VILLAGE OF JACKSON
VILLAGE BOARD MEETING
AMENDED AGENDA
Tuesday, August 12, 2025 at 7:30 PM

(Or immediately following Budget and Finance Committee meeting.)
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Ceremonial Swearing In of Natalie Bach - Fire Department
4. Resolution #25-24 - Resolution in Appreciation of Service to Ronald Eickstedt
5. Proclamation Declaring Mrs. USA 2025 Sara DornBrook Day in the Village of Jackson, August 15, 2025
6. Presentations
   a. Review 2024 Draft Audit of the Financial Statements - Presentation by Lucida, LLC, with Possible Discussion and Action
   b. Review of 2026 Draft Budget, with Possible Discussion and Action
   c. 2025 Financial Management Plan Workshop #1 - Governmental Funds and Capital Project Financing - Ehlers Financial Advisors, with Possible Discussion and Action
7. Public Hearings
   a. Conditional Use and Site Plan Review - Building Expansion - N173W20855 Metro Court - Metro Hardwoods
   b. Ordinance #25-08 Amending Section 48-155(c) for Planned Unit Development District PUD-03 for Parcel: V3_047700K - KARM Properties, LLC
   c. Ordinance #25-09 Rezoning of Parcel: V3_004000A from Planned Unit Development District (PUD) to B-2 Downtown Business District - Center Main, LLC
8. 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.)
9. Consent Agenda
   a. Approval of Minutes
      i. Special Village Board Meeting - June 24, 2025
      ii. Village Board Meeting - July 8, 2025

b. Resolution #25-21 Designating the Jackson Community Center as an Official Building of the Village of Jackson Park System

c. Resolution #25-22 Authorizing the Village President to Appoint a President Pro Tem in the Event of Absence

d. Appointment of Interim Administrator/Zoning Administrator - Ryan Vossekuil, Police Chief

e. Radio Equipment Agreement with Washington County

f. Radio User Agreement with Washington County

10. Budget and Finance Committee

a. Change Order #2–2025 Ridgeway Drive and Chestnut Court Reconstruction Project - Advanced Construction for an increase in the amount of $13,450.00

b. Change Order #1–2025 Oaks of Jackson Surface Course - Spruce Street and Ridgeway Drive - Stark Pavement Corporation for an increase in the amount of $14,340.00

c. Pay Request #3–2025 Ridgeway Drive and Chestnut Court Reconstruction Project - Advanced Construction in the amount of $447,187.01

d. Pay Request #1 -2025 Hickory Lane Reconstruction Project - Vinton Construction in the amount of $356,256.41

e. Pay Request #17 - 2024 Wastewater Treatment Plant Tertiary Filters and Disinfection Project - J.H. Hassinger in the amount of $86,277.10

f. Reimbursement Request #14 - 2024 Wastewater Treatment Plant Tertiary Filters and Disinfection Project - Clean Water Fund Loan in the amount of $110,837.84

g. Change Order #6 - Jackson Community Center Expansion Project - Moore Construction for a decrease in the amount of $31,446.00

h. Pay Request #14 - Jackson Community Center Expansion Project - Moore Construction in the amount of $44,940.70

i. Review of Bids - Dog Park at Cedar Run Park Project - Lowe Underground, Inc. in the amount of $217,614.10

j. 2025-2026 Contract Amendment #1 - Dog Park at Cedar Run Park - MSA in the amount of $15,550.00

k. Renewal of Self-Insured Retention Coverage - Cities and Villages Mutual Insurance Company

11. Plan Commission

a. Conditional Use and Site Plan Review - Building Expansion - N173W20855 Metro Court - Metro Hardwoods

b. Review of Public Participation Plan - Village Zoning Code Update

c. Ordinance #25-08 Amending Section 48-155(c) for Planned Unit Development District PUD-03 for Parcel: V3_047700K - KARM Properties, LLC

d. Ordinance #25-09 Rezoning of Parcel: V3_004000A from Planned Unit Development District (PUD) to B-2 Downtown Business District - Center Main, LLC

12. Board of Public Works

a. Ordinance #25-10 Amending Chapter 42 Sec. 42.86 - Limited Parking in certain areas; loading zones

13. Personnel Committee
    a. Proposed Job Descriptions - Fire Department

14. West Bend School District

15. Washington County Board Report

16. Greater Jackson Business Alliance

17. Mid-Moraine Municipal Association Report

18. 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 Insurance Liability Claim
    2. To Discuss Development of Publicly Owned Property
    3. To Receive Information Regarding Specific Employees
    4. 2025 Village of Jackson Employee Compensation Plan
    5. 2025 Village Administrator Performance Review

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

20. 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.

RESOLUTION #25-24

RESOLUTION OF APPRECIATION OF SERVICE TO RONALD EICKSTEDT

The Village Board of the Village of Jackson, Washington County, Wisconsin, does resolve as follows:

WHEREAS, the Village Board, the Jackson Fire Department, Village of Jackson employees, and the citizens of the Village of Jackson wish to recognize and express their sincere appreciation to Ron Eickstedt for his outstanding public service, dedication and contributions over the past 44 years as a member of the Jackson Fire Department; and

WHEREAS, Ron served as President of the Jackson Fire Department when it was still a private organization, earning respect of many fire chiefs throughout the years for his unwavering work ethic and commitment to service; and

WHEREAS, Ron has demonstrated profound respect and camaraderie by attending numerous firefighter funerals across the county, honoring those who served and offering comfort to grieving families, reinforcing the proud tradition of the firefighting community: and

WHEREAS, Ron's wife, Linda Eickstedt, a former Jackson EMT, has been a steadfast partner throughout his years of service – sacrificing family time, meals, sleep and even their 40th wedding anniversary – for the good of the community; and

WHEREAS, Ron embodies the spirit of a true American patriot, always willing to drop everything at a moment's notice to respond to emergencies, often being the first to suit up and lead the charge. Even after the immediate crisis was over, Ron continued his work – cleaning up, preparing equipment and staying ready for the next call to service; and

WHEREAS, despite being more than qualified to serve as an officer, Ron consistently chose to lead by example rather than by title, preferring humility, hard work, and quiet leadership. His voice – distinct and resolute – was often the one that pushed others forward to complete the task at hand; and

WHEREAS, Ron's dedication, integrity and service have left a lasting impact on the Village of Jackson, making it a safer and stronger community for all;

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Jackson hereby honors Ronald Eickstedt and extends its deepest gratitude and sincere appreciation for his decades of faithful service to the Village and its citizens.

Introduced by:_____ Seconded by:_____

Vote: ____ ayes ____ nays Passed and Approved:_____

_____
Brian 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 Village Hall, Post Office, and one other location in the Village.

_____ _____
Village Official Date

VILLAGE OF JACKSON Wisconsin

August 15, 2025 is Mrs. USA 2025 Day

Proclamation

Whereas, Sara DornBrook of Jackson, Wisconsin was named Mrs. USA 2025 on July 26, 2025 by the Mrs. USA pageant; and

Whereas, Sara DornBrook exemplifies tremendous service oriented qualities through the spirit of volunteerism with the PKD Foundation and Autumn's Closet of Fond du Lac; and

Whereas, Sara DornBrook has contributed to the betterment of the Jackson community by owning, operating, and providing professional services at Infinite Grace Salon located in Jackson, Wisconsin; and

Whereas, the Village of Jackson is proud to celebrate the contributions and accomplishments of Sara DornBrook, Mrs. USA 2025.

Now, Therefore I, Brian Heckendorf, Village Board President of the Village of Jackson, do hereby proclaim

"August 15, 2025 as Mrs. USA 2025 Sara DornBrook Day"

in the Village of Jackson, and I encourage all citizens of the Village of Jackson to congratulate Mrs. DornBrook for her outstanding contribution to the Jackson community and Mrs. USA organization.

_____ _____

Brian J. Heckendorf, Village President Date

VILLAGE OF JACKSON

INDEPENDENT AUDITORS' REPORT
AND
FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2024

DRAFT 6/27/2025

VILLAGE OF JACKSON

TABLE OF CONTENTS

	PAGE(s)
INDEPENDENT AUDITORS' REPORT	1 - 3
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	4
STATEMENT OF ACTIVITIES	5
FUND FINANCIAL STATEMENTS	
BALANCE SHEET - GOVERNMENTAL FUNDS	6
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION	7
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS	8
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	9
STATEMENT OF NET POSITION - PROPRIETARY FUNDS	10
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - PROPRIETARY FUNDS	11
STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS	12 - 13
STATEMENT OF FIDUCIARY NET POSITION – FIDUCIARY FUND	14
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION – FIDUCIARY FUND	14
NOTES TO FINANCIAL STATEMENTS	15 - 52
REQUIRED SUPPLEMENTARY INFORMATION	
BUDGETARY COMPARISON SCHEDULE – GENERAL FUND REVENUES	54 - 55
BUDGETARY COMPARISON SCHEDULE – GENERAL FUND EXPENDITURES	56 - 57

DRAFT 6/27/2025

TABLE OF CONTENTS - CONTINUED

	PAGE(s)
REQUIRED SUPPLEMENTARY INFORMATION (CONTINUED)	
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY (ASSET) - WISCONSIN RETIREMENT SYSTEM	58
SCHEDULE OF CONTRIBUTIONS - WISCONSIN RETIREMENT SYSTEM	58
SCHEDULE OF PROPORTIONATE SHARE OF NET OPEB LIABILITY (ASSET)	59
SCHEDULE OF CONTRIBUTIONS - OPEB	59
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION	60 - 63
SUPPLEMENTARY INFORMATION	
COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE	65
COMBINING STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE	66
COMBINING BALANCE SHEETS – NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS	67
COMBINING STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS	68

DRAFT 6/27/2025

Lucida
TAX + ACCOUNTING SOLUTIONS

INDEPENDENT AUDITORS' REPORT

To the Village Board
Village of Jackson, Wisconsin

Opinions

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village, as of December 31, 2024, and the respective changes in financial position and, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Change in Accounting Principle

As described in Note J to the financial statements, the Village has adopted new accounting guidance, GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* and GASB Statement No. 100, *Accounting Changes and Error Corrections-an Amendment of GASB Statement No. 62.*

Our opinions are not modified with respect to these matters.

DRAFT 6/27/2025

To the Village Board
Village of Jackson, Wisconsin

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

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

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

DRAFT 6/27/2025

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

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

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

To the Village Board
Village of Jackson, Wisconsin

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

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

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

DRAFT 6/27/2025

Lucida LLC
Lake Geneva, Wisconsin
June 25, 2025

VILLAGE OF JACKSON
STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Primary Government		
	Governmental Activities	Business-type Activities	Totals
ASSETS			
Current assets:			
Cash and investments	$ 15,802,247	$ 3,157,056	$ 18,959,303
Taxes receivable	4,636,222	-	4,636,222
Delinquent taxes and special charges	8,931	-	8,931
Accounts receivable (net of allowance of $453,828)	100,459	844,544	945,003
Inventory	-	49,400	49,400
Prepaid expenditures	128,200	-	128,200
Non-current assets:			
Restricted - cash and investments	47,176	3,206,640	3,253,816
Special assessments receivable	293,701	-	293,701
Capital assets:			
Land	2,259,704	384,719	2,644,423
Construction in progress	4,366,119	2,906,062	7,272,181
Capital leases, net of amortization	215,356	-	215,356
Capital assets, net of accumulated depreciation	50,696,781	36,532,676	87,229,457
TOTAL ASSETS	78,554,896	47,081,097	125,635,993
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pension	2,846,252	351,784	3,198,036
Deferred outflows related to OPEB	102,735	12,697	115,432
TOTAL DEFERRED OUTFLOWS OF RESOURCES	2,948,987	364,481	3,313,468
LIABILITIES			
Current liabilities:			
Accounts payable, tax equivalent, and other accruals	1,353,197	1,005,793	2,358,990
Accrued salaries and benefits	112,228	6,023	118,251
Accrued interest	87,018	45,147	132,165
Deposits held	1,285,630	-	1,285,630
Developer agreements, due within one year	709,045	-	709,045
Capital leases, due within one year	42,746	-	42,746
Long-term debt, due within one year	1,458,694	270,000	1,728,694
Non-current liabilities:			
Developer agreements, due in more than one year	1,755,450	-	1,755,450
Capital leases, due in more than one year	133,159	-	133,159
Long-term debt, due in more than one year	22,669,892	6,948,193	29,618,085
Unamortized premium on debt	825,050	216,561	1,041,611
Net OPEB liability	214,299	26,486	240,785
Net pension liability	313,522	38,750	352,272
Accrued compensated absences	348,210	82,378	430,588
TOTAL LIABILITIES	31,308,140	8,639,331	39,947,471
DEFERRED INFLOWS OF RESOURCES			
Property taxes	7,320,222	-	7,320,222
Deferred inflows related to pension	1,692,451	209,180	1,901,631
Deferred inflows related to OPEB	124,738	15,417	140,155
TOTAL DEFERRED INFLOWS OF RESOURCES	9,137,411	224,597	9,362,008
NET POSITION			
Net investment in capital assets	36,728,279	32,388,703	69,116,982
Restricted	2,154,789	3,314,016	5,468,805
Unrestricted	2,175,264	2,878,931	5,054,195
TOTAL NET POSITION	$ 41,058,332	$ 38,581,650	$ 79,639,982

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Primary Government: Business-type Activities	Primary Government: Totals
PRIMARY GOVERNMENT							
GOVERNMENTAL ACTIVITIES							
General government	$ 995,649	$ 109,080	$ -	$ 41,512	$ (845,057)	$ -	$ (845,057)
Public safety	4,220,213	860,758	560,072	-	(2,799,383)	-	(2,799,383)
Public works	2,235,351	247,798	320,277	-	(1,667,276)	-	(1,667,276)
Culture and recreation	966,464	353,985	-	119,259	(493,220)	-	(493,220)
Conservation and development	678,193	-	-	-	(678,193)	-	(678,193)
Interest and fiscal charges	644,643	-	-	-	(644,643)	-	(644,643)
TOTAL GOVERNMENTAL	9,740,513	1,571,621	880,349	160,771	(7,127,772)	-	(7,127,772)
BUSINESS-TYPE ACTIVITIES							
Water	1,807,651	1,548,186	-	1,154,290	-	894,825	894,825
Sewer	2,563,469	2,001,368	-	1,303,801	-	741,700	741,700
TOTAL BUSINESS-TYPE	4,371,120	3,549,554	-	2,458,091	-	1,636,525	1,636,525
TOTAL PRIMARY GOVERNMENT	$ 14,111,633	$ 5,121,175	$ 880,349	$ 2,618,862	(7,127,772)	1,636,525	(5,491,247)
		GENERAL REVENUES					
		Property taxes			6,996,077	-	6,996,077
		Mobile home fees			77,180	-	77,180
		Other taxes			61,511	-	61,511
		Payments in lieu of taxes			189,892	-	189,892
		State aids - Unrestricted			643,430	-	643,430
		Interest income			534,374	-	534,374
		Roof retainage			276,045		276,045
		Miscellaneous			172,889	-	172,889
		Rent			69,779	-	69,779
		Gain (loss) on sale of Village property			607,403	-	607,403
		TOTAL GENERAL REVENUES			9,628,580	-	9,628,580
		CHANGE IN NET POSITION			2,500,808	1,636,525	4,137,333
		NET POSITION - BEGINNING OF YEAR			38,557,524	36,765,827	75,323,351
		NET POSITION - END OF YEAR			$ 41,058,332	$ 38,402,352	$ 79,460,684

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
BALANCE SHEETS
GOVERNMENTAL FUNDS
DECEMBER 31, 2024

	General Fund	Debt Service Fund	Capital Projects		Nonmajor Governmental Funds	Total Governmental Funds
			General	TID 4		
ASSETS						
Cash and investments	$ 5,550,096	$ 1,549,453	$ 5,287,198	$ 1,810,794	$ 1,604,706	$ 15,802,247
Receivables:						
Taxes	2,694,307	1,035,395	125,712	498,477	282,331	4,636,222
Delinquent taxes and special charges	8,931	-	-	-	-	8,931
Accounts (net of allowance for doubtful accounts of $453,828)	26,354	-	1,566	-	72,539	100,459
Special assessments	-	-	287,964	-	5,737	293,701
Advances to other funds	572,248		1,165,886	-		1,738,134
Prepaid expenditures	123,712	-	-	-	4,488	128,200
Restricted Assets:						
Cash and investments	41,904	-	5,272	-	-	47,176
TOTAL ASSETS	9,017,552	2,584,848	6,873,598	2,309,271	1,969,801	22,755,070
LIABILITIES						
Accounts payable and other accruals	202,865	-	1,078,036	-	72,296	1,353,197
Accrued salaries and benefits	93,502	-	-	-	18,726	112,228
Deposits held	2,368	-	1,283,262	-	-	1,285,630
Advance from other funds	-	-	-	1,165,886	572,248	1,738,134
TOTAL LIABILITIES	298,735	-	2,361,298	1,165,886	663,270	4,489,189
DEFERRED INFLOWS OF RESOURCES						
Property taxes	4,278,700	1,654,695	141,862	796,592	448,373	7,320,222
Special assessments	-	-	343,556	-	7,171	350,727
TOTAL DEFERRED INFLOWS OF RESOURCES	4,278,700	1,654,695	485,418	796,592	455,544	7,670,949
FUND BALANCES						
Nonspendable	695,960	-	1,165,886	-	4,488	1,866,334
Restricted	20,899	930,153	-	346,793	16,665	1,314,510
Assigned	-	-	-	-	1,442,521	1,442,521
Unassigned	3,723,258	-	2,860,996	-	(612,687)	5,971,567
TOTAL FUND BALANCES	$ 4,440,117	$ 930,153	$ 4,026,882	$ 346,793	$ 850,987	$ 10,594,932

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2024

TOTAL FUND BALANCES - GOVERNMENTAL FUNDS		$ 10,594,932
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds as assets.		
Capital assets	$ 72,509,535	
Accumulated depreciation	(14,971,575)	
		57,537,960
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as deferred inflows of resources in the funds.		
Special assessments		350,727
The Village's proportionate share of the Wisconsin Retirement System net pension liability is reported on the statement of net position, but is not reported in the governmental funds.		(313,522)
The Village's proportionate share of the net OPEB liability for the Local Retiree Life Insurance Fund ("LRLIF") administered by the Wisconsin Department of Employee Trust Funds ("ETF") is reported on the statement of net position, but is not reported in the governmental funds.		(214,299)
Deferred outflows and inflows of resources related to pensions and OPEB are applicable to future periods, and therefore, are not reported in the governmental funds.		
Deferred outflows related to pensions	2,846,252	
Deferred inflows related to pensions	(1,692,451)	
Deferred outflows related to OPEB	102,735	
Deferred inflows related to OPEB	(124,738)	
		1,131,798
Long-term debt and related items are not due and payable in the current period and, therefore, are not reported in the governmental funds.		
Long-term debt and related items at year end consist of:		
Long-term debt	(24,128,586)	
Capital leases	(175,905)	
Unamortized premium on debt issuance	(825,050)	
Developer agreements	(2,464,495)	
Compensated absences	(348,210)	
		(27,942,246)
Accrued interest payable on debt is not due and payable in the current period and, therefore, is not reported as a liability in the governmental funds.		(87,018)
TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES		$ 41,058,332

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2024

	General Fund	Debt Service Fund	Capital Projects			Nonmajor Governmental Funds	Total Governmental Funds
			General	TID 4	TID 7		
REVENUES							
Taxes	$ 4,345,626	$ 1,545,216	$ 184,000	$ 762,115	$ -	$ 491,315	7,328,272
Special assessments	-	-	79,156	-	-	1,434	80,590
Intergovernmental revenue	956,430	-	-	24,910	-	91,245	1,072,585
Licenses and permits	507,425	-	-	-	-	-	507,425
Fines and forfeitures	32,545	-	-	-	-	-	32,545
Charges for services	67,705	-	231,305	-	-	841,181	1,140,191
Intergovernmental charges for services	-	-	-	-	-	434,171	434,171
Interest income	345,917	-	183,356	-	-	5,101	534,374
Other	79,014	-	350,066	-	-	119,871	548,951
TOTAL REVENUES	6,334,662	1,545,216	1,027,883	787,025	-	1,984,318	11,679,104
EXPENDITURES							
Current:							
General government	751,539	-	-	1,900	-	8,897	762,336
Public safety	2,419,391	-	-	-	-	1,301,668	3,721,059
Public works	1,204,650	-	-	-	-	-	1,204,650
Culture and recreation	244,272	-	-	-	-	597,527	841,799
Conservation and development	17,771	-	61,949	-	-	317,907	397,627
Capital outlay	683,241	-	4,217,794	-	-	415,203	5,316,238
Debt Service:							
Principal	-	1,427,313	-	-	-	82,985	1,510,298
Interest and fiscal charges	-	479,593	-	-	-	-	479,593
Debt issuance costs	-	86,811	87,300	-		-	174,111
TOTAL EXPENDITURES	5,320,864	1,993,717	4,367,043	1,900	-	2,724,187	14,407,711
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	1,013,798	(448,501)	(3,339,160)	785,125	-	(739,869)	(2,728,607)
OTHER FINANCING SOURCES (USES)							
Proceeds from sale of capital assets	741	-	-		-	641,662	642,403
Proceeds on bonds	-	-	5,695,000		-	-	5,695,000
Proceeds on leased vehicles	77,110	-	-	-	-	-	77,110
Premium on debt issuance	-	170,353	-			-	170,353
Transfers in (out)	(880,384)	840,973	-	-	-	39,411	-
TOTAL OTHER FINANCING SOURCES (USES)	(802,533)	1,011,326	5,695,000	-	-	681,073	6,584,866
NET CHANGE IN FUND BALANCES	211,265	562,825	2,355,840	785,125	-	(58,796)	3,856,259
FUND BALANCES - BEGINNING OF YEAR							
As previously stated	4,228,852	367,328	1,671,042	(438,332)	(589,476)	1,499,259	6,738,673
Change within financial reporting entity (major to nonmajor fund)	-	-	-	-	589,476	(589,476)	-
FUND BALANCES - BEGINNING AS RESTATED	4,228,852	367,328	1,671,042	(438,332)	-	909,783	6,738,673
FUND BALANCES - ENDING	$ 4,440,117	$ 930,153	$ 4,026,882	$ 346,793	$ -	$ 850,987	$ 10,594,932

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL
FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS		$ 3,856,259
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Capital outlay	$ 5,316,238	
Depreciation expense	(1,945,584)	
		3,370,654
Receivables not currently available are reported as revenue when collected or currently available in the fund financial statements but are recognized as revenue when earned in the government-wide financial statements.		
Special assessments	(80,189)	
		(80,189)
In the statement of activities, the cost of pension and OPEB benefits earned net of employee contributions is reported as an expense. In the governmental funds, however, expenditures for these items are measured by the amount of financial resources used.		
Pension (expense) revenue	(156,341)	
Village pension contributions	310,062	
OPEB expense	(18,198)	
Village OPEB contributions	(3,973)	
		131,550
Governmental funds report proceeds from the issuance of long-term debt as other financing sources, but issuing debt increases long-term liabilities in the statement of net position. Repayments of long-term debt principal are expenditures in the governmental funds but the repayments reduce long-term liabilities in the statement of net position.		
Proceeds on issuance of debt	(5,695,000)	
Proceeds on premium	(170,353)	
Proceeds on capital leases	(77,110)	
Developers agreements	(542,734)	
Amortization of premium on debt	44,411	
Principal payments on developer agreement	191,532	
Principal payments on capital leases	45,945	
Principal payments on bonds and notes	1,427,313	
		(4,775,997)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Changes in interest accrued on long-term debt	(35,342)	
Changes in compensated absences	33,874	
		(1,469)
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES		$ 2,500,808

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
STATEMENTS OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2024

	Business-type Activities - Enterprise Funds		
	Water Utility	Sewer Utility	Totals
ASSETS			
Current Assets:			
Cash and investments	$ 1,091,203	$ 2,065,853	$ 3,157,056
Customer and other accounts receivable	384,663	459,881	844,544
Inventories	49,400	-	49,400
Total Current Assets	1,525,266	2,525,734	4,051,000
Non-current Assets:			
Cash and investments - restricted	206,652	2,999,988	3,206,640
Capital Assets:			
Land	352,219	32,500	384,719
Construction in process	19,080	2,886,982	2,906,062
Capital assets, net of accumulated depreciation	19,448,520	17,084,156	36,532,676
Total Non-current Assets	20,026,471	23,003,626	43,030,097
TOTAL ASSETS	21,551,737	25,529,360	47,081,097
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pension	159,902	191,882	351,784
Deferred outflows related to OPEB	5,772	6,925	12,697
TOTAL DEFERRED OUTFLOWS OF RESOURCES	165,674	198,807	364,481
LIABILITIES			
Current Liabilities:			
Accounts payable	$ 48,969	$ 725,643	$ 774,612
Accrued salaries and benefits	2,842	3,181	6,023
Accrued property tax equivalent	231,181	-	231,181
Accrued interest on long-term obligations	12,891	32,256	45,147
Revenue bonds due within 1 year	95,000	175,000	270,000
Total Current Liabilities	390,883	936,080	1,326,963
Non-current liabilities:			
Net OPEB liability	12,039	14,447	26,486
Net pension liability	17,614	21,136	38,750
Revenue bonds due in greater than 1 year	1,650,000	5,298,193	6,948,193
Unamortized premium on issuance	76,804	139,757	216,561
Accrued compensated absences	32,662	49,716	82,378
Total Non-current Liabilities	1,789,119	5,523,249	7,312,368
TOTAL LIABILITIES	2,180,002	6,459,329	8,639,331
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to pension	95,082	114,098	209,180
Deferred inflows related to OPEB	7,008	8,409	15,417
TOTAL DEFERRED INFLOWS	102,090	122,507	224,597
NET POSITION			
Net investment in capital assets	17,998,015	14,390,688	32,388,703
Restricted for:			
Capital Projects	206,652	1,745,757	1,952,409
Equipment Replacement	-	1,254,231	1,254,231
WRS Pension	47,206	60,170	107,376
Unrestricted	1,183,446	1,695,485	2,878,931
TOTAL NET POSITION	$ 19,435,319	$ 19,146,331	$ 38,581,650

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2024

	Business-type Activities - Enterprise Funds		
	Water Utility	Sewer Utility	Totals
OPERATING REVENUES			
Charges for service	$ 1,496,169	$ 1,962,146	$ 3,458,315
Other operating revenues	52,017	39,222	91,239
TOTAL OPERATING REVENUES	1,548,186	2,001,368	3,549,554
OPERATING EXPENSES			
Operation and maintenance	912,908	1,458,766	2,371,674
Taxes	245,929	-	245,929
Depreciation	552,210	913,467	1,465,677
TOTAL OPERATING EXPENSES	1,711,047	2,372,233	4,083,280
OPERATING INCOME (LOSS)	(162,861)	(370,865)	(533,726)
NONOPERATING REVENUES (EXPENSES)			
Interest income	24,914	154,384	179,298
Interest expense	(96,404)	(191,036)	(287,440)
Bond issuance expense	(200)	(200)	(400)
TOTAL NONOPERATING REVENUES (EXPENSES)	(71,690)	(36,852)	(108,542)
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	(234,551)	(407,717)	(642,268)
Capital contributions/Impact fees	1,154,290	1,303,801	2,458,091
CHANGE IN NET POSITION	919,739	896,084	1,815,823
NET POSITION - BEGINNING OF YEAR	18,515,580	18,250,247	36,765,827
NET POSITION - END OF YEAR	$ 19,435,319	$ 19,146,331	$ 38,581,650

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2024

	Business-type Activities - Enterprise Funds		
	Water Utility	**Sewer Utility**	**Totals**
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and users	$ 1,530,436	$ 1,984,567	$ 3,515,003
Payments to suppliers	(664,665)	(476,385)	(1,141,050)
Payments to employees	(421,328)	(508,823)	(930,151)
NET CASH PROVIDED BY OPERATING ACTIVITIES	444,443	999,359	1,443,802
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Capital contributions/impact fees	1,154,290	1,303,801	2,458,091
Proceeds of bonds	-	2,238,193	2,238,193
Principal paid on bonds	(95,000)	(175,000)	(270,000)
Interest paid on bonds	(96,404)	(191,036)	(287,440)
Bond issuance costs	(200)	(200)	(400)
Acquisition and construction of capital assets	(1,271,667)	(4,247,240)	(5,518,907)
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	(308,981)	(1,071,482)	(1,380,463)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income	24,914	154,384	179,298
NET CHANGE IN CASH AND INVESTMENTS	160,376	82,261	242,637
CASH AND INVESTMENTS - BEGINNING OF YEAR	1,137,479	4,983,580	6,121,059
CASH AND INVESTMENTS - END OF YEAR	$ 1,297,855	$ 5,065,841	$ 6,363,696

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
STATEMENT OF CASH FLOWS - CONTINUED
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2024

	Business-type Activities - Enterprise Funds		
	Water Utility	Sewer Utility	Totals
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FLOWS FROM OPERATING ACTIVITIES			
Operating income (loss)	$ (162,861)	$ (370,865)	$ (533,726)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation	582,261	913,467	1,495,728
Amortization of premium	(4,267)	(7,765)	(12,032)
Changes in assets and liabilities:			
(Increase) decrease in customer and other receivables	(17,750)	(16,801)	(34,551)
(Increase) decrease in inventories	5,042	-	5,042
(Increase) descrease in prepaid expenses	6,438	7,666	14,104
(Increase) decrease related to pensions and OPEB	(1,350)	(2,706)	(4,056)
Increase (decrease) in accounts payable	22,166	507,252	529,418
Increase (decrease) in accrued liabilities	23,053	(20,389)	2,664
Increase (decrease) in compensated absences payable	(8,289)	(10,500)	(18,789)
NET CASH FLOWS PROVIDED (USED) BY OPERATING ACTIVITIES	$ 444,443	$ 999,359	$ 1,443,802
RECONCILIATION OF CASH AND INVESTMENTS TO STATEMENT OF NET POSITION - PROPRIETARY FUNDS			
Cash and investments reported as current assets	$ 1,091,203	$ 2,065,853	$ 3,157,056
Cash and investments reported as restricted assets	206,652	2,999,988	3,206,640
TOTAL CASH AND INVESTMENTS	$ 1,297,855	$ 5,065,841	$ 6,363,696
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES			
Capital outlay paid by developers	$ 1,060,384	$ 887,794	$ 1,948,178

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUND
DECEMBER 31, 2024

	Custodial Funds Tax Collection Fund
ASSETS	
Cash and investments	$ 3,883,570
Taxes receivable	6,475,452
TOTAL ASSETS	10,359,022
LIABILITIES	
Due to other governmental units	10,359,022
TOTAL LIABILITIES	10,359,022
NET POSITION	$ -

VILLAGE OF JACKSON
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUND
YEAR ENDED DECEMBER 31, 2024

	Custodial Funds Tax Collection Fund
ADDITIONS	
Collection of property tax	$ 8,550,578
TOTAL ADDITIONS	8,550,578
DEDUCTIONS	
Distributions to other governmental units	8,550,578
TOTAL DEDUCTIONS	8,550,578
NET POSITION, January 1	-
NET POSITION, December 31	$ -

See accompanying notes to basic financial statements.

Note A - Summary of Significant Accounting Policies

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

Financial Reporting Entity

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

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

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

DRAFT 6/27/2025

Basis of Presentation

Government-wide Financial Statements

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

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

Note A - Summary of Significant Accounting Policies (continued)

Basis of Presentation (continued)

Fund Financial Statements

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

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

a. Total assets, deferred outflows of resources, liabilities, deferred inflows of resources, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type, and

b. The same element of the individual governmental fund or enterprise fund that met the 10 percent test is at least 5 percent of the corresponding total for all governmental and enterprise funds combined.

c. In addition, any other governmental or proprietary fund that the Village believes is particularly important to financial statement users may be reported as a major fund.

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

DRAFT 6/27/2025

Major Funds

The Village reports the following major governmental funds:

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

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

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

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

Note A - Summary of Significant Accounting Policies (continued)

Major Funds (continued)

The Village reports the following major proprietary funds:

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

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

Non-Major Funds

The Village reports the following non-major governmental funds:

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

Recreation Fund
Hotel/Motel Tax Fund
Park Fund
Fire and EMS

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

Tax Incremental District No. 5
Tax Incremental District No. 6
Tax Incremental District No. 7

Additionally, the Village reports the following fund type:

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

DRAFT 6/27/2025

Note A - Summary of Significant Accounting Policies (continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-wide Financial Statements

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

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

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

Fund Financial Statements

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

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

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

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

DRAFT 6/27/2025

Note A - Summary of Significant Accounting Policies (continued)

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

Fund Financial Statements (continued)

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

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

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

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

Estimates

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

Cash and Investments

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

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

DRAFT 6/27/2025

Note A - Summary of Significant Accounting Policies (continued)

Cash and Investments (continued)

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

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

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

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

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

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

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

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

DRAFT 6/27/2025

Note A - Summary of Significant Accounting Policies (continued)

Receivables

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

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

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

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

Details of the Village's property tax calendar for the 2024 tax levy follows:

Lien and levy dates	December 2024
Real estate collection due dates:	
First installment due	January 31, 2025
Second installment due	July 31, 2025
Personal property tax due in full	January 31, 2025
Final settlement with county	August 2025
Tax sale of 2024 delinquent real estate taxes	October 2027

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

Inventories

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

Prepaid Expenditures

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

DRAFT 6/27/2025

Note A - Summary of Significant Accounting Policies (continued)

Restricted Assets

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

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

	Governmental Funds	Proprietary Funds	Total
Impact fees	$ -	$ 28,171	$ 28,171
Unspent debt proceeds	47,176	-	47,176
2023A Bond reserves	-	512,972	512,972
Equipment replacement fund	-	1,016,433	1,016,433
Connection fees	-	1,649,064	1,649,064
Total Restricted Assets	$ 47,176	$ 3,206,640	$ 3,253,816

DRAFT 6/27/20

Capital Assets

Government-wide Statements

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

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

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

Note A - Summary of Significant Accounting Policies (continued)

Capital Assets (continued)

Government-wide Statements (continued)

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

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

Assets	Years
Buildings	20 - 50
Land improvements	20 - 50
Equipment	5 - 25
Infrastructure	40

Fund Financial Statements

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

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

DRAFT 6/27/2025

Compensated Absences

Employees earn vacation time and compensatory time off in varying amounts in accordance with Village policy. All full-time employees are eligible for paid vacation annually on the anniversary of their date of hire. Payments for vacation will be made at rates in effect when the benefits are used. At December 31, 2024, the total vacation and compensatory benefits accrued were $348,210 for the governmental activities and $82,378 for the business-type activities.

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

All full-time represented employees may accumulate unused sick leave up to a maximum of 1,020 hours. Upon death or retirement, 100% of accumulated sick leave credits converted to its monetary value at the employee's last rate of pay will be held by the Village and utilized for the sole purpose of paying health insurance premiums for themselves and/or their dependents.

Note A - Summary of Significant Accounting Policies (continued)

Compensated Absences (continued)

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

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

Deferred Outflows / Inflows of Resources

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

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

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

Pensions

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

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

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

DRAFT 6/27/2025

Note A - Summary of Significant Accounting Policies (continued)

Other Post-Employment Benefits (OPEB)

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

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

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

Long-term Obligations

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

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

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

Claims and Judgements

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

DRAFT 6/27/2025

Note A - Summary of Significant Accounting Policies (continued)

Net Position and Fund Balances

Government-wide Financial Statements

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

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

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

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

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

Governmental Fund Financial Statements

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

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

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

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

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

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

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

DRAFT 6/27/2025

Net Position and Fund Balances (continued)

Governmental Fund Financial Statements (continued)

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

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

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

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

Utility User Rates

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

Note B - Stewardship, Compliance, and Accountability

DNR Replacement Fund

The Wisconsin Department of Natural Resources required the creation of an equipment replacement fund as a condition of receiving a grant for the sewer utility. The equipment replacement fund has been established and the balance at December 31, 2024 was $1,350,924.

Deficit Fund Balance

At December 31, 2024 the following funds had a deficit fund balance:

Fund	Amount
TID #6	$ 15,093
TID #7	597,594

Negative balances will be cured by future collections of tax increment.

DRAFT 6/27/2025

Note C - Cash and Investments

The Village's cash and investments at December 31, 2024 consisted of the following:

	Cash	Investments	Total
Custodial Risk:			
Petty cash	$ 150	$ -	$ 150
Demand deposits	8,060,890	-	8,060,890
Money market	9,799,001	-	9,799,001
Local government investment pool	-	3,320,736	3,320,736
Custodial and Interest Rate Risk:			
Fixed income - Government securities	-	3,668,441	3,668,441
Certificates of deposit	-	919,709	919,709
Custodial, Interest Rate and Credit Risk:			
Mutual funds - Government obligations	-	327,762	327,762
Total cash and investments	$ 17,860,041	$ 8,236,648	$ 26,096,689

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

Per Statement of Net Position	
Cash and investments	$ 18,959,303
Restricted cash and investments	3,253,816
Per State of Fiduciary Net Position	
Cash and investments	3,883,570
Total cash and investments	$ 26,096,689

DRAFT 6/27/2025

Deposits in local and area banks are insured by the Federal Deposit Insurance Corporation ("FDIC"). All time and savings deposits owned by the Village and held by the Village's official custodian in an insured depository institution in the state in which the Village is located are added together and insured up to $250,000 per financial institution. Separately, all demand deposits owned by the Village and held by the Village's official custodian in an insured depository within the state in which the Village is located are added together and insured up to an additional $250,000 per financial institution. Deposits in each local and area bank and in the Wisconsin Local Government Investment Pool ("LGIP") are also insured by the State Deposit Guarantee Fund in the amount of $400,000 per financial institution. However, due to the relatively small size of the Guarantee Fund in relation to the total coverage and other legal implications, recovery of material principal losses may not be significant to individual government entities. Investments in the local government investment pool are covered under a surety bond issued by Financial Security Assurance, Inc. The fund insures against losses arising from principal defaults on substantially all types of securities acquired by the pool. The bond provides unlimited coverage on principal losses, reduced by any FDIC, SDGF insurance, and income on the investment during the calendar quarter a loss occurs.

The LGIP does not have a credit quality rating and is also not subject to credit risk disclosures because investments are not issued in securities form. It is part of the State Investment Fund ("SIF") and is managed by the State of Wisconsin Investment Board. The LGIP is not registered with the Securities and Exchange Commission but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually and carries investments at amortized cost for purposes of calculating income to participants. At December 31, 2024, the fair value of the Village's share of the LGIP's assets was substantially equal to the amount reported in these statements.

Note C - Cash and Investments (continued)

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

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

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

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

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

Custodial Risk

Custodial risk is the risk that, in the event of a financial institution failure, the Village's deposits may not be returned to the Village. The Village's carrying value for cash and investments was $26,096,689 at December 31, 2024, and the bank's carrying value was $26,156,783, of which $1,800,000 was fully insured, $16,399,952 was collateralized by pledges, and $7,956,831 was uninsured and uncollateralized.

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

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

Interest Rate Risk

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

DRAFT 6/27/2025

Note C - Cash and Investments (continued)

Interest Rate Risk (continued)

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

		Investment Maturities in Years	
Type of Investment	**Fair Value**	**Less than 1 Year**	**1-5 Years**
Pershing-Ehlers Investments			
US Government bonds/securities	$ 3,668,441	$ 3,668,441	$ -
Mutual Funds/Government obligations	327,762	327,762	-
Certificates of deposit	919,709	919,709	-
	$ 4,915,912	$ 4,915,912	$ -

Credit Risk

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

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

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

DRAFT 6/27/2025

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

Type of Investment	**Amount**	**Rating as of 12/31/2024**
Pershing-Ehlers Investments		
Mututal Funds - Government obligations	$ 327,762	AAAm

Note C - Cash and Investments (continued)

Fair Value Measurements of Investments

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

Level 1 — Unadjusted quoted prices in active markets for identical assets or liabilities that a government can access at the measurement date.

Level 2 — Significant inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly or indirectly.

Level 3 — Significant unobservable inputs for an asset or liability.

	Level 1	Level 2	Level 3	Exempt from Disclosure	Total
LGIP	-	-	-	3,320,736	3,320,736
Mutual funds-Government obligations	327,762	-	-	-	327,762
US government bonds/securities	3,668,441	-	-	-	3,668,441
Certificates of deposit	919,709				919,709
	$ 4,915,912	$ -	$ -	$ 3,320,736	$ 8,236,648

Note D - Receivables

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

A provision for uncollectable accounts has been provided for rescue squad receivables as the Village has determined that some accounts will not be collected. The receivable and allowance at year end for these rescue squad services were $515,252 and ($453,828), respectively.

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

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

Description	
Unearned property taxes	$ 7,320,222
Deferred special assessments	352,161
Total Deferred / Unearned Revenue for Governmental Funds	$ 7,672,383

DRAFT 6/

Note E - Capital Assets

Governmental Activities

Governmental capital asset activity for the year ended December 31, 2024 was as follows:

Governmental Activities:	Balance 1/1/2024	Additions	Transfers	Disposals	Balance 12/31/2024
Capital assets not being depreciated:					
Land	$ 2,087,681	$ 172,023	$ -	$ -	$ 2,259,704
Construction in process	3,017,897	4,514,855	(3,166,633)	-	4,366,119
Total capital assets not being depreciated	5,105,578	4,686,878	(3,166,633)	-	6,625,823
Capital assets being depreciated:					
Buildings and improvements	18,200,390	-	-	-	18,200,390
Land improvements and structures	-	-	-	-	-
Machinery and Equipment	5,960,413	353,499	-	-	6,313,912
Capital leases	189,260	131,909	-	-	321,169
Infrastructure	37,737,654	143,953	3,166,633	-	41,048,240
Total capital assets being depreciated:	62,087,717	629,361	3,166,633	-	65,883,711
Less: accumulated depreciation	12,986,152	1,879,609	-	-	14,865,761
Less: accumulated amortization on leases	39,838	65,975	-	-	105,813
Total accumulated	13,025,990	1,945,584	-	-	14,971,574
Net capital assets being depreciated:	49,061,727	$ (1,316,223)	$ -	$ -	50,912,137
Net governmental activities capital assets	$ 54,167,305				$ 57,537,960

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

General government	$ 97,742
Public safety	640,777
Public works (includes depreciation of infrastructure)	1,072,745
Culture and recreation	134,320
Total governmental activities depreciation expense	$ 1,945,584

-T 6/27/2025

Note E - Capital Assets (continued)

Business-type Activities

Capital asset activity in the business type activities for the year ended December 31, 2024 was as follows:

Water Utility	Balance 1/1/2024	Additions	Transfers	Disposals	Balance 12/31/2024
Capital assets not being depreciated:					
Land	$ 352,219	$ -	$ -	$ -	$ 352,219
Construction in process	1,695,633	19,080	(1,695,633)	-	19,080
Total capital assets not being depreciated	2,047,852	19,080	(1,695,633)	-	371,299
Capital assets being depreciated:					
Infrastructure	25,145,067	1,252,588	1,695,633	(72,009)	28,021,279
Less: accumulated depreciation	(8,062,508)	(582,260)	-	72,009	(8,572,759)
Net capital assets being depreciated	17,082,559	$ 670,328	$ 1,695,633	$ -	19,448,520
Net water utility capital assets	$ 19,130,411				$ 19,819,819

Sewer Utility	Balance 1/1/2024	Additions	Transfers	Disposals	Balance 12/31/2024
Capital assets not being depreciated:					
Land	$ 32,500	$ -	$ -	$ -	$ 32,500
Construction in process	4,018,857	2,580,095	-	(3,711,970)	2,886,982
Total capital assets not being depreciated	4,051,357	2,580,095	-	(3,711,970)	2,919,482
Capital assets being depreciated:					
Infrastructure	33,621,424	5,379,116	-	(1,339,789)	37,660,751
Less: accumulated depreciation	(21,002,917)	(913,467)	-	1,339,789	(20,576,595)
Net capital assets being depreciated	12,618,507.00	$ 4,465,649	$ -	$ -	17,084,156
Net sewer utility capital assets	$ 16,669,864				$ 20,003,638

DRAFT 6/27/2025

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

Water Utility	$ 582,260
Sewer Utility	913,467
Total business-type activities depreciation expense	$ 1,495,727

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

Note F - Inter-fund Receivables, Payables and Transfers

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

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

Advances from and to other funds consist of the following at December 31, 2024:

Receivable Fund	Payable Fund	Amount	Purpose
General capital projects	TID No. 4	$ 1,165,886	To fund negative balance
General fund	TID No. 7	572,248	To fund negative balance
		$ 1,738,134	

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

Due to and from other funds consist of the following at December 31, 2024:

Receivable Fund	Payable Fund	Amount
None in cy		$ -

Interfund transfers consist of the following at December 31, 2024:

Fund Transferred From	Fund Transferred To	Amount	Purpose
Fire and EMS	Debt service	$ 71,454	Debt payments
TID #7	Debt service	126,285	Debt payments
General Fund	Recreation fund	261,021	Village contritions to recreation
General Fund	Fire and EMS	619,363	Fund Village portion of Fire and EMS
General Fund	Debt service	643,234	Debt payments
		$ 1,721,357	

DRAFT 2025

Note G - Long-term Obligations

General Obligation Debt

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

Water and Sewer Revenue Bonds

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

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

Note G - Long-term Obligations (continued)

Water and Sewer Revenue Bonds (continued)

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

During the year ended December 31, 2024, the Village entered into an agreement for a Clean Water Fund Loan. The Village has been approved for a maximum loan amount of $5,709,010. Total disbursements from the loan during 2024 were $2,238,193. The project is anticipated to be completed during 2025 and the full amount of the loan drawn. The interest rate on this loan is 2.31% with a final maturity date of 05/01/2044.

Developer Agreement Obligations

The Village has entered into various agreements with developers. The Village is obligated to pay various amounts to developers if certain conditions of the developer agreements are fulfilled that contribute to economic development or otherwise benefit the Village or the citizens of the Village. As of December 31, 2024, the Village was obligated under agreements for a total of $2,464,495. These amounts will be paid out over various time periods. A portion of the annual tax increments levied for TID #5, TID #6 and TID #7 are being used to fund these payments.

Developer Deposits

The Village has received deposits from two developers for infrastructure advancement in new housing developments. As of December 31, 2024, the Village held deposits totaling $1,285,630 for the Morning Meadows Phase 3 project, and the Maple Fields Phase 1 project. These amounts will be repaid over various time periods as work on the projects progresses.

Compensated Absences

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

DRAFT 6/27/2025

Note G - Long-term Obligations (continued)

Outstanding debt and other long-term obligations were comprised of the following at December 31, 2024:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Governmental Activities					
General obligation debt:					
General obligation notes	$ 2,579,468	$ 5,695,000	$ 395,734	$ 7,878,734	$ 427,764
General obligation bonds	16,877,000	-	921,000	15,956,000	917,000
Direct borrowings					
State trust fund loans	404,431	-	110,579	293,852	113,930
Capital leases	144,740	77,110	45,945	175,905	42,738
Total general obligation debt	20,005,639	5,772,110	1,473,258	24,304,491	1,501,432
Other liabilities:					
Developer agreements	$ 2,113,293	$ 542,734	$ 191,532	$ 2,464,495	$ 709,045
Premium on debt issuance	699,107	170,353	44,410	825,050	52,928
Compensated absences	382,083	-	33,873	348,210	-
Total other liabilities term obligations	3,194,483	713,087	269,815	3,637,755	761,973
	$ 23,200,122	$ 6,485,197	$ 1,743,073	$ 27,942,246	$ 2,263,405
Business-type Activities					
Other liabilities:					
Water and sewer revenue bonds	$ 5,250,000	$ 2,238,193	$ 270,000	$ 7,218,193	$ 270,000
Premium on revenue bond issuance	228,592	-	12,031	216,561	12,032
Compensated absences	101,167	-	18,789	82,378	-
Total business-type activities:	$ 5,579,759	$ 2,238,193	$ 300,820	$ 7,517,132	$ 282,032
Total Long-Term Obligations	$ 28,779,881	$ 8,723,390	$ 2,043,893	$ 35,459,378	$ 2,545,437

The amount of compensated absence liability that is due within one year has not been determined.

