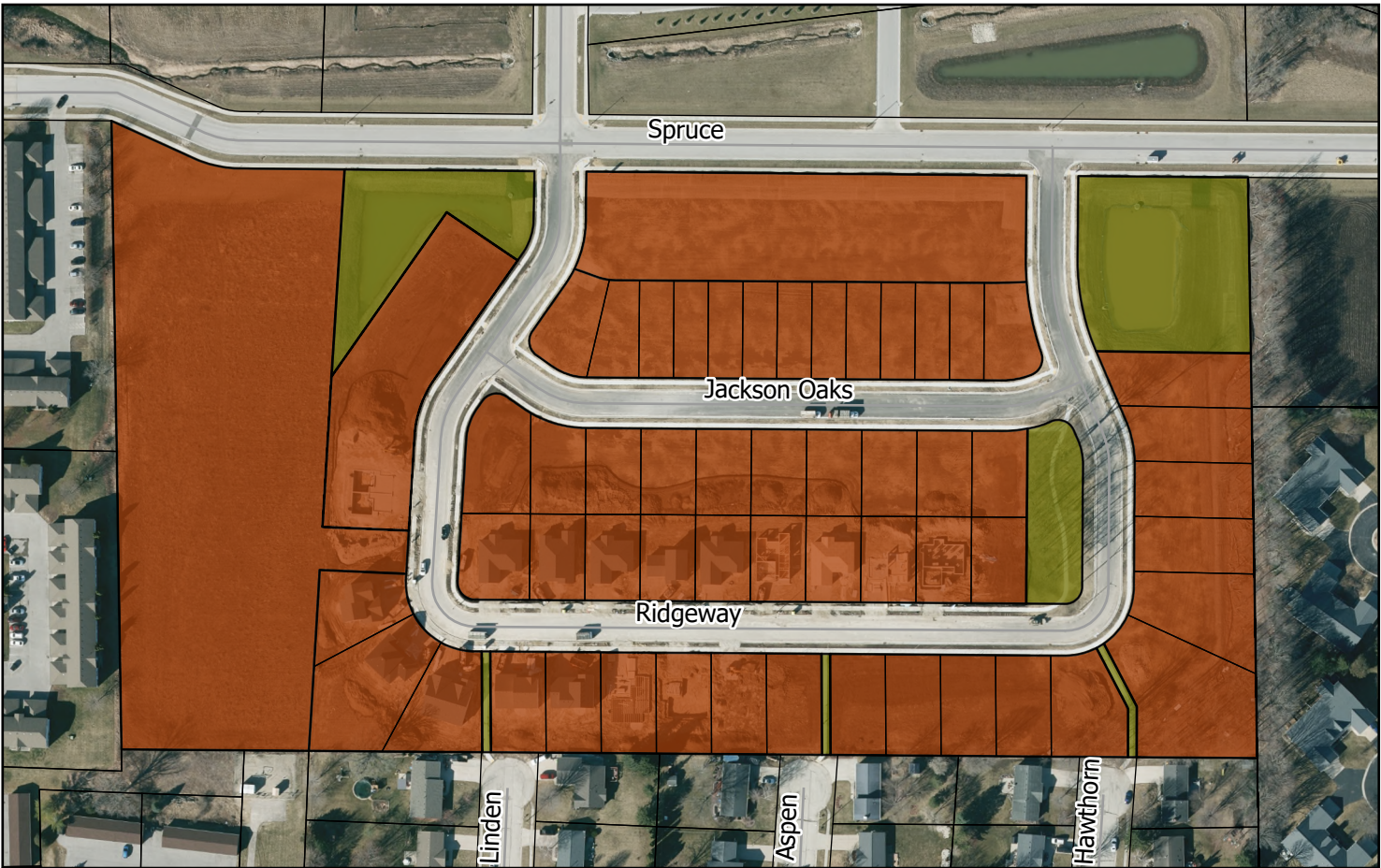
Proof of Posting:

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


Village Official

05/16/2025
Date

Proposed Village of Jackson Comprehensive Plan Amendment
April 2025



Prepared on 3/26/2025 by the Community Development Department of Washington County.

This information is issued subject to errors and omissions and is not certified by Washington County.

Orthophoto flight date: Spring, 2024