Note G - Long-term Obligations (continued)

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

Governmental Activities	Date of Issue	Final Maturity	Interest Rates	Original Principal	Balance 12/31/2024
G.O. Promissory Note	4/10/2018	5/1/2028	3.25%	600,000	263,734
G.O. Taxable Promissory Note	6/27/2019	6/1/2028	2.65% - 3.00%	1,020,000	700,000
G.O. Promissory Note	12/30/2019	6/1/2029	1.35% - 2.00%	2,005,000	1,220,000
G.O. Refunding Bond	12/9/2014	6/1/2028	0.40% - 3.55%	3,025,000	851,000
G.O. Community Dev Bond	6/27/2019	6/1/2039	3.00%	1,235,000	1,195,000
G.O. Bond	12/30/2019	6/1/2039	2.00% - 3.00%	6,350,000	5,570,000
State Trust Fund Loan	3/21/2017	3/15/2027	3.00%	550,000	182,309
State Trust Fund Loan	11/28/2016	3/15/2026	3.00%	450,000	111,543
G.O. Bond	2/25/2021	6/1/2030	1.00% - 3.00%	8,030,000	6,900,000
G.O. Bond	2/1/2023	6/1/2039	4.20%-5.00%	1,465,000	1,440,000
G.O Promissory Note	6/28/2024	12/1/2044	4.00%-5.00%	5,695,000	5,695,000
Total general obligation debt - governmental activities					$ 24,128,586

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

Business Activities	Date of Issue	Final Maturity	Interest Rates	Original Principal	Balance 12/31/2024
Water and sewer revenue bond	7/6/2023	5/1/2043	4.00%-5.00%	5,250,000	4,980,000
Clean Water Fund Loan	7/110/24	5/1/20424	2.31%	2,238,193	2,238,193
Total general obligation debt - business activities					$ 7,218,193

The annual debt service requirements to maturity for general obligation long-term debt for governmental activities as of December 31, 2024, are as follows:

	Governmental Activities							
Year Ending	G.O. Notes		G.O. Bonds		STF Loans		Totals	
December 31,	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	$ 427,764	$ 396,985	$ 917,000	$ 382,073	$ 113,930	$ 8,816	$ 1,458,694	$ 787,874
2026	454,832	284,005	939,000	353,468	117,348	5,398	1,511,180	642,871
2027	551,968	271,428	961,000	323,868	62,574	1,877	1,575,542	597,173
2028	584,170	256,631	984,000	293,291	-	-	1,568,170	549,922
2029	500,000	239,425	930,000	263,215	-	-	1,430,000	502,640
2030-2034	1,375,000	984,375	5,220,000	954,043	-	-	6,595,000	1,938,418
2035-2039	1,500,000	650,450	5,555,000	366,005	-	-	7,055,000	1,016,455
2040-2044	2,485,000	258,100	450,000	3,375	-	-	2,935,000	261,475
	$ 7,878,734	$ 3,341,399	$ 15,956,000	$ 2,939,338	$ 293,852	$ 16,091	$ 24,128,586	$ 6,296,828

DRAFT 6/27/2025

Note G - Long-term Obligations (continued)

Business-type Activities						
Year Ending	Revenue Bonds		Clean Water Fund		Totals	
December 31,	Principal	Interest	Principal	Interest	Principal	Interest
2025	$ 270,000	$ 213,650	$ -	$ 51,090	$ 270,000	$ 264,740
2026	270,000	200,150	95,168	50,603	365,168	250,753
2027	270,000	186,650	97,366	48,379	367,366	235,029
2028	270,000	173,150	99,615	46,104	369,615	219,254
2029	260,000	159,900	101,916	43,777	361,916	203,677
2030-2034	1,300,000	609,700	546,002	182,041	1,846,002	791,741
2035-2039	1,300,000	338,000	612,046	115,234	1,912,046	453,234
2040-2044	1,040,000	83,200	686,080	40,345	1,726,080	123,545
	$ 4,980,000	$ 1,964,400	$ 2,238,193	$ 577,573	$ 7,218,193	$ 2,541,973

Leases

The Village entered into several lease agreement for police vehicles during the year ended December 31, 2024. Future minimum required payments under these contracts are as follows:

Years Ending December 31,	Principal Payment	Interest Payment
2025	$ 42,748	$ 12,707
2026	39,012	11,016
2027	24,436	7,237
2028	14,094	4,546
2029	55,616	617
	$ 175,906	$ 36,123

Leased vehicles are expected to have a residual value at the end of the lease period, which is included in the principal payment schedule in the final year of the lease agreement.

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

Activity for the year ended December 31, 2024 is summarized as follows:

	Balance Beginning	Additions	Amortization	Balance Ending
Governmental activities	$ 699,107	$ 170,353	$ (44,410)	$ 825,050

	Balance Beginning	Additions	Amortization	Balance Ending
Business Activities	$ 228,592	$ -	$ (12,031)	$ 216,561

DRAFT 6/27/2025

Note G - Long-term Obligations (continued)

Margin of Indebtedness

The Wisconsin Statutes restrict the Village's general obligation debt to 5% of the equalized value of all property in the Village. This amount is compared below with the outstanding debt on December 31, 2024:

Equalized Value - 2024	$ 1,308,958,400
Debt limit (5% of $1,308,958,400)	65,447,920
Deduct general obligation debt	(24,128,586)
Margin of indebtedness	$ 41,319,334

Other Debt Information

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

Subsequent Debt Issuances

Subsequent to year-end, the Village issued $3,815,000 in General Obligation Promissory Notes, Series 2025A for the purpose of funding capital projects, TID #7 projects, water system projects and sewer system projects. Interest on these bonds varies between 4.50% and 5.00%. Final payment will be November 1, 2045.

Note H - Lease Income

The Village has entered into various lease agreements with telecommunications companies, wherein the Village has agreed to allow the use of Village property for the purpose of telecommunications relays. Payments received on these leases totaled $69,779 for the year ended December 31, 2024. Future minimum lease payments receivable in conjunction with these leases are as follows:

Year	Amount
2025	$ 69,779
2026	72,707
2027	72,707
2028	72,707
2029	80,806
2030-2034	365,101
2035-2039	187,805
2040-2041	77,957
Expected future lease receipts	$ 999,569

DRAFT 6/27/2025

Note I - Net Position and Fund Balances

Governmental Activities

Governmental net position at December 31, 2024 consists of the following:

Net investment in capital assets:		
Land	$ 2,259,704	
Construction in process	4,366,119	
Other capital assets, net of accumulated depreciation	50,696,781	
Leased asset, net of accumulated amortization	215,356	
Less: Related long-term debt	(24,304,491)	
Less: Premium on issuance	(825,050)	
Plus: Unspent proceeds on long-term debt	4,319,860	
		$ 36,728,279
Restricted for:		
Debt service	930,153	
Police K-9 program	20,899	
TID #4	346,793	
TID #5	16,665	
WRS Pension	840,279	
		2,154,789
Unrestricted		2,175,264
Total Governmental Activities Net Position		$ 41,058,332

Business-type Activities

Net investment in capital assets:		
Land	$ 384,719	
Construction in process	2,906,062	
Capital assets, net of accumulated depreciation	36,532,676	
Less: Related long-term debt	(7,218,193)	
Less: Unamortized premium on debt	(216,561)	
		$ 32,388,703
Restricted for:		
Capital projects	1,952,409	
Equipment replacement	1,254,231	
WRS pension	107,376	
		3,314,016
Unrestricted		2,878,931
Total Business-type Activities Net Position		$ 38,581,650

DRAFT 6/27/2025

Note I - Net Position and Fund Balances (continued)

Governmental Fund Financial Statements

Nonspendable:		
Prepaid expenditures	$ 128,200	
Advances	1,738,134	
		$ 1,866,334
Restricted:		
Debt service fund	930,153	
Police K-9 program	20,899	
Tid #4	346,793	
TID #5	16,665	
		1,314,510
Assigned:		
Fire/EMS fund	976,733	
Recreation fund	115,061	
Hotel/Motel tax fund	53,237	
Park fund	297,490	
		1,442,521
Unassigned:		5,971,567
Total governmental funds - Fund balance		$ 10,594,932

DRAFT 6/27/2025

Note J – Change in Accounting Principle

In May 2020, The GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements*, which is effective for fiscal years beginning after June 15, 2022. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements ("SBITAs") for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. The Village reviewed potential SBITAs and determined there were no subscriptions that required recognition under the standard. The statement did not have an effect on the financial reporting of the Village.

In June 2022, the Governmental Accounting Standards Board issued GASB Statement No. 100, *Accounting Changes and Error Corrections an amendment of GASB Statement No. 62 (*GASB 100) which is effective for fiscal years beginning after June 15, 2023. This statement identifies accounting changes as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes various transactions or events included in these changes. GASB 100 established accounting and financial reporting requirements for each type of accounting changes and correction of an error in previously issued financial statements (error correct). A prior period adjustment was made to include changes in the financial reporting entity for the year ended December 31, 2024.

Note K – Prior Period Adjustment due to Change in Accounting Principle

The Village made a change to report activity TID #7 from a major fund to a nonmajor fund. This change represents changes within the reporting entity, affecting the beginning fund balance of the governmental funds. Changes to beginning fund balance are as follows:

	Beginning Balance	Major to Nonmajor Stormwater Fund	Restated Balance
Major Funds	$ 5,239,414	$ 589,476	$ 5,828,890
Nonmajor Funds	1,499,259	(589,476)	909,783
	$ 6,738,673		$ 6,738,673

Note L - WRS Pension Plan

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

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

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

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

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

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

DRAFT 6/27/2025

Note L - WRS Pension Plan (continued)

Benefits provided (continued)

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

The WRS also provides death and disability benefits for employees.

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

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

Year	Core Fund Adjustment	Variable Fund Adjustment
2014	4.7%	25%
2015	2.9	2
2016	0.5	(5)
2017	2.0	4
2018	2.4	17
2019	0.	(10)
2020	1.7	21
2021	5.1	13
2022	7.4	15
2023	1.6	(21)

DRAFT 6/27/2025

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

During the reporting period, the WRS recognized $330,651 in contributions from the employer.

Note L - WRS Pension Plan (continued)

Contributions (continued)

Contribution rates as of December 31, 2023 are:

Employee Category	Employee	Employer
General (including Teachers, Executives, and Elected Officals)	6.80%	6.80%
Protective with Social Security	6.80%	13.22%
Protective without Social Security	6.80%	18.12%

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

At December 31, 2024, the Village reported a liability of $352,272 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2022 rolled forward to December 31, 2023. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension liability was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2023, the Village's proportion was 0.02369321%, which was an increase of 0.00096211% from its proportion measured as of December 31, 2022.

For the year ended December 31, 2024, the Village recognized pension expense (revenue) of $175,664.

At December 31, 2024, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,420,356	$ 1,881,272
Net differences between projected and actual earnings on pension plan investments	1,227,612	-
Changes in assumptions	153,545	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	2,251	20,358
Employer contributions subsequent to the measurement date	396,272	-
	$ 3,200,036	$ 1,901,630

The amount of $396,272 reported as deferred outflows related to pension resulting from the Village's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2024.

DRAFT 6/27/2025

Note L - WRS Pension Plan (continued)

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

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

Year Ended December 31,	Deferred Outflow of Resources	Deferred Inflow of Resources
2024	$ 2,245,102	$ 2,062,658
2025	1,826,396	1,636,342
2026	1,454,664	688,204
2027	56,823	293,647

Actuarial assumptions. The total pension liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2022
Measurement Date of Net Pension Liability	December 31, 2023
Experience Study:	January 1, 2018 - December 31, 2020 Published November 19, 2021
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-term Expected Rate of Return:	6.80%
Discount Rate:	6.80%
Salary Increases:	
Wage Inflation	3.00%
Seniority/Merit	0.1% - 5.6%
Mortality:	2020 WRS Experience Mortality Table
Post-retirement Adjustments*	1.7%

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

Actuarial assumptions are based upon an experience study conducted in 2021 that covered a three-year period from January 1, 2018 to December 31, 2020. The Total Pension Liability for December 31, 2023 is based upon a roll-forward of the liability calculated from the December 31, 2022 actuarial valuation.

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

Note L - WRS Pension Plan (continued)

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

Asset Allocation Targets and Expected Returns[1]
As of December 31, 2023

Core Fund Asset Class	Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %[2]
Public Equity	40 %	7.3 %	4.5 %
Public Fixed Income	27	5.8	3.0
Inflation Sensitive Assets	19	4.4	1.7
Real Estate	8	5.8	3.0
Private Equity/Debt	18	9.6	6.7
Leverage[3]	(12)	3.7	1.0
Total Core Fund	100 %	7.4 %	4.6 %
Variable Fund Asset Class			
U.S. Equities	70 %	6.8 %	4.0 %
International Equities	30	7.6	4.8
Total Variable Fund	100 %	7.3 %	4.5 %

[1]Asset Allocations are managed within established ranges; target percentages may differ from actual monthly allocations
[2]New England Pension Consultants Long Term US CPI (Inflation) Forecast: 2.5%
[3]The investment policy used for the Core Fund involves reducing equity exposure by leveraging lower-volatility assets, such as fixed income securities. This results in an asset allocation beyond 100%. Currently, an asset allocation target of 12% policy is used, subject to an allowable range of up to 20%.

DRAFT 6/27/2025

Single Discount rate. A single discount rate of 6.80% was used to measure the Total Pension Liability for the current and prior year. This single discount rate is based on the expected rate of return on pension plan investments of 6.80% and a municipal bond rate of 3.77%. (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2023. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax-exempt securities.). Because of the unique structure of WRS, the 6.80% expected rate of return implies that a dividend of approximately 1.7% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the municipal bond rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Note L - WRS Pension Plan (continued)

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

	1% Decrease to Discount Rate (5.80%)	Current Discount Rate (6.80%)	1% Increase to Discount Rate (7.80%)
Village's proportionate share of the net pension liability (asset)	$ 3,404,879	$ 352,272	$ (1,783,766)

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

Payables to the Pension Plan. The Village reported a payable of $79,157 for the outstanding amount of contributions to the pension plan for the year ended December 31, 2024.

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

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

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

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

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

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

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

DRAFT 6/27/2025

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

Contributions (continued)

Contribution rates as of December 31, 2023 are:

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

Member contributions are based upon nine age bands through age 69 and an additional eight age bands for those age 70 and over. Participating employees must pay monthly contribution rates per $1,000 of coverage until the age of 65 (age 70 if active). The employee contribution rates in effect for the year ended December 31, 2023 are as listed below:

Life Insurance
Employee Contribution Rates*
For the year ended December 31, 2023

Attained Age	Basic	Supplemental
Under 30	$0.05	$0.05
30-34	0.06	0.06
35-39	0.07	0.07
40-44	0.08	0.08
45-49	0.12	0.12
50-54	0.22	0.22
55-59	0.39	0.39
60-64	0.49	0.49
65-69	0.57	0.57

*Disabled members under age 70 receive a waiver-of-premium benefit.

DRAFT 6/27/2025

During the reporting period, the LRLIF recognized $1,066 in contributions from the employer.

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

At December 31, 2024, the Village reported a liability of $240,784 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of December 31, 2023, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of January 1, 2023 rolled forward to December 31, 2023. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net OPEB liability was based on the Village's share of contributions to the OPEB plan relative to the contributions of all participating employers. At December 31 2023, the Village's proportion was 0.05233700%, which was an increase of 0.003632% from its proportion measured as of December 31, 2022.

For the year ended December 31, 2024, the Village recognized OPEB expense of $20,447.

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

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

At December 31, 2024, the Village's reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 21,310
Net differences between projected and actual earnings on OPEB plan investments	3,251	-
Changes in assumptions	75,319	94,816
Changes in proportion and differences between employer contributions and proportionate share of contributions	35,660	24,028
Employer contributions subsequent to measurement date	1,203	-
	$ 115,433	$ 140,154

The amount of $1,203 reported as deferred outflows related to OPEB resulting from the Village's contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ended December 31, 2024.

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

Year Ended December 31,	Deferred Outflow of Resources	Deferred Inflow of Resources
2024	$ 34,950	$ 34,770
2025	32,330	29,814
2026	20,583	28,339
2027	10,849	27,124
2028	9,507	19,136
2029	6,011	971

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

Actuarial assumptions. The total OPEB liability in the January 1, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	January 1, 2023
Measurement Date of Net OPEB Liability (Asset)	December 31, 2023
Experience Study:	January 1, 2018 – December 31, 2020, Published November 19, 2021
Actuarial Cost Method:	Entry Age Normal
20 Year Tax-Exempt Municipal Bond Yield:	3.72%
Long-term Expected Rated of Return:	4.25%
Discount Rate:	3.76%
Salary Increases Wage Inflation: Seniority/Merit:	 3.00% 0.1% - 5.6%
Mortality:	2020 WRS Experience Mortality Table

Actuarial assumptions are based upon an experience study conducted in 2021 that covered a three-year period from January 1, 2018 to December 31, 2020. The Total OPEB Liability for December 31, 2023 is based upon a roll-forward of the liability calculated from the January 1, 2023 actuarial valuation.

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

DRAFT 6/27/2025

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

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

Local OPEB Life Insurance
Asset Allocation Targets and Expected Returns
As of December 31, 2023

Asset Class	Index	Target Allocation	Long-Term Expected Geometric Real Rate of Return
US Intermediate Credit Bonds	Bloomberg US Interm Credit	40%	2.32%
US Mortgages	Bloomberg US MBS	60%	2.52%
Inflation			2.30%
Long-Term Expected Rate of Return			4.25%

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

Single Discount rate. A single discount rate of 3.32% was used to measure the total OPEB liability for the current year, as opposed to a discount rate of 3.76% for the prior year. The significant change in the discount rate was primarily caused by the decrease in the municipal bond rate from 3.72% as of December 31, 2022 to 3.26% as of December 31, 2023. The Plan's fiduciary net position was projected to be insufficient to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total OPEB liability is equal to the single equivalent rate that results in the same actuarial present value as the long-term expected rate of return applied to benefit payments, to the extent that the plan's fiduciary net position is projected to be sufficient to make projected benefit payments, and the municipal bond rate applied to benefit payment to the extent that the plan's fiduciary net position is projected to be insufficient. The plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members through December 31, 2036.

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

DRAFT 6/27/2025

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

Sensitivity of the Village's proportionate share of the net OPEB liability to changes in the discount rate. The following presents the Village's proportionate share of the net OPEB liability calculated using the discount rate of 3.32 percent, as well as what the Village's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.32 percent) or 1-percentage-point higher (4.32 percent) than the current rate:

	1% Decrease to Discount Rate (2.32%)	Current Discount Rate (3.32%)	1% Increase to Discount Rate (4.32%)
Village's proportionate share of the OPEB liability	$ 323,527	$ 240,784	$ 177,625

Note N – Joint Agreements

The Village of Jackson, Town of Jackson, and the Town of Polk have a joint agreement for Fire and EMS services. These activities are accounted for in the Fire and EMS Special Revenue Fund. The cost of this fund is shared by the municipalities based on proportionate share of equalized values and other factors. The cost of operations to the Village for the year ended December 31, 2024 was $434,171.

Note O - Litigation and Contingencies

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

Note P - Subsequent Events

Management has evaluated the need for disclosure or recording of transactions resulting from subsequent events through (June 26, 2025) the date the financial statements were available to be issued.

- Subsequent to year-end, the Village issued new debt. See Note G for additional information.

Note Q - Effect of New Accounting Standards on Financial Statements

The Government Accounting Standards Board (GASB) has approved the following:
- Statement No. 101, *Compensated Absences*
- Statement No. 102, *Certain Risk Disclosures*
- Statement No. 103, *Financial Reporting Model Improvements*

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

DRAFT 6/27/2025

REQUIRED SUPPLEMENTARY INFORMATION

DRAFT 6/27/2025

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND REVENUES
YEAR ENDED DECEMBER 31, 2024

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
TAXES				
General property taxes	$ 4,058,981	$ 4,058,981	$ 4,058,982	$ 1
Ag use-value penalties	-	-	13,084	13,084
Mobile home parking fees	140,000	140,000	77,180	(62,820)
Taxes from Utilities	260,000	260,000	189,434	(70,566)
Interest on personal property taxes	100	100	6,946	6,846
TOTAL TAXES	4,459,081	4,459,081	4,345,626	(113,455)
INTERGOVERNMENTAL				
Shared taxes from state	265,160	265,160	468,118	202,958
State personal property aid	19,976	19,976	19,976	-
State video service aid	19,431	19,431	19,431	-
Exempt computer aid	20,689	20,689	20,689	-
Recycling grants	10,569	10,569	10,584	15
Police - State/Federal aids	5,000	5,000	33,481	28,481
State Aid - in lieu of taxes	500	500	458	(42)
State transportation aid	309,647	309,647	309,693	46
Fire and EMS grant - Washington County	-	-	74,000	74,000
Other state payments	203,502	203,502	-	(203,502)
TOTAL INTERGOVERNMENTAL	650,972	650,972	956,430	101,956
LICENSES AND PERMITS				
Liquor license	3,380	3,380	5,394	2,014
Hotel/Motel license	300	300	286	(14)
Operators license	3,400	3,400	3,293	(107)
Cigarette license	300	300	587	287
Video franchise fees	75,000	75,000	70,088	(4,912)
Dog license	5,500	5,500	6,605	1,105
Cat license	600	600	714	114
Other licenses	1,000	1,000	3,574	2,574
Building permits	180,000	180,000	384,740	204,740
Special assessments	-	-	-	-
Planning/Zoning application fees	3,500	3,500	3,540	40
WI permit seals	1,500	1,500	3,960	2,460
Address/Fire #	2,000	2,000	3,962	1,962
Erosion control permits	5,000	5,000	20,412	15,412
Publication fees	170	170	270	100
TOTAL LICENSES AND PERMITS	281,650	281,650	507,425	225,775

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND REVENUES
YEAR ENDED DECEMBER 31, 2024

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
FINES AND FORFEITURES				
Police - Court penalties	55,000	55,000	30,117	(24,883)
Police - Parking fines	4,500	4,500	2,428	(2,072)
TOTAL FINES AND FORFEITURES	59,500	59,500	32,545	(26,955)
CHARGES FOR SERVICES				
Police - Accident reports	500	500	125	(375)
Police - OWI test/fingerprinting	2,500	2,500	1,879	(621)
Conceal carry class	-	-	850	850
Police - DVD's	-	-	40	40
Police - Warrant fees	250	250	1,011	761
Clerks fees	7,000	7,000	18,164	11,164
Public works revenue	100	100	105	5
Recycling revenue	-	-	886	886
Street opening permits	1,000	1,000	11,560	10,560
NSF charges	160	160	105	(55)
Aurora Healthcare payment	30,000	30,000	32,980	2,980
TOTAL CHARGES FOR SERVICES	41,510	41,510	67,705	26,195
MISCELLANEOUS AND INTEREST				
Interest on temporary investments	25,703	25,703	345,917	320,214
Insurance dividends	7,218	7,218	-	(7,218)
Verizon lease	29,285	29,285	29,285	-
US Cellular lease	33,745	33,745	40,494	6,749
Police - Donations	-	-	8,141	8,141
Police - Fundraiser	-	-	1,146	1,146
Miscellaneous general revenue	130,000	130,000	(52)	(130,052)
TOTAL MISCELLANEOUS AND INTEREST	225,950	225,950	424,931	198,981
TOTAL REVENUES	$ 5,718,663	$ 5,718,663	$ 6,334,662	$ 412,497

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND EXPENDITURES
YEAR ENDED DECEMBER 31, 2024

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
GENERAL GOVERNMENT				
Village board	$ 39,350	$ 39,350	$ 29,642	$ 9,708
Appointed committee wages	6,150	6,150	3,206	2,944
Village attorney	62,000	62,000	37,259	24,741
Administrative wages	448,409	448,409	401,779	46,630
Administration	236,750	236,750	49,958	186,792
Elections	31,269	31,269	40,721	(9,452)
Admin - audit and accounting	30,000	30,000	36,075	(6,075)
Assessments	40,000	40,000	40,753	(753)
Insurance	58,000	58,000	49,976	8,024
Utilities	32,600	32,600	18,511	14,089
Supplies	2,000	2,000	325	1,675
Computer and internet	25,000	25,000	28,467	(3,467)
Repairs and maintenance	11,300	11,300	10,413	887
Signs	1,500	1,500	1,430	70
Licenses and fees	2,425	2,425	2,262	163
ARPA expenses	-	-	762	(762)
TOTAL GENERAL GOVERNMENT	1,026,753	1,026,753	751,539	275,214
PUBLIC SAFETY				
Police department	2,276,108	2,276,108	2,258,780	17,328
Emergency government	5,220	5,220	3,225	1,995
Building inspector	186,304	186,304	157,386	28,918
TOTAL PUBLIC SAFETY	2,467,632	2,467,632	2,419,391	48,241
PUBLIC WORKS				
Engineering	59,161	59,161	37,238	21,923
Streets	676,134	676,134	658,320	17,814
Storm sewers	3,000	3,000	10,679	(7,679)
Trash	340,108	340,108	296,426	43,682
Recycling	196,584	196,584	201,987	(5,403)
TOTAL PUBLIC WORKS	1,274,987	1,274,987	1,204,650	70,337
CULTURE AND RECREATION				
Parks	256,111	256,111	244,272	11,839
CONSERVATION AND DEVELOPMENT				
Conservation and development	16,800	16,800	17,771	(971)

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND EXPENDITURES
YEAR ENDED DECEMBER 31, 2024

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
CAPITAL OUTLAY				
General government	$ -	$ -	$ 201,158	$ (201,158)
Culture, Recreation and Education	-	-	148,996	(148,996)
Police	-	-	102,773	(102,773)
Public works - contributed and purchased	-	-	230,314	(230,314)
TOTAL CAPITAL OUTLAY	-	-	683,241	(683,241)
TOTAL EXPENDITURES	5,042,283	5,042,283	5,320,864	(278,581)
OTHER FINANCING SOURCES (USES)				
Transfers out	(880,384)	(880,384)	(880,384)	-
Proceeds on leased vehicles	-	-	77,110	77,110
Police - Sale of property	500	500	741	241
TOTAL OTHER FINANCING SOURCES (USES)	(879,884)	(879,884)	(802,533)	77,351
NET CHANGE IN FUND BALANCE	(203,504)	(203,504)	211,265	$ 768,429
FUND BALANCES - BEGINNING OF YEAR	1,969,744	1,969,744	4,228,852	
FUND BALANCES - END OF YEAR	$ 1,766,240	$ 1,766,240	$ 4,440,117	

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
FIRE AND EMS FUND REVENUES
YEAR ENDED DECEMBER 31, 2024

Note: Not needed for 2023 audit. Fire and EMS is not a major fund.

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
INTERGOVERNMENTAL				
State 2% dues	74,000	74,000	82,515	8,515
Grant revenue	-	-	1,148	1,148
EMS FAP funds	12,000	12,000	7,581	(4,419)
Other state payments	12,000	12,000	-	(12,000)
TOTAL INTERGOVERNMENTAL	98,000	98,000	91,244	(6,756)
CHARGES FOR SERVICES				
CPR training	2,500	2,500	2,090	(410)
EMS billing	350,000	350,000	361,216	11,216
Haz Mat incidents	500	500	186	(314)
Occupancy permits	1,000	1,000	1,400	400
Permit fees	1,000	1,000	3,035	2,035
TOTAL CHARGES FOR SERVICES	355,000	355,000	367,927	12,927
INTERGOVERNMENTAL CHARGES FOR SERVICES				
Town of Jackson contribution	329,016	329,016	329,016	-
Town of Polk contribution	105,156	105,156	105,156	-
TOTAL INTERGOVERNMENTAL CHARGES FOR SERVICES	$ 434,172	$ 434,172	$ 434,172	$ -
MISCELLANEOUS AND INTEREST				
Interest on temporary investments	250	250	875	625
Donations	6,000	6,000	11,463	5,463
Sale of Village property	35,000	35,000	35,000	-
Miscellaneous revenues	1,000	1,000	4,997	3,997
TOTAL MISCELLANEOUS AND INTEREST	42,250	42,250	52,335	10,085
TOTAL REVENUES	$ 929,422	$ 929,422	$ 945,678	$ 16,256

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
FIRE AND EMS FUND EXPENDITURES
YEAR ENDED DECEMBER 31, 2024

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
PUBLIC SAFETY				
Salaries/wages	762,215	762,215	711,361	50,854
Health and life insurance	135,647	135,647	113,759	21,888
Wiscosin retirement system	79,971	79,971	80,601	(630)
Social security	48,908	48,908	45,346	3,562
Medicare	11,438	11,438	10,605	833
Medical reimbursement	2,500	2,500	1,990	510
Equipment repair	10,000	10,000	8,546	1,454
Fuel and lubricants	17,640	17,640	20,059	(2,419)
Buildings and grounds maintenance	10,000	10,000	10,688	(688)
New and replacement equipment	14,000	14,000	17,478	(3,478)
Truck and equipment maintenance	23,000	23,000	26,408	(3,408)
Office supplies, PC support, postage	3,605	3,605	4,534	(929)
Pre-employment physical	4,000	4,000	6,000	(2,000)
Length of service program	13,000	13,000	13,000	-
Intercept/Health Care billing	30,000	30,000	26,513	3,487
Fire prevention	6,700	6,700	9,567	(2,867)
Scene assistance	2,000	2,000	216	1,784
Turn-out gear and uniforms	25,000	25,000	38,703	(13,703)
SCBA testing and repair	3,000	3,000	5,572	(2,572)
Ladder testing	2,261	2,261	734	1,527
Audit and accounting	600	600	-	600
Utilities	49,200	49,200	40,033	9,167
Telephone	5,500	5,500	6,409	(909)
Attorney fees	500	500	600	(100)
Medical supplies	26,500	26,500	23,999	2,501
FAP funding	12,000	12,000	10,190	1,810
Donations	1,500	1,500	4,327	(2,827)
Education, travel and dues	12,500	12,500	8,802	3,698
Antique fire truck	-	-	102	(102)
property and liability insurance	25,000	25,000	21,667	3,333
Equipment replacement fund	12,000	12,000	10,682	1,318
EMS equipment replacement	3,500	3,500	1,414	2,086
TOTAL PUBLIC SAFETY	1,353,685	1,353,685	1,278,491	73,780
TOTAL EXPENDITURES	1,353,685	1,353,685	1,278,491	73,780

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
FIRE AND EMS FUND EXPENDITURES
YEAR ENDED DECEMBER 31, 2024

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
OTHER FINANCING SOURCES (USES)				
Village contribution (transfer in)	619,363	619,363	619,363	-
Transfer to debt service fund	(71,500)	(71,500)	(71,454)	46
TOTAL OTHER FINANCING SOURCES (USES)	547,863	547,863	547,909	46
NET CHANGE IN FUND BALANCE	123,600	123,600	215,096	$ (57,478)
FUND BALANCES - BEGINNING OF YEAR	645,167	645,167	784,804	
FUND BALANCES - END OF YEAR	$ 768,767	$ 768,767	$ 999,900	

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
DECEMBER 31, 2024

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

WRS Year End	Proportion of the net pension (asset) liability	Proportionate share of the net pension (asset) liability	Covered-employee payroll	Net pension (asset) liability as a percentage of employee payroll	Plan fiduciary net position as a percentage of total pension (asset) liability
2023	0.02369321%	$ 352,272	$ 3,277,081	10.75%	98.85%
2022	0.02273110%	$ 1,204,226	$ 2,963,207	40.64%	95.72%
2021	0.02175548%	$ (1,753,531)	$ 2,858,709	-61.34%	106.02%
2020	0.02083029%	$ (1,300,463)	$ 2,784,138	-46.71%	105.26%
2019	0.01972279%	$ (635,952)	$ 2,541,523	-25.02%	102.96%
2018	0.01903829%	$ 677,322	$ 2,388,882	28.36%	96.45%
2017	0.01831388%	$ (543,760)	$ 2,278,882	-23.86%	102.93%
2016	0.01780272%	$ 145,947	$ 2,221,840	6.57%	99.12%
2015	0.01782027%	$ 289,291	$ 2,128,161	13.59%	98.20%
2014	0.00178682%	$ (438,892)	$ 2,005,966	-21.88%	102.74%

SCHEDULE OF CONTRIBUTIONS
Wisconsin Retirement System
Last 10 Fiscal Years*

WRS Year End	Contractually required contributions	Contributions in relation to the contractually required contributions	Contribution deficiency (excess)	Covered employee payroll	Contributions as a percentage of covered-employee payroll
2023	$ 330,651	$ 330,651	$ -	$ 3,277,081	10.09%
2022	$ 275,167	$ 275,167	$ -	$ 2,963,207	9.29%
2021	$ 262,567	$ 262,567	$ -	$ 2,858,709	9.18%
2020	$ 251,023	$ 251,023	$ -	$ 2,784,138	9.02%
2019	$ 213,126	$ 213,126	$ -	$ 2,541,523	8.39%
2018	$ 203,618	$ 203,618	$ -	$ 2,388,882	8.52%
2017	$ 192,405	$ 192,405	$ -	$ 2,278,882	8.44%
2016	$ 173,975	$ 173,975	$ -	$ 2,221,840	7.83%
2015	$ 170,215	$ 170,215	$ -	$ 2,128,161	8.00%
2014	$ 169,291	$ 169,291	$ -	$ 2,005,966	8.44%

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

*GASB Pronouncements 67 and 68 require the presentation of the last 10 prior fiscal years completed under these pronouncements.

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON

DECEMBER 31, 2024

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

LRLIF Year End	Proportion of the net OPEB (asset) liability	Proportionate share of the net OPEB (asset) liability	Covered-employee payroll	Net OPEB (asset) liability as a percentage of employee payroll	Plan fiduciary net position as a percentage of total OPEB (asset) liability
2023	0.05233700%	$ 240,784	$ 3,135,000	7.68%	33.90%
2022	0.04870500%	$ 185,558	$ 2,864,000	6.48%	38.81%
2021	0.04466600%	$ 263,993	$ 2,727,000	9.68%	29.57%
2020	0.05541700%	$ 304,834	$ 2,728,000	11.17%	31.36%
2019	0.05223100%	$ 222,746	$ 2,379,000	9.36%	37.58%
2018	0.51101000%	$ 131,858	$ 2,305,000	5.72%	48.69%
2017	0.04788100%	$ 144,054	$ 2,013,533	7.15%	44.81%

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

LRLIF Year End	Contractually required contributions	Contributions in relation to the contractually required contributions	Contribution deficiency (excess)	Covered-employee payroll	Contributions as a percentage of covered-employee payroll
2023	$ 1,066	$ 1,066	$ -	$ 3,135,000	0.03%
2022	$ 977	$ 977	$ -	$ 2,864,000	0.05%
2021	$ 1,105	$ 1,105	$ -	$ 2,727,000	0.04%
2020	$ 1,105	$ 1,105	$ -	$ 2,728,000	0.04%
2019	$ 945	$ 945	$ -	$ 2,379,000	0.04%
2018	$ 1,673	$ 1,673	$ -	$ 4,126,000	0.04%
2017	$ 1,802	$ 1,802	$ -	$ 3,991,195	0.05%

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

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

See accompanying notes to required supplementary information.

Note 1. Budgetary Information

The Village creates a budget for the General Fund. The Village reviews and adopts its annual budget by December or earlier of the preceding year. The budgetary information included in the accompanying financial statements is comprised of the originally approved budget plus or minus approved revisions of budgeted revenues and expenditures. These budgets are adopted on a basis consistent with GAAP. Management control of the budgetary process has been established at the departmental level of expenditure. A department can be a fund, cost center, program or other activity for which control of expenditures is considered desirable. Budget appropriations for certain capital projects funds are project oriented, often possessing multi-year lives; consequently, budgeted capital projects expenditures are controlled through fund balances. The budget may be amended for supplemental appropriations periodically during the year. Budget changes require a two-thirds approval by the Village Board. The 2024 general fund budget was amended by the Village Board.

Note 2. Excess Expenditures over Appropriations

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

	Amount
Capital outlay	$ 683,241

The excess expenditures were absorbed by revenues in excess of budget and expenditures under budget in other areas.

Note 3. OPEB Information

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

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

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

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

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

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

DRAFT 6/27/2025

Note 4. Wisconsin Retirement Systems Pensions

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

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

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

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

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

DRAFT 6/27/2025

Note 4 - Wisconsin Retirement System Pensions - continued

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

	2023	2022	2021	2020	2019
Valuation Date:	December 31, 2020	December 31, 2020	December 31, 2019	December 31, 2018	December 31, 2017
Actuarial Cost Method:	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age
Amortization Method:	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period
Amortization Period:	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS
Asset Valuation Method:	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)
Actuarial Assumptions					
Net Investment Rate of Return	5.4%	5.4%	5.4%	5.4%	5.5%
Weighted based on assumed rate for:					
Pre-retirement	7.0%	7.0%	7.0%	7.0%	7.2%
Post-retirement	5.0%	5.0%	5.0%	5.0%	5.0%
Salary Increases					
Wage Inflation	3.0%	3.0%	3.0%	3.0%	3.2%
Seniority/Merit	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%
Post Retirement Benefit Adjustments*:	1.9%	1.9%	1.9%	1.9%	2.1%
Retirement Age:	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation pursuant to an experience study of the period 2015-2017.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation pursuant to an experience study of the period 2015-2017.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation pursuant to an experience study of the period 2015-2017.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation pursuant to an experience study of the period 2015-2017.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2015 valuation pursuant to an experience study of the period 2012-2014.
Mortality:	Wisconsin 2018 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2018 fully generational improvement scale (multiplied by 60%).	Wisconsin 2018 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2018 fully generational improvement scale (multiplied by 60%).	Wisconsin 2018 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2018 fully generational improvement scale (multiplied by 60%).	Wisconsin 2018 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2018 fully generational improvement scale (multiplied by 60%).	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2015 fully generational improvement scale (multiplied by 50%).

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

Note 4 - Wisconsin Retirement System Pensions - continued

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

	2018	2017	2016	2015	2014	2013
Valuation Date:	December 31, 2016	December 31, 2015	December 31, 2014	December 31, 2013	December 31, 2012	December 31, 2011
Actuarial Cost Method:	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age
Amortization Method:	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period
Amortization Period:	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS
Asset Valuation Method:	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)
Actuarial Assumptions						
Net Investment Rate of Return	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%
Weighted based on assumed rate for:						
Pre-retirement	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%
Post-retirement	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Salary Increases						
Wage Inflation	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%
Seniority/Merit	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%
Post Retirement Benefit Adjustments*:	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%
Retirement Age:	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2015 valuation pursuant to an experience study of the period 2012-2014.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2015 valuation pursuant to an experience study of the period 2012-2014.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period 2009-2011.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period 2009-2011.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period 2009-2011.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2009 valuation pursuant to an experience study of the period 2006-2008.
Mortality:	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2015 fully generational improvement scale (multiplied by 50%).	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2015 fully generational improvement scale (multiplied by 50%).	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience projected to 2017 with scaled BB to all future improvements (margin) in mortality.	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience projected to 2017 with scaled BB to all future improvements (margin) in mortality.	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience projected to 2017 with scaled BB to all future improvements (margin) in mortality.	Wisconsin Projected Experience Table - 2005 for women of the Wisconsin Projected Experience Table - 2005 for men.

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

SUPPLEMENTARY INFORMATION

DRAFT 6/27/2025

VILLAGE OF JACKSON
COMBINING BALANCE SHEETS
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE
DECEMBER 31, 2024

	Special Revenue Funds				Total Nonmajor Funds Special Revenue Funds
	Recreation Fund	Hotel/ Motel Tax Fund	Fire and EMS	Park Fund	
ASSETS					
Cash and investments	$ 128,589	$ 63,961	$ 958,385	$ 297,490	$ 1,448,425
Receivables:					
Accounts (net of allowance for doubtful accounts of $453,828)	-	11,115	61,424	-	72,539
Prepaid expenses	4,488	-	-	-	4,488
TOTAL ASSETS	133,077	75,076	1,019,809	297,490	1,525,452
LIABILITIES					
Accounts payable and accrued expenses	10,522	21,839	27,356	-	59,717
Accrued salaries and fringes	3,006	-	15,720	-	18,726
TOTAL LIABILITIES	13,528	21,839	43,076	-	78,443
FUND BALANCES					
Nonspendable	4,488	-	-	-	4,488
Assigned	115,061	53,237	976,733	297,490	1,442,521
TOTAL FUND BALANCES	$ 119,549	$ 53,237	$ 976,733	$ 297,490	$ 1,447,009

VILLAGE OF JACKSON
COMBINING STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE
YEAR ENDED DECEMBER 31, 2024

	Special Revenue Funds				Total Nonmajor Funds Special Revenue Funds
	Recreation Fund	Hotel/ Motel Tax Fund	Fire and EMS	Park Fund	
REVENUES					
Taxes	$ -	$ 61,092	$ -	$ -	$ 61,092
Intergovernmental	-	-	91,245	-	91,245
Charges for services	353,985	-	367,937	119,259	841,181
Intergovernmental charges for services	-	-	434,171	-	434,171
Interest income	-	-	875	3,867	4,742
Other	-	-	16,460	-	16,460
TOTAL REVENUES	353,985	61,092	910,688	123,126	1,448,891
EXPENDITURES					
Current:					
Public safety	-	-	1,301,668	-	1,301,668
Culture and recreation	597,527	-	-	-	597,527
Conservation and development	-	115,574	-	-	115,574
TOTAL EXPENDITURES	597,527	115,574	1,301,668	-	2,014,769
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(243,542)	(54,482)	(390,980)	123,126	(565,878)
OTHER FINANCING SOURCES (USES)					
Transfers in (out)	261,021	-	547,909	-	808,930
Proceeds from sale of assets	-	-	35,000	-	35,000
TOTAL OTHER FINANCING SOURCES (USES)	261,021	-	582,909	-	843,930
NET CHANGE IN FUND BALANCES	17,479	(54,482)	191,929	123,126	278,052
FUND BALANCES - BEGINNING	102,070	107,719	784,804	174,364	1,168,957
FUND BALANCES - ENDING	$ 119,549	$ 53,237	$ 976,733	$ 297,490	$ 1,447,009

VILLAGE OF JACKSON
COMBINING BALANCE SHEETS
NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS
DECEMBER 31, 2024

	Capital Projects Funds			Total Nonmajor Capital Projects Funds
	TID 5	TID 6	TID 7	
ASSETS				
Cash and investments	$ 52,170	$ 104,111	$ -	$ 156,281
Receivables:				
Taxes	59,326	201,694	21,311	282,331
Special assessments	-	5,737	-	5,737
TOTAL ASSETS	111,496	311,542	21,311	444,349
LIABILITIES				
Accounts payable	-	-	12,579	12,579
Advance from other funds	-	-	572,248	572,248
TOTAL LIABILITIES	-	-	584,827	584,827
DEFERRED INFLOWS OF RESOURCES				
Property taxes	94,831	319,464	34,078	448,373
Special assessments	-	7,171	-	7,171
TOTAL DEFERRED INFLOWS OF RESOURCES	94,831	326,635	34,078	455,544
FUND BALANCES				
Restricted	16,665	-	-	16,665
Unassigned	-	(15,093)	(597,594)	(612,687)
TOTAL FUND BALANCES	$ 16,665	$ (15,093)	$ (597,594)	$ (596,022)

VILLAGE OF JACKSON
COMBINING STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS
YEAR ENDED DECEMBER 31, 2024

	Capital Projects Funds			Total Nonmajor Capital Projects Funds
	TID 5	TID 6	TID 7	
REVENUES				
Taxes	$ 88,282	$ 328,758	$ 13,183	$ 430,223
Special assessments	-	1,434	-	1,434
Interest income	-	359	-	359
Other	-	-	103,411	103,411
TOTAL REVENUES	88,282	330,551	116,594	535,427
EXPENDITURES				
Current:				
General government	1,899	4,349	2,649	8,897
Conservation and development	-	-	202,333	202,333
Capital outlay	-	15,096	400,107	415,203
Debt Service:				
Principal	82,985			82,985
TOTAL EXPENDITURES	84,884	19,445	605,089	709,418
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	3,398	311,106	(488,495)	(173,991)
OTHER FINANCING SOURCES (USES)				
Transfer out	-	(643,234)	(126,285)	(769,519)
Sale of Village property	-	-	606,662	606,662
TOTAL FINANCING SOURCES (USES)	-	(643,234)	480,377	(162,857)
NET CHANGE IN FUND BALANCES	3,398	(332,128)	(8,118)	(336,848)
FUND BALANCES - BEGINNING OF YEAR				
As previously stated	13,267	317,035	-	330,302
Change within financial reporting entity (major to nonmajor fund)	-	-	(589,476)	(589,476)
FUND BALANCES - BEGINNING, AS RESTATED	13,267	317,035	(589,476)	(259,174)
FUND BALANCES - ENDING	$ 16,665	$ (15,093)	$ (597,594)	$ (596,022)

MEMO

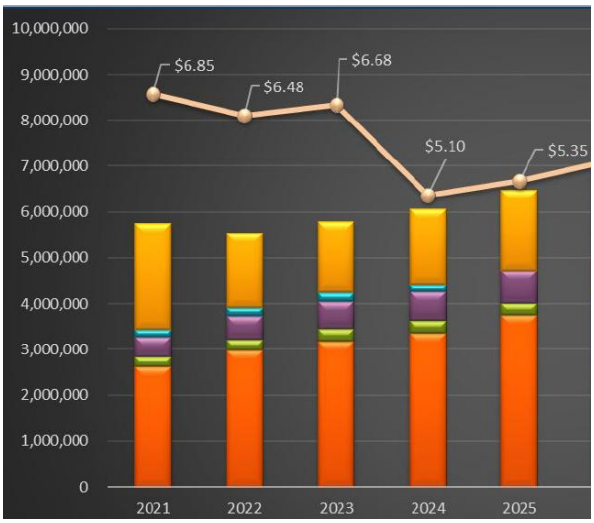
TO: Brian Heckendorf, Village President; Board of Trustees

FROM: Jen Heidtke, Village Administrator; Darlene Smith, Village Treasurer

RE: Budget Workshop – Draft 2026 Budget Review

DATE: August 8, 2025

Attached you will find the proposed 2026 Village of Jackson Budget. Levy Limit restrictions paired with Financial Management Planning in the past 2 years as well as discussions yet to occur in 2026 will serve as additional guidance to Staff in the budgeting process. The proposed budget as drafted provides for a mill rate of $5.35 per thousand in home value and is expected to impact a sample tax bill by an increase of 5%. With an increase as proposed, the draft budget mill rate is the second lowest tax rate of the Village compared to the last five year trend analysis – graphic to the right to be reviewed with Ehlers and the Financial Management Plan presentation following this item on the agenda.



In a version of the budget prior to the one before the Board tonight, the proposed levy increase was $472,313. Staff recognized the impact of that increase on a taxpayer paired with levy limit restrictions did not support such an increase. Therefore, more operational cuts were made to the draft budget. A 2026 tax levy increase in the amount of $415,372 is the result of a projection of diminished non-levy revenues (approx. $100,000), increased operational expenses (approx. $200,000) increased debt levy (approx. $100,000) and removal of Capital Project levy. Staff recommend future consideration of new or increased fees for Village services and/or permits to assist with revenue loss, as no recommendations for changes to community services are included in the draft budget. Increased expenses to the budget were driven by the need to fund the additional ½ year of wages and benefits of the police officer and firefighter/paramedic positions hired in 2025. Also, the transition of the part-time Deputy Treasurer to full-time status is incorporated in the draft budget. The proposed increase to the levy does not include additional funds for capital projects requiring cash investment (approx. $394,000) for the Clerk's Department, Engineering Department, Public Works Department, and Parks Department. However, those investments may be eligible for utilization of capital project fund balance. A second budget review will occur on October 20, 2025 with the Board, which will encompass changes discussed on August 12, 2025 as well as possible increases to State Shared Revenue, data Staff receive in September. Therefore, the Levy Summary on the following page is subject to change.

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

Tax Levy Summary – 2026 Proposed Budget as of 8/12/2025

	Budget '25	Budget '26	Change
GENERAL	4,267,404	4,724,567	457,163
DEBT SERVICE	1,654,695	1,754,766	100,071
CAPITAL PROJECTS	141,862	0	(141,862)
	6,063,961	6,479,333	415,372

The General Fund levy supports Administration, Police, Public Works (Streets, Parks, Curbside Pick-Up, Garbage and Recycling), Building Inspection, Emergency Govt. and Village Board functions. Debt Service Fund is supported partially by the property tax levy, as well as transfers of revenues from TIDs, JFD, and Police and Fire Impact Fees. The Recreation Fund and Fire and Rescue Fund are Special Revenue Funds making them partially reliant upon the property tax levy, but majority of operations are funded via department generated revenue. The Hotel/Motel Fund receives Room Tax. Utilities are funded through user fees. The Park Fund receives Park Impact Fees paid for by permits for new homes.

Potential Motion:

No Action - recommend reviewing budget with Board and Staff then deferring General Fund and Capital Project direction during the Financial Management Plan discussion.

Attachments:

1. General Fund
    a. 100 Accounts - Administration, Police, Public Works (Streets, Parks, Garbage and Recycling), Building Inspection, Emergency Govt. and Village Board
2. Hotel/Motel
    a. 150 Accounts – Hotel/Motel
3. Utility Funds – Enterprise Fund
    a. 200 Accounts – Water Utility
    b. 300 Accounts – Sewer Utility
4. ARPA Fund
    a. 450 Accounts - ARPA Projects
5. Recreation Fund – Special Revenue Fund
    a. 500 Accounts – Recreation
6. Capital Projects and TID Funds
    a. 600 Accounts – Capital Projects
    b. 640 Accounts – TID 4
    c. 650 Accounts – TID 5
    d. 660 Accounts – TID 6
    e. 670 Accounts – TID 7
7. Debt Service Fund
    a. 700 Accounts – Debt Service
8. Park Fund
    a. 800 Accounts – Park Impact Fee Projects
9. Fire and Rescue Fund – Special Revenue Fund
    a. 900 Accounts – Fire and Rescue

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
GENERAL PROPERTY TAXES	100-00-41110-000-000	$ 4,058,981.19	$ 4,058,981.19	$ 4,267,404.00	$ -	$ 4,267,404.00	$ 4,724,566.83	$ 457,162.83	11%
CHARGEBACK TAXES	100-00-41113-000-000	$ -	$ 2,149.95	$ -	$ 307.99	$ 307.99	$ -	$ -	0%
OMITTED TAXES	100-00-41115-000-000	$ -	$ 305.85	$ -	$ -	$ -	$ -	$ -	0%
AG VALUE PENALTY REVENUES	100-00-41120-000-000	$ -	$ 13,084.47	$ -	$ -	$ -	$ -	$ -	0%
MOBILE HOME PARKING FEES	100-00-41140-000-000	$ 140,000.00	$ 48,635.95	$ 120,000.00	$ 45,513.52	$ 90,000.00	$ 90,000.00	$ (30,000.00)	-25%
LOTTERY & GAMING CREDIT	100-00-41140-000-001			$ -	$ 51,231.36	$ 30,021.58	$ 30,000.00	$ 30,000.00	100%
TAXES FROM UTILITIES	100-00-41310-000-000	$ 260,000.00	$ 189,434.00	$ 169,000.00	$ -	$ 169,000.00	$ 160,000.00	$ (9,000.00)	-5%
INTEREST ON TAXES	100-00-41490-000-000	$ 100.00	$ 419.14	$ -	$ -	$ -	$ -	$ -	0%
SHARED TAXES FROM STATE	100-00-42210-000-000	$ 265,160.17	$ 468,118.06	$ 269,223.25	$ -	$ 269,223.25	$ 222,813.06	$ (46,410.19)	-17%
STATE PERSONAL PROPERTY AID	100-00-42211-000-000	$ 19,975.66	$ 19,975.66	$ 72,223.68	$ 72,223.68	$ 72,223.68	$ 72,223.68	$ -	0%
STATE VIDEO SERVICE AID	100-00-42212-000-000	$ 19,431.04	$ 19,431.04	$ 19,431.04	$ -	$ 19,431.04	$ 19,431.01	$ (0.03)	0%
STATE AIDS-EXEMPT COMPUTER	100-00-42215-000-000	$ 20,689.13	$ 20,689.13	$ 20,689.13	$ -	$ 20,689.13	$ 20,689.13	$ -	0%
STATE RECYCLING GRANTS	100-00-42220-000-000	$ 10,568.82	$ 10,583.80	$ 10,583.80	$ 10,576.74	$ 10,576.74	$ 10,576.74	$ (7.06)	-0.07%
POLICE - STATE / FEDERAL AIDS	100-00-42540-000-000	$ 5,000.00	$ 3,551.98	$ 10,000.00	$ -	$ 6,000.00	$ 10,000.00	$ -	0.00%
POLICE - GRANT REVENUE	100-00-42545-000-000	$ -	$ 13,623.66	$ -	$ -	$ -	$ -	$ -	0.00%
STATE AID - IN LIEU OF TAXES	100-00-42620-000-000	$ 500.00	$ 457.95	$ 457.95	$ 447.29	$ 447.29	$ 440.00	$ (17.95)	-3.92%
STATE TRANSPORTATION AIDS	100-00-42650-000-000	$ 309,647.19	$ 309,647.19	$ 356,146.94	$ 178,073.46	$ 356,146.94	$ 356,146.94	$ -	0.00%
SUPPLEMENTAL MUNICIPAL AID	100-00-42655-000-000	$ 203,502.00	$ -	$ 208,182.82	$ -	$ 208,182.82	$ 208,182.82	$ -	0.00%
LIQUOR LICENSE	100-00-43110-000-000	$ 3,380.00	$ 5,394.00	$ 4,200.00	$ 4,332.00	$ 4,300.00	$ 4,200.00	$ -	0.00%
HOTEL / MOTEL LICENSE	100-00-43115-000-000	$ 300.00	$ 286.00	$ 286.00	$ 300.00	$ 300.00	$ 300.00	$ 14.00	4.90%
OPERATORS LICENSE	100-00-43120-000-000	$ 3,400.00	$ 3,293.00	$ 3,000.00	$ 2,157.00	$ 2,880.00	$ 2,800.00	$ (200.00)	-6.67%
CIGARETTE LICENSE	100-00-43160-000-000	$ 300.00	$ 587.00	$ 434.00	$ 448.00	$ 455.00	$ 455.00	$ 21.00	4.84%
VIDEO FRANCHISE FEES	100-00-43210-000-000	$ 75,000.00	$ 70,088.13	$ 68,000.00	$ 34,449.41	$ 68,000.00	$ 68,000.00	$ -	0.00%
DOG LICENSE	100-00-43320-000-000	$ 5,500.00	$ 6,604.50	$ 4,250.00	$ 3,925.00	$ 4,250.00	$ 4,250.00	$ -	0.00%
CAT LICENSE	100-00-43330-000-000	$ 600.00	$ 714.00	$ 500.00	$ 471.00	$ 500.00	$ 500.00	$ -	0.00%
GENERAL - OTHER LICENSES	100-00-43500-000-000	$ 1,000.00	$ 3,574.00	$ 1,500.00	$ 1,964.00	$ 1,250.00	$ 1,500.00	$ -	0.00%
BLDG INSP - PERMITS	100-00-43510-000-000	$ 180,000.00	$ 384,739.65	$ 275,000.00	$ 159,626.65	$ 210,000.00	$ 200,000.00	$ (75,000.00)	-27.27%
BLDG INSP - WI INSPECT SEALS	100-00-43512-000-000	$ 1,500.00	$ 3,960.00	$ 1,750.00	$ 2,115.00	$ 2,700.00	$ 1,800.00	$ 50.00	2.86%
BLDG INSP - ADDRESS/FIRE #	100-00-43520-000-000	$ 2,000.00	$ 3,962.00	$ 2,000.00	$ 2,014.00	$ 2,500.00	$ 2,000.00	$ -	0.00%
BLDG INSP - EROSION PERMITS	100-00-43540-000-000	$ 5,000.00	$ 20,412.00	$ 5,000.00	$ 8,010.00	$ 8,500.00	$ 5,000.00	$ -	0.00%
BLDG INSP - CONTRACT SERVICES	100-00-43545-000-000	$ -	$ -	$ 29,302.07	$ -	$ 7,400.00	$ 45,444.00	$ 16,141.93	55.09%
PUBLICATION FEES	100-00-43550-000-000	$ 170.00	$ 270.00	$ 170.00	$ 6.68	$ 225.00	$ 200.00	$ 30.00	17.65%

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
POLICE - COURT PENALTIES	100-00-44100-000-000	$ 55,000.00	$ 30,116.89	$ 55,000.00	$ 13,672.27	$ 30,000.00	$ 42,558.00	$ (12,442.00)	-23%
POLICE - SALE OF PROPERTY	100-00-44151-000-000	$ 500.00	$ 741.02	$ 4,000.00	$ -	$ 3,000.00	$ 2,000.00	$ (2,000.00)	-50%
POLICE - ACCIDENT REPORTS	100-00-44152-000-000	$ 500.00	$ 125.14	$ 250.00	$ 112.02	$ 250.00	$ 300.00	$ 50.00	20%
POLICE - OWI TESTS/FINGERPRINT	100-00-44153-000-000	$ 2,500.00	$ 1,879.07	$ 2,500.00	$ 859.00	$ 2,500.00	$ 2,500.00	$ -	0%
POLICE - PARKING FINES	100-00-44200-000-000	$ 4,500.00	$ 2,428.00	$ 4,500.00	$ 1,659.00	$ 4,500.00	$ 4,500.00	$ -	0%
POLICE - CCW CLASS FEES	100-00-44300-000-000	$ -	$ 850.00	$ -	$ -	$ -	$ -	$ -	0%
POLICE - DONATIONS	100-00-44600-000-000	$ -	$ 5,048.00	$ -	$ 8,789.19	$ 4,831.46	$ -	$ -	0%
POLICE - K-9 DONATIONS	100-00-44600-100-000	$ -	$ 3,093.00	$ -	$ 2,030.88	$ 5,000.00	$ -	$ -	0%
POLICE - WARRANT FEES	100-00-44700-000-000	$ 250.00	$ 1,011.00	$ 200.00	$ (941.00)	$ 1,000.00	$ 1,000.00	$ 800.00	400%
POLICE - DVDS	100-00-44800-000-000	$ -	$ 40.17	$ 100.00	$ 113.66	$ 100.00	$ 100.00	$ -	0%
FD & PD FUNDRAISER	100-00-44940-000-000	$ -	$ 1,146.00	$ -	$ -	$ -	$ -	$ -	0%
POLICE - MISCELLANEOUS REVENUE	100-00-44950-000-000	$ -	$ 30.00	$ -	$ -	$ -	$ -	$ -	0%
GENERAL - ADMIN FEES	100-00-45110-000-000	$ 7,000.00	$ 18,164.26	$ 5,000.00	$ 7,427.75	$ 20,000.00	$ 10,608.00	$ 5,608.00	112%
PUBLIC WORKS REVENUE	100-00-45410-000-000	$ 100.00	$ 105.20	$ 100.00	$ 22.00	$ 22.00	$ -	$ (100.00)	-100%
RECYCLING REVENUE	100-00-45430-000-000	$ -	$ 885.99	$ -	$ 1,979.23	$ 1,705.63	$ 1,000.00	$ 1,000.00	100%
STREET OPENING PERMITS	100-00-45720-000-000	$ 1,000.00	$ 11,560.00	$ 1,000.00	$ 5,300.00	$ 6,000.00	$ 2,000.00	$ 1,000.00	100%
PLANNING / ZONING FEES	100-00-45730-000-000	$ 3,500.00	$ 3,540.00	$ 3,500.00	$ 2,500.00	$ 2,000.00	$ 2,000.00	$ (1,500.00)	-43%
NSF CHARGES	100-00-45790-000-000	$ 160.00	$ 105.00	$ 400.00	$ -	$ -	$ -	$ (400.00)	-100%
AURORA HEALTH CARE PAYMENT	100-00-46850-000-000	$ 30,000.00	$ 32,980.25	$ 30,000.00	$ 25,179.84	$ 25,179.84	$ 22,500.00	$ (7,500.00)	-25%
INTEREST ON TEMP INVESTMENTS	100-00-48110-000-000	$ 25,702.68	$ 319,473.57	$ 38,316.60	$ 138,199.69	$ 280,000.00	$ 50,000.00	$ 11,683.40	30%
INSURANCE DIVIDENDS	100-00-48400-000-000	$ 7,218.00	$ -	$ 7,000.00	$ 33,901.00	$ 33,901.00	$ 25,500.00	$ 18,500.00	264%
VERIZON LEASE	100-00-48601-000-000	$ 29,284.99	$ 29,284.99	$ 29,284.99	$ 29,284.99	$ 29,284.99	$ 29,284.99	$ -	0%
U.S. CELLULAR LEASE	100-00-48602-000-000	$ 33,744.77	$ 40,493.72	$ 39,952.46	$ 40,493.72	$ 40,493.72	$ 40,493.72	$ 541.26	1%
MISCELLANEOUS REVENUES	100-00-48900-000-000	$ -	$ (350.18)	$ -	$ 21.09	$ 21.09	$ -	$ -	0%
FUND BALANCE APPLIED	100-00-49000-000-000	$ 130,000.00	$ -	$ 140,000.00	$ -	$ -	$ -	$ (140,000.00)	-100%
OUTSTANDING CHECKS	100-00-49990-000-000	$ -	$ 268.46	$ -	$ -	$ -	$ -	$ -	0%
GENERAL FUND - REVENUES		**$ 5,922,665.64**	**$ 6,185,992.85**	**$ 6,279,838.73**	**$ 888,797.11**	**$ 6,322,704.19**	**$ 6,497,863.92**	**$ 218,025.19**	**3%**

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
VILLAGE BOARD - WAGES	100-00-51100-110-000	$ 30,000.00	$ 25,900.00	$ 31,450.00	$ 12,950.00	$ 31,450.00	$ 37,000.00	$ 5,550.00	18%
APPOINTED COMMITTEE - WAGES	100-00-51100-110-111	$ 5,000.00	$ 2,460.00	$ 4,000.00	$ 1,440.00	$ 4,000.00	$ 3,500.00	$ (500.00)	-13%
VILLAGE BOARD - WRS	100-00-51100-130-000	$ 600.00	$ 501.20	$ 650.00	$ 250.60	$ 640.00	$ 740.00	$ 90.00	14%
APPOINTED COMMITTEE - WRS	100-00-51100-130-111	$ 700.00	$ 518.28	$ 100.00	$ 180.00	$ -	$ -	$ (100.00)	-100%
VILLAGE BOARD - SOC SEC	100-00-51100-135-000	$ 2,000.00	$ 1,605.80	$ 1,949.90	$ 802.90	$ 1,949.90	$ 2,294.00	$ 344.10	18%
APPOINTED COMMITTEE - SOC SEC	100-00-51100-135-111	$ 350.00	$ 184.14	$ 248.00	$ 100.44	$ 248.00	$ 198.40	$ (49.60)	-20%
VILLAGE BOARD - MEDICARE	100-00-51100-140-000	$ 450.00	$ 375.55	$ 456.03	$ 187.81	$ 456.03	$ 536.50	$ 80.47	18%
APPOINTED COMMITTEE - MEDICARE	100-00-51100-140-111	$ 100.00	$ 43.17	$ 58.00	$ 23.57	$ 58.00	$ 46.40	$ (11.60)	-20%
VILLAGE BOARD-OFFICE EXPENSES	100-00-51100-310-000	$ 300.00	$ 543.73	$ 500.00	$ 109.99	$ 500.00	$ 500.00	$ -	0%
VILLAGE BOARD-EDUC/TRAVEL/DUES	100-00-51100-340-000	$ 6,000.00	$ 714.53	$ 6,000.00	$ 5,257.45	$ 6,000.00	$ 6,200.00	$ 200.00	3%
ADMIN - PROFESSIONAL SERVICES	100-00-51300-310-000	$ 62,000.00	$ 37,258.79	$ 65,000.00	$ 24,792.76	$ 65,000.00	$ 65,000.00	$ -	0%
ADMIN - DOG LICENSE	100-00-51320-000-000	$ 2,200.00	$ 1,957.00	$ 2,200.00	$ -	$ 2,200.00	$ 2,200.00	$ -	0%
ADMIN - CAT LICENSE	100-00-51330-000-000	$ 100.00	$ 92.25	$ 100.00	$ -	$ 100.00	$ 100.00	$ -	0%
ADMINISTRATIVE WAGES	100-00-51410-110-001	$ 95,200.00	$ 95,255.89	$ 105,400.00	$ 52,642.01	$ 105,400.00	$ 102,175.98	$ (3,224.02)	-3%
TREASURER DEPARTMENT WAGES	100-00-51410-110-002	$ 110,433.65	$ 103,472.07	$ 108,122.44	$ 53,267.97	$ 108,122.44	$ 123,441.34	$ 15,318.90	14%
CLERK DEPARTMENT WAGES	100-00-51410-110-003	$ 90,623.52	$ 87,978.58	$ 105,230.77	$ 51,078.10	$ 105,230.77	$ 90,344.74	$ (14,886.03)	-14%
ADMISTRATIVE - HEALTH & LIFE	100-00-51410-125-001	$ 18,800.00	$ 5,394.78	$ 10,319.16	$ 4,633.52	$ 9,959.18	$ 10,171.82	$ (147.34)	-1%
TREASURER DEPT - HEALTH & LIFE	100-00-51410-125-002	$ 32,000.00	$ 25,856.74	$ 30,252.66	$ 13,770.24	$ 27,572.40	$ 47,759.56	$ 17,506.90	58%
CLERK DEPT - HEALTH & LIFE	100-00-51410-125-003	$ 44,000.00	$ 26,431.93	$ 49,103.16	$ 27,229.80	$ 54,509.76	$ 40,105.32	$ (8,997.84)	-18%
ADMINISTRATIVE - WRS	100-00-51410-130-001	$ 7,151.80	$ 8,101.75	$ 8,618.00	$ 4,308.98	$ 8,618.00	$ 8,736.05	$ 118.05	1%
TREASURER DEPT - WRS	100-00-51410-130-002	$ 5,592.61	$ 5,939.30	$ 5,689.73	$ 2,840.14	$ 5,689.73	$ 8,887.78	$ 3,198.05	56%
CLERK DEPT - WRS	100-00-51410-130-003	$ 6,253.02	$ 6,032.54	$ 7,479.82	$ 4,132.26	$ 7,479.82	$ 6,504.82	$ (975.00)	-13%
ADMINISTRATIVE -SOC SECURITY	100-00-51410-135-001	$ 6,426.26	$ 7,099.43	$ 7,688.00	$ 4,009.27	$ 7,688.00	$ 7,522.71	$ (165.29)	-2%
TREASURER DEPT-SOCIAL SECURITY	100-00-51410-135-002	$ 6,323.87	$ 5,998.60	$ 6,426.30	$ 3,170.34	$ 6,426.30	$ 7,653.36	$ 1,227.06	19%
CLERK DEPT - SOCIAL SECURITY	100-00-51410-135-003	$ 5,618.66	$ 4,874.33	$ 6,672.65	$ 2,546.32	$ 6,672.65	$ 5,601.37	$ (1,071.28)	-16%
ADMINISTRATIVE - MEDICARE	100-00-51410-140-001	$ 1,502.92	$ 1,660.42	$ 1,798.00	$ 937.65	$ 1,798.00	$ 1,759.34	$ (38.66)	-2%
TREASURER DEPT - MEDICARE	100-00-51410-140-002	$ 1,478.97	$ 1,402.82	$ 1,502.93	$ 741.42	$ 1,502.93	$ 1,789.90	$ 286.97	19%
CLERK DEPT - MEDICARE	100-00-51410-140-003	$ 1,314.04	$ 1,140.01	$ 1,560.54	$ 595.52	$ 1,560.54	$ 1,310.00	$ (250.54)	-16%
ADMINISTRATIVE- MEDICAL REIMB	100-00-51410-145-001	$ 500.00	$ 272.52	$ -	$ -	$ -	$ -	$ -	0%
TREASURER DEPT - MEDICAL REIMB	100-00-51410-145-002	$ 625.00	$ 581.10	$ 550.00	$ 251.86	$ 500.00	$ 850.00	$ 300.00	55%
CLERK DEPT - MEDICAL REIMB	100-00-51410-145-003	$ 875.00	$ 1,687.46	$ 900.00	$ 498.11	$ 100.00	$ 720.00	$ (180.00)	-20%
ADMIN - OFFICE SUPPLIES	100-00-51410-315-000	$ 2,000.00	$ 1,764.61	$ 2,000.00	$ 1,204.57	$ 2,000.00	$ 2,000.00	$ -	0%
ADMIN - PRINTING / PUBLISHING	100-00-51410-325-000	$ 8,250.00	$ 6,704.31	$ 8,250.00	$ 4,558.72	$ 8,250.00	$ 9,250.00	$ 1,000.00	12%
ADMIN - TELEPHONE / INTERNET	100-00-51410-330-000	$ 3,000.00	$ 2,938.94	$ 3,000.00	$ 1,552.63	$ 3,000.00	$ 3,000.00	$ -	0%
ADMIN - POSTAGE	100-00-51410-335-000	$ 2,000.00	$ 292.50	$ 2,700.00	$ 2,428.54	$ 2,900.00	$ 2,900.00	$ 200.00	7%
ADMINISTRATOR-EDUC/TRAVEL/DUES	100-00-51410-340-001	$ 5,000.00	$ 4,037.70	$ 5,000.00	$ 1,611.69	$ 2,500.00	$ 5,100.00	$ 100.00	2%
TREASURER - EDUC/TRAVEL/DUES	100-00-51410-340-002	$ 3,500.00	$ 1,463.91	$ 3,500.00	$ 1,260.89	$ 1,500.00	$ 3,000.00	$ (500.00)	-14%
CLERK - EDUC/TRAVEL/DUES	100-00-51410-340-003	$ 3,000.00	$ 1,207.69	$ 3,000.00	$ 1,045.33	$ 3,000.00	$ 3,200.00	$ 200.00	7%
ADMIN - TASC	100-00-51410-350-000	$ 2,000.00	$ 2,076.72	$ 2,000.00	$ 1,989.68	$ 2,500.00	$ 2,500.00	$ 500.00	25%
ADMIN - COPIER/SHREDDER	100-00-51410-400-000	$ 2,800.00	$ 3,031.77	$ 2,800.00	$ 1,559.16	$ 2,800.00	$ 3,000.00	$ 200.00	7%
ADMIN - COMPUTER SOFTWARE	100-00-51410-402-000	$ 25,000.00	$ 23,359.75	$ 25,000.00	$ 27,574.90	$ 28,000.00	$ 28,000.00	$ 3,000.00	12%
MOBILE HOME PARKING FEES	100-00-51410-530-000	$ 50,000.00	$ -	$ 40,000.00	$ 18,799.88	$ -	$ -	$ (40,000.00)	-100%

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
ADMIN - ELECTION - WAGES	100-00-51440-110-000	$ 31,269.28	$ 36,089.97	$ 26,337.38	$ 13,594.49	$ 14,500.00	$ 58,254.06	$ 31,916.68	121%
ADMIN - ELECTION - HEALTH/LIFE	100-00-51440-125-000	$ -	$ 4,508.75	$ -	$ -	$ -	$ 15,596.52	$ 15,596.52	0%
ADMIN - ELECTION - WRS	100-00-51440-130-000	$ 797.19	$ 1,084.90	$ -	$ -	$ -	$ 2,616.05	$ 2,616.05	0%
ADMIN - ELECTION- SOC SECURITY	100-00-51440-135-000	$ 1,938.70	$ 2,142.82	$ 930.00	$ 740.09	$ 740.09	$ 3,611.75	$ 2,681.75	288%
ADMIN - ELECTION - MEDICARE	100-00-51440-140-000	$ 453.40	$ 501.15	$ 217.50	$ 173.11	$ 173.11	$ 844.68	$ 627.18	288%
ADMIN - ELECTION - MED REIMBUR	100-00-51440-145-000	$ -	$ 122.23	$ -	$ -	$ -	$ 280.00	$ 280.00	0%
ADMIN - ELECTION POSTAGE	100-00-51440-301-000	$ 5,000.00	$ 4,035.43	$ 4,000.00	$ 1,033.02	$ 1,200.00	$ 5,000.00	$ 1,000.00	25%
ADMIN - ELECTION SUPPLIES	100-00-51440-305-000	$ 3,500.00	$ 4,261.37	$ 5,000.00	$ 1,233.48	$ 2,500.00	$ 5,000.00	$ -	0%
ADMIN - ELECTION MEALS	100-00-51440-310-000	$ 1,000.00	$ 1,314.46	$ 1,000.00	$ 466.34	$ -	$ 1,800.00	$ 800.00	80%
ADMIN - ELECTION LEGAL ADS	100-00-51440-315-000	$ 1,000.00	$ 728.27	$ 1,000.00	$ 170.93	$ 225.00	$ 1,000.00	$ -	0%
ADMIN - AUDIT / ACCOUNTING	100-00-51510-310-000	$ 30,000.00	$ 36,075.00	$ 30,000.00	$ 14,100.00	$ 27,000.00	$ 30,000.00	$ -	0%
ADMIN - ASSESSMENT SERVICES	100-00-51530-310-000	$ 40,000.00	$ 40,753.42	$ 40,000.00	$ 18,300.00	$ 36,600.00	$ 40,000.00	$ -	0%
ADMIN - COMPUTER EQUIPMENT	100-00-51540-311-000	$ 4,000.00	$ 3,532.93	$ 7,000.00	$ 647.98	$ 7,000.00	$ 7,000.00	$ -	0%
ADMIN - WEB SITE	100-00-51540-315-000	$ 3,000.00	$ 4,658.92	$ 4,500.00	$ 42.16	$ 4,000.00	$ 4,500.00	$ -	0%
ADMIN - EMPLOYEE APPRECIATION	100-00-51610-310-000	$ 2,000.00	$ 325.00	$ 2,000.00	$ 122.70	$ 2,000.00	$ 2,000.00	$ -	0%
ADMIN - BUILIDING MAINTENANCE	100-00-51610-320-000	$ 7,300.00	$ 7,878.57	$ 7,300.00	$ 1,853.22	$ 5,000.00	$ 7,300.00	$ -	0%
ADMIN - VEHICLE LEASE/MAINT	100-00-51610-321-000	$ 4,000.00	$ 2,534.03	$ 4,000.00	$ 1,642.50	$ 4,000.00	$ 4,000.00	$ -	0%
ADMIN - JANITORIAL	100-00-51610-325-000	$ 11,000.00	$ 7,066.77	$ 12,000.00	$ 4,088.40	$ 12,000.00	$ 12,000.00	$ -	0%
ADMIN - PHONE SYS MAINT	100-00-51610-330-000	$ 1,000.00	$ -	$ 1,000.00	$ -	$ -	$ 1,000.00	$ -	0%
ADMIN - WATER/SEWER	100-00-51610-331-000	$ 1,600.00	$ 534.16	$ 1,300.00	$ 143.36	$ 600.00	$ 1,300.00	$ -	0%
ADMIN - ELECTRIC/GAS	100-00-51610-333-000	$ 19,000.00	$ 10,910.03	$ 17,000.00	$ 5,229.36	$ 15,000.00	$ 17,000.00	$ -	0%
ADMIN - COMPUTER SRVS	100-00-51610-334-000	$ 18,000.00	$ 20,275.01	$ 24,500.00	$ 13,378.03	$ 22,000.00	$ 24,500.00	$ -	0%
ADMIN - NW BUSINESS PARK SIGN	100-00-51807-000-000	$ 1,500.00	$ 1,429.91	$ 1,700.00	$ 505.37	$ 1,500.00	$ 1,700.00	$ -	0%
ADMIN - PROP & LIABILITY INSUR	100-00-51940-350-000	$ 58,000.00	$ 49,975.67	$ 58,000.00	$ (6,862.22)	$ 54,000.00	$ 58,000.00	$ -	0%
ADMIN - SALES TAX PAID	100-00-51998-000-000	$ 125.00	$ 212.65	$ 200.00	$ 37.23	$ 200.00	$ 200.00	$ -	0%
CONTINGENCY	100-00-51999-900-000	$ 130,000.00	$ -	$ 140,000.00	$ -	$ -	$ -	$ (140,000.00)	-100%
ADMIN - BANK SERVICE FEES	100-00-51999-905-000	$ 200.00	$ 447.53	$ 300.00	$ 175.00	$ -	$ -	$ (300.00)	-100%
POLICE - PATROL WAGES	100-00-52100-110-000	$ 1,295,707.00	$ 1,309,660.85	$ 1,368,070.19	$ 634,859.13	$ 1,368,070.19	$ 1,480,975.28	$ 112,905.09	8%
POLICE - HEALTH & LIFE INSURAN	100-00-52100-125-000	$ 326,249.76	$ 311,873.67	$ 377,957.42	$ 161,146.86	$ -	$ 407,709.87	$ 29,752.45	8%
POLICE - WRS	100-00-52100-130-000	$ 185,545.24	$ 193,269.17	$ 197,842.34	$ 95,042.20	$ 197,842.34	$ 219,805.44	$ 21,963.10	11%
POLICE - SOCIAL SECURITY	100-00-52100-135-000	$ 80,333.83	$ 78,852.28	$ 81,720.35	$ 36,983.74	$ 81,720.35	$ 92,080.66	$ 10,360.31	13%
POLICE - MEDICARE	100-00-52100-140-000	$ 18,787.75	$ 18,441.00	$ 19,112.02	$ 8,649.41	$ 19,112.02	$ 21,534.99	$ 2,422.97	13%
POLICE - MEDICAL REIMBURSE	100-00-52100-145-000	$ 6,500.00	$ 6,470.22	$ 7,000.00	$ 3,014.60	$ 7,000.00	$ 7,500.00	$ 500.00	7%
FD & PD FUNDRAISER EXPENSE	100-00-52100-521-000	$ -	$ 183.53	$ -	$ -	$ -	$ -	$ -	0%
POLICE ADMIN - ASST WAGES	100-00-52102-110-000	$ 76,664.00	$ 65,815.26	$ 76,219.88	$ 32,866.17	$ 68,219.88	$ 78,508.25	$ 2,288.37	3%
POLICE ADMIN - HEALTH/LIFE	100-00-52102-125-000	$ 24,971.40	$ 23,068.44	$ 27,200.88	$ 13,637.81	$ -	$ 27,909.34	$ 708.46	3%
POLICE ADMIN - WRS	100-00-52102-130-000	$ 3,722.27	$ 3,866.13	$ 3,881.13	$ 1,942.17	$ 3,881.13	$ 4,141.69	$ 260.56	7%
POLICE ADMIN - SOCIAL SECURITY	100-00-52102-135-000	$ 4,753.17	$ 3,762.28	$ 4,725.63	$ 1,737.94	$ 4,725.63	$ 4,867.51	$ 141.88	3%
POLICE ADMIN - MEDICARE	100-00-52102-140-000	$ 1,111.63	$ 879.80	$ 1,105.19	$ 406.45	$ 1,105.19	$ 1,138.37	$ 33.18	3%
POLICE ADMIN - MED REIMBURSE	100-00-52102-145-000	$ 500.00	$ 499.98	$ 500.00	$ 258.78	$ 500.00	$ 500.00	$ -	0%
POLICE CROSSING GUARD - WAGES	100-00-52104-110-000	$ 7,000.00	$ 6,204.58	$ 7,245.00	$ 4,292.11	$ 7,245.00	$ 7,000.00	$ (245.00)	-3%
POLICE CROSSING GUARD -SOC SEC	100-00-52104-135-000	$ 434.00	$ 411.23	$ 449.19	$ 266.13	$ 449.19	$ 434.00	$ (15.19)	-3%
POLICE CROSSING GUARD-MEDICARE	100-00-52104-140-000	$ 88.00	$ 96.16	$ 105.05	$ 62.24	$ 105.05	$ 101.50	$ (3.55)	-3%

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
POLICE - ATTORNEY FEES	100-00-52110-310-000	$ 7,500.00	$ 12,796.06	$ 7,500.00	$ 4,306.50	$ 9,000.00	$ 8,500.00	$ 1,000.00	13.33
POLICE - CRIME PREVENTION	100-00-52110-312-000	$ 1,800.00	$ 1,632.70	$ 1,800.00	$ 611.90	$ 1,800.00	$ 1,800.00	$ -	0%
POLICE - UNIFORMS	100-00-52110-314-000	$ 7,500.00	$ 8,438.43	$ 10,000.00	$ 5,847.14	$ 10,000.00	$ 10,000.00	$ -	0%
POLICE - EQUIPMENT	100-00-52110-315-000	$ 9,000.00	$ 8,100.62	$ 9,000.00	$ 1,035.49	$ 9,000.00	$ 9,180.00	$ 180.00	2%
POLICE - COPYING / PRINTING	100-00-52110-317-000	$ 3,000.00	$ 2,858.81	$ 2,500.00	$ 576.30	$ 2,500.00	$ 2,900.00	$ 400.00	16%
POLICE - OFFICE SUPPLIES/POSTG	100-00-52110-318-000	$ 2,500.00	$ 2,709.67	$ 2,250.00	$ 845.18	$ 2,250.00	$ 2,500.00	$ 250.00	11%
POLICE - ELECTRONICS MAINTENCE	100-00-52110-320-000	$ 3,000.00	$ 3,679.80	$ 3,000.00	$ 1,591.44	$ 3,000.00	$ 3,500.00	$ 500.00	17%
POLICE - FIREARMS / SUPPLIES	100-00-52110-321-000	$ 7,000.00	$ 6,176.78	$ 7,000.00	$ 2,108.80	$ 7,000.00	$ 7,000.00	$ -	0%
POLICE - INVESTIGATION/OWI TST	100-00-52110-322-000	$ 3,000.00	$ 5,067.56	$ 3,000.00	$ 271.00	$ 3,000.00	$ 3,500.00	$ 500.00	17%
POLICE - FLEET LEASE/SETUP	100-00-52110-323-000	$ 49,590.00	$ 52,272.53	$ 59,602.00	$ 44,336.05	$ 59,602.00	$ 61,390.06	$ 1,788.06	3%
POLICE - EQUIPMENT MAINTENANCE	100-00-52110-324-000	$ 6,000.00	$ 6,108.80	$ 6,000.00	$ 2,687.97	$ 6,000.00	$ 6,180.00	$ 180.00	3%
POLICE - VEHICLE MAINTENANCE	100-00-52110-325-000	$ 5,000.00	$ 5,241.96	$ 5,000.00	$ 820.27	$ 5,000.00	$ 5,150.00	$ 150.00	3%
POLICE - TIRES	100-00-52110-326-000	$ 1,500.00	$ 1,693.37	$ 1,500.00	$ -	$ 1,500.00	$ 1,500.00	$ -	0%
POLICE - FUEL / LUBRICANTS	100-00-52110-327-000	$ 25,000.00	$ 21,897.29	$ 22,500.00	$ 7,667.83	$ 22,500.00	$ 25,000.00	$ 2,500.00	11%
POLICE - COMPUTR EQUIP/SOFTWRE	100-00-52110-328-000	$ 26,000.00	$ 30,924.55	$ 31,000.00	$ 23,249.72	$ 31,000.00	$ 31,000.00	$ -	0%
POLICE - ANIMAL SERVICES	100-00-52110-329-000	$ 1,430.00	$ 1,429.10	$ 1,462.00	$ 1,462.34	$ 1,462.00	$ 1,505.00	$ 43.00	3%
POLICE - SYSTEM / SIM CARDS	100-00-52110-330-000	$ 3,000.00	$ 2,802.70	$ 3,000.00	$ 2,230.79	$ 3,000.00	$ 3,000.00	$ -	0%
POLICE - CELL / TELEPHONES	100-00-52110-331-000	$ 4,000.00	$ 3,863.24	$ 3,500.00	$ 1,828.38	$ 3,500.00	$ 4,000.00	$ 500.00	14%
POLICE - PROPHOENIX SUPPORT	100-00-52110-332-000	$ 4,720.00	$ 4,719.93	$ 4,861.00	$ 4,861.53	$ 4,861.00	$ 5,006.00	$ 145.00	3%
POLICE - BROADBAND SERVICE	100-00-52110-333-000	$ 858.00	$ 898.13	$ 900.00	$ 509.44	$ 950.00	$ 950.00	$ 50.00	6%
POLICE - BUILDING MAINTENANCE	100-00-52110-335-000	$ 5,500.00	$ 7,449.22	$ 5,500.00	$ 3,012.98	$ 6,500.00	$ 7,500.00	$ 2,000.00	36%
POLICE - UTILITIES	100-00-52110-336-000	$ 31,000.00	$ 25,940.15	$ 30,000.00	$ 12,178.12	$ 25,000.00	$ 28,000.00	$ (2,000.00)	-7%
POLICE - CLEANING	100-00-52110-338-000	$ 14,200.00	$ 14,360.00	$ 14,000.00	$ 6,930.00	$ 14,000.00	$ 14,000.00	$ -	0%
POLICE - EDUC / TRAVEL / DUES	100-00-52110-340-000	$ 12,000.00	$ 10,722.79	$ 12,000.00	$ 4,640.55	$ 12,000.00	$ 12,500.00	$ 500.00	4%
POLICE-LEXIPOL ANNUAL MAINTENA	100-00-52110-411-000	$ 9,640.60	$ 9,640.60	$ 10,268.00	$ 10,267.24	$ 10,268.00	$ 11,089.00	$ 821.00	8%
POLICE - DONATIONS	100-00-52110-500-000	$ -	$ 5,324.71	$ -	$ 673.22	$ 458.23	$ -	$ -	0%
POLICE - GRANT EXPENSES	100-00-52110-790-000	$ -	$ 4,737.61	$ -	$ 2,511.14	$ 2,511.14	$ -	$ -	0%
POLICE - K-9 EXPENSE	100-00-52115-370-000	$ -	$ 28,737.21	$ -	$ 505.00	$ 500.00	$ -	$ -	0%
FIRE DEPT TRANSFER	100-00-52210-300-000	$ 619,363.10	$ 616,363.10	$ 653,340.93	$ 326,670.47	$ 653,340.93	$ 709,615.54	$ 56,274.61	9%
EMERG GOV - SALARIES/FRINGES	100-00-52375-110-000	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ -	$ 1,000.00	$ 1,000.00	$ -	0%
EMERG GOV - EQUIPMENT	100-00-52375-111-000	$ 2,000.00	$ -	$ 2,000.00	$ 75.00	$ 1,000.00	$ 1,500.00	$ (500.00)	-25%
EMERG GOV - GENERATOR MAINT	100-00-52375-116-000	$ 2,000.00	$ 2,224.80	$ 2,000.00	$ -	$ 2,500.00	$ 2,500.00	$ 500.00	25%
EMERG GOV - WRS	100-00-52375-130-000	$ 143.20	$ -	$ 150.10	$ -	$ 150.10	$ 148.00	$ (2.10)	-1%
EMER GOV - SOCIAL SECURITY	100-00-52375-135-000	$ 62.00	$ -	$ 62.00	$ -	$ 62.00	$ 62.00	$ -	0%
EMER GOV - MEDICARE	100-00-52375-140-000	$ 14.50	$ -	$ 14.50	$ -	$ 14.50	$ 14.50	$ -	0%

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
BLDG INSP - WAGES	100-00-52410-110-000	$ 138,049.60	$ 115,864.79	$ 184,764.64	$ 63,908.18	$ 148,172.00	$ 197,292.89	$ 12,528.25	7%
BLDG INSP - HEALTH/LIFE INSUR	100-00-52410-125-000	$ 10,500.00	$ 9,841.88	$ 22,538.84	$ 5,673.60	$ 13,647.36	$ 22,860.19	$ 321.35	1%
BLDG INSP - WRS	100-00-52410-130-000	$ 5,793.90	$ 5,792.31	$ 11,250.98	$ 3,019.25	$ 7,341.61	$ 11,843.37	$ 592.39	5%
BLDG INSP - SOCIAL SECURITY	100-00-52410-135-000	$ 8,559.08	$ 7,245.89	$ 11,455.41	$ 3,885.87	$ 9,185.59	$ 12,232.16	$ 776.75	7%
BLDG INSP - MEDICARE	100-00-52410-140-000	$ 2,001.72	$ 1,694.56	$ 2,679.09	$ 908.75	$ 1,876.37	$ 2,860.74	$ 181.65	7%
BUILD INSP - MEDICAL REIMBURSE	100-00-52410-145-000	$ 500.00	$ 498.34	$ 1,000.00	$ 249.99	$ 500.00	$ 1,000.00	$ -	0%
BLDG INSP - EQUIPMENT MAINT	100-00-52410-315-000	$ 1,000.00	$ 993.50	$ 1,000.00	$ -	$ 1,000.00	$ 1,000.00	$ -	0%
BLDG INSP - FUEL / MILEAGE	100-00-52410-320-000	$ 750.00	$ 519.66	$ 750.00	$ 263.09	$ 750.00	$ 750.00	$ -	0%
BLDG INSP - OFFICE SUPP/POST	100-00-52410-325-000	$ 900.00	$ 717.71	$ 900.00	$ 420.16	$ 700.00	$ 900.00	$ -	0%
BLDG INSP - CLOTHING	100-00-52410-330-000	$ 300.00	$ 366.39	$ 300.00	$ -	$ 300.00	$ 300.00	$ -	0%
BLDG INSP - CONTRACT INSPECT	100-00-52410-335-000	$ 10,000.00	$ 2,380.88	$ 10,000.00	$ 1,500.00	$ 3,900.00	$ 10,000.00	$ -	0%
BLDG INSP - EDUC/TRAVL/DUES	100-00-52410-340-000	$ 2,000.00	$ 993.50	$ 2,500.00	$ 892.12	$ 2,000.00	$ 2,500.00	$ -	0%
BLDG INSP - PRINTING	100-00-52410-345-000	$ 1,000.00	$ 405.57	$ 1,000.00	$ 439.23	$ 750.00	$ 1,000.00	$ -	0%
BLDG INSP - WI PERMIT SEALS	100-00-52410-350-000	$ 1,000.00	$ 2,664.98	$ 1,000.00	$ 1,002.80	$ 2,006.00	$ 1,000.00	$ -	0%
BLDG INSP - ADDRESS/FIRE #	100-00-52410-355-000	$ 1,200.00	$ 4,075.36	$ 1,200.00	$ 1,942.61	$ 2,500.00	$ 1,200.00	$ -	0%
BLDG INSP - CELL PHONE	100-00-52410-360-000	$ 750.00	$ 408.04	$ 750.00	$ 202.04	$ 500.00	$ 750.00	$ -	0%
BLDG INSP - COMP EQUIP/SOFTWRE	100-00-52410-400-000	$ 2,000.00	$ 2,922.26	$ 4,000.00	$ 2,553.43	$ 4,000.00	$ 3,999.92	$ (0.08)	0%
ENGINEERING - WAGES	100-00-53200-110-000	$ 37,674.00	$ 25,021.30	$ 39,645.00	$ 26,150.30	$ 39,645.00	$ 44,621.00	$ 4,976.00	13%
ENGINEERING - HEALTH/LIFE	100-00-53200-125-000	$ 9,606.00	$ 2,701.92	$ 7,744.00	$ 4,052.72	$ 7,744.00	$ 10,083.25	$ 2,339.25	30%
ENGINEERING - WRS	100-00-53200-130-000	$ 2,599.00	$ 1,776.08	$ 2,755.00	$ 1,629.11	$ 2,755.00	$ 3,212.71	$ 457.71	17%
ENGINEERING - SOCIAL SECURITY	100-00-53200-135-000	$ 2,336.00	$ 1,529.26	$ 2,458.00	$ 1,646.70	$ 2,458.00	$ 2,766.50	$ 308.50	13%
ENGINEERING - MEDICARE	100-00-53200-140-000	$ 546.00	$ 357.63	$ 575.00	$ 385.14	$ 575.00	$ 647.00	$ 72.00	13%
ENGINEERING - MED REIMBURSE	100-00-53200-145-000	$ 200.00	$ 111.24	$ 200.00	$ 86.03	$ 200.00	$ 125.00	$ (75.00)	-38%
ENG-ACTION IN JACKSON EXPENSES	100-00-53200-200-000	$ 1,500.00	$ 1,812.09	$ 1,500.00	$ 315.02	$ 1,500.00	$ 1,500.00	$ -	0%
ENGINEERING - CELL/TELEPHONES	100-00-53200-300-000	$ 500.00	$ 462.12	$ 900.00	$ 130.30	$ 900.00	$ 900.00	$ -	0%
ENGINEERING - POSTAGE	100-00-53200-305-000	$ 100.00	$ -	$ -	$ -	$ -	$ -	$ -	0%
ENG - MATERIALS/SUPPLIES	100-00-53200-310-000	$ 1,000.00	$ 200.32	$ 1,000.00	$ 239.18	$ 1,000.00	$ 1,000.00	$ -	0%
ENGINEERING - FUEL/LUBRICANTS	100-00-53200-320-000	$ 300.00	$ 188.47	$ 300.00	$ -	$ 300.00	$ 300.00	$ -	0%
ENGINEERING - UNIFORMS / SHOES	100-00-53200-335-000	$ 300.00	$ 251.25	$ -	$ -	$ -	$ -	$ -	0%
ENGINEERING - EDUC/TRAVEL/DUES	100-00-53200-340-000	$ 2,500.00	$ 2,825.88	$ 3,000.00	$ 1,654.00	$ 3,000.00	$ 3,050.00	$ 50.00	2%
ENGINEERING - COMPUTER UPGRADE	100-00-53200-410-000	$ -	$ -	$ -	$ 1,065.33	$ 1,100.00	$ -	$ -	0%
Engineering - Contract Services	100-00-53200-500-000	$ -	$ -	$ -	$ -	$ 12,000.00	$ 12,000.00	$ 12,000.00	100%

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
STREETS ADMIN - HEALTH & LIFE	100-00-53300-125-000	$ 253.00	$ 95.58	$ -	$ -	$ -	$ -	$ -	0%
STREETS ADMIN - WRS	100-00-53300-130-000	$ 71.00	$ 5.30	$ -	$ -	$ -	$ -	$ -	0%
STREETS ADMIN - SOCIAL SECURIT	100-00-53300-135-000	$ 64.00	$ 4.50	$ -	$ -	$ -	$ -	$ -	0%
STREETS ADMIN - MEDICARE	100-00-53300-140-000	$ 15.00	$ 1.06	$ -	$ -	$ -	$ -	$ -	0%
STREETS ADMIN - MED REIMBURSE	100-00-53300-145-000	$ 5.00	$ 0.38	$ -	$ -	$ -	$ -	$ -	0%
STREETS OPERATION - WAGES	100-00-53302-110-000	$ 205,323.00	$ 191,368.76	$ 214,759.00	$ 98,777.55	$ 214,759.00	$ 181,368.07	$ (33,390.93)	-16%
STREETS OPERATION - HEALTH	100-00-53302-125-000	$ 39,799.00	$ 46,242.72	$ 62,589.00	$ 33,279.03	$ 62,589.00	$ 68,115.52	$ 5,526.52	9%
STREETS OPERATION - WRS	100-00-53302-130-000	$ 12,787.00	$ 13,757.86	$ 13,536.00	$ 6,662.39	$ 13,536.00	$ 13,058.50	$ (477.50)	-4%
STREETS OPERATION - SOC SECURI	100-00-53302-135-000	$ 11,490.00	$ 11,890.35	$ 12,075.00	$ 5,737.82	$ 12,075.00	$ 11,244.82	$ (830.18)	-7%
STREETS OPERATION - MEDICARE	100-00-53302-140-000	$ 2,687.00	$ 2,780.78	$ 2,824.00	$ 1,341.98	$ 2,824.00	$ 2,629.84	$ (194.16)	-7%
STREETS OPERATION - MED REIMBU	100-00-53302-145-000	$ 1,500.00	$ 1,409.02	$ 1,500.00	$ 684.15	$ 1,500.00	$ 1,575.00	$ 75.00	5%
STREETS - MACHINERY / EQUIPMNT	100-00-53310-310-000	$ 42,000.00	$ 52,939.03	$ 46,000.00	$ 14,627.78	$ 46,000.00	$ 46,900.00	$ 900.00	2%
STREETS - FUEL / LUBRICANTS	100-00-53310-311-000	$ 18,000.00	$ 23,741.62	$ 19,000.00	$ 8,292.32	$ 19,000.00	$ 19,350.00	$ 350.00	2%
STREETS - WEED CONTROL / GRASS	100-00-53310-312-000	$ 500.00	$ 362.97	$ 500.00	$ -	$ 500.00	$ 500.00	$ -	0%
STREETS - STREET SWEEPING	100-00-53310-313-000	$ 5,000.00	$ 7,031.45	$ -	$ 1,324.39	$ 4,000.00	$ 4,000.00	$ 4,000.00	100%
STREETS - SIGNS	100-00-53310-314-000	$ 4,000.00	$ 3,337.25	$ 5,000.00	$ 2,833.77	$ 5,000.00	$ 5,000.00	$ -	0%
STREETS - TOOLS	100-00-53310-315-000	$ 2,500.00	$ 1,737.24	$ 2,500.00	$ 307.81	$ 2,500.00	$ 2,500.00	$ -	0%
STREETS - SALT / SAND	100-00-53310-316-000	$ 62,698.00	$ 55,686.34	$ 63,392.00	$ 58,740.44	$ 59,000.00	$ 64,650.00	$ 1,258.00	2%
STREETS - ASPHALT PATCHING	100-00-53310-317-000	$ 3,000.00	$ 2,586.06	$ 4,000.00	$ 1,733.04	$ 4,000.00	$ 4,100.00	$ 100.00	3%
STREETS - CURB/GUTTER/SIDEWALK	100-00-53310-318-000	$ 5,000.00	$ 4,237.68	$ 5,000.00	$ 750.00	$ 12,300.00	$ 5,150.00	$ 150.00	3%
STREETS - PAINTING / STRIPING	100-00-53310-319-000	$ 8,000.00	$ 5,727.70	$ 10,000.00	$ -	$ 10,000.00	$ 10,300.00	$ 300.00	3%
STREETS - SNOW / ICE REMOVAL	100-00-53310-320-000	$ 1,000.00	$ 1,050.00	$ 1,500.00	$ 250.00	$ 1,250.00	$ 1,500.00	$ -	0%
STREETS - OPERATING SUPPLIES	100-00-53310-322-000	$ 2,000.00	$ 840.91	$ 2,000.00	$ 1,538.35	$ 2,000.00	$ 2,000.00	$ -	0%
STREETS - STREET REPAIR	100-00-53310-323-000	$ 18,000.00	$ 29,189.19	$ 18,000.00	$ 3,166.60	$ 25,300.00	$ 23,500.00	$ 5,500.00	31%
STREETS - BLDGS / GROUNDS	100-00-53310-324-000	$ 30,000.00	$ 4,241.56	$ 30,000.00	$ 6,776.51	$ 30,000.00	$ 30,500.00	$ 500.00	2%
STREETS - CELL PHONES	100-00-53310-325-000	$ 1,500.00	$ 408.04	$ 1,000.00	$ 189.44	$ 1,000.00	$ 1,000.00	$ -	0%
STREETS - UNIFORMS/MED SUPPLY	100-00-53310-326-000	$ 4,000.00	$ 5,323.14	$ 5,000.00	$ 2,763.74	$ 5,000.00	$ 5,100.00	$ 100.00	2%
STREETS - EDUC / TRAVEL / DUES	100-00-53310-340-000	$ 2,500.00	$ 2,350.77	$ 3,000.00	$ 935.00	$ 3,000.00	$ 3,050.00	$ 50.00	2%
STREETS - CRACK FILLING	100-00-53310-412-000	$ 24,000.00	$ 24,000.00	$ 25,000.00	$ -	$ 25,000.00	$ 25,700.00	$ 700.00	3%
STREETS - PORTABLE RADIOS	100-00-53310-416-000	$ 3,000.00	$ -	$ 3,000.00	$ -	$ 3,000.00	$ 3,050.00	$ 50.00	2%
STREETS - UTILITIES	100-00-53310-422-000	$ 19,000.00	$ 13,971.02	$ 19,000.00	$ 8,580.05	$ 19,000.00	$ 19,350.00	$ 350.00	2%
STREET LIGHTING - ELECTRICITY	100-00-53420-330-000	$ 135,000.00	$ 134,564.36	$ 135,000.00	$ 57,532.65	$ 135,000.00	$ 137,500.00	$ 2,500.00	2%
STREET LIGHTING - POLES	100-00-53420-331-000	$ 10,000.00	$ 17,359.92	$ 12,000.00	$ -	$ 12,000.00	$ 12,200.00	$ 200.00	2%
STORM SEWER - CLEANING/REPAIR	100-00-53441-310-000	$ 3,000.00	$ 10,679.17	$ 3,000.00	$ -	$ 3,000.00	$ 3,050.00	$ 50.00	2%

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
TRASH ADMIN - HEALTH & LIFE	100-00-53620-125-000	$ 253.00	$ 95.58	$ -	$ -	$ -	$ -	$ -	0%
TRASH ADMIN - WRS	100-00-53620-130-000	$ 71.00	$ 5.30	$ -	$ -	$ -	$ -	$ -	0%
TRASH ADMIN - SOCIAL SECURITY	100-00-53620-135-000	$ 64.00	$ 4.50	$ -	$ -	$ -	$ -	$ -	0%
TRASH ADMIN - MEDICARE	100-00-53620-140-000	$ 15.00	$ 1.06	$ -	$ -	$ -	$ -	$ -	0%
TRASH ADMIN - MED REIMBURSE	100-00-53620-145-000	$ 5.00	$ 0.38	$ -	$ -	$ -	$ -	$ -	0%
TRASH CHIPPING/BRUSH - WAGES	100-00-53624-110-000	$ 42,381.00	$ 28,284.71	$ 44,601.00	$ 10,412.75	$ 44,601.00	$ 41,777.76	$ (2,823.24)	-6%
TRASH CHIPPING/BRUSH - HEALTH	100-00-53624-125-000	$ 10,919.00	$ 5,872.27	$ 14,295.00	$ 2,520.40	$ 14,295.00	$ 7,858.80	$ (6,436.20)	-45%
TRASH CHIPPING/BRUSH - WRS	100-00-53624-130-000	$ 2,924.00	$ 1,937.07	$ 3,100.00	$ 723.68	$ 3,100.00	$ 3,008.00	$ (92.00)	-3%
TRASH CHIPPING/BRUSH - SOC SEC	100-00-53624-135-000	$ 2,628.00	$ 1,678.30	$ 2,765.00	$ 609.62	$ 2,765.00	$ 2,590.22	$ (174.78)	-6%
TRASH CHIPPING/BRUSH - MEDICAR	100-00-53624-140-000	$ 615.00	$ 392.49	$ 647.00	$ 142.56	$ 647.00	$ 605.78	$ (41.22)	-6%
TRASH CHIPPING/BRUSH - MED REI	100-00-53624-145-000	$ 350.00	$ 232.68	$ 350.00	$ 73.63	$ 350.00	$ 200.00	$ (150.00)	-43%
TRASH - CURBSIDE PICKUP	100-00-53625-315-000	$ 248,849.00	$ 245,064.19	$ 261,394.00	$ 129,363.10	$ 261,394.00	$ 269,000.00	$ 7,606.00	3%
TRASH - CHIPPING / BRUSH	100-00-53625-325-000	$ 30,000.00	$ 12,920.00	$ 20,000.00	$ -	$ 15,000.00	$ 20,000.00	$ -	0%
TRASH - SPRING CLEANUP DAY	100-00-53625-326-000	$ -	$ -	$ 20,000.00	$ 498.35	$ 1,000.00	$ 5,000.00	$ (15,000.00)	-75%
RECYCLING - CURBSIDE PICKUP	100-00-53635-325-000	$ 196,584.00	$ 201,986.59	$ 206,534.00	$ 103,490.96	$ 206,534.00	$ 212,700.00	$ 6,166.00	3%
PARKS ADMIN - WAGES	100-00-55200-110-000	$ 1,034.00	$ 101.47	$ -	$ -	$ -	$ -	$ -	0%
PARKS ADMIN - HEALTH & LIFE	100-00-55200-125-000	$ 253.00	$ 95.58	$ -	$ -	$ -	$ -	$ -	0%
PARKS ADMIN - WRS	100-00-55200-130-000	$ 71.00	$ 7.00	$ -	$ -	$ -	$ -	$ -	0%
PARKS ADMIN - SOCIAL SECURITY	100-00-55200-135-000	$ 64.00	$ 5.95	$ -	$ -	$ -	$ -	$ -	0%
PARKS ADMIN - MEDICARE	100-00-55200-140-000	$ 15.00	$ 1.40	$ -	$ -	$ -	$ -	$ -	0%
PARKS - MEDICAL REIMBURSE	100-00-55200-145-000	$ 5.00	$ 769.49	$ -	$ -	$ -	$ -	$ -	0%
PARKS OPERATIONS - WAGES	100-00-55202-110-000	$ 99,168.00	$ 96,853.82	$ 107,238.00	$ 49,818.67	$ 107,238.00	$ 139,590.31	$ 32,352.31	30%
PARKS OPERATION - HEALTH & LIF	100-00-55202-125-000	$ 21,541.00	$ 19,795.73	$ 27,465.00	$ 10,960.22	$ 27,465.00	$ 30,563.96	$ 3,098.96	11%
PARKS OPERATIONS - WRS	100-00-55202-130-000	$ 5,601.00	$ 6,686.01	$ 5,924.00	$ 3,462.39	$ 5,924.00	$ 10,050.50	$ 4,126.50	70%
PARKS OPERATIONS - SOCIAL SECU	100-00-55202-135-000	$ 5,032.00	$ 5,726.61	$ 5,285.00	$ 2,903.20	$ 5,285.00	$ 8,654.60	$ 3,369.60	64%
PARKS OEPRATIONS - MEDICARE	100-00-55202-140-000	$ 1,177.00	$ 1,339.31	$ 1,236.00	$ 678.94	$ 1,236.00	$ 2,024.06	$ 788.06	64%
PARKS OPERATION - MED REIMBURS	100-00-55202-145-000	$ 650.00	$ -	$ 650.00	$ 286.59	$ 650.00	$ 725.00	$ 75.00	12%
PARKS - MACHINERY / EQUIPMENT	100-00-55210-310-000	$ 5,000.00	$ 2,911.73	$ 5,000.00	$ 1,296.39	$ 5,000.00	$ 5,050.00	$ 50.00	1%
PARKS - BUILDING MAINTENANCE	100-00-55210-311-000	$ 6,000.00	$ 19,577.19	$ 6,000.00	$ 2,626.23	$ 6,000.00	$ 6,150.00	$ 150.00	3%
PARKS - TREES / SHRUBS	100-00-55210-312-000	$ 12,000.00	$ 10,471.31	$ 12,000.00	$ 9,267.63	$ 12,000.00	$ 12,200.00	$ 200.00	2%
PARKS - TOOLS	100-00-55210-313-000	$ 500.00	$ 96.58	$ 500.00	$ 58.98	$ 500.00	$ 500.00	$ -	0%
PARKS - OPERATING SUPPLIES	100-00-55210-314-000	$ 1,500.00	$ 288.39	$ 1,500.00	$ -	$ 1,500.00	$ 1,500.00	$ -	0%
PARKS - TABLES / BENCHES	100-00-55210-315-000	$ 1,000.00	$ 196.63	$ 1,000.00	$ 87.43	$ 1,000.00	$ 1,000.00	$ -	0%
PARKS - PAPER/CLEAN PRODUCTS	100-00-55210-316-000	$ 2,500.00	$ 2,824.63	$ 2,500.00	$ 1,534.84	$ 2,500.00	$ 2,550.00	$ 50.00	2%
PARKS - BALLFIELD MAINTENANCE	100-00-55210-317-000	$ 3,000.00	$ 1,058.38	$ 3,000.00	$ 1,891.73	$ 3,000.00	$ 3,050.00	$ 50.00	2%
PARKS - PLAY APPARATUS MAINT	100-00-55210-319-000	$ 500.00	$ 416.29	$ 500.00	$ 55.50	$ 500.00	$ 500.00	$ -	0%
PARKS - TELEPHONE	100-00-55210-330-000	$ 2,000.00	$ -	$ 1,000.00	$ 171.05	$ 1,000.00	$ 1,000.00	$ -	0%
PARKS - FUELS / LUBRICANTS	100-00-55210-331-000	$ 4,000.00	$ 4,211.24	$ 4,000.00	$ 1,218.00	$ 4,000.00	$ 4,050.00	$ 50.00	1%
PARKS - ELECTRICITY / GAS	100-00-55210-332-000	$ 13,000.00	$ 12,121.20	$ 13,000.00	$ 6,801.64	$ 13,000.00	$ 13,250.00	$ 250.00	2%
PARKS - WATER / SEWER	100-00-55210-333-000	$ 8,000.00	$ 8,531.29	$ 9,000.00	$ 1,156.83	$ 9,000.00	$ 9,150.00	$ 150.00	2%
PARKS - GROUNDS MAINTENANCE	100-00-55210-334-000	$ 1,500.00	$ 113.00	$ 1,500.00	$ 344.07	$ 1,500.00	$ 1,500.00	$ -	0%
PARKS - EDUC / TRAVEL / DUES	100-00-55210-340-000	$ 2,000.00	$ 1,330.93	$ 2,000.00	$ 1,726.15	$ 2,000.00	$ 2,050.00	$ 50.00	3%
PARKS - SPLASH PAD CHEMICALS	100-00-55210-422-000	$ 3,000.00	$ 4,082.88	$ 4,000.00	$ 1,944.13	$ 4,000.00	$ 4,050.00	$ 50.00	1%
PARKS - BANNERS / FLAGS	100-00-55210-425-000	$ 1,000.00	$ 96.31	$ 1,000.00	$ 550.00	$ 1,000.00	$ 1,000.00	$ -	0%
PARKS - FERTILIZER/WEED CNTRL	100-00-55210-436-000	$ 5,000.00	$ 4,428.00	$ 5,000.00	$ -	$ 5,000.00	$ 5,100.00	$ 100.00	2%
PARKS - CAPITAL PROJECTS	100-00-55210-439-000	$ 50,000.00	$ 40,133.98	$ 20,000.00	$ 12,762.39	$ 20,000.00	$ 20,400.00	$ 400.00	2%
REC DEPT TRANSFER	100-00-55310-300-000	$ 261,021.00	$ 261,021.00	$ 264,508.00	$ 132,254.00	$ 264,508.00	$ 284,871.00	$ 20,363.00	8%
ECONOMIC DEVELOPMENT - WAGES	100-00-56340-110-000	$ 16,800.00	$ 17,770.98	$ 18,600.00	$ 9,357.99	$ 18,600.00	$ 19,158.00	$ 558.00	3%
GENERAL FUND - EXPENSES		**$ 5,920,189.64**	**$ 5,567,862.70**	**$ 6,279,838.73**	**$ 2,818,716.90**	**$ 5,593,857.45**	**$ 6,497,863.92**	**$ 218,025.19**	**3%**

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
HOTEL/MOTEL - ROOM TAX	150-00-41210-000-000	$ 68,000.00	$ 61,091.74	$ 74,000.00	$ 20,970.46	$ 65,000.00	$ 61,385.58	$ (12,614.42)	-17%
HOTEL/MOTEL - REVENUES		**$ 68,000.00**	**$ 61,091.74**	**$ 74,000.00**	**$ 20,970.46**	**$ 65,000.00**	**$ 61,385.58**	**$ (12,614.42)**	**-17%**
COMMUNITY EVENTS & ADVERTISING	150-00-51100-395-001	$ 36,000.00	$ 51,210.23	$ 43,500.00	$ 21,056.31	$ 43,500.00	$ 30,885.58	$ (12,614.42)	-29%
WASHINGTON COUNTY SUPPORT	150-00-51100-395-002	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ -	0%
VILLAGE TOURISM/PROMOTION	150-00-51100-395-003	$ 26,000.00	$ 58,363.22	$ 24,500.00	$ 11,678.79	$ 24,500.00	$ 24,500.00	$ -	0%
HOTEL/MOTEL - EXPENSES		**$ 68,000.00**	**$ 115,573.45**	**$ 74,000.00**	**$ 38,735.10**	**$ 74,000.00**	**$ 61,385.58**	**$ (12,614.42)**	**-17%**
WATER - IMPACT FEE	200-00-45612-000-632	$ 28,380.00	$ 93,906.00	$ 47,300.00	$ 53,922.00	$ 47,300.00	$ 20,000.00	$ (27,300.00)	-58%
WATER - RESIDENT METERED SALES	200-00-46100-451-000	$ 800,000.00	$ 746,163.23	$ 812,443.00	$ 190,189.33	$ 812,443.00	$ 908,350.00	$ 95,907.00	12%
WATER - COMMERC METERED SALES	200-00-46100-452-000	$ 96,000.00	$ 93,812.44	$ 96,000.00	$ 26,565.19	$ 96,000.00	$ 119,230.00	$ 23,230.00	24%
WATER - INDUSTR METERED SALES	200-00-46100-453-000	$ 91,800.00	$ 54,412.63	$ 91,800.00	$ 14,456.17	$ 91,800.00	$ 66,220.00	$ (25,580.00)	-28%
WATER - PUBL AUTH METERED SLS	200-00-46100-454-000	$ 20,000.00	$ 15,695.39	$ 20,000.00	$ 3,431.66	$ 20,000.00	$ 18,000.00	$ (2,000.00)	-10%
WATER - MULTI FAMILY RESIDENT	200-00-46100-455-000	$ 100,000.00	$ 56,028.55	$ 100,000.00	$ 22,499.74	$ 100,000.00	$ 67,530.00	$ (32,470.00)	-32%
WATER - PUBL AUTH / PRIV FIRE	200-00-46100-461-000	$ -	$ 1,914.00	$ -	$ 478.50	$ 480.00	$ -	$ -	0%
WATER - PRIVATE FIRE PROTECTN	200-00-46100-462-000	$ 100,000.00	$ 50,891.57	$ 100,000.00	$ 13,102.01	$ 60,000.00	$ 64,330.00	$ (35,670.00)	-36%
WATER - PUBLIC FIRE PROTECTION	200-00-46100-463-000	$ 476,150.00	$ 477,248.57	$ 476,320.00	$ 113,266.47	$ 476,320.00	$ 617,950.00	$ 141,630.00	30%
WATER - PENALTIES	200-00-46100-470-000	$ 4,000.00	$ 4,256.12	$ 4,000.00	$ 2,237.63	$ 4,000.00	$ 4,000.00	$ -	0%
WATER - OTHER WATER REVENUES	200-00-46100-474-000	$ -	$ 4,786.00	$ -	$ -	$ -	$ -	$ -	0%
WATER - INTEREST ON INVESTMNTS	200-00-46200-419-000	$ 1,170.00	$ 24,914.26	$ 23,000.00	$ 7,103.92	$ 23,000.00	$ 23,000.00	$ -	0%
WATER - INCOME DEDUCTION	200-00-46200-426-000	$ -	$ (298,445.89)	$ -	$ -	$ -	$ -	$ -	0%
WATER - BULK WATER USAGE	200-00-46200-500-000	$ 61,682.00	$ 38,269.60	$ 61,682.00	$ 7,704.80	$ 61,682.00	$ 61,682.00	$ -	0%
WATER - PRIVATE WELL PERMIT	200-00-46200-550-000	$ -	$ 250.00	$ -	$ -	$ -	$ -	$ -	0%
WATER - MISC REVENUE	200-00-46500-000-419	$ -	$ 188.50	$ -	$ 989.98	$ 989.98	$ -	$ -	0%
WATER - REVENUES		**$ 1,779,182.00**	**$ 1,364,290.97**	**$ 1,832,545.00**	**$ 455,947.40**	**$ 1,794,014.98**	**$ 1,970,292.00**	**$ 137,747.00**	**8%**
WATER - TWIN CREEKS	200-00-51104-000-000	$ -	$ 777.98	$ -	$ -	$ -	$ -	$ -	0%
WATER PUMPING PLANT - WAGES	200-00-52000-110-000	$ 46,061.00	$ 22,303.42	$ 47,939.00	$ 9,930.24	$ 47,939.00	$ -	$ (47,939.00)	-100%
WATER PUMPING PLANT - HEALTH	200-00-52000-125-000	$ 9,456.00	$ 6,537.09	$ 10,378.00	$ 2,571.87	$ 10,378.00	$ -	$ (10,378.00)	-100%
WATER PUMPING PLANT - WRS	200-00-52000-130-000	$ 3,178.00	$ 1,587.53	$ 3,332.00	$ 690.16	$ 3,332.00	$ -	$ (3,332.00)	-100%
WATER PUMPING PLANT - SOC SEC	200-00-52000-135-000	$ 2,856.00	$ 1,359.33	$ 2,972.00	$ 586.06	$ 2,972.00	$ -	$ (2,972.00)	-100%
WATER PUMPING PLANT - MEDICARE	200-00-52000-140-000	$ 716.00	$ 317.86	$ 755.00	$ 137.08	$ 755.00	$ -	$ (755.00)	-100%
WATER PUMPING PLANT - MED REIM	200-00-52000-145-000	$ 275.00	$ 127.41	$ 275.00	$ 56.18	$ 275.00	$ -	$ (275.00)	-100%
WATER -UTILITIES	200-00-52000-622-000	$ 85,000.00	$ 80,092.06	$ 86,000.00	$ 43,318.53	$ 86,000.00	$ 88,550.00	$ 2,550.00	3%
WATER - PUMP PLANT OPERATIONS	200-00-52000-623-000	$ 22,000.00	$ 17,204.65	$ 22,000.00	$ 10,410.42	$ 22,000.00	$ 22,650.00	$ 650.00	3%
WATER - PUMP PLANT EQUIPMENT	200-00-52000-623-300	$ 16,000.00	$ 4,192.18	$ 16,000.00	$ 12,698.62	$ 20,000.00	$ 16,450.00	$ 450.00	3%
WATER - TELEPHONE	200-00-52000-624-000	$ 4,000.00	$ 2,209.52	$ 4,000.00	$ 1,410.21	$ 4,000.00	$ 4,100.00	$ 100.00	3%
WATER - BUILDING / GROUNDS	200-00-52000-625-301	$ 150,000.00	$ 37,388.07	$ 150,000.00	$ 34,875.94	$ 150,000.00	$ 154,500.00	$ 4,500.00	3%
WATER - WELL MAINTENANCE	200-00-52000-625-403	$ 15,000.00	$ 2,309.00	$ 15,000.00	$ -	$ 15,000.00	$ 15,450.00	$ 450.00	3%
WATER - WATER TOWER MAINT	200-00-52000-625-405	$ 20,000.00	$ 23,993.66	$ 20,000.00	$ 2,500.00	$ 20,000.00	$ 20,600.00	$ 600.00	3%
WATER DIGGERS HOTLINE - WAGES	200-00-53000-110-000	$ 5,716.00	$ 7,072.76	$ 6,044.00	$ 4,989.27	$ 6,044.00	$ 6,891.60	$ 847.60	14%
WATER DIGGERS HOTLINE - HEALTH	200-00-53000-125-000	$ 1,767.00	$ 2,644.83	$ 1,923.00	$ 1,118.53	$ 1,923.00	$ 1,956.45	$ 33.45	2%
WATER DIGGERS HOTLINE - WRS	200-00-53000-130-000	$ 395.00	$ 520.50	$ 421.00	$ 346.77	$ 421.00	$ 496.20	$ 75.20	18%
WATER DIGGERS - SOCIAL SECURIT	200-00-53000-135-000	$ 355.00	$ 426.14	$ 375.00	$ 287.70	$ 375.00	$ 427.28	$ 52.28	14%
WATER DIGGERS HOT - MEDICARE	200-00-53000-140-000	$ 83.00	$ 99.67	$ 88.00	$ 67.29	$ 88.00	$ 99.93	$ 11.93	14%
WATER DIGGERS HOTLINE - MED RE	200-00-53000-145-000	$ 50.00	$ 60.82	$ 50.00	$ 38.88	$ 50.00	$ 62.50	$ 12.50	25%
WATER - TREATMENT CHEMICALS	200-00-53000-631-000	$ 30,000.00	$ 26,889.02	$ 30,000.00	$ 11,343.82	$ 30,000.00	$ 30,900.00	$ 900.00	3%
WATER DIGGERS HOTLINE EXPENSES	200-00-53000-632-000	$ 3,000.00	$ 4,976.38	$ 4,000.00	$ 2,234.85	$ 4,000.00	$ 4,100.00	$ 100.00	3%
WATER DISTRIBUTION - WAGES	200-00-54000-110-000	$ 229,282.00	$ 206,289.20	$ 239,640.00	$ 129,071.38	$ 239,640.00	$ 291,539.72	$ 51,899.72	22%
WATER DISTRIBUTION - HEALTH	200-00-54000-125-000	$ 57,023.00	$ 51,195.25	$ 63,177.00	$ 28,325.94	$ 63,177.00	$ 74,249.25	$ 11,072.25	18%
WATER DISTRIBUTION - WRS	200-00-54000-130-000	$ 14,785.00	$ 14,632.32	$ 15,613.00	$ 8,277.78	$ 15,613.00	$ 20,990.86	$ 5,377.86	34%
WATER DISTRIBUTION - SOC SECUR	200-00-54000-135-000	$ 13,286.00	$ 12,312.92	$ 13,928.00	$ 7,487.48	$ 13,928.00	$ 18,075.46	$ 4,147.46	30%

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
WATER DISTRIBUTION - MEDICARE	200-00-54000-140-000	$ 3,107.00	$ 2,879.66	$ 3,257.00	$ 1,751.12	$ 3,257.00	$ 4,227.33	$ 970.33	30%
WATER DISTRIBUTION - MED REIMB	200-00-54000-145-000	$ 1,575.00	$ 1,456.58	$ 1,575.00	$ 727.27	$ 1,575.00	$ 1,937.50	$ 362.50	23%
WATER - TOOLS	200-00-54000-641-300	$ 6,000.00	$ 3,577.34	$ 6,000.00	$ 2,996.90	$ 6,000.00	$ 6,150.00	$ 150.00	3%
WATER - ENERGENICS MONITORING	200-00-54000-650-300	$ 5,000.00	$ -	$ 5,000.00	$ -	$ 5,000.00	$ 5,150.00	$ 150.00	3%
WATER - CATHODIC PROTECTION	200-00-54000-650-301	$ 3,000.00	$ 2,370.00	$ 3,000.00	$ -	$ 3,000.00	$ 3,050.00	$ 50.00	2%
WATER - THERMAL BONDING	200-00-54000-650-404	$ 3,000.00	$ -	$ 3,000.00	$ -	$ 3,000.00	$ 3,050.00	$ 50.00	2%
WATER - REPAIR/REPLACE MAINS	200-00-54000-651-300	$ 60,000.00	$ 134,121.58	$ 80,000.00	$ 67,632.71	$ 110,000.00	$ 152,400.00	$ 72,400.00	91%
WATER - SYSTEM STUDY	200-00-54000-651-402	$ 20,000.00	$ -	$ 20,000.00	$ 627.00	$ 20,000.00	$ 20,600.00	$ 600.00	3%
WATER - SYSTEM MAPPING	200-00-54000-651-403	$ 25,000.00	$ 16,932.91	$ 25,000.00	$ 8,065.63	$ 25,000.00	$ 25,750.00	$ 750.00	3%
WATER - METERS/REGISTERS/WIRE	200-00-54000-653-000	$ 50,000.00	$ 2,336.37	$ 50,000.00	$ 21,310.08	$ 50,000.00	$ 51,500.00	$ 1,500.00	3%
WATER - LARGE METER TESTING	200-00-54000-653-301	$ 3,500.00	$ 2,200.95	$ 3,500.00	$ -	$ 3,500.00	$ 3,600.00	$ 100.00	3%
WATER - HYDRANT MAINTENANCE	200-00-54000-654-000	$ 4,000.00	$ 436.16	$ 4,000.00	$ 765.00	$ 4,000.00	$ 4,100.00	$ 100.00	3%
WATER - HYDRANT PAINTING	200-00-54000-654-300	$ 10,000.00	$ -	$ 10,000.00	$ -	$ 5,000.00	$ 10,300.00	$ 300.00	3%
WATER ACCT/BILLING - WAGES	200-00-55000-110-000	$ 27,685.00	$ 30,645.67	$ 28,654.00	$ 16,484.97	$ 28,654.00	$ 50,748.36	$ 22,094.36	77%
WATER METER READING - WAGES	200-00-55000-110-001	$ -	$ 147.10	$ -	$ -	$ -	$ -	$ -	0%
WATER ACCT/BILLING - HEALTH	200-00-55000-125-000	$ 11,406.00	$ 13,607.55	$ 13,754.00	$ 6,846.09	$ 13,754.00	$ 18,191.00	$ 4,437.00	32%
WATER METER READING - HEALTH	200-00-55000-125-001	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0%
WATER ACCT/BILLING -WRS	200-00-55000-130-000	$ 1,910.00	$ 1,984.54	$ 1,991.00	$ 995.67	$ 1,991.00	$ 2,708.90	$ 717.90	36%
WATER METER READING - WRS	200-00-55000-130-001	$ -	$ 10.15	$ -	$ -	$ -	$ -	$ -	0%
WATER ACCT/BILLING - SOC SEC	200-00-55000-135-000	$ 1,716.00	$ 1,814.46	$ 1,777.00	$ 928.54	$ 1,777.00	$ 3,146.40	$ 1,369.40	77%
WATER METER READING - SOC SEC	200-00-55000-135-001	$ -	$ 8.89	$ -	$ -	$ -	$ -	$ -	0%
WATER ACCT/BILLING - MEDICARE	200-00-55000-140-000	$ 401.00	$ 424.43	$ 415.00	$ 217.21	$ 415.00	$ 735.85	$ 320.85	77%
WATER METER READING - MEDICARE	200-00-55000-140-001	$ -	$ 2.08	$ -	$ -	$ -	$ -	$ -	0%
WATER ACCT/BILLING - MED REIMB	200-00-55000-145-000	$ 250.00	$ 247.97	$ 250.00	$ 124.67	$ 250.00	$ 325.00	$ 75.00	30%
WATER METER READING - REIMBURS	200-00-55000-145-001	$ -	$ 1.34	$ -	$ -	$ -	$ -	$ -	0%
WATER - CELL PHONES	200-00-55000-923-300	$ 1,600.00	$ 600.00	$ 1,600.00	$ 271.04	$ 1,600.00	$ 1,600.00	$ -	0%

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
WATER - AUDIT / ACCOUNTNG	200-00-55000-923-301	$ 15,000.00	$ 7,612.50	$ 15,000.00	$ 7,050.00	$ 15,000.00	$ 15,450.00	$ 450.00	3%
WATER ADMIN - WAGES	200-00-57000-110-000	$ 39,797.00	$ 38,395.39	$ 44,096.00	$ 19,505.49	$ 44,096.00	$ 42,005.50	$ (2,090.50)	-5%
WATER ADMIN - HEALTH & LIFE	200-00-57000-125-000	$ 9,723.00	$ 8,138.70	$ 4,694.00	$ 6,553.98	$ 4,694.00	$ 14,390.10	$ 9,696.10	207%
WATER ADMIN - WRS	200-00-57000-130-000	$ 2,746.00	$ 2,734.95	$ 3,065.00	$ 1,355.65	$ 3,065.00	$ 3,024.40	$ (40.60)	-1%
WATER ADMIN - SOCIAL SECURITY	200-00-57000-135-000	$ 2,467.00	$ 2,328.68	$ 2,734.00	$ 1,150.44	$ 2,734.00	$ 2,604.34	$ (129.66)	-5%
WATER ADMIN - MEDICARE	200-00-57000-140-000	$ 577.00	$ 544.56	$ 639.00	$ 269.07	$ 639.00	$ 609.08	$ (29.92)	-5%
WATER ADMIN - MED REIMBURSE	200-00-57000-145-000	$ 193.00	$ 185.74	$ 200.00	$ 116.56	$ 200.00	$ 187.50	$ (12.50)	-6%
WATER - OFFICE SUPPLIES	200-00-57000-921-000	$ 2,000.00	$ 1,198.89	$ 2,000.00	$ 316.82	$ 2,000.00	$ 2,050.00	$ 50.00	3%
WATER - POSTAGE/COPIES	200-00-57000-921-300	$ 10,000.00	$ 5,911.94	$ 12,000.00	$ 4,087.69	$ 12,000.00	$ 12,350.00	$ 350.00	3%
WATER - UNIFORMS/SAFETY EQUIP	200-00-57000-922-000	$ 6,000.00	$ 2,803.52	$ 6,000.00	$ 3,660.47	$ 6,000.00	$ 6,150.00	$ 150.00	3%
WATER - PROP/LIABLTY INSURANCE	200-00-57000-924-000	$ 73,810.00	$ 69,332.89	$ 81,191.00	$ 72,578.48	$ 73,000.00	$ 86,800.00	$ 5,609.00	7%
WATER - EMPLOYEE BENEFITS	200-00-57000-926-000	$ -	$ (8,288.87)	$ -	$ -	$ -	$ -	$ -	0%
WATER - WRS EXPENSE (REVENUE)	200-00-57000-926-998	$ -	$ 142.00	$ -	$ -	$ -	$ -	$ -	0%
WATER - LRLIF EXPENSE(REVENUE)	200-00-57000-926-999	$ -	$ (1,492.00)	$ -	$ -	$ -	$ -	$ -	0%
WATER - REGULATORY COMM	200-00-57000-928-000	$ 3,500.00	$ 232.80	$ 3,500.00	$ 252.00	$ 3,500.00	$ 3,600.00	$ 100.00	3%
WATER - GENERAL EXPENSES	200-00-57000-930-000	$ 10,000.00	$ 7,515.81	$ 10,000.00	$ 5,203.98	$ 10,000.00	$ 10,300.00	$ 300.00	3%
WATER - EDUC / TRAVEL / DUES	200-00-57000-930-300	$ 9,000.00	$ 7,393.39	$ 9,000.00	$ 6,962.12	$ 9,000.00	$ 9,250.00	$ 250.00	3%
WATER - EMERGNCY RESPNSE REPTS	200-00-57000-930-301	$ 2,000.00	$ 1,025.00	$ 2,000.00	$ 1,375.00	$ 2,000.00	$ 2,050.00	$ 50.00	3%
WATER - FORMS/PRINTING	200-00-57000-931-000	$ 3,000.00	$ 1,259.50	$ 3,000.00	$ 924.00	$ 3,000.00	$ 3,050.00	$ 50.00	2%
WATER - FUEL / LUBRICANTS	200-00-57000-933-000	$ 10,000.00	$ 8,830.06	$ 10,000.00	$ 3,409.31	$ 10,000.00	$ 10,300.00	$ 300.00	3%
WATER - VEHICLE MAINT / EQUIP	200-00-57000-933-300	$ 9,000.00	$ 2,460.20	$ 9,000.00	$ 2,531.90	$ 9,000.00	$ 9,250.00	$ 250.00	3%
WATER - NEW EQUIPMENT	200-00-57000-933-400	$ 35,000.00	$ 16,505.00	$ 35,000.00	$ -	$ 35,000.00	$ 36,000.00	$ 1,000.00	3%
WATER - SCADA SYSTEM	200-00-57000-933-452	$ 20,000.00	$ 13,053.50	$ 20,000.00	$ 6,914.45	$ 20,000.00	$ 20,600.00	$ 600.00	3%
WATER - DEPRECIATION EXPENSE	200-00-57590-403-000	$ -	$ 283,814.61	$ -	$ -	$ -	$ -	$ -	0%
WATER - DEPRECIATION EXPENSE	200-00-58000-403-000	$ -	$ (30,051.00)	$ -	$ -	$ -	$ -	$ -	0%
WATER - PSC ANNUAL ASSESSMNT	200-00-58000-408-300	$ -	$ 1,832.57	$ -	$ -	$ -	$ -	$ -	0%
WATER - PYMNT IN LIEU OF TAXES	200-00-58000-408-301	$ 260,000.00	$ 225,855.00	$ 200,000.00	$ -	$ 200,000.00	$ 200,000.00	$ -	0%
WATER - PRINCIPAL / INTEREST	200-00-58000-427-000	$ 285,935.00	$ -	$ 241,825.00	$ -	$ -	$ -	$ (241,825.00)	-100%
Water - Bank Service Fees	200-00-59000-000-000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0%
WATER - DEBT ISSUANCE EXPENSE	200-00-59000-001-000	$ -	$ 200.00	$ -	$ -	$ -	$ -	$ -	0%
WATER - EXPENSES		**$ 1,779,182.00**	**$ 1,412,800.63**	**$ 1,731,627.00**	**$ 586,736.31**	**$ 1,510,611.00**	**$ 1,631,380.51**	**$ (100,246.49)**	**-6%**

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
SEWER - RESIDENTIAL METERED	300-00-45611-610-622	$ 1,310,000.00	$ 1,324,687.26	$ 1,372,202.00	$ 399,235.62	$ 1,372,202.00	$ 1,619,195.00	$ 246,993.00	18%
SEWER - COMMERCIAL METERED	300-00-45611-611-622	$ 195,000.00	$ 180,558.58	$ 212,995.00	$ 67,228.10	$ 212,995.00	$ 251,330.00	$ 38,335.00	18%
SEWER - INDUSTRIAL METERED	300-00-45611-612-622	$ 60,000.00	$ 60,855.31	$ 70,000.00	$ 21,127.40	$ 70,000.00	$ 82,600.00	$ 12,600.00	18%
SEWER - INDUSTRIAL SURCHARGES	300-00-45611-613-622	$ 76,267.00	$ 73,268.62	$ 80,000.00	$ 15,452.81	$ 80,000.00	$ 94,400.00	$ 14,400.00	18%
SEWER - PUBLIC AUTHORITIES	300-00-45611-615-622	$ 18,141.00	$ 25,849.87	$ 28,000.00	$ 5,664.18	$ 28,000.00	$ 33,000.00	$ 5,000.00	18%
SEWER - HOLDING / SEPTIC TANK	300-00-45611-616-622	$ 200,000.00	$ 186,110.14	$ 200,000.00	$ 69,806.25	$ 200,000.00	$ 236,000.00	$ 36,000.00	18%
SEWER - MULTI FAMILY METERED	300-00-45611-617-622	$ 110,000.00	$ 105,977.82	$ 114,510.00	$ 50,248.34	$ 114,510.00	$ 135,120.00	$ 20,610.00	18%
SEWER - FORFEITED DISCOUNTS	300-00-45612-000-631	$ -	$ 4,838.29	$ -	$ 2,925.25	$ 1,221.32	$ -	$ -	0%
SEWER - CONNECTION FEES	300-00-45612-000-632	$ 122,730.00	$ 404,344.00	$ 204,550.00	$ 238,224.00	$ 204,550.00	$ 200,000.00	$ (4,550.00)	-2%
SEWER - S.INTERCPTR IMPACT FEE	300-00-45612-000-633	$ -	$ 11,663.00	$ -	$ -	$ -	$ -	$ -	0%
SEWER - PRIVATE WELL TESTING	300-00-45614-000-420	$ -	$ 1,300.00	$ -	$ 380.00	$ 200.00	$ -	$ -	0%
SEWER - NON-OPERATING INCOME	300-00-45614-000-421	$ -	$ 30,158.05	$ -	$ -	$ -	$ -	$ -	0%
SEWER - INTERST ON TEMP INVEST	300-00-48110-000-419	$ -	$ 154,383.75	$ 138,000.00	$ 60,089.60	$ 138,000.00	$ 138,000.00	$ -	0%
SEWER - AMORTIZATION PREMIUM	300-00-49100-001-000		$ 7,764.29	$ -	$ -	$ -	$ -	$ -	0%
SEWER - REVENUES		**$ 2,092,138.00**	**$ 2,571,758.98**	**$ 2,420,257.00**	**$ 930,381.55**	**$ 2,421,678.32**	**$ 2,789,645.00**	**$ 369,388.00**	**15%**
SEWER - EMPLOYEE BENEFITS	300-00-57000-926-000		$ (10,500.06)	$ -	$ -	$ -	$ -	$ -	0%
SEWER SUPERVISION/LABOR -WAGES	300-00-57310-110-000	$ 367,527.00	$ 287,512.25	$ 378,141.00	$ 174,250.50	$ 378,141.00	$ 377,624.55	$ (516.45)	-0.14%
SEWER DIGGERS HOTLINE -WAGES	300-00-57310-110-001	$ 5,716.00	$ 7,392.23	$ 6,044.00	$ 4,510.10	$ 6,044.00	$ 11,891.60	$ 5,847.60	97%
SEWER SUPERVISION/LABOR-HEALTH	300-00-57310-125-000	$ 67,501.00	$ 78,734.20	$ 74,752.00	$ 46,300.65	$ 74,752.00	$ 83,071.07	$ 8,319.07	11%
SEWER DIGGERS HOTLINE - HEALTH	300-00-57310-125-001	$ 1,767.00	$ 2,852.75	$ 1,923.00	$ 1,059.84	$ 1,923.00	$ 1,956.45	$ 33.45	2%
SEWER SUPERVISION/LABOR - WRS	300-00-57310-130-000	$ 19,287.00	$ 18,705.22	$ 20,165.00	$ 11,520.68	$ 20,165.00	$ 25,685.00	$ 5,520.00	27%
SEWER DIGGERS HOTLINE - WRS	300-00-57310-130-001	$ 394.00	$ 534.92	$ 421.00	$ 313.48	$ 421.00	$ 856.20	$ 435.20	103%
SEWER SUPERVISION/LABOR - SS	300-00-57310-135-000	$ 17,331.00	$ 17,432.74	$ 17,989.00	$ 10,652.63	$ 17,989.00	$ 23,412.72	$ 5,423.72	30%
SEWER DIGGERS HOTLINE- SOC SEC	300-00-57310-135-001	$ 355.00	$ 445.28	$ 375.00	$ 260.31	$ 375.00	$ 737.28	$ 362.28	97%
SEWER SUPERVISION/LABOR-MEDICA	300-00-57310-140-000	$ 4,053.00	$ 4,077.19	$ 4,207.00	$ 2,491.26	$ 4,207.00	$ 5,475.56	$ 1,268.56	30%
SEWER DIGGERS HOTLINE-MEDICARE	300-00-57310-140-001	$ 83.00	$ 104.15	$ 88.00	$ 60.89	$ 88.00	$ 172.43	$ 84.43	96%
SEWER DIGGERS HOTLINE - MED RE	300-00-57310-145-001	$ 50.00	$ 63.61	$ 50.00	$ 34.57	$ 50.00	$ 12.50	$ (37.50)	-75%
SEWER SUPERVISION - MED REIMBU	300-00-57310-145-002	$ 1,950.00	$ 1,765.31	$ 1,950.00	$ 1,082.38	$ 1,950.00	$ 1,987.50	$ 37.50	2%
SEWER DIGGERS HOTLINE EXPENSES	300-00-57310-822-000	$ 10,000.00	$ 1,934.27	$ 10,000.00	$ 1,180.99	$ 10,000.00	$ 10,300.00	$ 300.00	3%
SEWER - CHLORINE	300-00-57310-823-300	$ 3,500.00	$ 5,212.31	$ 3,500.00	$ 431.65	$ 3,500.00	$ 3,600.00	$ 100.00	3%
SEWER - ALUMINUM SULFATE	300-00-57310-823-301	$ 54,000.00	$ 43,730.85	$ 54,000.00	$ 20,132.23	$ 54,000.00	$ 57,400.00	$ 3,400.00	6%
SEWER - POLYMER	300-00-57310-823-302	$ 8,000.00	$ 7,767.00	$ 10,000.00	$ 1,939.50	$ 10,000.00	$ 12,100.00	$ 2,100.00	21%
SEWER - SODIUM BISULFATE	300-00-57310-823-303	$ 3,500.00	$ 4,048.65	$ 3,500.00	$ -	$ -	$ -	$ (3,500.00)	-100%
SEWER - CHEMICALS	300-00-57310-823-304	$ 1,500.00	$ 702.80	$ 1,500.00	$ 141.61	$ 1,500.00	$ 1,540.00	$ 40.00	3%
SEWER - LAB TIME / SUPPLIES	300-00-57310-825-000	$ 14,000.00	$ 14,285.94	$ 14,000.00	$ 7,568.68	$ 14,000.00	$ 14,400.00	$ 400.00	3%
SEWER - OPERATION SUPPLIES	300-00-57310-827-000	$ 8,000.00	$ 1,862.78	$ 8,000.00	$ 1,544.06	$ 8,000.00	$ 8,200.00	$ 200.00	3%
SEWER - TRANSPORTATION	300-00-57310-828-000	$ 15,000.00	$ 15,385.70	$ 16,000.00	$ 3,984.22	$ 16,000.00	$ 16,450.00	$ 450.00	3%
SEWER - UTILITIES	300-00-57310-829-000	$ 160,000.00	$ 167,257.69	$ 165,000.00	$ 82,999.32	$ 165,000.00	$ 169,950.00	$ 4,950.00	3%
SEWER - UNIFORMS/SAFETY EQUIP	300-00-57310-830-000	$ 8,000.00	$ 2,255.63	$ 8,000.00	$ 1,911.09	$ 8,000.00	$ 8,225.00	$ 225.00	3%
SEWER - SLUDGE TESTING	300-00-57310-831-000	$ 2,000.00	$ -	$ 2,000.00	$ 1.99	$ 2,000.00	$ 2,050.00	$ 50.00	3%
SEWER - COLLECT SYSTEM MAINT	300-00-57320-831-000	$ 60,000.00	$ 82,631.97	$ 80,000.00	$ 6,460.06	$ 80,000.00	$ 82,400.00	$ 2,400.00	3%
SEWER - EQUIPMENT MAINTENANCE	300-00-57320-833-000	$ 50,000.00	$ 111,683.55	$ 60,000.00	$ 35,276.39	$ 60,000.00	$ 61,800.00	$ 1,800.00	3%
SEWER - BLDGS / GROUNDS MAINT	300-00-57320-834-000	$ 100,000.00	$ 58,138.36	$ 125,000.00	$ 12,293.93	$ 125,000.00	$ 128,750.00	$ 3,750.00	3%
SEWER - JOINT METERING COSTS	300-00-57330-000-842	$ -	$ 40,163.00	$ -	$ -	$ -	$ -	$ -	0%

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
SEWER ADMIN - WAGES	300-00-57340-110-000	$ 39,797.00	$ 43,598.94	$ 44,096.00	$ 19,505.49	$ 44,096.00	$ 42,005.50	$ (2,090.50)	-5%
SEWER ACCT/BILLING - WAGES	300-00-57340-110-001	$ 27,685.00	$ 28,765.88	$ 28,654.00	$ 16,485.21	$ 28,654.00	$ 50,748.36	$ 22,094.36	77%
SEWER ADMIN - HEALTH & LIFE	300-00-57340-125-000	$ 9,723.00	$ 5,257.12	$ 4,694.00	$ 4,710.76	$ 4,694.00	$ 14,390.10	$ 9,696.10	207%
SEWER ACCT/BILLING - HEALTH	300-00-57340-125-001	$ 11,406.00	$ 13,599.03	$ 13,754.00	$ 6,845.97	$ 13,754.00	$ 18,191.00	$ 4,437.00	32%
SEWER ADMIN - WRS	300-00-57340-130-000	$ 2,746.00	$ 2,967.52	$ 3,065.00	$ 1,355.56	$ 3,065.00	$ 3,024.40	$ (40.60)	-1%
SEWER ACCT/BILLING - WRS	300-00-57340-130-002	$ 1,910.00	$ 1,982.84	$ 1,991.00	$ 995.67	$ 1,991.00	$ 2,708.90	$ 717.90	36%
SEWER ADMIN - SOCIAL SECURITY	300-00-57340-135-000	$ 2,467.00	$ 2,646.63	$ 2,734.00	$ 1,150.45	$ 2,734.00	$ 2,604.34	$ (129.66)	-5%
SEWER ACCT/BILLING - SOC SECUR	300-00-57340-135-003	$ 1,716.00	$ 1,690.92	$ 1,777.00	$ 928.56	$ 1,777.00	$ 3,146.40	$ 1,369.40	77%
SEWER ADMIN - MEDICARE	300-00-57340-140-000	$ 577.00	$ 619.02	$ 639.00	$ 269.06	$ 639.00	$ 609.08	$ (29.92)	-5%
SEWER ACCT/BILLING - MEDICARE	300-00-57340-140-004	$ 401.00	$ 395.31	$ 415.00	$ 217.06	$ 415.00	$ 735.85	$ 320.85	77%
SEWER ADMIN - MEDICAL REIMBURS	300-00-57340-145-000	$ 193.00	$ 200.58	$ 200.00	$ 117.49	$ 200.00	$ 187.50	$ (12.50)	-6%
SEWER ACCT/BILLING - MED REIMB	300-00-57340-145-001	$ 250.00	$ 248.88	$ 250.00	$ 125.32	$ 250.00	$ 325.00	$ 75.00	30%
SEWER - OFFICE SUPPLIES	300-00-57340-851-000	$ 1,000.00	$ 906.25	$ 1,000.00	$ 50.36	$ 1,000.00	$ 1,000.00	$ -	0%
SEWER - PROP / LIAB INSURANCE	300-00-57340-853-000	$ 75,020.00	$ 70,416.22	$ 82,720.00	$ 73,712.52	$ 74,000.00	$ 88,500.00	$ 5,780.00	7%
SEWER - AUDIT / ACCOUNTNG FEES	300-00-57340-860-000	$ 15,000.00	$ 7,612.50	$ 15,000.00	$ 7,050.00	$ 15,000.00	$ 15,450.00	$ 450.00	3%
SEWER - METER CALIBRATION	300-00-57340-861-000	$ 5,000.00	$ -	$ 5,000.00	$ -	$ 5,000.00	$ 5,150.00	$ 150.00	3%
SEWER - SLUDGE HAULING	300-00-57340-862-000	$ 110,000.00	$ 124,526.40	$ 110,000.00	$ 49,780.00	$ 150,000.00	$ 150,000.00	$ 40,000.00	36%
SEWER - INDUSTRIAL MONITORING	300-00-57340-863-000	$ 12,000.00	$ 19,738.35	$ 12,000.00	$ 7,908.00	$ 16,000.00	$ 16,000.00	$ 4,000.00	33%
SEWER - CELL/TELEPHONES	300-00-57340-867-000	$ 4,000.00	$ 3,485.73	$ 4,000.00	$ 1,516.63	$ 4,000.00	$ 4,100.00	$ 100.00	3%
SEWER - SCADA SYSTEMS	300-00-57340-870-000	$ 6,000.00	$ 1,708.92	$ 6,000.00	$ 3,253.59	$ 6,000.00	$ 6,150.00	$ 150.00	3%
SEWER - POSTAGE	300-00-57340-872-000	$ 10,000.00	$ 5,848.43	$ 12,000.00	$ 4,056.25	$ 12,000.00	$ 12,300.00	$ 300.00	3%
SEWER - METAL / BIOASSAY TESTS	300-00-57340-877-000	$ 14,000.00	$ 16,194.36	$ 14,000.00	$ 5,871.99	$ 14,000.00	$ 14,400.00	$ 400.00	3%
SEWER - EDUCATION/TRAVEL/DUES	300-00-57350-864-000	$ 7,000.00	$ 7,710.10	$ 8,000.00	$ 2,561.31	$ 8,000.00	$ 8,225.00	$ 225.00	3%
SEWER - DNR ENVIRONMENTAL FEE	300-00-57350-865-000	$ 12,000.00	$ 9,368.16	$ 12,000.00	$ 11,450.20	$ 12,000.00	$ 12,350.00	$ 350.00	3%
SEWER - EMERGENCY RESPONSE BRD	300-00-57350-866-000	$ 500.00	$ 405.00	$ 500.00	$ 550.00	$ 500.00	$ 550.00	$ 50.00	10%
SEWER - GASB 68 & 75 NET EXP	300-00-57350-876-000	$ -	$ (2,706.00)	$ -	$ -	$ -	$ -	$ -	0%
SEWER - DEPRECIATION EXPENSE	300-00-57390-000-403	$ -	$ 913,466.89	$ -	$ -	$ -	$ -	$ -	0%
SEWER - REPLACEMENT FUND	300-00-58300-701-000	$ 313,298.00	$ 14,616.80	$ 315,368.00	$ 89,035.40	$ 315,368.00	$ 315,368.00	$ -	0%
SEWER - COMPUTER SOFTWRE UPGRD	300-00-58300-715-000	$ 12,000.00	$ 12,011.00	$ 12,000.00	$ 6,856.89	$ 12,000.00	$ 12,350.00	$ 350.00	3%
SEWER - TOOLS	300-00-58300-716-000	$ 4,000.00	$ 3,552.82	$ 4,000.00	$ 271.51	$ 4,000.00	$ 4,100.00	$ 100.00	3%
SEWER - THERMAL BONDING	300-00-58300-722-000	$ 3,000.00	$ -	$ 3,000.00	$ -	$ 3,000.00	$ 3,050.00	$ 50.00	2%
SEWER - DIGESTER FILTER STUDY	300-00-58300-729-000	$ 120,000.00	$ 95,208.85	$ 120,000.00	$ 255.00	$ 120,000.00	$ 123,600.00	$ 3,600.00	3%
SEWER - DEBT ISSUANCE EXPENSE	300-00-59000-001-000	$ 285,935.00	$ 200.00	$ 370,975.00	$ -	$ -	$ -	$ (370,975.00)	-100%
SEWER - EXPENSES		**$ 2,092,138.00**	**$ 2,382,923.80**	**$ 2,276,437.00**	**$ 745,289.26**	**$ 1,937,242.00**	**$ 2,041,367.29**	**$ (235,069.71)**	**-10%**
ARPA - INTEREST ON INVES	450-00-48100-000-000	$ -	$ 26,442.73	$ -	$ 2,935.45	$ 3,500.00	$ -	$ -	0%
ARPA - FUND BALANCE APPLIED	450-00-49000-000-000	$ -	$ -	$ 145,375.62	$ -	$ 132,950.51	$ 35,000.00	$ (110,375.62)	-76%
ARPA - REVENUES		**$ -**	**$ 26,442.73**	**$ 145,375.62**	**$ 2,935.45**	**$ 136,450.51**	**$ 35,000.00**	**$ (110,375.62)**	**-76%**
ARPA - EXPENDITURES	450-00-57001-000-000	$ -	$ 1,075.00	$ 145,375.62	$ 102,950.51	$ 132,950.51	$ 35,000.00	$ (110,375.62)	-76%
ARPA - JOHN DEERE SNOWBLOWER	450-00-57002-000-000	$ -	$ 100,000.00	$ -	$ -	$ -	$ -	$ -	0%
ARPA - JOHN DEERE LOADER	450-00-57003-000-000	$ -	$ 130,314.00	$ -	$ -	$ -	$ -	$ -	0%
ARPA - HICKORY LN PARK PATH	450-00-57004-000-000	$ -	$ 148,995.51	$ -	$ -	$ -	$ -	$ -	0%
ARPA - HASMER LAKE LAND	450-00-57006-000-000	$ -	$ 171,710.38	$ -	$ -	$ -	$ -	$ -	0%
ARPA - EXPENSES		**$ -**	**$ 552,094.89**	**$ 145,375.62**	**$ 102,950.51**	**$ 132,950.51**	**$ 35,000.00**	**$ (110,375.62)**	**-76%**

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
REC - GRANTS/DONATIONS/SPONSRS	500-00-45620-204-000	$ 6,000.00	$ 12,687.00	$ 8,500.00	$ 6,979.13	$ 8,500.00	$ 10,000.00	$ 1,500.00	18%
REC - ADULT PROGRAM FEES	500-00-45620-206-000	$ 23,000.00	$ 26,098.92	$ 24,000.00	$ 13,259.14	$ 20,000.00	$ 24,000.00	$ -	0%
REC - YOUTH PROGRAM FEES	500-00-45620-208-000	$ 36,000.00	$ 42,189.61	$ 40,000.00	$ 35,289.80	$ 40,000.00	$ 45,000.00	$ 5,000.00	13%
REC - SENIOR PROGRAMS	500-00-45620-209-000	$ 3,000.00	$ 2,784.80	$ 3,000.00	$ 3,799.73	$ 4,000.00	$ 3,000.00	$ -	0%
REC - ADULT LEAGUES FEES	500-00-45620-210-000	$ 5,000.00	$ 7,325.00	$ 5,000.00	$ 4,100.00	$ 5,000.00	$ 5,000.00	$ -	0%
REC - YOUTH LEAGUE FEES	500-00-45620-211-000	$ 2,500.00	$ 3,025.00	$ 2,500.00	$ -	$ 2,500.00	$ 2,500.00	$ -	0%
REC - CONCESSIONS	500-00-45620-214-000	$ 9,000.00	$ 9,473.44	$ 9,000.00	$ 2,728.00	$ 9,000.00	$ 9,000.00	$ -	0%
REC - SPECIAL EVENTS	500-00-45620-224-000	$ 55,000.00	$ 57,983.38	$ 55,000.00	$ 27,746.00	$ 55,000.00	$ 70,000.00	$ 15,000.00	27%
REC - TICKET SALES	500-00-45620-228-000	$ 7,000.00	$ -	$ -	$ -	$ -	$ -	$ -	0%
REC - BOYS & GIRLS CLUB RENT	500-00-45620-232-000	$ 11,500.00	$ 10,000.00	$ 30,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00	$ -	0%
REC - WASH CTY AGING RENT	500-00-45620-234-000	$ 6,000.00	$ 6,600.00	$ 6,000.00	$ 600.00	$ 6,000.00	$ 6,000.00	$ -	0%
REC - BLDG / SHELTER RENTALS	500-00-45620-236-000	$ 45,000.00	$ 53,805.52	$ 50,000.00	$ 34,357.50	$ 50,000.00	$ 55,000.00	$ 5,000.00	10%
REC - OPEN GYM FEES	500-00-45620-237-000	$ 800.00	$ 1,120.00	$ 1,000.00	$ 165.00	$ 500.00	$ 1,000.00	$ -	0%
REC - FITNESS MEMBERSHIPS	500-00-45620-238-000	$ 13,000.00	$ 13,706.77	$ 15,000.00	$ 7,924.25	$ 15,000.00	$ 15,000.00	$ -	0%
REC - KETTLEBROK CHURCH RENT	500-00-45620-240-000	$ 29,000.00	$ 28,226.24	$ 29,000.00	$ 15,000.00	$ 29,000.00	$ 30,000.00	$ 1,000.00	3%
REC - POSTAGE / COPY MACHINES	500-00-45620-243-000	$ 600.00	$ 1,321.30	$ 600.00	$ 3.40	$ 600.00	$ 600.00	$ -	0%
REC - WBSC 4K PROGRAM	500-00-45620-250-000	$ 102,540.00	$ 75,110.86	$ 101,000.00	$ 45,891.72	$ 101,000.00	$ 115,000.00	$ 14,000.00	14%
REC - VILLAGE WELLNESS PROGRAM	500-00-45620-252-000	$ 1,500.00	$ 2,527.50	$ 1,500.00	$ 12.66	$ 1,500.00	$ 1,500.00	$ -	0%
REC - FUND BALANCE APPLIED	500-00-45620-260-000	$ -	$ -	$ 34,368.00	$ -	$ 34,368.00	$ 15,000.00	$ (19,368.00)	-56%
REC- TRANSFER FROM GENERAL FUND	500-00-47210-000-000	$ 261,021.00	$ 261,021.00	$ 264,508.00	$ 132,254.00	$ 264,508.00	$ 284,871.00	$ 20,363.00	8%
REC-TRANSFER FROM OTHER FUNDS	500-00-49500-000-000	$ -	$ -	$ 11,000.00	$ -	$ 11,000.00	$ 11,000.00	$ -	0%
REC - REVENUES		**$ 617,461.00**	**$ 615,006.34**	**$ 690,976.00**	**$ 345,110.33**	**$ 687,476.00**	**$ 733,471.00**	**$ 42,495.00**	**6%**

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
REC ADMIN - WAGES	500-00-55310-110-000	$ 223,760.00	$ 207,928.45	$ 257,429.00	$ 143,597.98	$ 258,057.23	$ 231,913.28	$ (25,515.72)	-10%
REC EVEN/WEEKEND - WAGES	500-00-55310-110-001	$ 30,000.00	$ 44,366.64	$ 30,000.00	$ 22,808.02	$ 40,000.00	$ 43,750.00	$ 13,750.00	46%
REC PART-TIME SEASONAL - WAGES	500-00-55310-110-002	$ 21,000.00	$ 25,162.00	$ 21,000.00	$ 10,412.40	$ 21,000.00	$ 21,000.00	$ -	0%
REC WBSD 4K - WAGES	500-00-55310-110-004	$ 60,000.00	$ 47,133.66	$ 50,000.00	$ 19,278.00	$ 50,000.00	$ 95,040.00	$ 45,040.00	90%
REC ADMIN - HEALTH/LIFE INSUR	500-00-55310-125-000	$ 63,666.00	$ 65,582.18	$ 95,918.00	$ 35,287.07	$ 97,946.72	$ 77,805.71	$ (18,112.29)	-19%
REC PART-TIME/SEAS-HEALTH/LIFE	500-00-55310-125-002	$ -	$ 72.08	$ -	$ 31.92	$ -	$ -	$ -	0%
REC ADMIN - WRS	500-00-55310-130-000	$ 15,684.00	$ 15,323.08	$ 22,564.00	$ 9,382.53	$ 22,564.00	$ 16,697.73	$ (5,866.27)	-26%
REC EVEN/WEEKEND - WRS	500-00-55310-130-001	$ 800.00	$ 1,499.63	$ 2,000.00	$ 48.48	$ 2,000.00	$ 164.70	$ (1,835.30)	-92%
REC PART-TIME/SEASONAL - WRS	500-00-55310-130-002	$ 200.00	$ 263.94	$ 100.00	$ 33.36	$ -	$ -	$ (100.00)	-100%
REC WBSD 4K - WRS	500-00-55310-130-004	$ 4,080.00	$ 2,376.19	$ 3,500.00	$ 997.37	$ 3,500.00	$ 3,888.00	$ 388.00	11%
REC ADMIN - SOCIAL SECURITY	500-00-55310-135-000	$ 14,101.00	$ 12,921.83	$ 14,884.00	$ 9,303.63	$ 8,300.27	$ 14,378.62	$ (505.38)	-3%
REC EVEN/WEEKEND - SOC SEC	500-00-55310-135-001	$ 1,860.00	$ 3,034.44	$ 3,200.00	$ 1,414.15	$ 3,200.00	$ 3,208.78	$ 8.78	0%
REC PART-TIME/SEASON - SOC SEC	500-00-55310-135-002	$ 1,302.00	$ 1,560.04	$ 1,500.00	$ 645.57	$ 1,500.00	$ 1,302.00	$ (198.00)	-13%
REC WBSD 4K - SOCIAL SECURITY	500-00-55310-135-004	$ 3,720.00	$ 3,034.22	$ 4,000.00	$ 1,195.24	$ 4,000.00	$ 5,892.48	$ 1,892.48	47%
REC ADMIN - MEDICARE	500-00-55310-140-000	$ 3,298.00	$ 3,022.02	$ 3,481.00	$ 2,175.92	$ 3,481.00	$ 3,362.74	$ (118.26)	-3%
REC EVEN/WEEKEND - MEDICARE	500-00-55310-140-001	$ 435.00	$ 709.72	$ 650.00	$ 330.77	$ 650.00	$ 634.38	$ (15.62)	-2%
REC PART-TIME/SEASON -MEDICARE	500-00-55310-140-002	$ 305.00	$ 364.89	$ 350.00	$ 151.00	$ 350.00	$ 304.50	$ (45.50)	-13%
REC WBSD 4K - MEDICARE	500-00-55310-140-004	$ 870.00	$ 709.64	$ 700.00	$ 279.57	$ 70.00	$ 1,378.08	$ 678.08	97%
REC ADMIN - MEDICAL REIMBURSE	500-00-55310-145-000	$ 2,000.00	$ 1,493.84	$ 2,000.00	$ 521.14	$ 2,000.00	$ 1,000.00	$ (1,000.00)	-50%
REC - EDUCATION/TRAVEL/DUES	500-00-55310-202-000	$ 3,000.00	$ 4,091.47	$ 5,000.00	$ 2,378.61	$ 5,000.00	$ 5,500.00	$ 500.00	10%
REC - PROGRAM / ACCT REFUNDS	500-00-55310-204-000	$ 3,000.00	$ 2,181.00	$ 3,000.00	$ 3,564.00	$ 5,000.00	$ 5,000.00	$ 2,000.00	67%
REC - PROP/LIABLTY INSURANCE	500-00-55310-205-000	$ 4,500.00	$ 3,249.98	$ 6,000.00	$ 3,402.12	$ 6,000.00	$ 6,500.00	$ 500.00	8%

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
REC - COMPUTER EQUIPMENT	500-00-55310-206-000	$ 600.00	$ 596.00	$ 4,000.00	$ 2,494.00	$ 4,000.00	$ 5,000.00	$ 1,000.00	25%
REC - GAS / ELECTRIC	500-00-55310-207-000	$ 45,000.00	$ 33,663.37	$ 45,000.00	$ 16,572.33	$ 40,000.00	$ 48,000.00	$ 3,000.00	7%
REC - OFFICE SUPPLIES	500-00-55310-208-000	$ 2,500.00	$ 1,893.98	$ 3,000.00	$ 1,367.51	$ 3,000.00	$ 3,500.00	$ 500.00	17%
REC - WATER / SEWER	500-00-55310-209-000	$ 2,800.00	$ 2,818.15	$ 3,000.00	$ 813.78	$ 3,200.00	$ 3,500.00	$ 500.00	17%
REC - CELL PHONES	500-00-55310-210-000	$ 1,800.00	$ 1,921.00	$ 1,800.00	$ 962.06	$ 1,800.00	$ 1,800.00	$ -	0%
REC - PHONE / INTERNET	500-00-55310-211-000	$ 3,180.00	$ 3,043.40	$ 3,000.00	$ 4,035.04	$ 5,000.00	$ 3,500.00	$ 500.00	17%
REC - IT SUPPORT	500-00-55310-212-000	$ 7,500.00	$ 7,097.48	$ 7,500.00	$ 3,753.34	$ 7,500.00	$ 8,000.00	$ 500.00	7%
REC - BLDG EQUIPMENT / REPAIRS	500-00-55310-213-000	$ 12,000.00	$ 12,973.44	$ 12,000.00	$ 12,178.88	$ 15,000.00	$ 15,000.00	$ 3,000.00	25%
REC - YOUTH PROGRAM SUPPLIES	500-00-55310-214-000	$ 2,500.00	$ 2,699.39	$ 2,500.00	$ 833.15	$ 2,000.00	$ 3,000.00	$ 500.00	20%
REC - JANITORIAL/BLDG SUPPLIES	500-00-55310-215-000	$ 3,000.00	$ 2,849.77	$ 3,000.00	$ 2,100.64	$ 2,500.00	$ 3,500.00	$ 500.00	17%
REC - ADULT PROGRAM SUPPLIES	500-00-55310-216-000	$ 1,000.00	$ 352.12	$ 1,500.00	$ 188.68	$ 1,000.00	$ 1,500.00	$ -	0%
REC - SENIOR PROGRAMS	500-00-55310-217-000	$ 1,000.00	$ 1,600.30	$ 1,000.00	$ 3,000.87	$ 3,500.00	$ 1,200.00	$ 200.00	20%
REC - SPECIAL EVENTS	500-00-55310-220-000	$ 12,000.00	$ 20,149.08	$ 12,000.00	$ 12,176.82	$ 18,000.00	$ 25,000.00	$ 13,000.00	108%
REC - PRINTING	500-00-55310-222-000	$ 3,200.00	$ 2,906.00	$ 3,300.00	$ 2,283.25	$ 3,300.00	$ 3,500.00	$ 200.00	6%
REC - POSTAGE / COPIER	500-00-55310-224-000	$ 6,500.00	$ 4,278.70	$ 4,200.00	$ 1,215.30	$ 4,000.00	$ 4,500.00	$ 300.00	7%
REC - STAFF UNIFORMS	500-00-55310-228-000	$ 1,000.00	$ -	$ 1,000.00	$ 923.80	$ 1,000.00	$ 1,000.00	$ -	0%
REC - CONCESSIONS-RESALEABLE	500-00-55310-230-000	$ 5,000.00	$ 3,582.37	$ 5,000.00	$ 1,431.10	$ 4,000.00	$ 5,000.00	$ -	0%
REC - SUMMER TICKET SALES	500-00-55310-232-000	$ 6,500.00	$ -	$ -	$ -	$ -	$ -	$ -	0%
REC - ADULT LEAGUES	500-00-55310-254-000	$ 2,000.00	$ 396.93	$ 2,000.00	$ 247.37	$ 1,000.00	$ 2,000.00	$ -	0%
REC - CONTRACTUAL SERVICES	500-00-55310-258-000	$ 30,000.00	$ 33,827.29	$ 35,000.00	$ 18,046.06	$ 35,000.00	$ 38,000.00	$ 3,000.00	9%
REC - CONTINGENCY	500-00-55310-262-000	$ 500.00	$ 808.31	$ 500.00	$ 527.46	$ 750.00	$ 750.00	$ 250.00	50%
REC - CONCESSION STAND MAINT	500-00-55310-268-000	$ 800.00	$ 968.67	$ 800.00	$ 266.45	$ 1,000.00	$ 1,000.00	$ 200.00	25%
REC - FIRE/SECURITY MONITORING	500-00-55310-269-000	$ 3,000.00	$ 2,775.81	$ 5,000.00	$ 298.34	$ 2,500.00	$ 6,000.00	$ 1,000.00	20%
REC - SALES & USE TAX	500-00-55310-270-000	$ 3,500.00	$ 4,648.17	$ 4,000.00	$ 970.05	$ 4,000.00	$ 4,500.00	$ 500.00	13%
REC - WBSD 4K PROGRAM SUPPLIES	500-00-55310-280-000	$ 2,000.00	$ 2,921.41	$ 2,600.00	$ 686.22	$ 2,600.00	$ 5,000.00	$ 2,400.00	92%
REC - VILLAGE WELLNESS PROGRAM	500-00-55310-282-000	$ 1,000.00	$ 2,674.56	$ 1,000.00	$ 316.44	$ 1,000.00	$ 1,000.00	$ -	0%
REC - EXPENSES		**$ 617,461.00**	**$ 597,526.64**	**$ 690,976.00**	**$ 354,927.79**	**$ 701,269.22**	**$ 733,471.00**	**$ 42,495.00**	**6%**

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
CAP PRJT - TAX LEVY	600-00-41110-000-000	$ 184,000.00	$ 184,000.00	$ 141,862.17	$ -	$ 141,862.17	$ -	$ (141,862.17)	-100%
CAP PRJT - POLICE/FIRE IMPACT	600-00-44155-000-000	$ -	$ 8,091.39	$ -	$ -	$ -	$ -	$ -	0%
CAP PRJT - POLICE IMPACT FEE	600-00-44155-100-000	$ -	$ 89,358.95	$ -	$ 46,899.68	$ -	$ -	$ -	0%
CAP PRJT - FIRE IMPACT FEE	600-00-44155-900-000	$ -	$ 133,854.91	$ -	$ 70,298.02	$ -	$ -	$ -	0%
CAP PRJT - SPEC ASSESS PRINCIP	600-00-46000-000-000	$ -	$ 79,155.73	$ -	$ 1,124.07	$ -	$ -	$ -	0%
CAP PRJT - SPECIAL ASSESS INT	600-00-46100-000-000	$ -	$ 10,986.48	$ -	$ 21.40	$ -	$ -	$ -	0%
REFUND OF PRIOR YEAR EXPENSE	600-00-48600-000-000	$ -	$ 32,509.00	$ -	$ -	$ -	$ -	$ -	0%
CAP PRJT - LT DEBT PROCEEDS	600-00-49500-000-000	$ -	$ 5,695,000.00	$ -	$ -	$ -	$ -	$ -	0%
CAP PRJT - INTEREST	600-00-49500-300-000	$ 7,000.00	$ 172,369.10	$ 7,743.00	$ 57,841.38	$ 80,000.00	$ 10,000.00	$ 2,257.00	29%
CAP PRJT -TRANSFER FROM TID #4	600-00-49600-000-000	$ 565,000.00	$ -	$ -	$ -	$ 533,079.00	$ -	$ -	0%
CAP PRJT - TRANS FROM FUND BAL	600-00-49600-200-000	$ 338,844.00	$ -	$ 300,000.00	$ -	$ -	$ -	$ (300,000.00)	-100%
CAP PRJT - MISC REVENUE	600-00-49700-000-000	$ -	$ 41,511.96	$ -	$ 5,000.00	$ 5,000.00	$ -	$ -	0%
CAP PRJT - MUNICIPAL COMPLEX	600-00-49700-100-000	$ -	$ 276,045.00	$ -	$ -	$ -	$ -	$ -	0%
CAP PRJT - REVENUES		**$ 1,094,844.00**	**$ 6,722,882.52**	**$ 449,605.17**	**$ 181,184.55**	**$ 759,941.17**	**$ 10,000.00**	**$ (439,605.17)**	**-98%**
CAP PRJT - HICKORY LANE PARK	600-00-53310-416-000	$ -	$ -	$ 75,000.00	$ 69,765.00	$ 70,000.00	$ 20,000.00	$ (55,000.00)	-73%
CAP PRJT - STREETS MACHINERY	600-00-53310-450-000	$ -	$ -	$ 115,605.17	$ 23,838.49	$ 191,605.17	$ 172,000.00	$ 56,394.83	49%
CAP PRJT - MISC PROJECT COSTS	600-00-56700-000-000	$ 110,000.00	$ 130,768.07	$ 99,000.00	$ 76,550.75	$ 99,000.00	$ 35,000.00	$ (64,000.00)	-65%
CAP PRJT - REPAIRS/CONSTRUCT	600-00-56700-400-000	$ -	$ 19,339.70	$ 125,000.00	$ -	$ 1,470,000.00	$ -	$ (125,000.00)	-100%
CAP PRJT - BLDG INSP VEHICLE	600-00-56700-810-001	$ 35,000.00	$ 35,000.00	$ -	$ -	$ -	$ -	$ -	0%
CAP PRJT - POLICE DEPT SERVER	600-00-56700-810-002	$ 10,844.00	$ 10,842.00	$ -	$ -	$ -	$ -	$ -	0%
CAP PRJT - ELECTION EQUIPMENT	600-00-56700-810-003	$ 17,000.00	$ 10,304.00	$ -	$ -	$ -	$ 12,000.00	$ 12,000.00	100%
CAP PRJT - JPD LEXIPOL	600-00-56700-810-004	$ 32,000.00	$ 31,190.40	$ -	$ -	$ -	$ -	$ -	0%
CAP PRJT - CHESTNUT COURT	600-00-56700-820-001	$ 211,000.00	$ 57,928.59	$ -	$ -	$ -	$ -	$ -	0%
CAP PRJT - COMM CENTER EXPANSE	600-00-56700-820-002	$ 621,600.00	$ 3,894,058.53	$ -	$ 1,926,339.10	$ 2,300,000.00	$ -	$ -	0%
CAP PRJT - FIRE RESCUE STRUCT	600-00-56700-820-004	$ 10,400.00	$ -	$ -	$ -	$ -	$ -	$ -	0%
CAP PRJT - MIDWEST FIBER RELOC	600-00-56700-820-005	$ 10,000.00	$ 1,918.11	$ -	$ -	$ -	$ 120,000.00	$ 120,000.00	100%
CAP PRJT - COMM CENTER HVAC	600-00-56700-820-006	$ 10,000.00	$ -	$ 18,000.00	$ -	$ 18,000.00	$ 18,000.00	$ -	0%
CAP PRJT - JACKSON PARK TABLES	600-00-56700-820-007	$ 17,000.00	$ 16,387.68	$ 17,000.00	$ 16,998.49	$ 17,000.00	$ 17,000.00	$ -	0%
CAP PRJT - DOG PARK FEASABILTY	600-00-56700-820-008	$ 10,000.00	$ 8,280.00	$ -	$ 13,761.00	$ 275,000.00	$ 10,000.00	$ 10,000.00	100%
CAP PRJT - MUNICIPAL BLDG EXP	600-00-56710-000-000	$ -	$ 63,724.91	$ -	$ -	$ -	$ -	$ -	0%
CAP PRJT - ISSUANCE EXPENSES	600-00-58300-000-000	$ -	$ 87,300.00	$ -	$ -	$ -	$ -	$ -	0%
CAP PRJT - EXPENSES		**$ 1,094,844.00**	**$ 4,367,041.99**	**$ 449,605.17**	**$ 2,127,252.83**	**$ 4,440,605.17**	**$ 404,000.00**	**$ (45,605.17)**	**-10%**

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
TID #4 - TAX INCREMENT	640-00-41140-000-000	$ 854,653.00	$ 762,114.94	$ 762,116.00	$ -	$ 762,116.00	$ 766,339.00	$ 4,223.00	0.55%
TID #4 - EXEMPT COMPUTER AID	640-00-42500-000-000	$ 5,087.62	$ 5,087.62	$ 5,087.62	$ -	$ 5,087.62	$ 5,087.62	$ -	0%
TID #4 - STATE PERS PROP AID	640-00-42510-000-000	$ 19,822.78	$ 19,822.78	$ 49,556.40	$ 49,556.40	$ 49,556.40	$ 49,556.40	$ -	0%
TID #4 - REVENUES		**$ 879,563.40**	**$ 787,025.34**	**$ 816,760.02**	**$ 49,556.40**	**$ 816,760.02**	**$ 820,983.02**	**$ 4,223.00**	**0.52%**
TID #4 - MISC TID EXPENSES	640-00-56700-000-000	$ 287.50	$ 1,900.00	$ 15,000.00	$ -	$ 15,000.00	$ -	$ (15,000.00)	-100%
TID #4 - TRANS TO GF FOR REPAY	640-00-59200-000-000	$ 879,275.90	$ -	$ 311,208.00	$ -	$ 311,208.00	$ -	$ (311,208.00)	-100%
TID #4 - EXPENSES		**$ 879,563.40**	**$ 1,900.00**	**$ 326,208.00**	**$ -**	**$ 326,208.00**	**$ -**	**$ (326,208.00)**	**-100%**
TID #5 - TAX INCREMENT	650-00-41120-000-000	$ 99,001.00	$ 88,281.63	$ 88,282.00	$ -	$ 88,282.00	$ 91,230.00	$ 2,948.00	3%
TID #5 - STATE PERS PROP AID	650-00-42220-000-000	$ -	$ -	$ 1,964.74	$ 1,964.74	$ 1,964.74	$ 1,964.74	$ -	0%
TID #5 - REVENUES		**$ 99,001.00**	**$ 88,281.63**	**$ 90,246.74**	**$ 1,964.74**	**$ 90,246.74**	**$ 93,194.74**	**$ 2,948.00**	**3%**
TID #5 - DEVELOPER AGREEMNTS	650-00-56700-000-000	$ 93,061.00	$ 82,984.73	$ 82,985.00	$ 44,570.75	$ 82,985.00	$ 85,756.00	$ 2,771.00	3%
TID #5 - MISC TID EXPENSES	650-00-56700-460-000	$ 1,700.00	$ 1,900.00	$ 1,850.00	$ 150.00	$ 1,850.00	$ 1,850.00	$ -	0%
TID #5 - EXPENSES		**$ 94,761.00**	**$ 84,884.73**	**$ 84,835.00**	**$ 44,720.75**	**$ 84,835.00**	**$ 87,606.00**	**$ 2,771.00**	**3%**
TID #6 - SPECIAL ASSESS-PRINCI	660-00-41100-000-000	$ -	$ 1,434.26	$ -	$ -	$ -	$ -	$ -	0%
TID #6 - SPECIAL ASSESS-INT	660-00-41110-000-000	$ -	$ 358.57	$ -	$ -	$ -	$ -	$ -	0%
TID #6 - TAX INCREMENT	660-00-41120-000-000	$ 368,677.00	$ 328,758.45	$ 307,332.00	$ -	$ 307,332.00	$ 469,817.00	$ 162,485.00	53%
TID #6 - STATE PERS PROP AID	660-00-42220-000-000	$ -	$ -	$ 17,111.40	$ 17,111.40	$ 17,111.40	$ 17,111.40	$ -	0%
TID #6 - REVENUES		**$ 368,677.00**	**$ 330,551.28**	**$ 324,443.40**	**$ 17,111.40**	**$ 324,443.40**	**$ 486,928.40**	**$ 162,485.00**	**50%**
TID #6 - MISC TID EXPENSES	660-00-56700-000-000	$ 2,041.00	$ 19,445.21	$ 2,000.00	$ 999.50	$ 2,000.00	$ 2,000.00	$ -	0%
TID #6 - DEVELOPER AGREEMNTS	660-00-56700-460-000	$ -	$ -	$ -	$ 211,780.00	$ 423,560.00	$ 686,660.00	$ 686,660.00	100%
TID #6 - TRANS TO DEBT SRV	660-00-59200-000-000	$ 290,535.00	$ 643,234.00	$ 309,910.00	$ -	$ 309,910.00	$ 323,610.00	$ 13,700.00	4%
TID #6 - EXPENSES		**$ 292,576.00**	**$ 662,679.21**	**$ 311,910.00**	**$ 212,779.50**	**$ 735,470.00**	**$ 1,012,270.00**	**$ 700,360.00**	**225%**
TID #7 - TAX INCREMENT	670-00-41120-000-000	$ 14,783.00	$ 13,182.68	$ 32,783.00	$ -	$ 32,783.00	$ 154,008.00	$ 121,225.00	370%
TID #7 - STATE PERS PROP AID	670-00-42220-000-000	$ -	$ -	$ 9,274.21	$ 9,274.21	$ 9,274.21	$ 9,274.21	$ -	0%
TID #7 - INFASTRUCTURE OAKS	670-00-46750-100-000	$ -	$ -	$ -	$ 5,253.22	$ 5,253.22	$ 5,253.22	$ 5,253.22	100%
TID #7 - LAND SALES	670-00-48300-100-000	$ 619,000.00	$ 606,662.00	$ 100,000.00	$ -	$ -	$ -	$ (100,000.00)	-100%
TID #7 - MISC REVENUE	670-00-49700-000-000	$ -	$ 1,034,110.80	$ -	$ -	$ -	$ -	$ -	0%
TID #7 - REVENUES		**$ 633,783.00**	**$ 1,653,955.48**	**$ 142,057.21**	**$ 14,527.43**	**$ 47,310.43**	**$ 168,535.43**	**$ 26,478.22**	**19%**
TID #7 - MISC TID EXPENSES	670-00-56700-000-000	$ 49,965.00	$ 37,231.82	$ 10,000.00	$ 11,943.86	$ 200,000.00	$ 20,000.00	$ 10,000.00	100%
TID #7 - DEVELOPER AGREEMNTS	670-00-56700-460-000	$ -	$ 108,546.79	$ 108,546.79	$ -	$ 117,295.14	$ 117,295.14	$ 8,748.35	8%
TID #7 - LT DEBT PRINCIPAL	670-00-56700-480-000	$ -	$ -	$ 86,400.00	$ -	$ 86,400.00	$ 91,200.00	$ 4,800.00	6%
TID #7 - LT DEBT INTEREST	670-00-56700-490-000	$ -	$ -	$ 42,165.00	$ -	$ 42,165.00	$ 59,432.00	$ 17,267.00	41%
TID #7 - SPRUCE ST EXTENSION	670-00-56710-000-000	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	0%
TID #7 - OAKS OF JACKSON	670-00-56750-000-000	$ 90,000.00	$ 79,382.68	$ 30,000.00	$ 1,702.00	$ 5,000.00	$ 5,000.00	$ (25,000.00)	-83%
TID #7 - INFRASTRUCTURE OAKS	670-00-56750-100-000	$ 40,000.00	$ 25,333.09	$ -	$ -	$ -	$ -	$ -	0%
TID #7 - RIDGEWAY COMMERCIAL	670-00-56760-000-000	$ 64,466.00	$ 42,003.98	$ 40,000.00	$ 10,304.01	$ 15,000.00	$ 40,000.00	$ -	0%
TID #7 - EAGLE DR ROUNDABOUT	670-00-56770-000-000	$ 215,000.00	$ 309,184.01	$ -	$ 520.50	$ 520.50	$ -	$ -	0%
TID #7 - VILLAGE SQUARE	670-00-56780-000-000	$ -	$ 3,407.55	$ -	$ -	$ -	$ -	$ -	0%
TID #7 - TRANS TO DEBT SERVICE	670-00-59200-000-000	$ 126,435.00	$ 126,284.80	$ -	$ -	$ 128,565.00	$ 150,632.00	$ 150,632.00	0%
TID #7 - EXPENSES		**$ 595,866.00**	**$ 731,374.72**	**$ 317,111.79**	**$ 24,470.37**	**$ 594,945.64**	**$ 483,559.14**	**$ 166,447.35**	**52%**

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
DEBT SRV - TAX LEVY	700-00-41115-000-000	$ 1,545,217.00	$ 1,545,217.00	$ 1,654,695.00	$ -	$ 1,654,695.00	$ 1,754,766.00	$ 100,071.00	6%
DEBT SRV - TRANSFER FROM TID 6	700-00-49203-000-000	$ 290,535.00	$ 643,234.00	$ 309,910.00	$ -	$ 309,910.00	$ 323,610.00	$ 13,700.00	4%
DEBT SRV - TRANSFR FROM TID 7	700-00-49204-000-000	$ -	$ 126,284.80	$ 128,565.00	$ -	$ 128,565.00	$ 150,632.00	$ 22,067.00	17%
DEBT SRV - TRANSFER FROM FIRE	700-00-49205-000-000	$ 71,454.00	$ 71,454.29	$ 71,454.29	$ 71,454.29	$ 71,454.29	$ 71,454.29	$ -	0%
DEBT SRV - TRANSFER FROM WATER	700-00-49206-000-000	$ -	$ -	$ -	$ -	$ -	$ 54,619.00	$ 54,619.00	100%
DEBT SRV - TRANSFER FROM SEWER	700-00-49207-000-000	$ -	$ -	$ -	$ -	$ -	$ 54,619.00	$ 54,619.00	100%
DEBT SRV - PREM DEBT ISSUANCE	700-00-49700-000-000	$ -	$ 170,353.25	$ -	$ -	$ 57,941.15	$ -	$ -	0%
DEBT SRV - REVENUES		**$ 1,907,206.00**	**$ 2,556,543.34**	**$ 2,164,624.29**	**$ 71,454.29**	**$ 2,222,565.44**	**$ 2,409,700.29**	**$ 245,076.00**	**11%**
DEBT SRV - LT DEBT PRINCIPAL	700-00-59100-000-000	$ 1,427,313.00	$ 1,427,312.56	$ 1,458,690.00	$ 1,728,693.72	$ 1,458,690.00	$ 1,511,180.00	$ 52,490.00	4%
DEBT SRV - LT DEBT INTEREST	700-00-59200-000-000	$ 478,293.00	$ 478,293.40	$ 704,334.00	$ 573,179.66	$ 704,334.00	$ 896,820.00	$ 192,486.00	27%
DEBT SRV - PAYING AGENT FEE	700-00-59450-000-000	$ 1,600.00	$ 1,300.00	$ 1,600.00	$ 1,700.00	$ 1,700.00	$ 1,700.00	$ 100.00	6%
DEBT SRV - DEBT ISSUANCE COSTS	700-00-59451-000-000	$ -	$ 86,811.36	$ -	$ -	$ 79,966.75	$ -	$ -	0%
DEBT SRV - EXPENSES		**$ 1,907,206.00**	**$ 1,993,717.32**	**$ 2,164,624.00**	**$ 2,303,573.38**	**$ 2,244,690.75**	**$ 2,409,700.00**	**$ 245,076.00**	**11%**
PARK FUND - FEES COLLECTED	800-00-45830-000-000	$ -	$ 119,259.00	$ 10,000.00	$ 68,863.00	$ 80,000.00	$ 10,000.00	$ -	0%
PARK FUND - INT ON INVESTMENTS	800-00-48110-000-000	$ -	$ 3,867.45	$ 500.00	$ 2,834.93	$ 6,000.00	$ 1,000.00	$ 500.00	100%
PARK FUND - REVENUES		**$ -**	**$ 123,126.45**	**$ 10,500.00**	**$ 71,697.93**	**$ 86,000.00**	**$ 11,000.00**	**$ 500.00**	**5%**
PARK FUND - IMPACT PROJECTS	800-00-55210-420-000	$ -	$ -	$ -	$ -	$ -	$ 100,000.00	$ 100,000.00	100%
PARK FUND - EXPENSES		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 100,000.00**	**$ 100,000.00**	**100%**

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
FIRE - STATE 2% DUES	900-00-42230-000-000	$ 74,000.00	$ 82,516.38	$ 81,377.17	$ -	$ 81,377.17	$ 81,377.17	$ -	0%
FIRE - EMS FAP FUNDS	900-00-42240-000-000	$ 12,000.00	$ 7,580.78	$ 7,800.00	$ 60,747.16	$ 60,747.16	$ 60,747.16	$ 52,947.16	679%
FIRE - GRANT REVENUE	900-00-42250-000-000	$ -	$ 1,147.65	$ -	$ -	$ -	$ -	$ -	0%
FIRE - OTHER STATE AID	900-00-42260-000-000	$ 12,000.00	$ -	$ 12,000.00	$ -	$ 7,800.00	$ 12,000.00	$ -	0%
FIRE - CPR TRAINING	900-00-43510-000-000	$ 2,500.00	$ 2,090.00	$ 2,500.00	$ 1,990.00	$ 2,500.00	$ 2,500.00	$ -	0%
FIRE - EMS BILLING	900-00-43530-000-000	$ 350,000.00	$ 361,215.52	$ 375,000.00	$ 177,710.25	$ 355,420.50	$ 375,000.00	$ -	0%
FIRE - HAZ MAT INCIDENTS	900-00-43550-000-000	$ 500.00	$ 186.38	$ 500.00	$ -	$ 200.00	$ 500.00	$ -	0%
FIRE - INTEREST	900-00-43560-000-000	$ 50.00	$ 167.46	$ 50.00	$ 60.27	$ 50.00	$ 50.00	$ -	0%
FIRE - MISCELLANEOUS	900-00-43570-000-000	$ 1,000.00	$ 4,997.00	$ 1,000.00	$ 661.68	$ 1,000.00	$ 1,000.00	$ -	0%
FIRE - OCCUPANCY PERMITS	900-00-43580-000-000	$ 1,000.00	$ 1,400.00	$ 1,000.00	$ 800.00	$ 1,000.00	$ 1,000.00	$ -	0%
FIRE - OFFICE FEES	900-00-43590-000-000	$ -	$ 10.00	$ -	$ 10.00	$ -	$ -	$ -	0%
FIRE - PERMIT FEES	900-00-43600-000-000	$ 1,000.00	$ 3,035.00	$ 1,000.00	$ 1,790.00	$ 1,000.00	$ 1,000.00	$ -	0%
FIRE - VILLAGE TRANSFER	900-00-47210-000-000	$ 619,363.10	$ 619,363.10	$ 653,340.93	$ 326,670.47	$ 653,340.93	$ 709,615.54	$ 56,274.61	9%
FIRE - TOWN/JACKSON TRANSFER	900-00-47220-000-000	$ 329,015.72	$ 329,015.72	$ 340,910.05	$ 180,989.08	$ 340,910.05	$ 370,274.03	$ 29,363.98	9%
FIRE - TOWN/POLK TRANSFER	900-00-47220-001-000	$ 105,155.51	$ 105,155.52	$ 108,959.96	$ 54,479.98	$ 108,959.96	$ 118,345.12	$ 9,385.16	9%
FIRE - TOWN/GERMANTOWN TRANSFR	900-00-47220-002-000	$ -	$ -	$ 21,068.10	$ -	$ 21,068.10	$ 22,001.98	$ 933.88	4%
FIRE - DONATIONS	900-00-48100-000-000	$ 1,000.00	$ 3,269.72	$ 1,000.00	$ 2,677.53	$ -	$ 1,000.00	$ -	0%
FIRE - INTEREST ON INVESTMENTS	900-00-48110-000-000	$ 200.00	$ 707.54	$ 200.00	$ 254.65	$ 250.00	$ 200.00	$ -	0%
FIRE - FIRE PREVENT DONATIONS	900-00-48200-000-000	$ 5,000.00	$ 8,193.38	$ 5,000.00	$ 6,500.00	$ 6,500.00	$ 5,000.00	$ -	0%
FIRE - SALE OF EQUIPMENT	900-00-48610-000-000	$ 35,000.00	$ 35,000.00	$ -	$ 1,707.24	$ 1,707.24	$ -	$ -	0%
FIRE - RESERVE FUND BALANCE	900-00-49997-000-000	$ -	$ -	$ 30,880.00	$ -	$ -	$ 77,991.22	$ 47,111.22	153%
FIRE - REVENUES		**$ 1,548,784.33**	**$ 1,565,051.15**	**$ 1,643,586.21**	**$ 817,048.31**	**$ 1,643,831.11**	**$ 1,839,602.22**	**$ 196,016.01**	**12%**

Description	Account ID	FY24 Adopted	FY24 Actual	FY25 Adopted	FY25 Actual	FY25 Projected	FY26 Proposed	Difference - FY26	Percent - FY26
FIRE - SALARIES / WAGES	900-00-52210-110-000	$ 762,214.69	$ 711,361.44	$ 808,654.48	$ 389,677.80	$ 802,125.00	$ 902,946.65	$ 94,292.17	12%
FIRE - HEALTH & LIFE INSURANCE	900-00-52210-125-000	$ 135,646.96	$ 113,759.24	$ 167,598.00	$ 60,690.42	$ -	$ 157,294.25	$ (10,303.75)	-6%
FIRE - WRS	900-00-52210-130-000	$ 79,971.14	$ 80,600.53	$ 86,844.85	$ 44,516.51	$ 95,505.36	$ 100,402.87	$ 13,558.02	16%
FIRE - SOCIAL SECURITY	900-00-52210-135-000	$ 48,907.50	$ 45,346.38	$ 50,136.58	$ 23,750.74	$ 48,861.47	$ 55,982.69	$ 5,846.11	12%
FIRE - MEDICARE	900-00-52210-140-000	$ 11,438.04	$ 10,605.22	$ 11,460.43	$ 5,554.53	$ 11,427.09	$ 13,092.73	$ 1,632.30	14%
FIRE - MEDICAL REIMBURSEMENT	900-00-52210-145-000	$ 2,500.00	$ 1,990.23	$ 3,000.00	$ 999.96	$ 2,500.00	$ 3,000.00	$ -	0%
FIRE - ELECTRONIC EQUIPMENT	900-00-52210-310-000	$ 10,000.00	$ 8,545.95	$ 10,200.00	$ 1,405.08	$ 10,200.00	$ 10,404.00	$ 204.00	2%
FIRE - FUEL / LUBRICANTS	900-00-52210-311-000	$ 17,640.00	$ 20,058.58	$ 18,169.20	$ 7,878.69	$ 17,500.00	$ 18,532.36	$ 363.16	2%
FIRE - BLDG & GROUNDS MAINT	900-00-52210-312-000	$ 10,000.00	$ 10,688.45	$ 10,300.00	$ 5,862.91	$ 11,314.40	$ 10,609.00	$ 309.00	3%
FIRE - COMPUTER SUPRT/SOFTWARE	900-00-52210-313-000	$ 20,500.00	$ 17,442.43	$ 20,910.00	$ 15,978.98	$ 20,910.00	$ 21,328.20	$ 418.20	2%
FIRE - NEW & REPLACEMENT EQUIP	900-00-52210-314-000	$ 14,000.00	$ 17,477.52	$ 14,103.60	$ 6,120.58	$ 12,500.00	$ 14,385.67	$ 282.07	2%
FIRE - TRUCK & EQUIPMENT MAINT	900-00-52210-315-000	$ 23,000.00	$ 26,408.27	$ 23,690.00	$ 11,338.81	$ 22,400.00	$ 25,111.40	$ 1,421.40	6%
FIRE - OFFICE SUPPLIES/POSTAGE	900-00-52210-317-000	$ 3,605.00	$ 4,533.71	$ 3,800.00	$ 908.79	$ 2,500.00	$ 3,876.00	$ 76.00	2%
FIRE - PRE-EMPLOYMENT PHYSICAL	900-00-52210-319-000	$ 4,000.00	$ 6,000.43	$ 4,120.00	$ 2,173.00	$ 4,120.00	$ 4,408.40	$ 288.40	7%
FIRE - LENGTH OF SRVCE PROGRAM	900-00-52210-320-000	$ 13,000.00	$ 13,000.00	$ 13,390.00	$ 13,390.00	$ 13,900.00	$ 13,657.80	$ 267.80	2%
FIRE - INTERCPT/HEALTHCR BLNG	900-00-52210-321-000	$ 30,000.00	$ 26,512.95	$ 30,900.00	$ 8,718.34	$ 24,500.00	$ 31,827.00	$ 927.00	3%
FIRE - FIRE PREVENTION	900-00-52210-322-000	$ 6,700.00	$ 9,567.00	$ 6,901.00	$ 2,866.26	$ 6,901.00	$ 7,108.03	$ 207.03	3%
FIRE - SCENE ASSISTANCE	900-00-52210-324-000	$ 2,000.00	$ 215.81	$ 3,311.00	$ -	$ 3,000.00	$ 3,600.00	$ 289.00	9%
FIRE - TURN OUT GEAR/UNIFORMS	900-00-52210-325-000	$ 25,000.00	$ 38,703.28	$ 25,500.00	$ 25,288.95	$ 27,500.00	$ 27,030.00	$ 1,530.00	6%
FIRE - SCBA TESTING / REPAIR	900-00-52210-327-000	$ 3,000.00	$ 5,572.12	$ 3,090.00	$ 2,382.50	$ -	$ 3,182.70	$ 92.70	3%
FIRE - LADDER TESTING	900-00-52210-328-000	$ 2,261.00	$ 734.00	$ 2,328.82	$ -	$ 2,328.78	$ 2,398.68	$ 69.86	3%
FIRE - AUDIT / ACCOUNTING	900-00-52210-329-000	$ 600.00	$ -	$ 1,000.00	$ -	$ 1,000.00	$ 1,030.00	$ 30.00	3%
FIRE - UTILITIES	900-00-52210-330-000	$ 49,200.00	$ 40,032.70	$ 50,184.00	$ 18,776.65	$ 48,000.00	$ 51,187.68	$ 1,003.68	2%
FIRE - TELEPHONE	900-00-52210-331-000	$ 5,500.00	$ 6,408.86	$ 5,610.00	$ 2,350.40	$ 5,610.00	$ 5,800.00	$ 190.00	3%
FIRE - ATTORNEY FEES	900-00-52210-332-000	$ 500.00	$ 600.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,030.00	$ 30.00	3%
FIRE - MEDICAL SUPPLIES	900-00-52210-333-000	$ 26,500.00	$ 23,999.07	$ 27,300.00	$ 6,929.58	$ 26,500.00	$ 27,846.00	$ 546.00	2%
FIRE - FAP FUNDING	900-00-52210-334-000	$ 12,000.00	$ 10,190.33	$ 12,000.00	$ 11,938.68	$ 15,000.00	$ 60,747.16	$ 48,747.16	406%
FIRE - DONATIONS	900-00-52210-336-000	$ 1,500.00	$ 4,326.95	$ 1,500.00	$ -	$ 1,500.00	$ 1,545.00	$ 45.00	3%
FIRE - DUES	900-00-52210-339-000	$ 1,100.00	$ 2,109.00	$ 2,000.00	$ 510.00	$ 2,000.00	$ 2,060.00	$ 60.00	3%
FIRE - EDUC / TRAVEL /TRAINING	900-00-52210-340-000	$ 12,500.00	$ 8,802.25	$ 13,000.00	$ 2,397.49	$ 7,500.00	$ 13,390.00	$ 390.00	3%
FIRE - ANTIQUE FIRE TRUCK	900-00-52210-341-000	$ -	$ 102.03	$ -	$ -	$ -	$ -	$ -	0%
FIRE - PROP/LIABILTY INSURANCE	900-00-52210-350-000	$ 25,000.00	$ 21,666.53	$ 25,750.00	$ 22,680.78	$ 22,680.78	$ 26,522.50	$ 772.50	3%
FIRE - EQUIP REPLCEMENT FUND	900-00-52210-500-000	$ 12,000.00	$ 10,681.68	$ 30,880.00	$ 36,699.51	$ 38,000.00	$ 12,000.00	$ (18,880.00)	-61%
FIRE - TRUCK REPLACEMENT FUND	900-00-52210-510-000	$ 100,000.00	$ -	$ 80,000.00	$ -	$ 80,000.00	$ 80,000.00	$ -	0%
FIRE - EMS EQUIP REPLACEMENT	900-00-52210-540-000	$ 3,500.00	$ 1,414.23	$ 3,500.00	$ -	$ 3,500.00	$ 54,811.16	$ 51,311.16	1466%
FIRE - 1280 COMMAND PAYMENT	900-00-52210-554-000	$ 2,000.00	$ 2,209.80	$ -	$ -	$ -	$ -	$ -	0%
FIRE - TRANSFR TO DEBT SRV FND	900-00-59200-000-000	$ 71,500.00	$ 71,454.29	$ 71,454.29	$ 71,454.29	$ 71,454.29	$ 71,454.29	$ -	0%
FIRE - EXPENSES		**$ 1,548,784.33**	**$ 1,373,121.26**	**$ 1,643,586.25**	**$ 804,240.23**	**$ 1,463,738.17**	**$ 1,839,602.22**	**$ 196,015.97**	**12%**

EHLERS
PUBLIC FINANCE ADVISORS

Village of Jackson, WI
2025 Financial Management Plan
Workshop 1 – Operations & Capital

August 12, 2025 – Village Board Meeting

FMP Goals

Review	Financial trends for operations and capital budgeting.
Illustrate	Long range levy forecast incorporating General Fund, Debt Service, and Capital.
Provide	General assessment of fiscal strengths and challenges.
Plan	Framework for budget process and beyond.

EHLERS
PUBLIC FINANCE ADVISORS

Village of Jackson, WI 2025 FMP

OPERATING

Financial Positives & Challenges

Unassigned Fund Balance as % of Operating Revenues:
- YE 2023: 66%
- Est. YE 2024: 59%
- Moody's Score > 45%

2025 Net New Construction:
- Village: 4.35% ($188,633)
- Washington County: 1.56%

TID 4 closure:
- $106,482 one-time levy increase

Levy Limits & NNC:
- All municipalities face
- 4-Year Avg: 3.38%
- County 4-Year Avg: 1.76%

G.O. Borrowing Capacity:
- All municipalities face
- 35% of Current Statutory (5% EV)
- 58% of Current Village policy (3% EV)

EHLERS PUBLIC FINANCE ADVISORS

Levy Limits “At-a-Glance”

- Current limit (Sec. 66.0602, Wis. Stats.):

The prior year’s actual levy may be increased by a percentage equal to net new construction in the preceding year (or zero, if none)

- ✓ Subject to numerous adjustments that may reduce or increase allowable levy
- ✓ Village General & Operating Funds: **subject to levy limits**
- ✓ Village Capital Fund: **subject to levy limits (moveable object)**
- ✓ Village G.O. Debt Service: **not subject to levy limits**

Levy, Valuation & Tax Rate History

	Actual			
Levy Year	**2021**	**2022**	**2023**	**2024**
Budget Year	**2022**	**2023**	**2024**	**2025**
Levy Need				
Levy for General Fund	2,625,479	2,980,080	3,178,597	3,349,555
Levy for Recreation Fund	209,185	232,715	261,021	264,508
Levy for Fire/EMS	437,249	513,572	619,363	653,341
Levy for Capital	163,000	181,390	184,000	141,862
Levy for Debt Service	2,320,042	1,632,859	1,545,216	1,654,695
Total Levy Need	**5,754,955**	**5,540,616**	**5,788,197**	**6,063,961**
Tax Rate and Sample Tax Bill				
Assessed Value (TID IN)[1]	903,288,566	923,155,555	940,914,346	1,280,767,200
Incremental Value (Equalized)	64,536,900	79,140,200	92,889,400	93,305,900
Assessment Ratio [1,2]	0.9853	0.8633	0.7960	0.9785
Incremental Value (Assessed)	63,591,391	68,325,052	73,937,450	91,296,360
Assessed Value (TID OUT)	839,697,175	854,830,503	866,976,896	1,189,470,840
Tax Rate	**$6.85**	**$6.48**	**$6.68**	**$5.10**
Sample Property Assessed Value	**$298,500.00**	**$298,500.00**	**$298,500.00**	**$402,800.00**
Sample Property Tax Bill	**$2,045.80**	**$1,934.74**	**$1,992.88**	**$2,053.49**
Tax Bill Change from Year Prior ($)		**($111.06)**	**$58.14**	**$60.61**
Tax Bill Change from Year Prior (%)		**-5.43%**	**3.00%**	**3.04%**

- Levy limits generally limit tax rate increases with controlled debt
- Valuation changes and budget decisions cause tax rate fluctuations
- Revaluation done in 2024 – caused 2025 tax rate to drop and tax bill to increase as home value increased

General & Operating Funds Revenue Methodology

- Non-Levy Revenue Sources:
  - ✓ Held flat consistent with current trends, outside of known adjustments
- Solve Levy Need
  - ✓ Against budgeted expenses

- Know Allowable Levy
  - ✓ 1/1/2024 NNC added $173K in allowable levy
  - ✓ 1/1/2025 NNC & TID 4 closure adds $295K in allowable levy

If Allowable Levy > Levy Need, opportunity to levy for Capital

Summary of Levy Need

Levy Year Budget Year	Actual 2024 2025	Budget 2025 2026	Increase/ Decrease
Levy Need			
Levy for General Fund	3,349,555	3,730,080	380,525
Levy for Recreation Fund	264,508	284,871	20,363
Levy for Fire/EMS	653,341	709,616	56,275
Levy for Capital	141,862	-	(141,862)
Levy for Debt Service	1,654,695	1,754,766	100,071
Total Levy Need	**6,063,961**	**6,479,333**	**415,372**
Total Levy Need Net of Debt	*4,409,266*	*4,724,567*	*315,301*

Allowable Levy

- Current Allowable Levy (Base Levy + Levy for DS):
  - ✓ 6,317,285
- Projected Levy Need:
  - ✓ 6,479,333

	Actual	Budget
Levy Year	**2024**	**2025**
Budget Year	**2025**	**2026**
Total Levy Need	**6,063,961**	**6,479,333**
Total Levy Need Net of Debt	*4,409,266*	*4,724,567*
Levy Limits		
Line 8 Allowable Before Adjustment (Base Levy)	4,267,405	4,562,520
Line E Adjustment (Actual or Proj. Min. Debt)	1,796,557	1,754,766
Other Adjustments	-	-
Total Allowable	6,063,962	6,317,285
Levy Need	6,063,961	6,479,333
Allowable (Deficit)/Excess	0	(162,047)
Max Allowable Line E		2,408,000
Remaining Line E Adjustment Capacity		653,234

NOTES:
1) Assessed value increases assumed beyond 1/1/25 valuations at discounted historical average of NNC.
2) Assumes 2% assessment ratio decrease from fair market and assessed values annually beyond 1/1/26.

EHLERS
PUBLIC FINANCE ADVISORS

Initial Levy Results

- Tax Rate based on projected assessed valuation:
  - ✓ $5.35

	Actual	Budget
Levy Year	**2024**	**2025**
Budget Year	**2025**	**2026**
Tax Rate and Sample Tax Bill		
Assessed Value (TID IN)[1]	1,280,767,200	1,335,089,300
Incremental Value (Equalized)	93,305,900	61,003,000
Assessment Ratio [1,2]	0.9785	0.8838
Incremental Value (Assessed)	91,296,360	53,912,908
Assessed Value (TID OUT)	1,189,470,840	1,211,302,800
Tax Rate	**$5.10**	**$5.35**
Sample Property Assessed Value	**$402,800.00**	**$402,800.00**
Sample Property Tax Bill	**$2,053.49**	**$2,154.60**
Tax Bill Change from Year Prior ($)	**$60.61**	**$101.11**
Tax Bill Change from Year Prior (%)	**3.04%**	**4.92%**

NOTES:

1) Assessed value increases assumed beyond 1/1/25 valuations at discounted historical average of NNC.
2) Assumes 2% assessment ratio decrease from fair market and assessed values annually beyond 1/1/26.

EHLERS PUBLIC FINANCE ADVISORS

Initial 2026 Budget Assessment

- Allowable Levy Increase of 295,115 due to NNC & TID 4
  - ✓ Other opportunities to use debt service adjustment
- Draft Budget Levy Need Increase Net of Debt of 315,301
  - ✓ No capital levy
- Projected Tax Bill Impact 4.92% (does not include state manufacturing 2024 added value; unknown until 11/1/25)
  - ✓ Decisions will impact future rate of change based on long-range plan (future slide)

Direction needed:
- **Tax Rate and/or Tax Bill goals?**

EHLERS PUBLIC FINANCE ADVISORS

Beyond FY26 Budget: Expenditure Forecast Assumptions

EXPENDITURE CODES			
CODE	**DEFINITION**	**INCREASE**	**EXPLANATION**
C	Commodities	3.00%	Fuel & Mileage, Office Supplies, Operating Supplies, Utilities, Uniforms, Office Furniture & Equipment
E	Employee Insurance	10.00%	Health & Life Insurance, Post Employment Health Plan, Long Term Disability
I	Insurance	8.00%	Property & Liability
S	Services	3.00%	Advertising & Printing, Communications, Contractual Services, Dues & Memberships, Janitorial Services, Maintenance Agreements, Meetings & Training, Professional Services, Publications & Subscriptions, Repairs & Maintenance
W	Wages	4.00%	Regular & Seasonal Wages, Overtime, Holiday & Misc. Compensation, Longevity, Premium Pay, Social Security, Retirement, Unemployment Compensation

- Forecast includes new FF/Paramedic position in 2027 and new DPW Parks/Streets Maint. position in 2028

Projected Tax Levy & Tax Rate 2026 – 2031

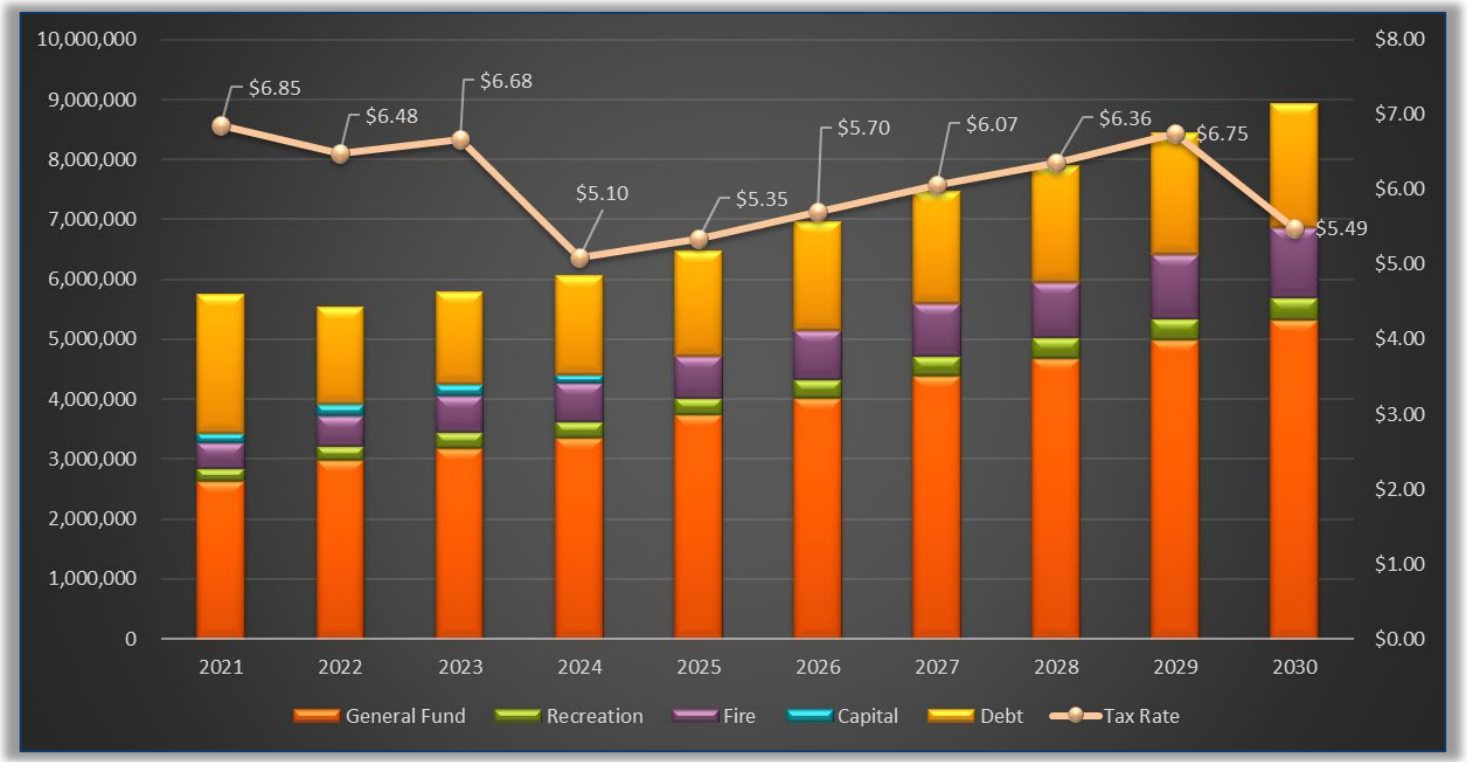
	Budget	Projected				
Levy Year	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Budget Year	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
Levy Need						
Levy for General Fund	3,730,080	4,022,162	4,392,252	4,682,346	4,989,792	5,315,890
Levy for Recreation Fund	284,871	298,182	316,788	336,232	356,561	377,823
Levy for Fire/EMS	709,616	828,906	880,307	924,926	1,071,856	1,166,406
Levy for Capital	-	-	-	-	-	-
Levy for Debt Service	1,754,766	1,817,145	1,881,646	1,948,492	2,017,725	2,071,858
Total Levy Need	**6,479,333**	**6,966,394**	**7,470,994**	**7,891,997**	**8,435,935**	**8,931,977**
Total Levy Need Net of Debt	*4,724,567*	*5,149,249*	*5,589,347*	*5,943,504*	*6,418,209*	*6,860,119*
Change in General Fund levy from prior year	*11.36%*	*7.83%*	*9.20%*	*6.60%*	*6.57%*	*6.54%*
Tax Rate and Sample Tax Bill						
Assessment Ratio [1,2]	0.8838	0.8638	0.8438	0.8238	0.8038	0.9900
Tax Rate	**$5.35**	**$5.70**	**$6.07**	**$6.36**	**$6.75**	**$5.49**
Sample Property Assessed Value	**$402,800.00**	**$402,800.00**	**$402,800.00**	**$402,800.00**	**$402,800.00**	**$524,594.27**
Sample Property Tax Bill	**$2,154.60**	**$2,296.63**	**$2,443.09**	**$2,561.36**	**$2,718.92**	**$2,878.79**
Tax Bill Change from Year Prior ($)	**$101.11**	**$142.03**	**$146.46**	**$118.27**	**$157.56**	**$159.88**
Tax Bill Change from Year Prior (%)	**4.92%**	**6.59%**	**6.38%**	**4.84%**	**6.15%**	**5.88%**
Levy Limits						
Total Allowable	6,317,285	6,582,199	7,074,969	7,585,631	8,012,012	8,613,851
Levy Need	6,479,333	6,966,394	7,470,994	7,891,997	8,435,935	8,931,977
Allowable (Deficit)/Excess	(162,047)	(384,194)	(396,024)	(306,365)	(423,922)	(318,126)
Max Allowable Line E	2,408,000	2,661,307	2,883,268	2,877,888	2,952,353	3,139,300
Remaining Line E Adjustment Capacity	653,234	844,162	1,001,622	929,395	934,627	1,067,442

NOTES:

1) Assessed value increases assumed beyond 1/1/25 valuations at discounted historical average of NNC.

2) Assumes 2% assessment ratio decrease from fair market and assessed values annually beyond 1/1/26.

Projected Summary Tax Levy & Rate



Expenditure Restraint Qualification

Budget Year	2024	2025	2026	2027	2028	2029	2030	2031
Payment Year	2025	2026	2027	2028	2029	2030	2031	2032
NNC (%)	2.37%	4.16%	4.35%	0.84%	0.84%	0.84%	0.84%	0.84%
Forecasted NNC Allowance^	1.42%	2.00%	2.00%	0.51%	0.51%	0.51%	0.51%	0.51%
Forecasted CPI-U Allowance	5.40%	3.20%	3.20%	3.20%	3.20%	3.20%	3.20%	3.20%
Maximum Allowance	6.82%	5.20%	5.20%	3.71%	3.71%	3.71%	3.71%	3.71%
Projected Increase	12.44%	5.16%	1.19%	15.18%	3.70%	3.21%	3.70%	3.71%
Qualification*	YES*	NO	NO	NO	YES	YES	YES	YES
Allowable ERP Expense		6,424,213	6,755,630	6,738,725	7,761,683	8,049,052	8,307,445	8,615,148
TID OUT EV	1,089,204,200	1,215,652,500	1,370,601,400	1,414,511,217	1,459,827,769	1,506,596,122	1,554,862,788	1,644,088,868
TID OUT EV Mill Rate	5.31	4.99	4.73	4.92	5.12	5.24	5.43	5.43
Levy Need to $5 Mill Rate			6,853,007	7,072,556	7,299,139	7,532,981	7,774,314	8,220,444
Additional Levy Need			373,674	106,162	(171,855)	(359,016)	(661,621)	(711,533)

^NNC Allowance = 60% of NNC capped @ 2% under current law.

*2024 Qualification automatic due to Act 12

EHLERS
PUBLIC FINANCE ADVISORS

Village of Jackson, WI 2025 FMP

CAPITAL

Background – Current G.O. Debt

Year Ending	Existing Debt: Total G.O. Debt Payments	G.O. Debt Expense	Less: EMS	Less: TID #6	Less: TID #7	Less: Sewer	Less: Water	Net Tax Levy	Equalized Value (TID OUT)	Tax Rate Per $1,000	Annual Taxes $365,000 Home	Year Ending
2025	2,163,024	1,600	(71,454)	(309,910)	(128,565)	0	0	1,654,695	1,215,652,500	$1.36	$496.82	2025
2026	2,408,000	1,700	(71,454)	(323,610)	(150,632)	(54,619)	(54,619)	1,754,766	1,370,601,400	$1.28	$467.31	2026
2027	2,449,267	1,700	(71,454)	(341,968)	(150,855)	(65,663)	(65,663)	1,755,364	1,414,511,217	$1.24	$452.95	2027
2028	2,389,142	1,700	(71,456)	(345,100)	(152,453)	(64,163)	(64,163)	1,693,508	1,459,827,769	$1.16	$423.43	2028
2029	2,203,065	1,700	0	(292,975)	(158,782)	(62,663)	(62,663)	1,627,683	1,506,596,122	$1.08	$394.34	2029
2030	1,979,015	1,700		(285,675)	(171,482)	(61,163)	(61,163)	1,401,233	1,554,862,788	$0.90	$328.94	2030
2031	2,000,899	1,700		(288,055)	(174,979)	(59,663)	(59,663)	1,420,240	1,644,088,868	$0.86	$315.30	2031
2032	2,005,048	1,700		(289,995)	(173,255)	(63,038)	(63,038)	1,417,422	1,696,760,376	$0.84	$304.91	2032
2033	1,991,896	1,700		(281,535)	(176,311)	(66,163)	(66,163)	1,403,425	1,751,119,315	$0.80	$292.53	2033
2034	1,952,185	1,700		(272,895)	(174,144)	(64,163)	(64,163)	1,378,521	1,807,219,745	$0.76	$278.42	2034
2035	1,937,128	1,700		(269,138)	(178,460)	(62,363)	(62,363)	1,366,505	1,865,117,460	$0.73	$267.42	2035
2036	1,917,735	1,700		(260,075)	(182,539)	(60,763)	(60,763)	1,355,296	1,932,116,638	$0.70	$256.03	2036
2037	1,903,240	1,700		(250,825)	(186,276)	(59,163)	(59,163)	1,349,514	2,013,771,161	$0.67	$244.60	2037
2038	1,911,695	1,700		(266,000)	(189,670)	(62,463)	(62,463)	1,332,800	2,078,286,142	$0.64	$234.07	2038
2039	1,868,358	1,700		(265,400)	(178,334)	(60,663)	(60,663)	1,304,999	2,144,867,983	$0.61	$222.08	2039
2040	1,257,444	1,700		0	(35,744)	(63,700)	(63,700)	1,096,000	2,247,583,800	$0.49	$177.99	2040
2041	944,394	1,700			0	(66,469)	(66,469)	813,156	2,319,589,413	$0.35	$127.95	2041
2042	921,100	1,700				(64,131)	(64,131)	794,538	2,393,901,862	$0.33	$121.14	2042
2043	892,500	1,700				(61,794)	(61,794)	770,613	2,470,595,051	$0.31	$113.85	2043
2044	828,988	1,700				(64,275)	(64,275)	702,138	2,549,745,253	$0.28	$100.51	2044
2045	393,663	1,700				(66,463)	(66,463)	262,438	2,631,431,181	$0.10	$36.40	2045
2046	0					0	0	0	2,715,734,073	$0.00	$0.00	2046
Total	34,154,758	34,000	(214,365)	(4,033,245)	(2,433,917)	(1,253,538)	(1,253,538)	25,000,156				Total

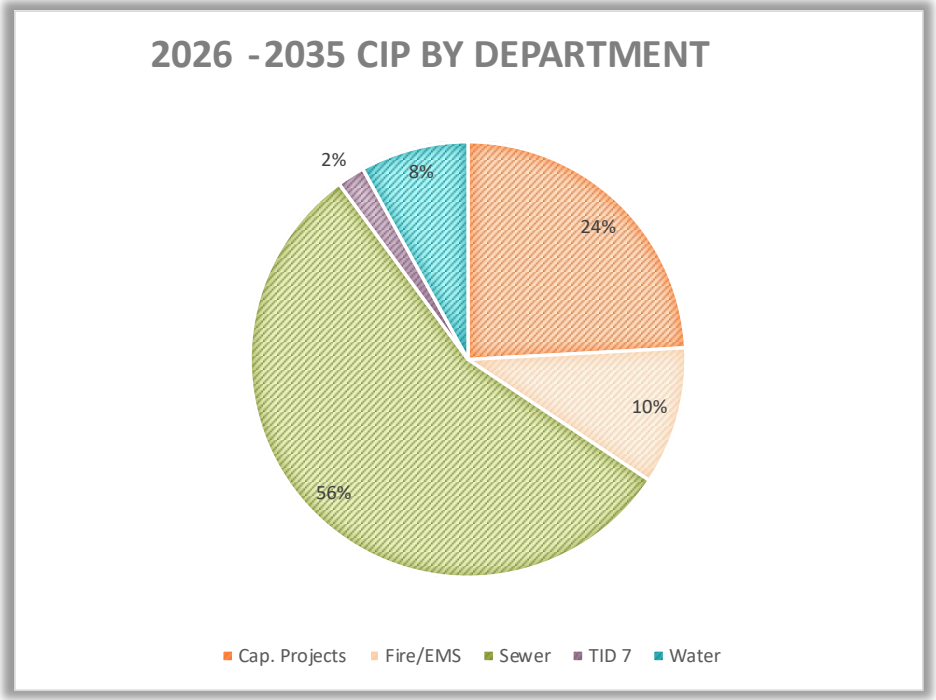
Notes:

Legend: Represents +/- 25% Change over previous year

CIP Overview

By Funding Source		
Cash	7,139,737	12.18%
G.O. Debt	21,554,623	36.76%
Revenue Debt	29,789,531	50.81%
Grants/Aids	50,000	0.09%
Special Assessment/Impact Fees	100,000	0.17%
TOTAL 2026-2035 CIP	$ 58,633,892	

By Department		
Cap. Projects	14,154,402	24.14%
Fire/EMS	5,999,665	10.23%
Sewer	32,575,717	55.56%
TID 7	1,200,000	2.05%
Water	4,704,108	8.02%
TOTAL 2026-2035 CIP	$ 58,633,892	



Full capital project list at the end of the presentation.

Capital Needs

- 2026 Financings:
  - ✓ G.O. Debt – Street Improvements
  - ✓ Revenue Debt – Water/Sewer portion of Street Improvements
- 2027 – 2033 Projects Funded By:
  - ✓ G.O. Debt (2027 – 2033)
  - ✓ CWFL (2027 – 2029) – WWTP
  - ✓ Upfront financing with Cash, Grants/Aids, Special Assessments and Impact Fees

CIP Financing Plan Tax Impact

- Structuring around existing debt
  - ✓ Generational equity
- Assumes Capital Projects Fund balance applied to level debt service levy through 2029

Debt Service Levy		Taxes				
Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt	Annual Taxes $365,000 Home	Tax Levy Change from Prior Year	Annual Taxes Difference From Existing	Year Ending
1,754,766		$1.28	$467		$0	2026
1,817,145	62,379	$1.28	$469	$2	$16	2027
1,881,646	64,502	$1.29	$470	$2	$47	2028
1,948,492	66,846	$1.29	$472	$2	$78	2029
2,017,725	69,233	$1.30	$474	$2	$145	2030
2,071,858	54,133	$1.26	$460	($14)	$145	2031
2,121,656	49,798	$1.25	$456	($4)	$151	2032
2,168,686	47,030	$1.24	$452	($4)	$160	2033
2,207,549	38,863	$1.22	$446	($6)	$167	2034
2,174,166	(33,384)	$1.17	$425	($20)	$158	2035
2,150,961	(23,205)	$1.11	$406	($19)	$150	2036
2,132,764	(18,198)	$1.06	$387	($20)	$142	2037
2,098,183	(34,581)	$1.01	$368	($18)	$134	2038
2,081,724	(16,459)	$0.97	$354	($14)	$132	2039
2,039,154	(42,570)	$0.91	$331	($23)	$153	2040
1,968,091	(71,063)	$0.85	$310	($21)	$182	2041
1,925,028	(43,064)	$0.80	$294	($16)	$172	2042
1,890,318	(34,710)	$0.77	$279	($14)	$165	2043
1,858,678	(31,640)	$0.73	$266	($13)	$166	2044
1,802,799	(55,879)	$0.69	$250	($16)	$214	2045
1,638,079	(164,720)	$0.60	$220	($30)	$220	2046
1,202,875	(435,204)	$0.43	$157	($64)	$157	2047
803,435	(399,440)	$0.28	$101	($55)	$101	2048
461,093	(342,343)	$0.15	$56	($45)	$56	2049
349,535	(111,558)	$0.11	$41	($15)	$41	2050
0	(349,535)	$0.00	$0	($41)	$0	2051
0	0	$0.00	$0	$0	$0	2052
0	0	$0.00	$0	$0	$0	2053
0	0	$0.00	$0	$0	$0	2054
0	0	0	0	$0	0	2055
					$3,253.35	Total
				Total Cost of new DS to sample taxpayer		

EHLERS PUBLIC FINANCE ADVISORS

Impact of CIP on G.O. Debt Capacity

Existing Debt					Proposed Debt					
					Combined	Statutory Limit (5% EV)		Village Limit (3% EV)		
Year Ending	Projected Equalized Value (TID IN)[1]	Debt Limit	Existing Principal Outstanding	% of Limit	Principal Existing & Proposed	% of Limit	Residual	% of Limit	Residual	Year Ending
2025	1,431,604,400	71,580,220	26,484,893	37%	$26,484,893	37%	$45,095,327	62%	$16,463,239	2025
2026	1,474,500,560	73,725,028	24,973,713	34%	$28,283,713	38%	$45,441,315	64%	$15,951,303	2026
2027	1,518,682,048	75,934,102	23,288,171	31%	$31,828,171	42%	$44,105,932	70%	$13,732,291	2027
2028	1,564,187,377	78,209,369	21,610,000	28%	$32,745,000	42%	$45,464,369	70%	$14,180,621	2028
2029	1,611,056,214	80,552,811	20,065,000	25%	$31,070,000	39%	$49,482,811	64%	$17,261,686	2029
2030	1,698,742,514	84,937,126	18,695,000	22%	$29,365,000	35%	$55,572,126	58%	$21,597,275	2030
2031	1,749,643,120	87,482,156	17,260,000	20%	$27,580,000	32%	$59,902,156	53%	$24,909,294	2031
2032	1,802,068,896	90,103,445	15,780,000	18%	$25,720,000	29%	$64,383,445	48%	$28,342,067	2032
2033	1,860,251,561	93,012,578	14,270,000	15%	$23,805,000	26%	$69,207,578	43%	$32,002,547	2033
2034	1,921,909,040	96,095,452	12,755,000	13%	$21,895,000	23%	$74,200,452	38%	$35,762,271	2034
2035	1,992,695,939	99,634,797	11,210,000	11%	$19,950,000	20%	$79,684,797	33%	$39,830,878	2035
2036	2,061,255,856	103,062,793	9,640,000	9%	$17,980,000	17%	$85,082,793	29%	$43,857,676	2036
2037	2,129,511,089	106,475,554	8,040,000	8%	$15,980,000	15%	$90,495,554	25%	$47,905,333	2037
2038	2,200,003,103	110,000,155	6,385,000	6%	$13,930,000	13%	$96,070,155	21%	$52,070,093	2038
2039	2,296,747,374	114,837,369	4,725,000	4%	$11,960,000	10%	$102,877,369	17%	$56,942,421	2039
2040	2,372,736,616	118,636,831	3,635,000	3%	$10,385,000	9%	$108,251,831	15%	$60,797,098	2040
2041	2,451,214,381	122,560,719	2,825,000	2%	$8,880,000	7%	$113,680,719	12%	$64,656,431	2041
2042	2,532,261,480	126,613,074	2,005,000	2%	$7,265,000	6%	$119,348,074	10%	$68,702,844	2042
2043	2,615,961,329	130,798,066	1,180,000	1%	$5,570,000	4%	$125,228,066	7%	$72,908,840	2043
2044	2,702,400,033	135,120,002	385,000	0%	$3,820,000	3%	$131,300,002	5%	$77,252,001	2044
2045	2,791,666,472	139,583,324	0	0%	$2,040,000	1%	$137,543,324	2%	$81,709,994	2045
2046	2,883,852,391	144,192,620		0%	$660,000	0%	$143,532,620	1%	$85,855,572	2046
2047	2,979,052,491	148,952,625		0%	$185,000	0%	$148,767,625	0%	$89,186,575	2047
2048	3,077,364,523	153,868,226		0%	$0	0%	$153,868,226	0%	$92,320,936	2048

Notes:

1) Projected TID IN EV based on 5-year average at 3.0% annual inflation.

EHLERS PUBLIC FINANCE ADVISORS

Initial Capital Planning Assessment

- Total Impact down from prior years' plans by about $1,000 over the life of the project debt service
- Maximum amount of cash used for all funds to fund CIP while staying above (policies, Moody's benchmarks and Ehlers recommendations)
- Continued annual borrowing plan from last year's FMP

Direction needed:
- **Other considerations desired for future presentations**

EHLERS
PUBLIC FINANCE ADVISORS

Looking Ahead

- Next Workshop:
  - ✓ October
  - ✓ Utilities Update
  - ✓ TIF Annual Reporting Summary
  - ✓ Updates as needed to Operating & Capital
- Early 2026:
  - ✓ 2026 Preliminary Financing Planning (2026 G.O. Notes & 2026 Revenue Bonds)


Q
&
A

Capital Improvement Plan & Funding Uses

Village of Jackson, WI

Projects	Department	Purpose	Plan Issue	Funding	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Totals
STH 60 (Northside) Industrial Dr to Hasmer Lake parking lot	Cap. Projects	Pathway	None	Cash							144,000				*144,000*
STH 60 (Northside) Ridgeway Dr to Eagle Dr	Cap. Projects	Pathway	None	Cash											*0*
Jackson Drive (North) (2036)	Cap. Projects	Pathway	None	Cash											*0*
STH 60 (Southside) (2047)	Cap. Projects	Pathway	None	Cash											*0*
STH 60 (Northside) (2043) CTH P to Tillie Lake Court	Cap. Projects	Pathway	None	Cash											*0*
Linden Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	2026 G.O. Notes	G.O. Debt	340,909										*340,909*
Linden Drive - Hickory Lane to Dead End	Water	Water - Improvements	2026 Revenue Bor	Revenue Debt	340,909										*340,909*
Linden Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	2026 Revenue Bor	Revenue Debt	340,909										*340,909*
Aspen Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	2026 G.O. Notes	G.O. Debt	402,519										*402,519*
Aspen Drive - Hickory Lane to Dead End	Water	Water - Improvements	2026 Revenue Bor	Revenue Debt	402,519										*402,519*
Aspen Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	2026 Revenue Bor	Revenue Debt	402,519										*402,519*
Hawthorne Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	2026 G.O. Notes	G.O. Debt	433,617										*433,617*
Hawthorne Drive - Hickory Lane to Dead End	Water	Water - Improvements	2026 Revenue Bor	Revenue Debt	433,617										*433,617*
Hawthorne Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	2026 Revenue Bor	Revenue Debt	433,617										*433,617*
Eagle Drive - Hickory Lane to STH 60	Cap. Projects	Streets - Improvements	2026 G.O. Notes	G.O. Debt	2,031,109										*2,031,109*
Eagle Drive - Hickory Lane to STH 60	Sewer	Sewer - Improvements	2026 Revenue Bor	Revenue Debt	1,015,555										*1,015,555*
Industrial Drive - STH 60 to north 2000 ft	Cap. Projects	Streets - Improvements	2028 G.O. Notes	G.O. Debt			684,467								*684,467*
Industrial Drive - STH 60 to north 2000 ft	Water	Water - Improvements	None	Cash			684,467								*684,467*
Industrial Drive - STH 60 to north 2000 ft	Sewer	Sewer - Improvements	2028 G.O. Notes	G.O. Debt			684,467								*684,467*
Jackson Drive (South) - 260 ft south of STH 60 to 1,000 ft south of 60	Water	Water - Improvements	2030 G.O. Notes	G.O. Debt					418,817						*418,817*
Jackson Drive (South) - 260 ft south of STH 60 to 1,000 ft south of 60	Sewer	Sewer - Improvements	2030 G.O. Notes	G.O. Debt					418,871						*418,871*
Jackson Drive (North) - STH 60 to Georgetown Drive	Cap. Projects	Streets - Improvements	2030 G.O. Notes	G.O. Debt						209,183					*209,183*
Jackson Drive (North) - STH 60 to Georgetown Drive	Water	Water - Improvements	None	Cash						209,183					*209,183*
Jackson Drive (North) - STH 60 to Georgetown Drive	Sewer	Sewer - Improvements	None	Cash						209,183					*209,183*
Georgetown Drive - Jackson Drive to Wilshire Drive	Cap. Projects	Streets - Improvements	2032 G.O. Notes	G.O. Debt							461,330				*461,330*
Georgetown Drive - Jackson Drive to Wilshire Drive	Water	Water - Improvements	None	Cash							461,330				*461,330*
Georgetown Drive - Jackson Drive to Wilshire Drive	Sewer	Sewer - Improvements	2032 G.O. Notes	G.O. Debt							461,330				*461,330*
N. Center Street - STH 60 to Tower Drive	Cap. Projects	Streets - Improvements	2033 G.O. Notes	G.O. Debt								576,554			*576,554*
N. Center Street - STH 60 to Tower Drive	Water	Water - Improvements	2033 G.O. Notes	G.O. Debt								576,554			*576,554*
N. Center Street - STH 60 to Tower Drive	Sewer	Sewer - Improvements	2033 G.O. Notes	G.O. Debt								576,554			*576,554*
Forest View Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt									193,538		*193,538*
Forest View Drive - Hickory Lane to Dead End	Water	Water - Improvements	Future Issuance	Revenue Debt									193,538		*193,538*
Forest View Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	None	Cash									193,538		*193,538*
Eastwood Circle - Forest View to Dead End	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt										178,174	*178,174*
Eastwood Circle - Forest View to Dead End	Water	Water - Improvements	Future Issuance	Revenue Debt										178,174	*178,174*
Eastwood Circle - Forest View to Dead End	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt										178,174	*178,174*
Clover Lane - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt											*0*
Clover Lane - Hickory Lane to Dead End	Water	Water - Improvements	Future Issuance	Revenue Debt											*0*
Clover Lane - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt											*0*
Heather Lane - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt											*0*
Heather Lane - Hickory Lane to Dead End	Water	Water - Improvements	Future Issuance	Revenue Debt											*0*
Heather Lane - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt											*0*
Stonehedge Drive - Forest View to Hickory Lane	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt											*0*
Stonehedge Drive - Forest View to Hickory Lane	Water	Water - Improvements	Future Issuance	Revenue Debt											*0*
Stonehedge Drive - Forest View to Hickory Lane	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt											*0*
Hickory Lane - Heather Drive to Sherman Road	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt											*0*
Hickory Lane - Heather Drive to Sherman Road	Water	Water - Improvements	Future Issuance	Revenue Debt											*0*
Hickory Lane - Heather Drive to Sherman Road	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt											*0*
Cedar Run Drive - Hickory Lane to Dead End	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt											*0*
Cedar Run Drive - Hickory Lane to Dead End	Water	Water - Improvements	Future Issuance	Revenue Debt											*0*
Cedar Run Drive - Hickory Lane to Dead End	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt											*0*
Hemlock Street - Spruce Street to Hickory Lane	Cap. Projects	Streets - Improvements	Future Issuance	G.O. Debt											*0*
Hemlock Street - Spruce Street to Hickory Lane	Water	Water - Improvements	Future Issuance	Revenue Debt											*0*
Hemlock Street - Spruce Street to Hickory Lane	Sewer	Sewer - Improvements	Future Issuance	Revenue Debt											*0*
CPR Training Equipment - Manikins/AED Trainers	Fire/EMS	Fire - Building	None	Cash	3,400					4,000					*7,400*
CPR Training Equipment - Manikins/AED Trainers	Fire/EMS	Fire - Building	None	Cash											*0*
CPR Training Equipment - Manikins/AED Trainers	Fire/EMS	Fire - Building	None	Cash											*0*
Paging System Updates/Upgrades	Fire/EMS	Fire - Building	2028 G.O. Notes	G.O. Debt			120,500								*120,500*
Replace Gear Washers	Fire/EMS	Fire - Building	None	Cash				10,000							*10,000*
Replace Gear Washers	Fire/EMS	Fire - Building	None	Cash											*0*
Gear Dryers	Fire/EMS	Fire - Building	None	Cash						20,200					*20,200*
IT Updates/Upgrades - Classroom	Fire/EMS	Fire - Building	None	Cash						13,500					*13,500*
Replace TV monitors - Bay, Offices, Bunkrooms, Kitchen, Dayroom	Fire/EMS	Fire - Building	None	Cash								21,800			*21,800*
Landscaping refresh/pond maintenace	Fire/EMS	Fire - Building	None	Cash								72,600			*72,600*
Furniture replacement - recliners, kitchen chairs, office chairs	Fire/EMS	Fire - Building	None	Cash								14,500			*14,500*
Water Heater Replacement	Fire/EMS	Fire - Building	None	Cash										31,300	*31,300*
Replace Carpet - Offices, Training Rooms, Dayroom, Bunkrooms	Fire/EMS	Fire - Building	None	Cash											*0*
Replace Flooring - Admin, Reception, Kitchen	Fire/EMS	Fire - Building	None	Cash											*0*
Appliance Replacment	Fire/EMS	Fire - Building	None	Cash											*0*
HVAC Maintenance/Upgrades	Fire/EMS	Fire - Building	Future Issuance	G.O. Debt											*0*

Buildng Fire Alarm System Updates/Upgrades	Fire/EMS	Fire - Building	None	Cash											0
Parking Lot Repairs/Seal coating	Fire/EMS	Fire - Building	Future Issuance	G.O. Debt											0
Vehicle Exhaust Sytem Repairs/Updates	Fire/EMS	Fire - Building	Future Issuance	G.O. Debt											0
Replace mobile radios in station	Fire/EMS	Fire - Building	None	Cash											0
Rescue Structs	Fire/EMS	Fire - Equip.	None	Cash											0
Heart Montiors - 1250, 1251, Paramedic First Responder	Fire/EMS	Fire - Equip.	2028 G.O. Notes	G.O. Debt			216,000								216,000
Fire Hose	Fire/EMS	Fire - Equip.	None	Cash											0
Loose Equipment Engine 1261	Fire/EMS	Fire - Equip.	None	Cash				100,000							100,000
Loose Equipment Engine 1262	Fire/EMS	Fire - Equip.	None	Cash						67,400					67,400
Loose Equipment Engine 1263	Fire/EMS	Fire - Equip.	None	Cash											0
Replace Ventilation Saws	Fire/EMS	Fire - Equip.	None	Cash		0									0
Power Cot and Loading Systems	Fire/EMS	Fire - Equip.	2028 G.O. Notes	G.O. Debt			157,000								157,000
AED's - first responders, 1285	Fire/EMS	Fire - Equip.	None	Cash	18,600										18,600
Replace Ventilation Vents	Fire/EMS	Fire - Equip.	None	Cash			0								0
Stair Chairs	Fire/EMS	Fire - Equip.	None	Cash			24,100								24,100
Air Bags	Fire/EMS	Fire - Equip.	None	Cash				0							0
Replace SCBA's	Fire/EMS	Fire - Equip.	Future Issuance	G.O. Debt									452,000		452,000
Brush Rig Skid Unit	Fire/EMS	Fire - Equip.	None	Cash											0
Replace Generators - 1270	Fire/EMS	Fire - Equip.	None	Cash											0
Mobile/Portable Radios	Fire/EMS	Fire - Equip.	Future Issuance	G.O. Debt											0
1290 (1992 IHC 4900) Tender	Fire/EMS	Fire - Apparatus	None	Cash											0
1261 (2005 Pierce Lance) Engine	Fire/EMS	Fire - Apparatus	2029 G.O. Notes	G.O. Debt				1,209,907							1,209,907
1250 (2015 Braun) Ambulance	Fire/EMS	Fire - Apparatus	2028 G.O. Notes	G.O. Debt			340,342								340,342
1281 (2012 Chevy Tahoe) Utility	Fire/EMS	Fire - Apparatus	None	Cash			85,988								85,988
1291 (2011 IHC 4000) Tender	Fire/EMS	Fire - Apparatus	2029 G.O. Notes	G.O. Debt				525,000							525,000
1282 (2010 Chevy 3500) Truck	Fire/EMS	Fire - Apparatus	None	Cash					93,362						93,362
1283 (2015 Chevy 2500) Truck	Fire/EMS	Fire - Apparatus	None	Cash						97,284					97,284
1260 (2008 Pierce Enforcer) Engine	Fire/EMS	Fire - Apparatus	2032 G.O. Notes	G.O. Debt							1,547,450				1,547,450
1285 (2008 GMC 5500) Utility	Fire/EMS	Fire - Apparatus	2033 G.O. Notes	G.O. Debt								386,048			386,048
1251 (2023 Lifeline) Ambulance	Fire/EMS	Fire - Apparatus	Future Issuance	G.O. Debt									367,384		367,384
1280 (2023 Chevy Tahoe) Utility	Fire/EMS	Fire - Apparatus	None	Cash											0
1270 (2019 Pierce Velocity) Quint	Fire/EMS	Fire - Apparatus	Future Issuance	G.O. Debt											0
Third Ambulance	Fire/EMS	Fire - Apparatus	None	Cash											0
Plow #1 - International Snow Plow (2009)	Cap. Projects	Streets - Equip./Vehicle	2028 G.O. Notes	G.O. Debt			300,000								300,000
Plow #2 - International Snow Plow (2013)	Cap. Projects	Streets - Equip./Vehicle	2033 G.O. Notes	G.O. Debt								330,000			330,000
Plow #5 - International Snow Plow (2025) Replace 2044	Cap. Projects	Streets - Equip./Vehicle	None	Cash											0
EQS #5 - Backhoe/Loader Caterpillar (2012)	Cap. Projects	Streets - Equip./Vehicle	None	Cash							250,000				250,000
Dump #1 - 1 ton Dump Truck (2005)	Cap. Projects	Streets - Equip./Vehicle	None	Cash											0
Dump #2 - 1 ton Dump Truck (2009)	Cap. Projects	Streets - Equip./Vehicle	2029 G.O. Notes	G.O. Debt				85,000							85,000
Dump #3 - 1 ton Dump Truck (2013)	Cap. Projects	Streets - Equip./Vehicle	2032 G.O. Notes	G.O. Debt							90,000				90,000
Dump #4 - 1 ton Dump Truck (2022)	Cap. Projects	Streets - Equip./Vehicle	None	Cash											0
Bucket #1 - bucket truck (2002)	Cap. Projects	Streets - Equip./Vehicle	None	Cash											0
EQS #1 - John Deer Loader (1992)	Cap. Projects	Streets - Equip./Vehicle	None	Cash											0
Truck S #1 - Street Pick-up	Cap. Projects	Streets - Equip./Vehicle	2027 G.O. Notes	G.O. Debt		65,000									65,000
Trailer S #1 - Equipment Trailer (1992)	Cap. Projects	Streets - Equip./Vehicle	None	Cash						12,000					12,000
Inspection Vehicle Chevy Colorado (2024)	Cap. Projects	Building Inspection - Equip./Veh	None	Cash											0
EQS #7 - Sand-Pro Ball Field Groomer (2015)	Cap. Projects	Streets - Equip./Vehicle	None	Cash									50,000		50,000
EQS #8 - Skid Steer Loader (2015)	Cap. Projects	Streets - Equip./Vehicle	2029 G.O. Notes	G.O. Debt				75,000							75,000
EQS #9 - Turf Mower (2018)	Cap. Projects	Streets - Equip./Vehicle	None	Cash	16,000										16,000
EQS #10 - Turf Mower (2019)	Cap. Projects	Streets - Equip./Vehicle	None	Cash	16,000										16,000
ENG #1 - Director Public Works Vehicle	Cap. Projects	Streets - Equip./Vehicle	None	Cash		30,000									30,000
ENG #2 - Engineering Tech Vehicle	Cap. Projects	Streets - Equip./Vehicle	None	Cash	30,000										30,000
EQS #12 - Case Front End Loader (2023) Replace 2045	Cap. Projects	Streets - Equip./Vehicle	None	Cash											0
Plow #3 - International Snow Plow (2019)	Cap. Projects	Streets - Equip./Vehicle	Future Issuance	G.O. Debt											0
EQS #6 - Vermeer Chipper	Cap. Projects	Streets - Equip./Vehicle	None	Cash	110,000										110,000
Plow #4 - International Snow Plow (2022)	Cap. Projects	Streets - Equip./Vehicle	Future Issuance	G.O. Debt											0
EQS #4 - SnoGo Snowblower (2000)	Cap. Projects	Streets - Equip./Vehicle	2030 G.O. Notes	G.O. Debt					150,000						150,000
EQS #3 - JLG Electric Boom Lift (2000)	Cap. Projects	Streets - Equip./Vehicle	None	Cash									65,000		65,000
EQS #2 - Water Reel (1999)	Cap. Projects	Streets - Equip./Vehicle	None	Cash									10,000		10,000
Sweep #1 - Isuzu (2009)	Cap. Projects	Streets - Equip./Vehicle	2030 G.O. Notes	G.O. Debt						315,000					315,000
Sweep #1 - Isuzu (2009)	Cap. Projects	Streets - Equip./Vehicle	None	Cash											0
Sweep #1 - Isuzu (2009)	Cap. Projects	Streets - Equip./Vehicle	None	Cash											0
EQS #11 - Bobcat Tool Cat (2023) Replace in 2045	Cap. Projects	Streets - Equip./Vehicle	None	Cash											0
CJIS Server replacement	Cap. Projects	Police	None	Cash				10,844							10,844
CJIS Server replacement	Cap. Projects	Police	None	Cash									10,844		10,844
CJIS Server replacement	Cap. Projects	Police	None	Cash											0
Motorola Server replacement	Cap. Projects	Police	None	Cash											0
Lexipol Policies Management Software	Cap. Projects	Police	None	Cash											0
Taser Replacements (every 5 years)	Cap. Projects	Police	None	Cash					20,000					20,000	40,000
Body Cameras Replacement (every 5 years)	Cap. Projects	Police	None	Cash		32,000					32,000				64,000
In-squad Motorola Watchguard cameras	Cap. Projects	Police	None	Cash		80,000					80,000				160,000
Midwest Fiber relocation	Cap. Projects	Municipal Complex	None	Cash											0
Server Replacement	Cap. Projects	Municipal Complex	None	Cash	0	11,000				11,000					22,000
Ice Machine	Cap. Projects	Clerk	None	Cash	0	6,000									6,000
4 Badger Books	Cap. Projects	Treasurer	None	Cash	12,000										12,000
ERP Install	Cap. Projects	Treasurer	None	Cash		165,115									165,115
ERP Annual Maintenance	Cap. Projects	Treasurer	None	Cash			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	200,000
VB Streaming System	Cap. Projects	Administration	2029 G.O. Notes	G.O. Debt				150,000							150,000
VB Streaming System	Cap. Projects	Administration	None	Cash											0

Admin Conference Teams room	Cap. Projects	Administration	None	Cash				15,000							15,000
Card Readers	Cap. Projects	Municipal Complex	None	Cash					34,200						34,200
Strikes	Cap. Projects	Municipal Complex	None	Cash					30,000						30,000
Door Controllers	Cap. Projects	Municipal Complex	None	Cash					20,000						20,000
Network Switches	Cap. Projects	Municipal Complex	None	Cash						15,000					15,000
Access Points	Cap. Projects	Municipal Complex	None	Cash						13,000					13,000
JCC Replace Roof on existing building	Cap. Projects	Community Center	2029 G.O. Notes	G.O. Debt				100,000							100,000
JCC HVAC Unit Replacement	Cap. Projects	Community Center	None	Cash	18,000	18,000	18,000	18,000	18,000						90,000
JCC Weight Room	Cap. Projects	Community Center	None	Grants/Aids			50,000								50,000
Fiber Internet and Security Cameras - Hickory Lane Park and Splash P	Cap. Projects	Parks & Rec	None	Cash	45,000										45,000
Fiber Internet and Security Cameras - Jackson Park	Cap. Projects	Parks & Rec	None	Cash	75,000										75,000
Hickory Lane Park - path lighting and replacement of benches	Cap. Projects	Parks & Rec	None	Grants/Aids											0
Jackson Park - Picnic Table Replacement	Cap. Projects	Parks & Rec	None	Cash	17,000										17,000
Hasmer Lake Park - Acquisition of 2 adjacent properties	Cap. Projects	Parks & Rec	None	Grants/Aids											0
Hasmer Lake Park - Park Development per Master Plan (shelter, trails	Cap. Projects	Parks & Rec	None	Grants/Aids		0									0
Hasmer Lake Park - Park Development Engineering	Cap. Projects	Parks & Rec	None	Special Assessment/Impact	100,000										100,000
Hasmer Lake Park - Park Development per Master Plan (shelter, trails	Cap. Projects	Parks & Rec	2027 G.O. Notes	G.O. Debt		3,500,000									3,500,000
Dog Park Feasibilty	Cap. Projects	Parks & Rec													0
Dog Park Development	Cap. Projects	Parks & Rec													0
Jackson Park Master Plan, Long Range Planning	Cap. Projects	Parks & Rec													0
Jackson Park Skate Park, Equipment Replacement	Cap. Projects	Parks & Rec	None	Cash		50,000	50,000								100,000
Jackson Park South Playground (Equip replacement)	Cap. Projects	Parks & Rec	2030 G.O. Notes	G.O. Debt					200,000						200,000
Jackson Park North Playground	Cap. Projects	Parks & Rec	2030 G.O. Notes	G.O. Debt					50,000						50,000
Jackson Park Kitchen/Shelter #3 TBD	Cap. Projects	Parks & Rec	None	Cash											0
Jackson Park Concession Building TBD	Cap. Projects	Parks & Rec	None	Cash											0
Jackson Park Pickleball/Tennis/Basketball Court Surface Replacement	Cap. Projects	Parks & Rec	2030 G.O. Notes	G.O. Debt						150,000					150,000
Hickory Lane Inclusive Playground	Cap. Projects	Parks & Rec	2033 G.O. Notes	G.O. Debt								400,000			400,000
Hickory Lane Splash Park Equipment Replacement	Cap. Projects	Parks & Rec	None	Cash	20,000	20,000	20,000	20,000							80,000
Meadowview Park Playground	Cap. Projects	Parks & Rec	2033 G.O. Notes	G.O. Debt								100,000			100,000
Reis Park Playground	Cap. Projects	Parks & Rec	None	Cash								50,000			50,000
Trailer W #1 - Equipment Trailer (2044)	Water	Water - Equip./Vehicle	None	Cash											0
Truck W #1 - 5 Yard Dump Truck	Water	Water - Equip./Vehicle	None	Cash					225,000						225,000
Truck W #2 -Sierra 2500 Pick Up Truck	Water	Water - Equip./Vehicle	None	Cash	0	35,000									35,000
Truck W #3 - Sierra 2500 Pick Up Truck	Water	Water - Equip./Vehicle	None	Cash			35,000								35,000
Truck W #4 - Silverado Service 3500 Truck	Water	Water - Equip./Vehicle	None	Cash											0
Truck W #5 - Silverado Service 3500 Truck with Plow	Water	Water - Equip./Vehicle	None	Cash											0
EQW2 - Takeuchi TB 250 (2045)	Water	Water - Equip./Vehicle	None	Cash											0
Trailer W2 - Hydraulic Trailer (hydraulics, breaker, generator)	Water	Water - Equip./Vehicle	None	Cash				0					15,000		15,000
Fiber and Cameras to Well 1, 4 and 5	Water	Water - Improvements	None	Cash	170,000										170,000
Addition to DPW and Water Utility Vehicle Garage	Water	Water - Equip./Vehicle	None	Cash		325,000									325,000
Addition to DPW and Water Utility Vehicle Garage	Cap. Projects	Public Works Facility	2027 G.O. Notes	G.O. Debt		325,000									325,000
EQWW1-Portable 6" Pump	Sewer	Sewer - Equip./Vehicle	None	Cash			35,000								35,000
EQWW2 - Bobcat Skid Steer Loader	Sewer	Sewer - Equip./Vehicle	None	Cash								85,000			85,000
EQWW3 - Case IH Tractor and Mower	Sewer	Sewer - Equip./Vehicle	None	Cash									65,000		65,000
Truck WW #1 -Sterling 24' Stake Bed Truck	Sewer	Sewer - Equip./Vehicle	None	Cash				115,000							115,000
Truck WW #2 - GMC Pick up Truck	Sewer	Sewer - Equip./Vehicle	None	Cash		35,000									35,000
Trailer WW1- Sno-Bird Trailer	Sewer	Sewer - Equip./Vehicle	None	Cash								12,000			12,000
EQWW#4 -Aries Sewer Camera	Sewer	Sewer - Equip./Vehicle	None	Cash		15,000									15,000
Truck WW #3 - Chevy Service Truck	Sewer	Sewer - Equip./Vehicle	None	Cash											0
EQWW5 - Electric Scissors Lift	Sewer	Sewer - Equip./Vehicle	None	Cash	25,000										25,000
TrailerWW2 - Equipment Trailer	Sewer	Sewer - Equip./Vehicle	None	Cash				10,000							10,000
EQWW6 - Walk Behind Concrete Saw	Sewer	Sewer - Equip./Vehicle	None	Cash			9,000								9,000
EQWW7 - Lateral Push Camera	Sewer	Sewer - Equip./Vehicle	None	Cash		15,000									15,000
EQWW8 - Toro Turf Mower	Sewer	Sewer - Equip./Vehicle	None	Cash	16,000										16,000
EQWW9 - Kubota UTV	Sewer	Sewer - Equip./Vehicle	None	Cash											0
Truck WW #4 -Ford Bucket Truck	Sewer	Sewer - Equip./Vehicle	None	Cash											0
Truck WW #5 - International Vac Truck	Sewer	Sewer - Equip./Vehicle	None	Cash										450,000	450,000
EQWW10-Toro Mower	Sewer	Sewer - Equip./Vehicle	None	Cash					19,000						19,000
EQWW11 - Hathom Push Camera	Sewer	Sewer - Equip./Vehicle	None	Cash		15,000									15,000
2026 Fleet Addition - Pick Up Truck	Sewer	Sewer - Equip./Vehicle	None	Cash	35,000										35,000
Fiber and Cameras to Lift Station Sherman Road	Sewer	Sewer - Improvements	None	Cash	35,000										35,000
Digitizing Clerk files, Treasurer Files, DPW files	Cap. Projects	Admininstration	None	Cash	25,000										25,000
Digitizing Clerk files, Treasurer Files, DPW files	Cap. Projects	Admininstration	None	Cash		25,000									25,000
Digitizing Clerk files, Treasurer Files, DPW files	Cap. Projects	Admininstration	None	Cash			25,000								25,000
Digitizing Clerk files, Treasurer Files, DPW files	Cap. Projects	Admininstration	None	Cash				25,000							25,000
Future Commercial Site Utility Improvements	TID 7	TID 7	2027 G.O. Notes	G.O. Debt		1,200,000									1,200,000
WWTP Improvements Phase 2A - Aeration Basin	Sewer	Sewer - Improvements	None	Cash	800,000										800,000
WWTP Improvements Phase 1 - Service Building	Sewer	Sewer - Improvements	2027 CWF Loan	Revenue Debt		3,800,000									3,800,000
WWTP Improvements Phase 2A	Sewer	Sewer - Improvements	2028 CWF Loan	Revenue Debt			13,600,000								13,600,000
WWTP Improvements Phase 2B	Sewer	Sewer - Improvements	2029 CWF Loan	Revenue Debt				8,470,000							8,470,000
WWTP Improvements Phase 2B	Sewer	Sewer - Improvements	None	Cash											0
Actual CIP Costs					**8,164,800**	**9,767,115**	**17,164,331**	**10,963,751**	**1,722,250**	**1,370,932**	**3,552,440**	**3,226,610**	**1,640,842**	**1,060,822**	**58,633,892**

Sources of Funding												
G.O. Debt	3,208,154	5,090,000	2,502,776	2,144,907	1,237,688	674,183	2,560,110	2,945,710	1,012,922	178,174	*21,554,623*
Water	0	0	0	0	418,817	0	0	576,554	0	0	*995,371*
Sewer	0	0	684,467	0	418,871	0	461,330	576,554	0	0	*2,141,222*
Cap. Projects	3,208,154	3,890,000	984,467	410,000	400,000	674,183	551,330	1,406,554	193,538	178,174	*11,896,399*

Fire/EMS	0	0	833,842	1,734,907	0	0	1,547,450	386,048	819,384	0	*5,321,631*
TID 7	0	1,200,000	0	0	0	0	0	0	0	0	*1,200,000*
Revenue Debt	3,369,645	3,800,000	13,600,000	8,470,000	0	0	0	0	193,538	356,348	*29,789,531*
Water	1,177,045	0	0	0	0	0	0	0	193,538	178,174	*1,548,757*
Sewer	2,192,600	3,800,000	13,600,000	8,470,000	0	0	0	0	0	178,174	*28,240,774*
Cap. Projects	0	0	0	0	0	0	0	0	0	0	*0*
Fire/EMS	0	0	0	0	0	0	0	0	0	0	*0*
TID 7	0	0	0	0	0	0	0	0	0	0	*0*
Grants/Aids	0	0	50,000	0	0	0	0	0	0	0	*50,000*
Water	0	0	0	0	0	0	0	0	0	0	*0*
Sewer	0	0	0	0	0	0	0	0	0	0	*0*
Cap. Projects	0	0	50,000	0	0	0	0	0	0	0	*50,000*
Fire/EMS	0	0	0	0	0	0	0	0	0	0	*0*
TID 7	0	0	0	0	0	0	0	0	0	0	*0*
Special Assessment/Impact Fees	100,000	0	0	0	0	0	0	0	0	0	*100,000*
Water	0	0	0	0	0	0	0	0	0	0	*0*
Sewer	0	0	0	0	0	0	0	0	0	0	*0*
Cap. Projects	100,000	0	0	0	0	0	0	0	0	0	*100,000*
Fire/EMS	0	0	0	0	0	0	0	0	0	0	*0*
TID 7	0	0	0	0	0	0	0	0	0	0	*0*
Cash	1,487,000	877,115	1,011,555	348,844	484,562	696,749	992,330	280,900	434,382	526,300	*7,139,737*
Water	170,000	360,000	719,467	0	225,000	209,183	461,330	0	15,000	0	*2,159,980*
Sewer	911,000	80,000	44,000	125,000	19,000	209,183	0	97,000	258,538	450,000	*2,193,721*
Cap. Projects	384,000	437,115	138,000	113,844	147,200	76,000	531,000	75,000	160,844	45,000	*2,108,003*
Fire/EMS	22,000	0	110,088	110,000	93,362	202,384	0	108,900	0	31,300	*678,034*
TID 7	0	0	0	0	0	0	0	0	0	0	*0*
Total	**8,164,800**	**9,767,115**	**17,164,331**	**10,963,751**	**1,722,250**	**1,370,932**	**3,552,440**	**3,226,610**	**1,640,842**	**1,060,822**	**58,633,892**
Water	1,347,045	360,000	719,467	0	643,817	209,183	461,330	576,554	208,538	178,174	4,704,108
Sewer	3,103,600	3,880,000	14,328,467	8,595,000	437,871	209,183	461,330	673,554	258,538	628,174	32,575,717
Cap. Projects	3,692,154	4,327,115	1,172,467	523,844	547,200	750,183	1,082,330	1,481,554	354,382	223,174	14,154,402
Fire/EMS	22,000	0	943,930	1,844,907	93,362	202,384	1,547,450	494,948	819,384	31,300	5,999,665
TID 7	0	1,200,000	0	0	0	0	0	0	0	0	1,200,000

Debt Obligations											
2026 G.O. Notes	3,208,154	0	0	0	0	0	0	0	0	0	*3,208,154*
2026 Revenue Bonds	3,369,645	0	0	0	0	0	0	0	0	0	*3,369,645*
2027 CWF Loan	0	3,800,000	0	0	0	0	0	0	0	0	*3,800,000*
2027 G.O. Notes	0	5,090,000	0	0	0	0	0	0	0	0	*5,090,000*
2028 G.O. Notes	0	0	2,502,776	0	0	0	0	0	0	0	*2,502,776*
2028 CWF Loan	0	0	13,600,000	0	0	0	0	0	0	0	*13,600,000*
2029 G.O. Notes	0	0	0	2,144,907	0	0	0	0	0	0	*2,144,907*
2030 G.O. Notes	0	0	0	0	1,237,688	674,183	0	0	0	0	*1,911,871*
2032 G.O. Notes	0	0	0	0	0	0	2,560,110	0	0	0	*2,560,110*
2033 G.O. Notes	0	0	0	0	0	0	0	2,945,710	0	0	*2,945,710*
2029 CWF Loan	0	0	0	8,470,000	0	0	0	0	0	0	*8,470,000*
Future Issuance	0	0	0	0	0	0	0	0	1,206,460	534,522	*1,740,981*
None	1,587,000	877,115	1,061,555	348,844	484,562	696,749	992,330	280,900	434,382	526,300	*7,289,737*
Total	**8,164,800**	**9,767,115**	**17,164,331**	**10,963,751**	**1,722,250**	**1,370,932**	**3,552,440**	**3,226,610**	**1,640,842**	**1,060,822**	**58,633,892**

Notes:

FROM: Jackie Schuh – Village Clerk
TODAY'S DATE: July 18, 2025
SUBJECT: PHN – Village of Jackson - Village Board Meeting of 08/12/25

Please publish the following Public Hearing Notice / Legal Ad in Tuesday, July 29, 2025, and Tuesday, August 5, 2025, editions 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 Section 19.84, Wis. Stats., and provisions of the Village of Jackson Code of Ordinances, that the Village Board will conduct public hearings at 7:30PM on Tues, 8/12/25, at the Jackson Municipal Complex, located at N168 W19851 Main St, Jackson, WI, on: 1. Conditional Use & Site Plan Review for Parcel V3_009000C located at N173 W20855 Metro Ct – Metro Hardwoods, 2. Ordinance 25-08 Amending Section 48-155(c) for PUD-03 for Tax Parcel: V3_047700K – Karm Properties LLC and 3. Ordinance 25-09 Rezoning of Parcel: V3_004000A from PUD to B-2 Downtown Business District – Center Main, LLC. The hearings are open to the public and all interested parties are encouraged to attend the hearings and be heard. Requests from persons with disabilities who need assistance to participate in these hearings should be made to the Village Clerk's Office with as much advanced notice as possible. The Village Administration office is open during regular business hours M-F 8AM-4:30PM.

Taking the lead in Washington County.

VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN
Notice of Public Hearing

PLEASE TAKE NOTICE:
Notice is hereby given, pursuant to Section 19.84, Wis. Stats., and provisions of the Village of Jackson Code of Ordinances, that the Village Board will conduct public hearings at 7:30 p.m. on Tuesday, August 12, 2025, at the Jackson Municipal Complex, located at N168W19851 Main Street, Jackson, WI, 53037 on:

1. Conditional Use and Site Plan Review for Parcel V3_009000C located at N173W20855 Metro Court – Metro Hardwoods
2. Ordinance #25-08 Amending Section 48-155(c) for Planned Unit Development District PUD-03 for Tax Parcel: V3_047700K - Karm Properties, LLC
3. Ordinance #25-09 Rezoning of Parcel: V3_004000A from Planned Unit Development District (PUD) to B-2 Downtown Business District – Center Main, LLC

The hearings are open to the public and all interested parties are encouraged to attend the hearings and be heard. Requests from persons with disabilities who need assistance to participate in these meetings/hearings should be made to the Village Clerk's Office with as much advanced notice as possible. The Village Administration office is open during regular business hours, 8:00AM - 4:30PM, Monday to Friday.

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

Dated this 18th day of July 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, July 18, 2025
Published: Tuesday, July 29, 2025, and Tuesday, August 5, 2025

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

www.villageofjacksowi.gov

Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 12, 2025

Agenda Item: # 7.a

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

From: Collin Johnson, Director of Inspections/Zoning

Subject: Conditional Use and Site Plan Review - Building Expansion - N173W20855 Metro Court - Metro Hardwoods

Description / Background and Analysis:

Metro Hardwoods proposes to build a nearly 36,000-square-foot addition to their existing 48,000 sf. warehouse and office facility located on Metro Court. The added space will be utilized to consolidate some of their operations and allow them to bring in new and additional products by way of rail car. The steel frame addition with metal-insulated panelized siding would be constructed along the south and west sides of the current facility.

The new addition would include a loading dock area along its north wall and will be of materials consistent with the current building. The existing site has 22 parking spaces. There are no additional parking spaces required for warehouse spaces under Village Ordinance 48-177.

Comprehensive Plan and Zoning Impacts:

The property is designated as industrial under the Village Comprehensive Plan and is zoned as M-1 Limited Manufacturing District. All uses within the M-1 zoning district are conditional uses and therefore requires review and approval by the Village.

Site Plan:

See attached location map and site plan.

Review Procedures:

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

Signage:

Not Applicable

Additional Staff Comments:

Building Inspection/Zoning:

Staff recommends approval of the Conditional Use Permit and Site Plan as presented.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Class II Legal Notice prior to Public Hearing

Potential Action:
Motion to recommend the Village Board approve the Conditional Use Request and Site Plan for Metro Hardwoods located at N173 W20855 Metro Court.

Attachments:
1. PC Application
2. Location Map
3. Site Plan
4. Building Elevations

Village of Jackson

PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☒ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* (For existing Cond. Use ONLY)

☐ PLANNED UNIT DEVELOPMENT
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* (For existing PUD ONLY)

☐ CERTIFIED SURVEY MAP
☐ CONCEPT PLAN
☐ COMP. PLAN AMENDMENT
☐ OTHER _____

Property Address: N173 W20855 METRO COURT Unit: _____ Jackson, WI

Parcel #: V3_009000C Lot Size: 181,857 sq. ft. Building Area: 35,890 sq. ft.

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

APPLICANT INFORMATION

Name(s): KILEN ENGINEERING, LLC

Mailing Address: E9569 SMART HOLLOW ROAD LAFARGE State WI Zip 54639

Office: (____) _____ Cell: (608) 333-1003 Fax: (____) _____

Email: CHRISK@KILENENGINEERING.COM

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: _____

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

Mailing Address: _____ State ____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): MIKE FLYNN

Address: N11404 330TH ST BONCEVILLE State WI Zip 54725

Office: (____) _____ Cell: (612) 741 6106 Fax: (____) _____

Email: MIKE FLYNN@MIDWESTHARDWOOD.COM

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

Firm Name: KILEN ENGINEERING, LLC

Primary Contact: CHRIS KILEN

Address: E9569 SMART HOLLOW ROAD LAFARGE State WI Zip 54639

Office: (____) _____ Cell: (608) 333-1003 Fax: (____) _____

Email: CHRISK@KILENENGINEERING.COM

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

Briefly explain what you are requesting to be reviewed and/or approved: 35,890 SF WAREHOUSE ADDITION

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

Hours of Operation: 7:30 AM – 4:30 PM

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

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

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

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: PRE-ENGINEERED METAL BUILDING ADDITION, LOADING DOCK, ASPHALT DRIVE - SEE PLANS

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

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

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

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): NEW FIRE HYDRANT, NEW BUILDING TO BE SPRINKLERED

Describe the projected traffic circulation and impacts: NO CHANGE

List all setbacks from rights-of-way and property lines and height limitations: SEE DWGS

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

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

Describe any proposed signage including type, size, and location: NONE

If construction is proposed, describe proposed exterior building materials (type, color, etc.):
PRE-ENGINEERED METAL BUILDING - COLORS TO MATCH EXISTING

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking:
NO CHANGE TO EXISTING PARKING

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

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering:
NO CHANGE

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): KLEW ENGINEERING, LLC

Applicant Signature: CHRIS KLEW

Co-Applicant Name (Print): _____

C0-Applicant Signature: _____

Date of Application: 6/16/25

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
W194 N16660 Eagle Drive
Jackson, WI 53037

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

QUESTIONS?

Zoning Director:	For questions concerning **application submittal, zoning, or technical questions.**
Phone:	(262) 677-9696 x810
Email:	collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

- - - - - - - - - - THIS PAGE FOR VILLAGE USE ONLY - - - - - - - - - -

VILLAGE APPROVAL:

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

Plan Commission Approval: Meeting Date: _____, 20_____

Village Board Approval: Meeting Date: _____, 20_____

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

_____
Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

_____

_____

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

Date Received: 06/17/2025

Amount: $ 175.00

Payment Type: ~~CK~~ / CC / ~~CASH~~

Check/Rcpt. #: 47373702

Received By: C.Johnson

AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis,IN 46278
24hr. Customer Service #: 888-604-7888

Utilities/fees Payment Confirmation (Ref #: 47373702)

PLC: **A00048**

Village Of Jackson
N168 W19851 Main Street
Jackson, Wisconsin 53037
For: Utilities/fees

Date: 06/17/2025 09:38 EDT

TRANSACTION INFORMATION

Name:	Christopher E Kilen
Utility Account #:	
Building Permit #:	
Parking Ticket #:	
Police Dept Program:	
Fire Department Program:	
General:	Plan Commission Application = Metro Hardwoods

Transaction Reference #:	47373702
Transaction Date/Time:	06/17/2025 09:38 EDT

BILLING INFORMATION

Name:	Christopher E Kilen
Address:	E9569 Smart Hollow Road
City, State Zip:	Lafarge, Wi 54639
Phone #:	(608)333-1000
Card #:	xxxx-xxxx-xxxx-5390

PAYMENT INFORMATION

Approval #:	04458G
Payment Amount:	$175.00
Service Fee:	$5.16
Total Amount:	$180.16

The service fee is not refundable.

ATTENTION CARDHOLDER

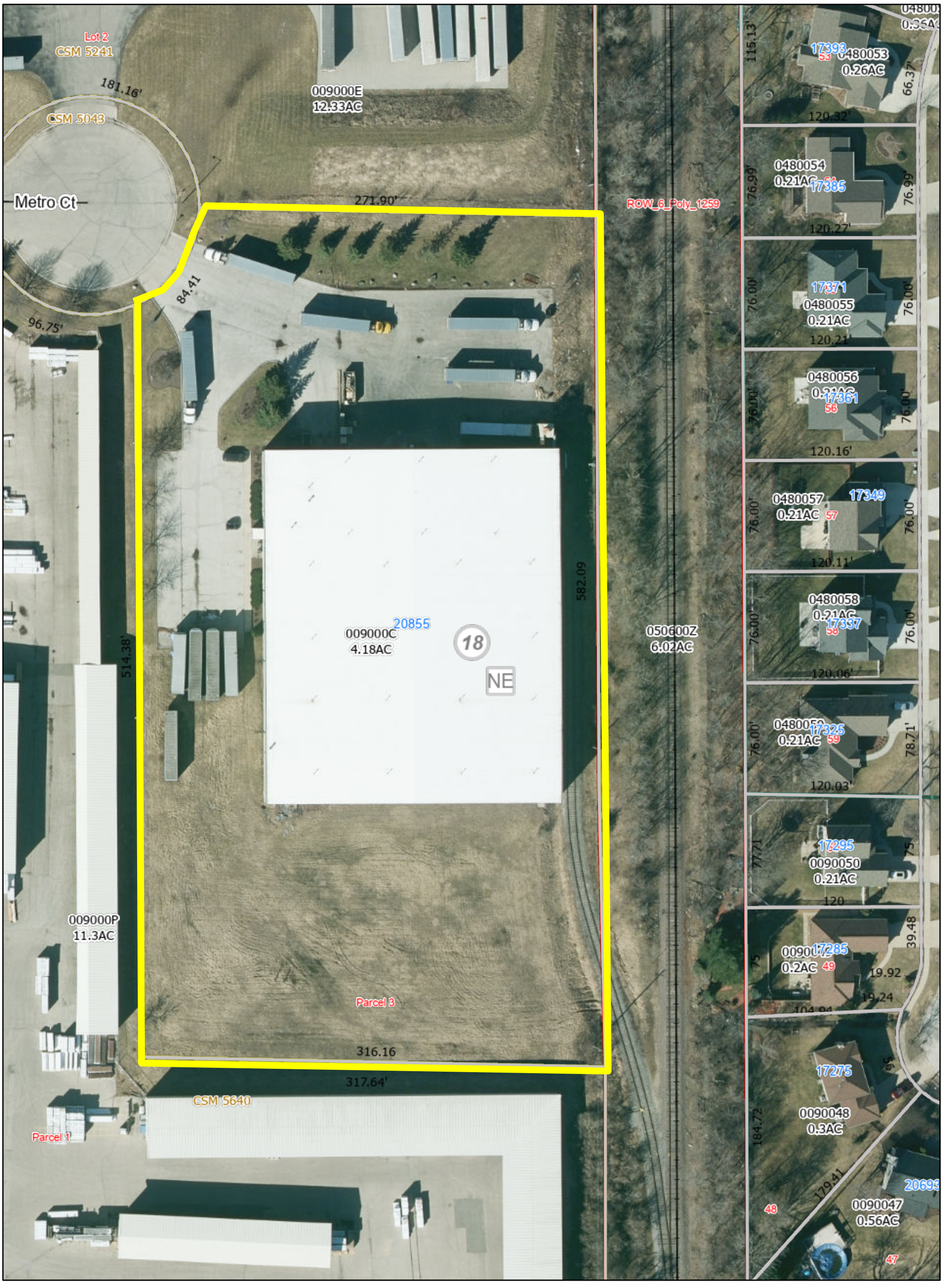
If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid

© 2007 - 2025 AllPaid, Inc.

Form #: EUR

N173 W20855 Metro Court



6/30/2025, 2:43:48 PM

Current Parcel
Override 1
Address Point
Railroad Centerlines
PLSS Section
PLSS Quarter
Lot

Plat
Certified Survey Map
Assessor Plat; Cemetery Plat; Subdivision
Right-of-Way
Municipality
Local Road Labels
Local Road

1:769
0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km

Washington County GIS

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- FUTURE FOOTPRINT
- FUTURE PAVEMENT
- DISTURBANCE LIMITS
- ASPHALT PAVEMENT

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:

SITE ADDRESS: N173W20855 METRO CT
SITE ACREAGE (LOT 3 CSM 5043): 181,857 SQ.FT. (4.17 AC)
USE OF PROPERTY: MANUFACTURING
ZONING: LIMITING MANUFACTURING (M-1)

SETBACKS:
FRONT YARD: 30-FEET (METRO COURT / NORTH)
REAR YARD: 25-FEET (SOUTH)
SIDE YARD: 12-FEET (EAST AND WEST)

TOTAL NUMBER OF PARKING STALLS: 20
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1

EXISTING IMPERVIOUS SURFACE AREA: 84,900 SQ.FT.
ROOFTOP: 48,000 SQ.FT.
PAVED: 36,900 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 10,364 SQ.FT.
ROOFTOP: 0 SQ.FT.
PAVED: 10,364 SQ.FT.

NEW IMPERVIOUS SURFACE AREA ON THE LOT: 95,264 SQ.FT.
PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 52.4%

DISTURBANCE LIMITS: 18,500 SQ. FT.

EXISTING BUILDING
48,000 SQ.FT.
EXISTING BUILDING
N173W20855 METRO COURT

PHASE II
ADDITION
35,720 SQ.FT.

SEE SHEETS C101, C201, C301, AND C401 FOR PHASE II PLANS

PHASE II
LOADING DOCK

ASPHALT PAVEMENT RESURFACE:
LIMITS TO BE CONFIRMED BY OWNER.
PULVERIZED AND REMOVE EXISTING ASPHALT.
REPOUR IN KIND USING TWO LIFTS. PROOF ROLL BASE PRIOR TO INSTALLING NEW ASPHALT AND REPLACE ANY SOFT SPOTS.

PROJECT LIMITS. SAWCUT EXISTING ASPHALT AT THIS LOCATION.

99.5'
100'
61.0'
72.6'
37.3'
72.8'
14.7'
11.7'
20.0'
146.8'
148.2'
25.3'
5.0'

PAVEMENT SECTION:
4.5" ASPHALT (WDOT SECTION 460, TABLE 460-1, 12.5 MM SURFACE COURSE, 19 MM BINDER COURSE) OVER 14" CRUSHED STONE (WDOT SECTION 301 AND 305, 31.5 MM AND 75 MM).

PAVEMENT SECTION (FIRE LANE ONLY, NO TRUCK TRAFFIC):
3.5" ASPHALT (WDOT SECTION 460, TABLE 460-1, 12.5 MM SURFACE COURSE, 19 MM BINDER COURSE) OVER 8" CRUSHED STONE (WDOT SECTION 301 AND 305, 31.5 MM AND 75 MM).

METRO COURT

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION
VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

Sheet Title: SITE PLAN – PHASE I

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24–1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C100

File: W:\2024\24-1346_Kilen Engineering - Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase I.dwg Layout: Site Plan User: dschneider Plotted: Jun 16, 2025 - 2:07pm

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- 18" CURB AND GUTTER FLUSH WITH PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:

SITE ADDRESS: N173W20855 METRO CT
SITE ACREAGE (LOT 3 CSM 5043): 181,857 SQ.FT. (4.17 AC)
USE OF PROPERTY: MANUFACTURING
ZONING: LIMITING MANUFACTURING (M-1)

SETBACKS:
FRONT YARD: 30-FEET (METRO COURT / NORTH)
REAR YARD: 25-FEET (SOUTH)
SIDE YARD: 12-FEET (EAST AND WEST)

TOTAL NUMBER OF PARKING STALLS: 20
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1

EXISTING IMPERVIOUS SURFACE AREA: 95,264 SQ.FT.
ROOFTOP: 48,000 SQ.FT.
PAVED: 47,264 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 37,752 SQ.FT.
ROOFTOP: 35,720 SQ.FT.
PAVED: 2,032 SQ.FT.

FINAL IMPERVIOUS SURFACE AREA ON THE LOT: 133,016 SQ.FT.
PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 73.1%

DISTURBANCE LIMITS: 43,000 SQ. FT.

S 0° 16' 33" E 2331.51'

30' WIDE R.R. SPUR EASEMENT PER CSM 5043

12' WIDE WEPCo EASEMENT PER CSM 5043

S 0° 16' 33" E 581.94'

EXISTING BUILDING
48,000 SQ.FT.
EXISTING BUILDING
N173W20855 METRO COURT

CONTRACTOR TO FIELD VERIFY ALL EXISTING INTERIOR COLUMN LINES AND TRANSFER COLUMN LINES INTO THE PROPOSED ADDITION.

PROPOSED ADDITION
35,720 SQ.FT.

N 88° 57' 48" W 316.45'

15' WIDE STORM SEWER EASEMENT PER CSM 5043

S 88° 57' 39" E 272.15'

METRO COURT

CONCRETE DOCK SECTION:
6.0" CONCRETE (WDOT SECTION 501, GRADE A, CLASS I WITH #4 REBAR 12" O.C. BOTH WAYS OR EQUIVALENT REINFORCEMENT OVER 8.0" CRUSHED STONE (WDOT SECTION 301 AND 305, 31.5 MM).

10' WIDE AMERITEC GENERAL EASEMENT PER DOC. 815871

N 0° 16' 33" W 514.34'

PAVEMENT SECTION:
4.5" ASPHALT (WDOT SECTION 460, TABLE 460-1, 12.5 MM SURFACE COURSE, 19 MM BINDER COURSE) OVER 14" CRUSHED STONE (WDOT SECTION 301 AND 305, 31.5 MM AND 75 MM).

COMPLETED AND STABILIZED PHASE I AREA. INCLUDES PAVEMENT EXTENSION, FIRE LANE, AND RESURFACING PORTIONS OF THE EXISTING LOT.

S 88° 57' 48" E 294.90'

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION

VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

Sheet Title: SITE PLAN – PHASE II

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24–1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C101

File: W:\2024\24-1346_Kilen Engineering – Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase II.dwg Layout: Site Plan User: dschneider Plotted: Jun 16, 2025 – 2:07pm

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A FINAL INSPECTION IS COMPLETED BY THE VILLAGE.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / VILLAGE OF JACKSON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.CONTRACTOR MUST NOTIFY THE VILLAGE OF JACKSON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE VILLAGE AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE; PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/
29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: https://www3.epa.gov/npdes/pubs/concretewashout.pdf. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
   a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
   b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	912.00	TOP NUT OF HYDRANT LOCATED NEXT TO THE EAST R/W OF METRO COURT
BM - 2	913.16	TOP NUT OF HYDRANT LOCATED NEXT TO THE NORTHWEST CORNER OF THE BUILDING
BM - 3	909.66	TOP NUT OF HYDRANT LOCATED NEXT TO THE SOUTHWEST PROPERTY CORNER
BM - 4	912.05	TOP NUT OF HYDRANT NEAR THE MIDDLE OF THE SOUTH PROPERTY LINE

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1180 — PROPOSED MAJOR CONTOUR
- 1181 — PROPOSED MINOR CONTOUR
- STM — PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- 1181.25 EP — SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% — DRAINAGE ARROW

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOUNDING)

EXISTING BUILDING
N173W20855 METRO COURT

EXISTING BUILDING
48,000 SQ.FT.
FFE = 910.8

PHASE II
ADDITION
FFE = 910.80

STONE TRACKING PAD (MIN. 50' LONG AND 12" DEEP BY USE OF 3" CLEAR STONE) IN THIS AREA PER WDNR TECHNICAL STANDARD 1057. INSTALL AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC MEETS THE EXISTING PAVED DEVELOPMENT AREA.

SILT FENCE PER WDNR TECHNICAL STANDARD 1056

TYPE D INLET PROTECTION PER WDNR TECHNICAL STANDARD 1060, TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.

DITCH CHECKS WITHIN THE SWALE PER WDNR TECHNICAL STANDARD 1062. REMOVE FOLLOWING SITE STABILIZATION

TYPE D INLET PROTECTION PER WDNR TECHNICAL STANDARD 1060, TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.

N 0° 16' 33" W 514.34'

S 88° 43' 27" E 294.90'

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION

VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:		
No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wyser Number	24-1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C200

File: W:\2024\241346_Kiten Engineering - Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase I.dwg Layout: Grading Plan User: dschneider Plotted: Jun 16, 2025 - 1:05pm

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A FINAL INSPECTION IS COMPLETED BY THE VILLAGE.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / VILLAGE OF JACKSON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.CONTRACTOR MUST NOTIFY THE VILLAGE OF JACKSON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE VILLAGE AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE; PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/
29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: https://www3.epa.gov/npdes/pubs/concretewashout.pdf. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
   a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
   b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	912.00	TOP NUT OF HYDRANT LOCATED NEXT TO THE EAST R/W OF METRO COURT
BM - 2	913.16	TOP NUT OF HYDRANT LOCATED NEXT TO THE NORTHWEST CORNER OF THE BUILDING
BM - 3	909.66	TOP NUT OF HYDRANT LOCATED NEXT TO THE SOUTHWEST PROPERTY CORNER
BM - 4	912.05	TOP NUT OF HYDRANT NEAR THE MIDDLE OF THE SOUTH PROPERTY LINE

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1180 — PROPOSED MAJOR CONTOUR
- 1181 — PROPOSED MINOR CONTOUR
- STM — PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- 1181.25 EP — SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% — DRAINAGE ARROW

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

10' WIDE AMERITEC GENERAL EASEMENT PER DOC. 815871

N 16° 33' W 543.24'

EXISTING BUILDING
48,000 SQ.FT.
FFE = 910.8

PROPOSED ADDITION
FFE = 910.80

15' WIDE STORM SEWER EASEMENT PER CSM 5043

N 88° 57' 48" W 316.45'

STONE TRACKING PAD (MIN. 50' LONG AND 12' DEEP BY USE OF 3" CLEAR STONE) IN THIS AREA PER WDNR TECHNICAL STANDARD 1057. INSTALL AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC MEETS THE EXISTING PAVED DEVELOPMENT AREA.

NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

TYPE D INLET PROTECTION PER WDNR TECHNICAL STANDARD 1060. TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.

TYPE D INLET PROTECTION PER WDNR TECHNICAL STANDARD 1060. TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.

INSTALL DOWNSPOUT IN THIS CORNER DISCHARGING TO THE SOUTH. CONFIRM DRAINAGE FROM THE DOWNSPOUT DRAINS TO THE SWALE HEADING TO THE SOUTHWEST. DOWNSPOUT RUNOFF SHOULD NOT DRAIN TO NORTH AND EAST.

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION
VILLAGE OF JACKSON, WASHINGTON COUNTY, WI
Sheet Title: GRADING & EROSION CONTROL PLAN – PHASE II

Revisions:		
No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wyser Number	24-1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C201

File: W:\2024\241346_Krien Engineering – Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase II.dwg Layout: Grading Plan User: dschneider Plotted: Jun 16, 2025 – 1:11pm

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- FUTURE BUILDING FOOTPRINT
- FUTURE PAVEMENT LIMITS
- ASPHALT PAVEMENT
- STM — PROPOSED STORM SEWER

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. ANY SANITARY SEWER , SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER).
12. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
13. EXTERIOR CLEANOUTS SHALL BE PROVIDED AS REQUIRED BY SPS 382.35. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)a)b AND SPS 384.30(2)c).
14. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
15. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
16. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
17. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE MUNICIPAL EROSION CONTROL ORDINANCE AT ALL TIMES.

S 0° 16' 33" E 2331.51'

S 0° 16' 33" E 581.94'

EXISTING BUILDING
FFE = 910.8

EXISTING BUILDING
N173W20855 METRO COURT

PHASE II
ADDITION
FFE = 910.80

N 88° 57' 48" W 316.45'

S 88° 57' 39" E 272.15'

EXISTING SANITARY SEWER BUILDING SERVICE. NO SEWER EXTENDED INTO NEW ADDITION.

EXISTING WATER BUILDING SERVICE. NO SEWER EXTENDED INTO NEW ADDITION.

BRING UNDERGROUND STORM PIPE TO SURFACE AT EXISTING DOWNSPOUTS AND CONNECT.

45° BEND

771 LF OF 8" PVC @ 1.0%

51 LF OF 8" PVC @ 1.0%

C.O.

45° BEND

12X8 WYE

12X8 REDUCER

246 LF OF 12" PVC @ 1.0%

CAP 8" PVC FOR FUTURE EXTENSION.

INSTALL TWO 45° BENDS AT A MINIMUM OF 10-FEET APART ON THE 12" PVC PIPE.

PROVIDE NEW 6" DUCTILE IRON CONNECTION INTO EXISTING WATER, SIZE AND TYPE UNKNOWN.

33 LF OF 6" DI PIPE AND HYDRANT.

N 0° 16' 33" W 514.34'

CORE DRILL NEW 12" HDPE STORM SEWER INTO EXISTING STORM INLET
21" (EX.) = 902.75 (ROP)
12" (EX.) = 902.79 (PVC)
12" (PRO.) = 902.80 (HDPE)
BOTTOM (EX.) = 902.00

S 88° 57' 48" E 294.90'

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

MERTO HARDWOODS WAREHOUSE ADDITION

VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

N173 W20855 METRO COURT
JACKSON, WI 53037

Sheet Title: UTILITY PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24-1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C300

File: W:\2024\24-1346_Kolen Engineering - Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase I.dwg Layout: Utility Plan User: dschneider Plotted: Jun 16, 2025 - 1:05pm

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STM — PROPOSED STORM SEWER

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. ANY SANITARY SEWER , SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER).
12. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
13. EXTERIOR CLEANOUTS SHALL BE PROVIDED AS REQUIRED BY SPS 382.35. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)b AND SPS 384.30(2)(c).
14. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
15. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
16. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
17. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE MUNICIPAL EROSION CONTROL ORDINANCE AT ALL TIMES.

S 0° 16' 33" E 2331.51'

30' WIDE R.R. SPUR EASEMENT PER CSM 5043

12' WIDE WEPCo EASEMENT PER CSM 5043

S 0° 16' 33" E 581.94'

CORE DRILL NEW 10" HDPE STORM SEWER INTO EXISTING STORM INLET
12" (EX.) = 901.97 (RCP)
10" (PRO.) = (HDPE)
BOTTOM (EX.) = 902.00

49 LF OF 10" PVC @ 1.0%
45° BEND

ROOF DOWNSPOUTS TO BE CONNECTED INTO ADJACENT STORM SEWER SYSTEM. MAXIMUM 11,000 SQ.FT. OF ROOFTOP TO DRAIN INTO THIS SYSTEM.

ROOF DOWNSPOUTS IN THIS CORNER TO DISCHARGE TO GRADE HEADING SOUTH INTO SWALE FOR CONVEYANCE TO THE WEST.

EXISTING BUILDING
FFE = 910.8

EXISTING BUILDING
N173W20855 METRO COURT

N 88° 57' 48" W 316.45'

PROPOSED ADDITION
FFE = 910.80

15' WIDE STORM SEWER EASEMENT PER CSM 5043

S 88° 57' 39" E 272.15'

EXISTING SANITARY SEWER BUILDING SERVICE. NO SEWER EXTENDED INTO NEW ADDITION.

ROOF DOWNSPOUTS TO BE CONNECTED INTO ADJACENT STORM SEWER SYSTEM

77 LF OF 8" PVC @ 4.0%

TWO 45° BENDS

STM INL NO. 1
RIM = 906.70
I.E. = 904.65 (8" PVC)

16 LF OF 8" PVC @ 3.0%

45° BEND
C.O.

ROOF DOWNSPOUTS TO DISCHARGE TO GRADE

RD - 1

10' WIDE AMERITEC GENERAL EASEMENT PER DOC. 815871

CONNECT INTO EXISTING 8" STUB
I.E. = 904.17 (8" PVC)

N 0° 16' 33" W 514.34'

EXISTING WATER BUILDING SERVICE. NO WATER EXTENDED INTO NEW ADDITION.

S 88° 57' 48" E 294.90'

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION

VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

Sheet Title: UTILITY PLAN – PHASE II

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24–1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C301

File: W:\2024\24-1346_Kolen Engineering – Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase II.dwg Layout: Utility Plan User: dschneider Plotted: Jun 16, 2025 – 1:10pm

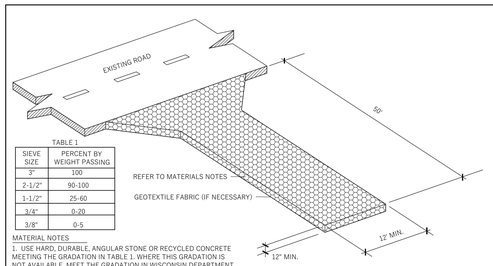


TABLE 1

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

MATERIAL NOTES

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.

2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.

2. INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.

3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.

4. DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.

5. DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.

6. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.

2. MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.

3. A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.

4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

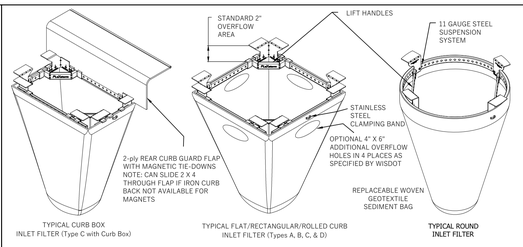
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.

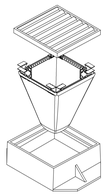
6. REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.

7. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

8. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

CONSTRUCTION ENTRANCE (STONE TRACKING PAD)





MATERIALS:
1. FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
2. SEDIMENT BAG - WOVEN GEOTEXTILE (TYPE FF OR APPROVED ALTERNATE); 2 CUBIC FT TYP. VOLUME; STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME.

INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



GENERAL NOTES

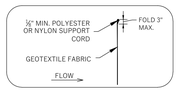
THE WDNR TECHNICAL STANDARD 1060 FOR INLET PROTECTION SHALL BE FOLLOWED AT ALL TIMES. IF ANY VARIATION BETWEEN THIS DETAIL AND THE WDNR TECHNICAL STANDARD ARE FOUND, THE WDNR TECHNICAL STANDARD SHALL GOVERN.

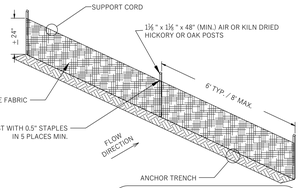
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

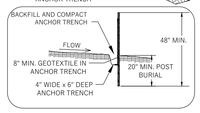
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

INLET PROTECTION







MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.

2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.

3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.

4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.

5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.

2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.

3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

SILT FENCE

WYSER ENGINEERING

N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION

VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

Sheet Title: DETAILS

Revisions:

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 20' 30'

Wyser Number: 24-1346

Set Type: PC REVIEW

Date Issued: 06/16/2025

Sheet Number: C400

File: W:\2024\241346_Kilen Engineering - Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase I.dwg Layout: Details User: dschneider Plotted: Jun 16, 2025 - 1:06pm

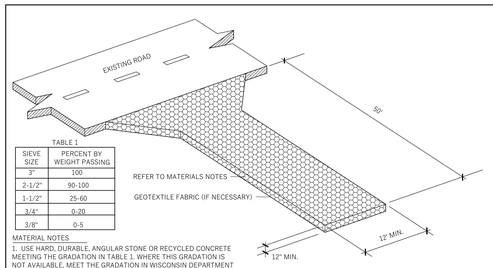


TABLE 1

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
1/4".	0-20
3/8".	0-5

MATERIAL NOTES

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.

2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.

2. INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.

3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.

4. DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.

5. DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.

6. TRACKING PAD SHALL BE REMOVED OR INCOPPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.

2. MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.

3. A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.

4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

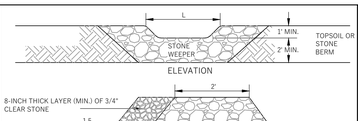
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.

6. REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.

7. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

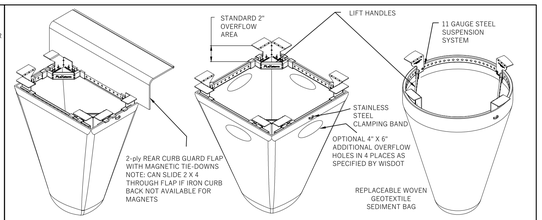
8. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

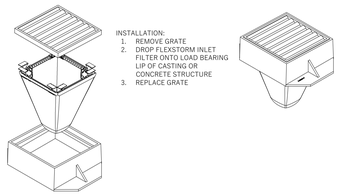
CONSTRUCTION ENTRANCE (STONE TRACKING PAD)



1. BERM TO BE CONSTRUCTED WITH 3" CLEAR STONE, 1.5' HIGH ABOVE THE SWALE BOTTOM AND LEVEL WITH THE CREST.
2. EXTEND BERM ACROSS SWALE TO MEET SWALE SIDE SLOPES GRADES. WHERE SWALE IS LESS THAN 1.5' DEEP, REDUCE BERM HEIGHT TO 1.0', WITH A 4' LENGTH.
3. INSTALL GEOTEXTILE FABRIC SAS UNDER CLEAR STONE.

STONE BERM





MATERIALS:
1. FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
2. SEDIMENT BAG - WOVEN GEOTEXTILE (TYPE FF OR APPROVED ALTERNATE); 2 CUBIC FT TYP. VOLUME; STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME.

INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

GENERAL NOTES

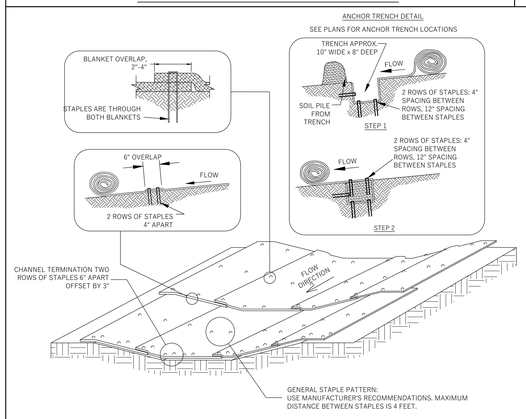
THE WDNR TECHNICAL STANDARD 1060 FOR INLET PROTECTION SHALL BE FOLLOWED AT ALL TIMES. IF ANY VARIATION BETWEEN THIS DETAIL AND THE WDNR TECHNICAL STANDARD ARE FOUND, THE WDNR TECHNICAL STANDARD SHALL GOVERN.

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

INLET PROTECTION



MATERIAL NOTES

1. ONLY PRODUCTS LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) ARE ACCEPTABLE FOR USE.
2. STAPLES USED FOR CLASS I TYPES A & B MATS SHALL BE 1-2 INCH WIDE, U-SHAPED, MADE OF NO.11 (3.05mm) OR LARGER DIAMETER STEEL WIRE, AND NOT LESS THAN 6 INCHES LONG FOR FIRM SOILS AND 12 INCHES LONG FOR LOOSE SOILS.

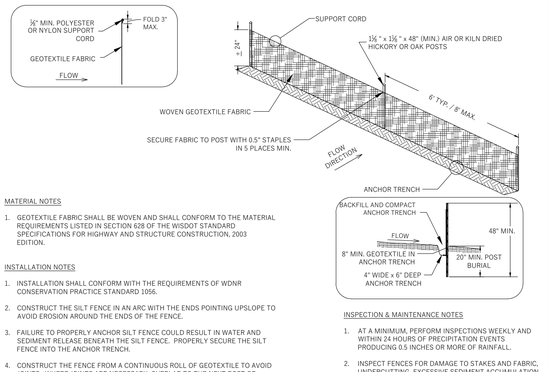
INSTALLATION NOTES

1. EROSION CONTROL REVEGETATIVE MATS (ECRM) SHALL BE INSTALLED AFTER TOPSOIL AND SEED HAVE BEEN PLACED.
2. INSTALLATION OF ECRM SHOULD BE COORDINATED WITH PERMANENT RESTORATION PRACTICES.
3. INSTALLATION SHALL CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1053.
4. ALL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. THIS STANDARD DETAIL IS AN EXAMPLE OF TYPICAL INSTALLATION GUIDANCE.
5. MATS SHALL BE IN FIRM AND CONTINUOUS CONTACT WITH THE SOIL.
6. IF SECTIONS OF ECRM NEED TO BE OVERLAPPED, ENSURE THAT THE OVERLAP IS FACING DOWNSTREAM TO PREVENT WATER FROM FLOWING BENEATH THE ECRM.

INSPECTION & MAINTENANCE NOTES

1. INSTALL ADDITIONAL ANCHORING IN AREAS OF OBSERVED RILLING AND CONCENTRATED FLOW BENEATH THE EROSION MAT. IF RILLING IS SEVERE ENOUGH TO PREVENT VEGETATION ESTABLISHMENT, REMOVE EROSION MAT, REGRADE, COMPACT, RE-SEED, AND REPLACE THE SECTION OF MAT.
2. IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
3. ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.

EROSION CONTROL MAT (CHANNELS)



MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

SILT FENCE

WYSER ENGINEERING
N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION
VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

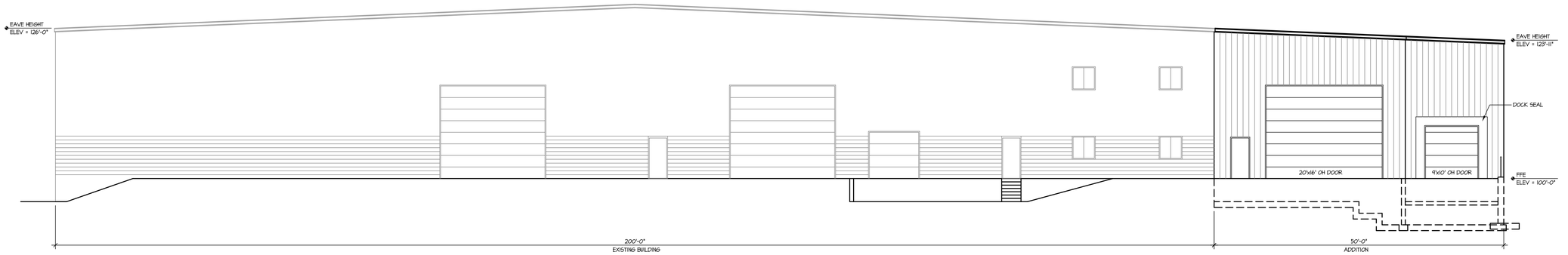
Sheet Title: DETAILS – PHASE II

Revisions:

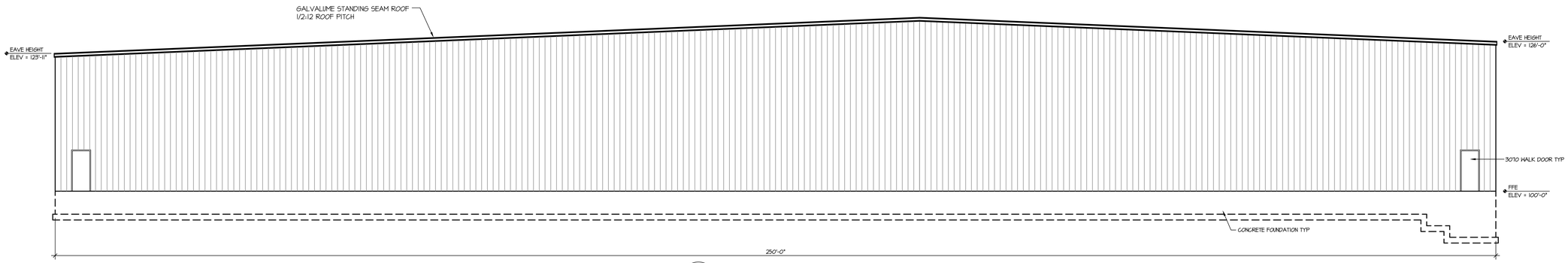
No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24–1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C401

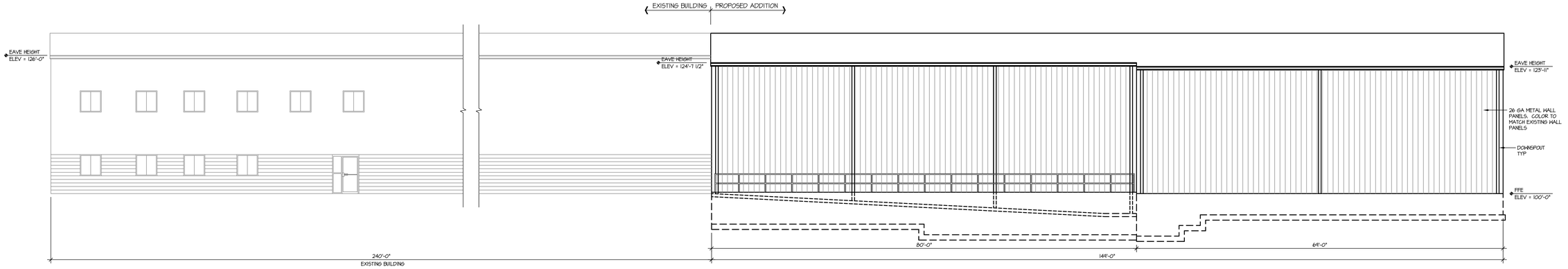
File: W:\2024\24-1346_Kolen Engineering – Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase II.dwg Layout: Details User: dschneider Plotted: Jun 16, 2025 – 1:06pm



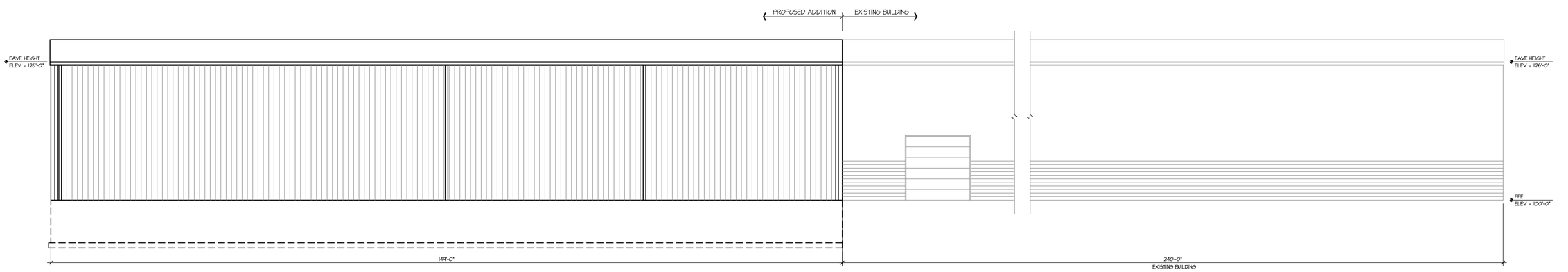
1 A2 NORTH ELEVATION
1/8" = 1'-0"



2 A2 SOUTH ELEVATION
1/8" = 1'-0"



3 A2 WEST ELEVATION
1/8" = 1'-0"



4 A2 EAST ELEVATION
1/8" = 1'-0"

REV	DATE	REMARKS
	6-16-25	PLAN COMMISSION SUBMITTAL

PROJECT:
METRO HARDWOODS WAREHOUSE ADDITION
N1734W20855 METRO COURT
JACKSON, WI 53037

KILEN ENGINEERING, LLC
E9569 SMART HOLLOW ROAD
LAFARGE, WI 54639
PHONE: 608/333-1003
chrisk@kilenengineering.com

TITLE:
BUILDING ELEVATIONS

SHEET
A2

Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 12, 2025

Agenda Item: # 7.b

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

From: Collin Johnson, Director of Inspections/Zoning

Subject: Ordinance #25-08 Amending Section 48-155(c) for Planned Unit Development District PUD-03 for Parcel: V3_047700K - KARM Properties, LLC

Description / Background and Analysis:
KARM Properties, LLC, the property owner, is requesting an amendment to Planned Unit Development District PUD-03. The owner is proposing to construct a standalone commercial spec building on the existing site. The proposed 3,872 square foot building would contain two tenant spaces including a drive-thru along the west side of the building. The current PUD does not allow for a drive-thru operation. Owner/Agent are requesting the current PUD Ordinance (48-155(c)) be updated to allow for a drive-thru operation as a conditional use.

Sec. 48-155. PUD-03 KARM Planned Unit Development District. (Existing Ordinance)

(a) Generally. The KARM Planned Unit Development District (PUD-03) was established in 2022 to accommodate the unique needs of a mixed-use commercial development.

(b) Uses allowed by right. Uses allowed by right, subject to other requirements of the zoning code: (1) vehicle fuel station, (2) car wash, (3) general retail, (4) restaurant, and (5) laundromat.

(c) Conditional uses. Uses allowed as a conditional use, subject to other requirements of the zoning code: (1) mini-storage facility and (2) truck parking.

(d) Lot area and width. Lots shall have a minimum area of five acres and shall not be less than 60 feet in width at the setback line.

(e) Building height. No building or part of a building shall exceed 35 feet in height.

(f) Setbacks and yards. There shall be a minimum building setback of 50 feet from the right-of-way of all streets. There shall be a side yard on each side of all buildings not less than 20 feet in width and a rear yard of not less than 25 feet.

(g) Building coverage. The maximum building coverage is 60 percent.

(h) Maximum impervious surface. The maximum impervious surface area is 80 percent.

(i) Division of land restricted. This district includes two adjoining parcels which shall be owned and operated as a single parcel. The subject property may not be subdivided by any means. Further, the configuration of the

subject property shall not hereafter be modified by any means without the approval of the village board upon recommendation of the plan commission.

(j) Revisions to the zoning map. Upon adoption of this section, the subject property shall be designated as a planned development district with reference to this section. Hereafter, the subject property is subject to this section and other sections of this code as applicable.

Comprehensive Plan and Zoning Impacts:

The property is designated as General Commercial under the Village Comprehensive Plan and is zoned Planned Unit Development.

If the changes to the PUD Ordinance are approved by the Village, the Owner/Agent would then need to apply to the Village for a Conditional Use and Site Plan review for construction of the proposed building and drive-thru.

Site Plan:

See attached location map and site plan.

Review Procedures:

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

Signage:

Not Applicable

Additional Staff Comments:

Building Inspection/Zoning

Staff recommends approval of the proposed PUD amendment as presented.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Class II Legal Notice prior to Public Hearing

Potential Action:
Motion to recommend the Village Board approve the Ordinance #25-08 amending Ordinance Section 48-155(c) for Planned Unit Development District PUD-03 to allow a drive-thru operation as a Conditional Use.

Attachments:

1. PC Application
2. Location Map
3. Site Plan
4. Ordinance 25-08 (DRAFT)

Village of Jackson

PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☒ CONDITIONAL USE
- ☒ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing Cond. Use ONLY)*

☒ PLANNED UNIT DEVELOPMENT
- ☒ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing PUD ONLY)*

☐ CERTIFIED SURVEY MAP
☐ CONCEPT PLAN
☐ COMP. PLAN AMENDMENT
☐ OTHER _____

Property Address: N168W19490 Main Street **Unit:** _____ **Jackson, WI**

Parcel #: 047700K **Lot Size:** 5.62A **sq. ft.** **Building Area:** 3,872 **sq. ft.**

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

APPLICANT INFORMATION

Name(s): Mark Hertzfeldt - Design 2 Construct

Mailing Address: N173W21010 Northwest Passage **State** WI **Zip** 53037

Office: (262) 677-9933 **Cell:** (414) 224-1342 **Fax:** (262) 677-9934

Email: mhertzfeldt@design2construct.com

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: Spec Building

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

Mailing Address: _____ **State** _____ **Zip** _____

Office: (_____) _____ **Cell:** (_____) _____ **Fax:** (_____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Kurt Kruepke

Address: N168W19490 Main Str, Jackson **State** WI **Zip** 53037

Office: (262) 677-4901 **Cell:** (_____) _____ **Fax:** (_____) _____

Email: jmkapetro@att.net

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

Firm Name: Same as Applicant

Primary Contact: _____

Address: _____ **State** _____ **Zip** _____

Office: (_____) _____ **Cell:** (_____) _____ **Fax:** (_____) _____

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved:
New speculative retail building with drive thru. Two tenant spaces proposed
New site development included.

Provide a brief overview of proposed use(s) of entire property and/or lease space:
No specific users yet. Speculative retail building

Hours of Operation: TBD based upon ultimate tenants

Provide a brief overview of proposed daily on-site operations: TBD based upon ultimate tenants

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

Describe all businesses, properties and other entities located adjacent to the proposed use:
Other existing business on the PUD site. West- Commercial vacant property, East - Vancatn property
South - Existing commercial business

Describe any proposed, development, on-site improvements, or other construction/remodeling activities:
New 3,872 sf speculative retail building with drive thru and parking lot. Reconfiguration of exisitng
RV dump area.

Describe any proposed grading, and/or stormwater management plan:
No new stormwater management - Existing pond

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.:
No new landscaping is proposed for this development

Describe any proposed on-site security measures including site lighting:
None

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems):
Existing fire hydrant adjacent to building, existing site lighting

Describe the projected traffic circulation and impacts: Traffic will circulate through existing traffic lanes on site The drive thru Traffic will access from the north side of the building and the parking lot will be located on the south side.

List all setbacks from rights-of-way and property lines and height limitations: ROW setback of 50'-0" 30' buildng setback on west side, 20' parking setback west side. Balance of project faces internal to the site

Provide status of State/Federal License(s) or Certificate(s)s required for operation, if any: None

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

Describe any proposed signage including type, size, and location: Proposed signage TBD for tenants

If construction is proposed, describe proposed exterior building materials (type, color, etc.): The building will be constructed to mimic the existing retail / gas building on site already. Face Brick aluminum storefront windows, asphalt shingles, EIFS, Stone Veneer

Describe any site-specific features/constraints, etc.: None

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: The parking proposed is designed considering one tenant as a restaurant and one tenant as retail. This calculation netted 21 required stalls. We show 28 provided stalls including 2 ADA

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): None proposed at this time

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: An existing trash enclosure is located north of this proposed building. This enclosure will be increased in size 2 times to accommodate additional trash and recycling.

Projected Sewer/Wastewater Usage: TBD gal/year

Projected Water Usage: TBD gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): Mark Hertzfeldt

Applicant Signature: _____

Co-Applicant Name (Print): _____

C0-Applicant Signature: _____

Date of Application: 06.26.2025

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
W194 N16660 Eagle Drive
Jackson, WI 53037

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

QUESTIONS?

Zoning Director:	For questions concerning **application submittal, zoning, or technical questions.**
Phone:	(262) 677-9696 x810
Email:	collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

- - - - - - - - - - THIS PAGE FOR VILLAGE USE ONLY - - - - - - - - - -

VILLAGE APPROVAL:

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

Plan Commission Approval: Meeting Date: _____, 20_____

Village Board Approval: Meeting Date: _____, 20_____

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

_____

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

_____

_____

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

Date Received: 6/27/25

Amount: $ 425.00

Payment Type: ~~CHK~~/ CC / CASH

Check/Rcpt. #: 4748754

Received By: CM

AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis,IN 46278
24hr. Customer Service #: 888-604-7888

Utilities/fees Payment Confirmation (Ref #: 47487549)

PLC: A00048
Village Of Jackson
N168 W19851 Main Street
Jackson, Wisconsin 53037
For: Utilities/fees

Date: 06/27/2025 11:32 EDT

TRANSACTION INFORMATION

Name: Mark Hertzfeldt
Utility Account #:
Building Permit #:
Parking Ticket #:
Police Dept Program:
Fire Department Program:
General: Pud Jackson Retail

Transaction Reference #: 47487549
Transaction Date/Time: 06/27/2025 11:32 EDT

BILLING INFORMATION

Name: Mark Hertzfeldt
Address: Msr
Msr
City, State Zip: Msr, Wi 53037
Phone #: (262)224-1342
Card #: xxxx-xxxx-xxxx-6701

PAYMENT INFORMATION

Approval #:	620144
Payment Amount:	$425.00
Service Fee:	$12.54
Total Amount:	$437.54

The service fee is not refundable.

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

Thank you for using AllPaid

© 2007 - 2025 AllPaid, Inc.

Form #: EUR

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010

Northwest Passage

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

MEMORANDUM

June 25, 2025

Job Name: Jackson Retail
Job Number: 24-00215
Re.: Plan Commission Submittal
To: Village of Jackson

LETTER OF INTENT

Dear Plan Commission:

It is the Owner's intent to have Design 2 Construct build (1) speculative retail building in the southwest corner of the existing site, located west of the existing facility located at N168W19490 Main Street in Jackson.

The building will be approximately 70'-0"x 62'-8" (3,872 sf) with a peak height of 28'-1"

The building design will mimic the existing retail / gas building.

IMPACT STATEMENT

Water and Sanitary use is yet to be determined. This can be evaluated when tenants are secured.

Vehicle traffic will be focused to the south of the building in the new parking area for retail clients. Drive thru clients will be directed around the building to the north to access the drive thru on the west side of the building.

We anticipate the facility to be open spring 2026

There will be no hazardous materials, unusual conditions, noises or odors.

Thank you,

KARM Properties LLC

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

June 27, 2025

Re: Project Narrative Jackson Retail

Introduction:
Included with this project narrative you will find the graphical information regarding the proposed business development located at N168W19490 Main Street. The new development will include a new free-standing 3,872 square foot speculative retail building and the requisite site development needed to support the new building.

There are no prospective tenants at this time.

Existing Site:
The existing site is approximately 5.62 acres and is currently occupied by a gas station / retail tenant building, carwash and several storage buildings. The site frontage is commercial property to the West, commercial property to the South, vacant land to the east, and residential property to the North. Vehicular access to the site is limited to Eagle Drive.

The base zoning of the site is designated "PUD-03 KARM"

Plan of Operation:
The proposed development will include a new retail building set for up to two individual tenants. There is an opportunity for the western tenant to have a drive thru service.

Proposed Building/Site:
The proposed building is approximately 3,872 square feet. The site design provides 21 total parking spaces (including 2 accessible spaces) located along Main Street on the south side of the site. A drive thru has been planned for the west side of the building. Traffic for the drive thru can circulate through the site from either the north side of the existing development or between the car wash and new building from the south. Existing RV services will remain but will be relocated slightly to provide more stacking space for a drive thru.

The building will be constructed using a combination of brick veneer, stone veneer, EIFS, lap siding, aluminum storefront glazing systems and entrances. See enclosed drawings and photos for further information. The new building will mimic the existing structures on site.

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
Northwest Passage Way
Jackson, WI 53037

Tel: 262.677-9933
Fax: 262.677.9934

Storm-water management is addressed by utilizing the existing development stormwater pond which was designed to account for impervious areas on this property.

The site is currently well landscaped. No new landscaping other new grass is planned.

No new site lighting is proposed. There will be exterior lighting on the underside of the building canopy to illuminate the building entry.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This is an expansion of a long-standing established use and is consistent with the nature of the surrounding neighborhood which is currently a mixture of commercial and residential properties. The traffic patterns in the neighborhood are already established and will not be affected by the new development.

If you have any questions or concerns regarding this proposed development please feel free to contact our office.

Sincerely,
Mark Hertzfeldt



Design 2 Construct Development Corporation



EXISTING RETAIL BUILDING

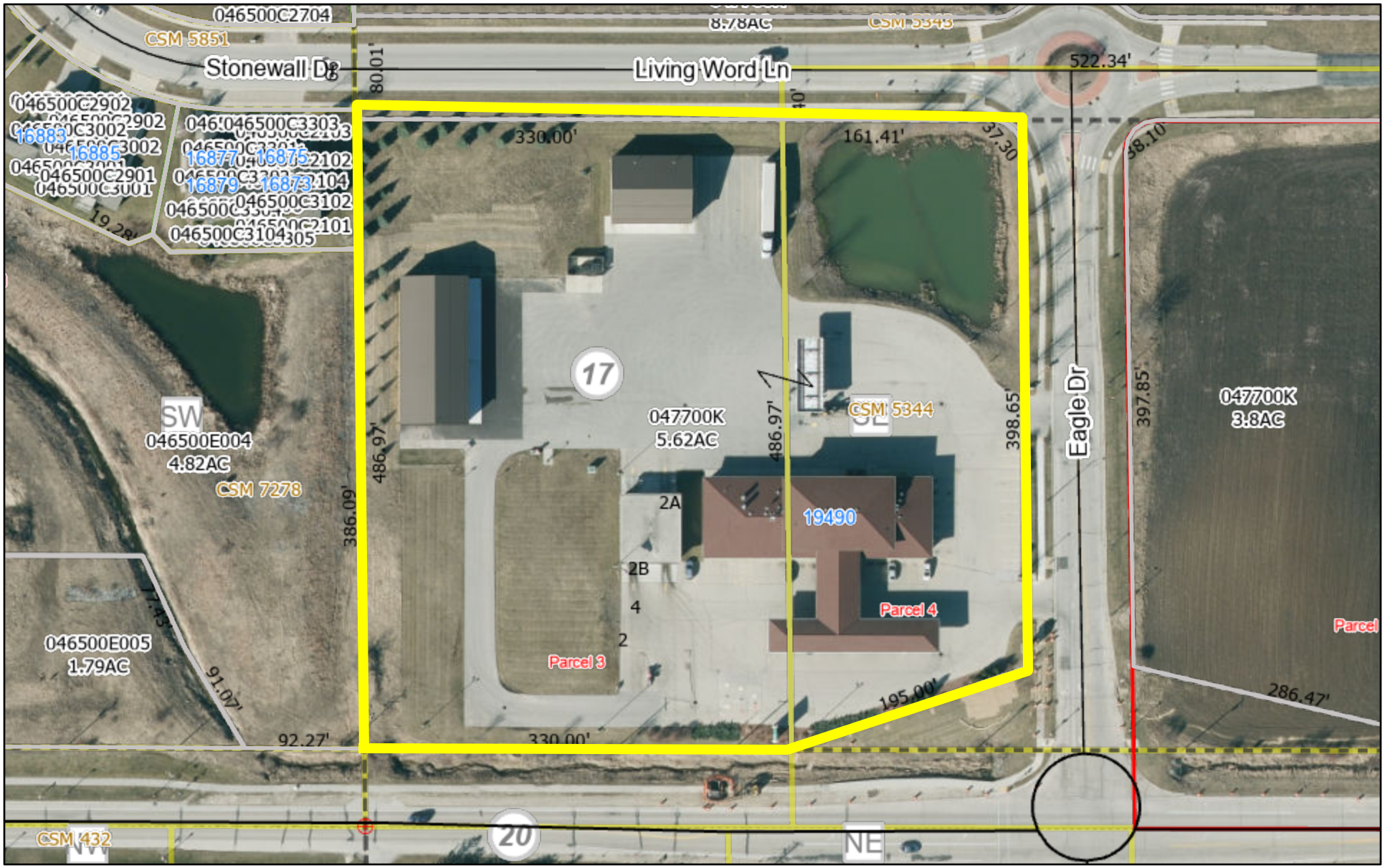
JACKSON RETAIL

N168W19490 Main Street, Jackson WI 53037

N173 W21010 NORTHWEST PASSAGE WAY ● JACKSON, WI 53037 TEL: 262.677.9933 ● FAX: 262.677.9934

DESIGN 2 CONSTRUCT

N168 W19490 Main Street



7/8/2025, 1:35:22 PM

1:1,276

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Current Parcel
Override 1
Address Point

Road Centerline STH, CTH
State Highway
PLSS Boundary
PLSS Section

PLSS Quarter
Lot

Plat
Certified Survey Map

Condominium
Right-of-Way
Municipality

Local Road Labels
Local Road
PLSS Monument
Landhook

Washington County GIS

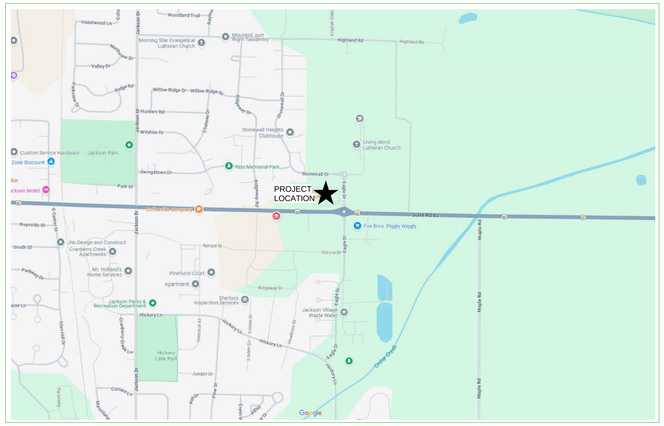
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |

BUILDING DESIGN FOR:

JACKSON RETAIL

MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

DESIGN2CONSTRUCT



LOCATION MAP

N

SHEET INDEX:

		REV DATE
TS	TITLE SHEET	
	CIVIL	
C1.01	EXISTING CONDITIONS PLAN	
C1.02	PROPOSED SITE PLAN	
C1.03	EROSION CONTROL PLAN	
C1.04	GRADING PLAN	
C1.05	UTILITY PLAN	
C2.01	CONSTRUCTION NOTES	
C2.02	SITE DETAILS	
C2.03	EROSION CONTROL & UTILITY DETAILS	
	ARCHITECTURAL	
A1.0	ARCHITECTURAL SITE PLAN	
A1.1	SITE PLAN W/ LANDSCAPING	
A2.1	FLOOR PLAN	
A4.1	EXTERIOR ELEVATIONS	

PROJECT CONTACTS

ARCHITECT — MARK HERTZFELDT
SUPERVISING PROFESSIONAL — MH

PROJECT MANAGER
JASON HERNKE

PROJECT NO.
24-00215

DATE
06.26.2025

SEAL

DESIGN
•
CONSTRUCTION

PHONE (262) 677-9933
FAX (262) 677-9934
•
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.

DESIGN2CONSTRUCT

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
•
PHONE 262.677.9933
FAX 262.677.9934
•
info@design2construct.com

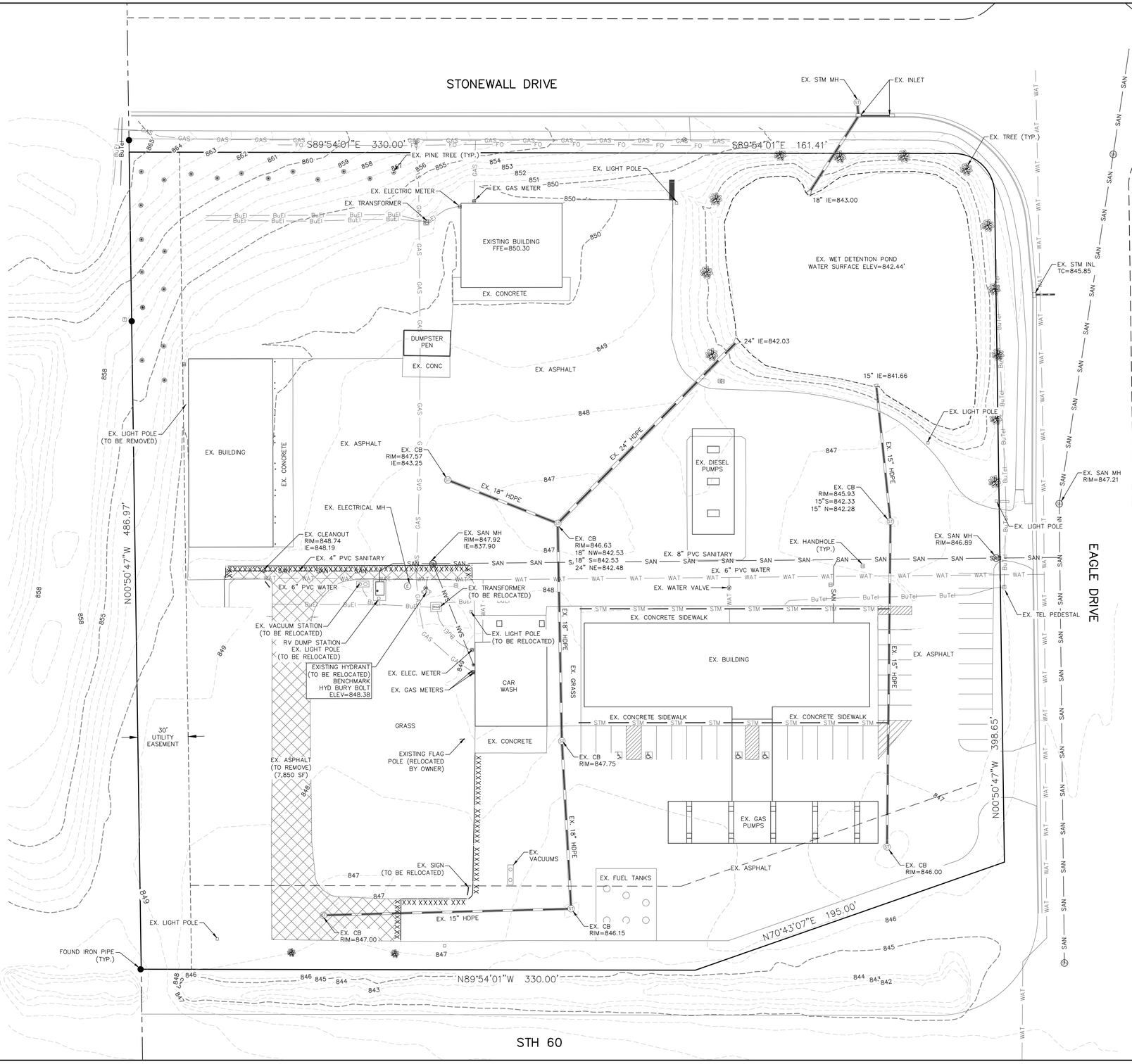
BUILDING DESIGN FOR:
JACKSON RETAIL
MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA
DATE 06.26.2025
JOB NO. 24-00215
SET USE PLAN COMMISSION
DRAWN BY DLH
SHEET NO.

TS



CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	EROSION CONTROL PLAN
C1.04	GRADING PLAN
C1.05	UTILITY PLAN
C2.01	CONSTRUCTION NOTES
C2.02	SITE DETAILS
C2.03	EROSION CONTROL & UTILITY DETAILS

LEGEND:

- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- GAS VALVE.
- FIRE HYDRANT.
- E – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
EXISTING CONDITIONS PLAN

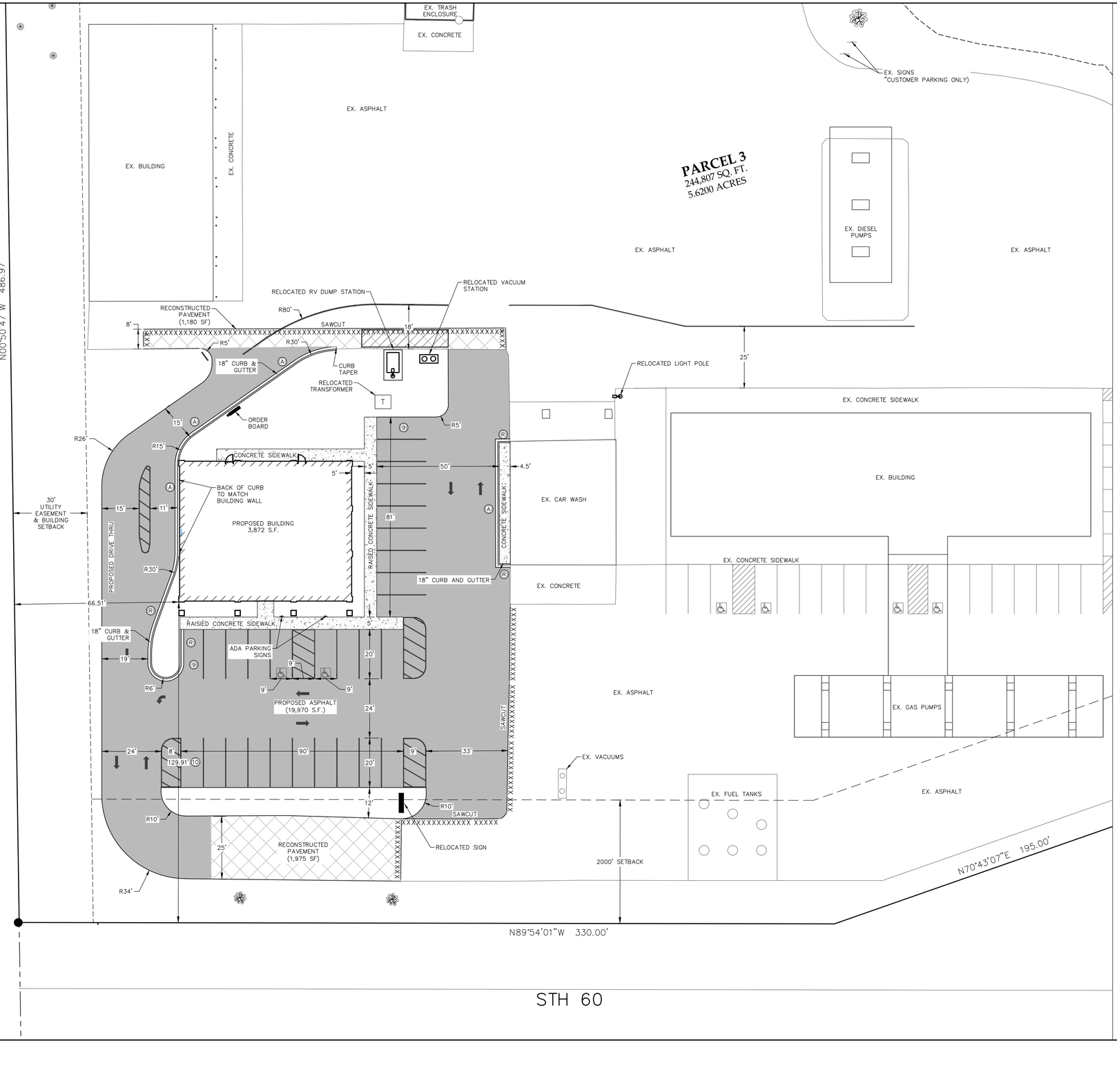
DRAWN BY: **DLC**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C1.01



0 20 40

LEGEND:

(#) – PARKING STALLS IN A ROW
(R) – REJECT CURB
(A) – ACCEPT CURB

SITE INFORMATION BLOCK

Site Address:	N168 W19490 Main ST
Legal Description:	Parcel 3, CSM 5343 and Parcel 4, CSM 5344
Site Acreage	5.62 Acres

Building & Paving Setback Requirements

	Building	Pavement
Front	50 feet	feet
Side	20 feet	feet
Rear	25 feet	feet

Existing Site Area

Description	Area (sf)	% Impervious
Building	19,581	8.00
Asphalt/Concrete	117,180	47.90
Impervious	136,761	55.90
Lawn	107,898	44.10
Total	244,659	100.00

Proposed Site Areas

Description	Area (sf)	% Impervious
Building	23,453	9.42
Asphalt/Concrete	135,745	54.49
Impervious	159,198	63.91
Lawn	89,901	36.09
Total	249,099	100.00

SITE PLAN NOTES:

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

PAVING LEGEND

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

CONCRETE SIDEWALK
6" CRUSHED AGGREGATE BASE COURSE
4" CONCRETE

REVISIONS:

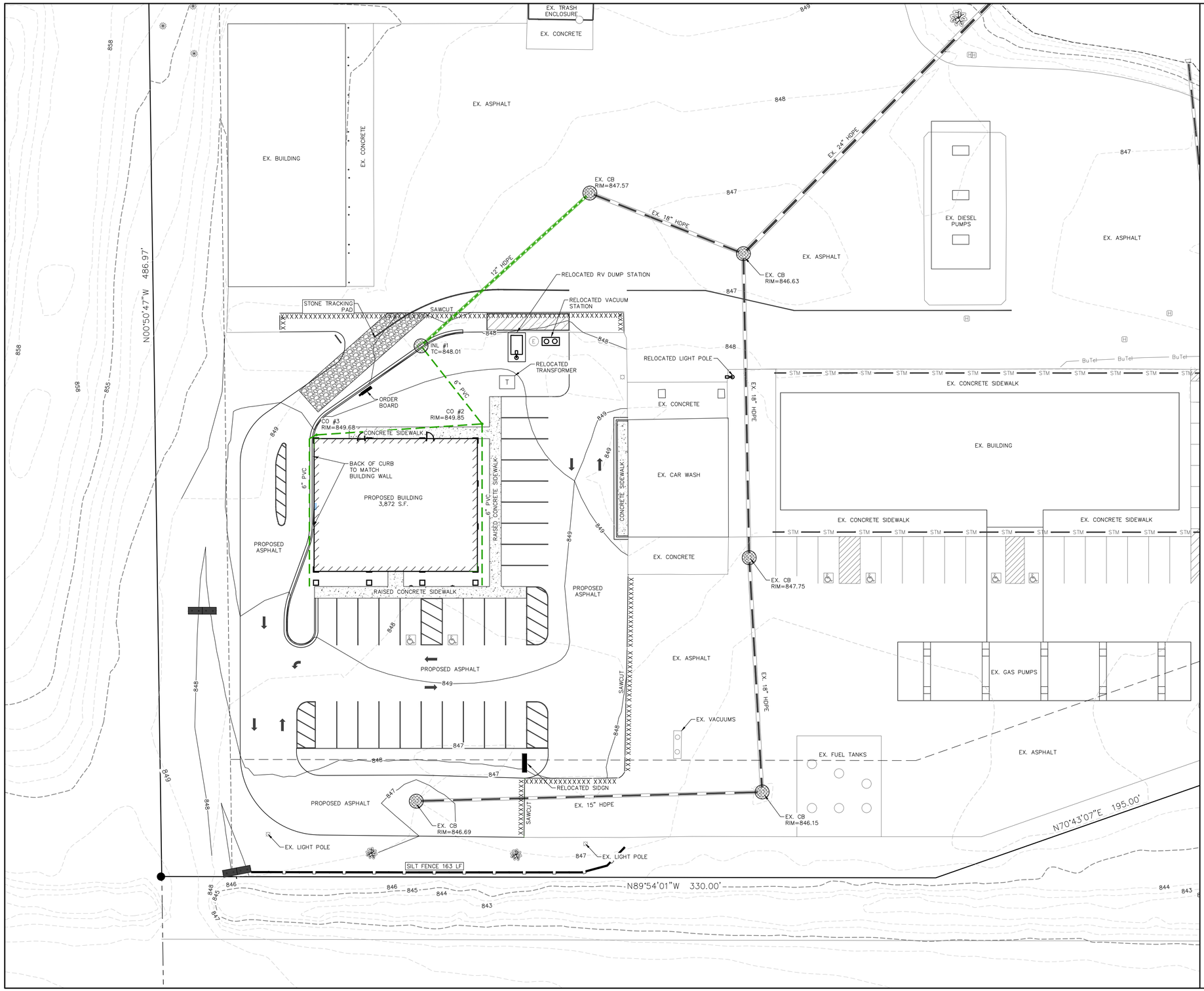
NO.	DATE	DESCRIPTION

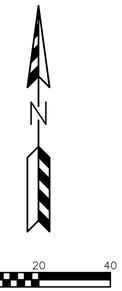
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
PROPOSED SITE PLAN

DRAWN BY: **DLC**
DESIGNED BY: **KJP**
CHECKED BY: **JDR**
PLAN DATE: **6/27/2025**
PROJECT NO: **\DE-106-19**
SUBMITTAL
SHEET NO: **C1.02**





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

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.
- – INSTALL WISDOT TYPE D INLET PROTECTION.
- – INSTALL SILT FENCE.
- – INSTALL SEDIMENT LOG.
- – DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

AUGUST 1, 2025

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF JACKSON SHALL HAVE A TRACKING PAD.

AUGUST 2, 2025 – APRIL 1, 2026

2. STRIP TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
3. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
4. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
5. CONSTRUCT BUILDING PADS AND BUILDINGS.
6. CONTINUE SITE GRADING.
7. INSTALL BASE COURSES, PROPOSED PAVEMENTS
8. INSTALL LANDSCAPING.
9. APPLY FINAL STABILIZATION TO ENTIRE SITE.

APRIL 2 – 15, 2025

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF JACKSON PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

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

REVISIONS:		
NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
EROSION CONTROL PLAN

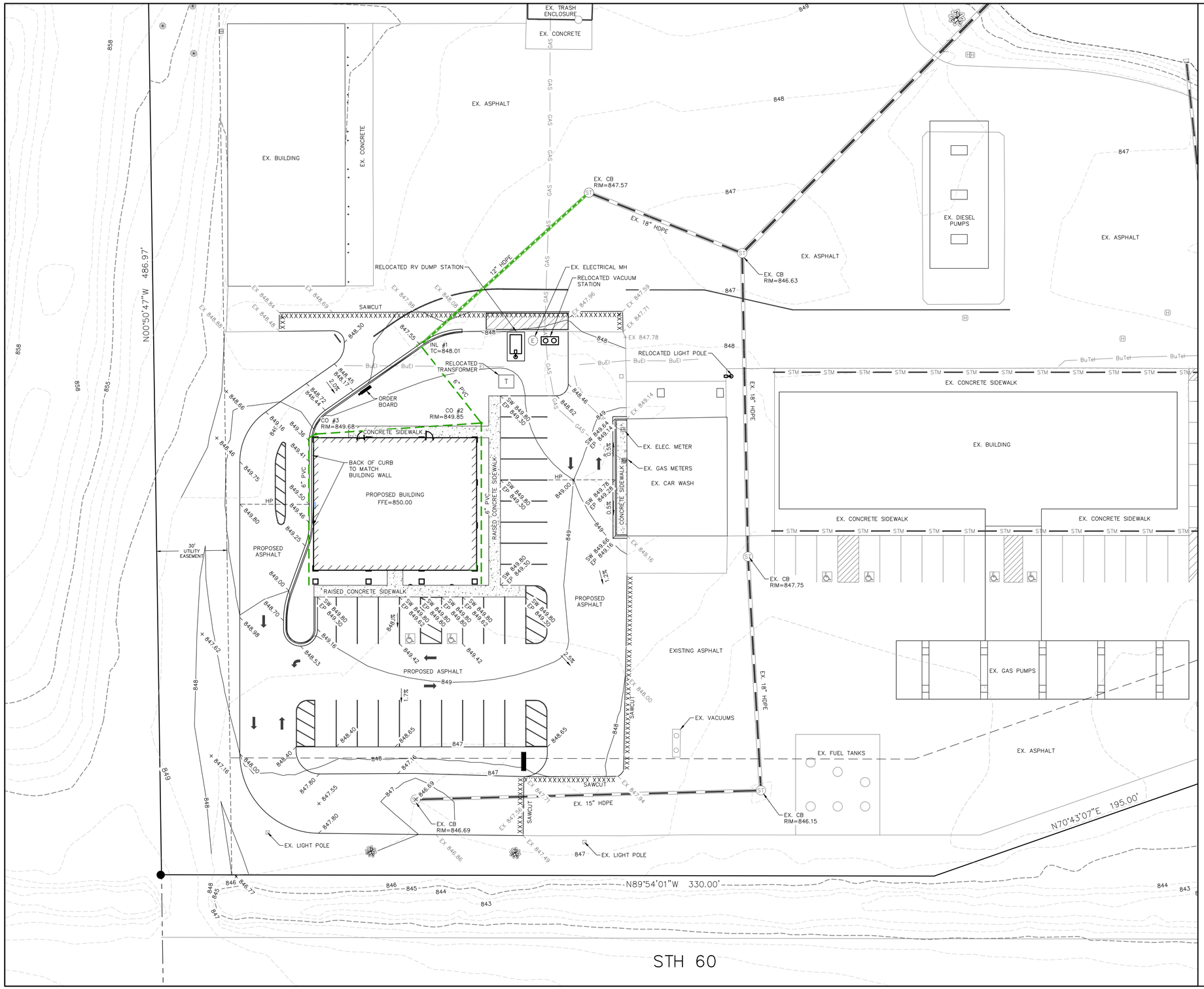
DRAWN BY: **WWS**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C1.03



0 20 40

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

LEGEND:

936	– EXISTING MINOR CONTOUR.
935	– EXISTING MAJOR CONTOUR.
936	– PROPOSED MINOR CONTOUR.
935	– PROPOSED MAJOR CONTOUR.
EX 934.23	– EXISTING SPOT ELEVATION.
934.23	– PROPOSED CURB FLANGE ELEVATION.
TC 934.23	– PROPOSED TOP OF CURB ELEVATION.
SW 934.23	– PROPOSED SIDEWALK ELEVATION.
EP 934.23	– PROPOSED EDGE OF PAVEMENT ELEVATION.
EXP 934.23	– PROPOSED BUILDING EXPOSURE ELEVATION.
FFE 934.23	– PROPOSED BUILDING FIRST FLOOR ELEVATION.
	– PROPOSED STORM SEWER.
	– EXISTING STORM SEWER.

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
GRADING PLAN

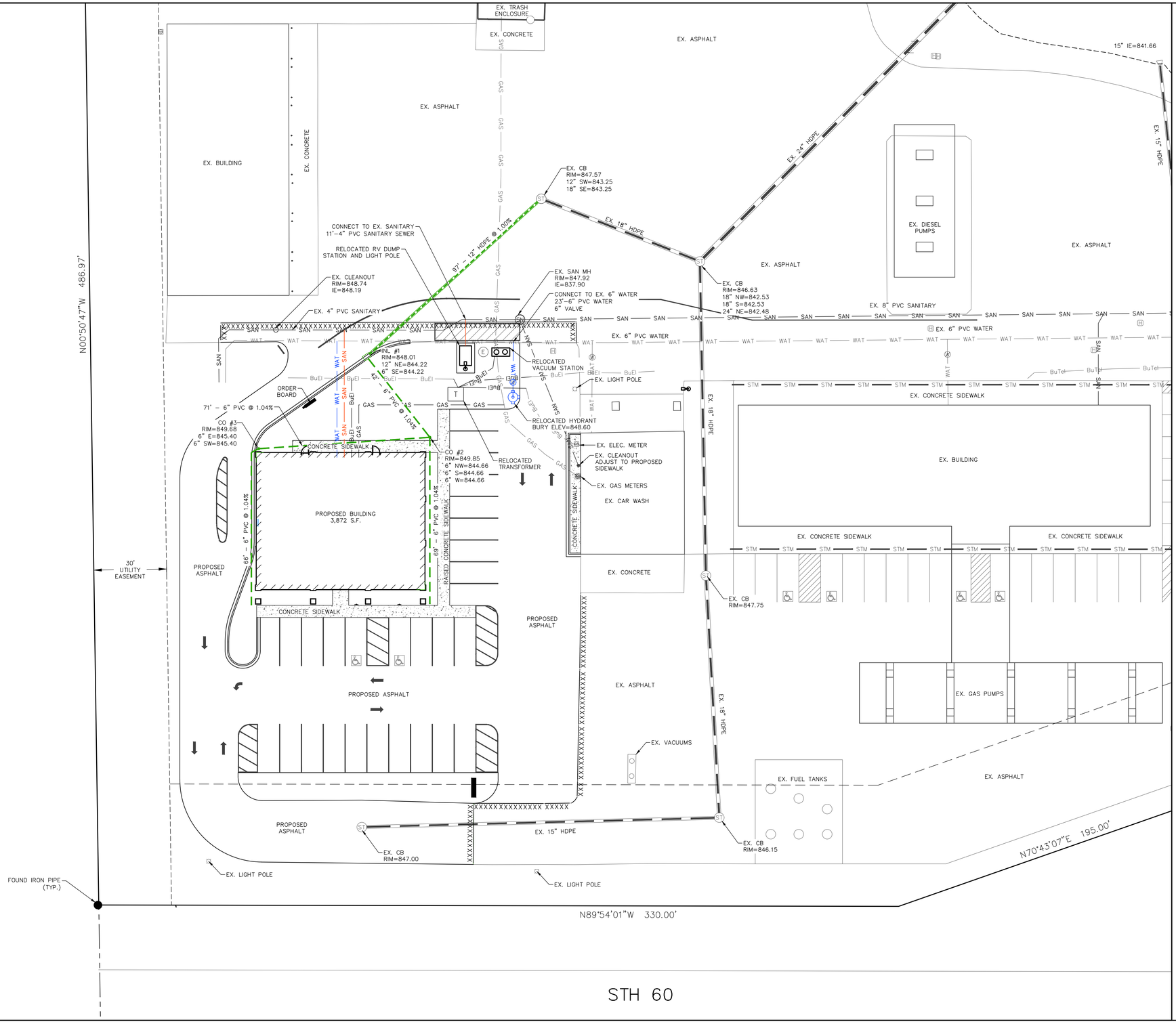
DRAWN BY: **DLC**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C1.04



0 20 40

LEGEND:

- OHEL OHEL – OVERHEAD ELECTRIC LINE.
- BuEl BuEl – BURIED ELECTRIC LINE.
- BuTel BuTel – BURIED TELEPHONE LINE.
- FO FO – FIBER OPTIC LINE.
- GAS GAS – GAS LINE.
- SAN SAN – SANITARY SEWER.
- WAT WAT – WATER MAIN OR SERVICE.
- STM STM – STORM SEWER LINE.
- GV – GAS VALVE.
- FH – FIRE HYDRANT.
- PP – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- WV – WATER VALVE.
- SAN SAN – PROPOSED SANITARY SEWER
- WAT WAT – PROPOSED WATER MAIN
- STM STM – PROPOSED STORM SEWER.
- GAS GAS – PROPOSED GAS
- GAS GAS – PROPOSED ELEC

STORM SEWER TABLE		
Structure Number	Structure Dimensions (Inches)	Neenah Casting or Equivalent
INL #1	24"x36"	R-3067
CO #2	8	R-7506-D
CO #3	8	R-7506-D

REVISIONS:		
NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
UTILITY PLAN

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

PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C1.05

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382–383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1–800–242–8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON–SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF–ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM–D–423) AND PLASTICITY INDEX (ASTM D–424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON–FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D–2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D–698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN–SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN –1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D–398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF–ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/– 1" FOR LANDSCAPE AREAS AND +/– ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

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

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1–1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58–28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON–FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF SECTION 415 OF THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C–94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10". EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER SECTION 415.2.2 OF THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

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

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO–TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:		
NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
CONSTRUCTION NOTES

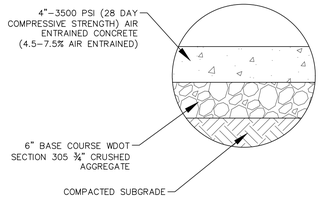
DRAWN BY: **WWS**
DESIGNED BY: **WWS**
CHECKED BY: **JDR**

PLAN DATE: **6/27/2025**

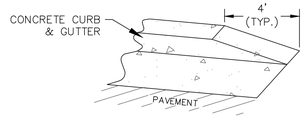
PROJECT NO: **\DE-106-19**

SUBMITTAL

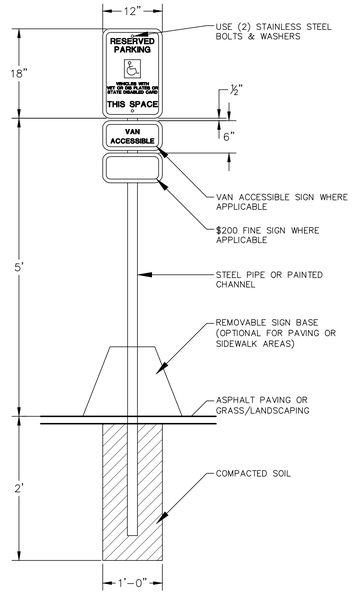
SHEET NO:
C2.01



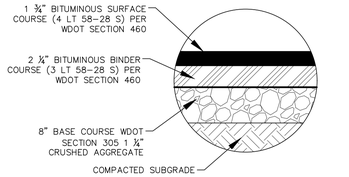
CONCRETE SIDEWALK SECTION



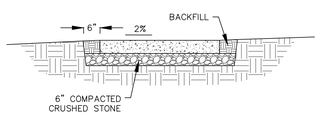
CURB TAPER DETAIL



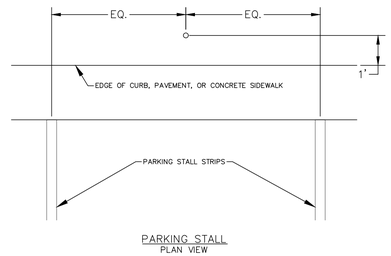
NOTE: SIGN SHALL COMPY WITH CURRENT STATE AND ADA GUIDELINES



ASPHALT PAVEMENT SECTION

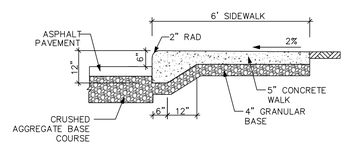


4" CONCRETE SIDEWALK

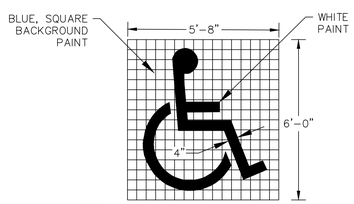


PARKING STALL
PLAN VIEW

ADA COMPLIANT ACCESSIBLE SIGN DETAIL



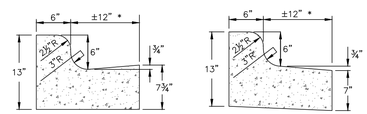
RAISED SIDEWALK DETAIL



NOTE: GRID FOR LAYOUT PURPOSES ONLY

ADA COMPLIANT ACCESSIBLE STALL PAINTED SYMBOL

NOT TO SCALE



18" STANDARD CONCRETE CURB & GUTTER

18" REJECT CONCRETE CURB & GUTTER

GENERAL NOTES:

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

18" CURB AND GUTTER DETAILS

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
SITE DETAILS

DRAWN BY:
WWS

DESIGNED BY:
WWS

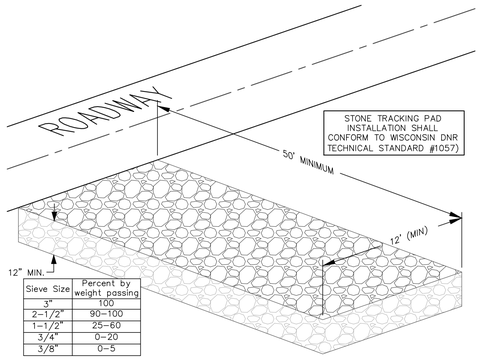
CHECKED BY:
JDR

PLAN DATE:
6/27/2025

PROJECT NO:
\DE-106-19

SUBMITTAL

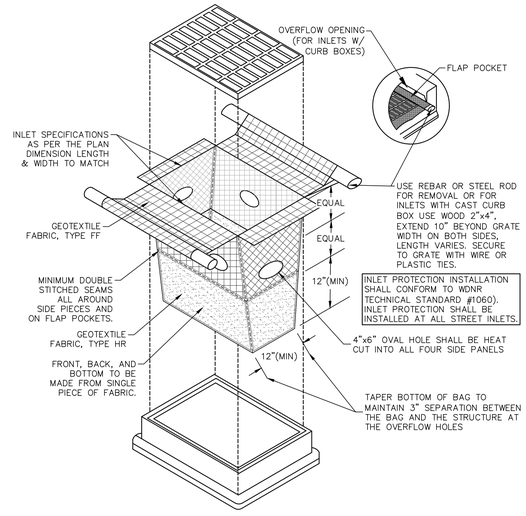
SHEET NO:
C2.02



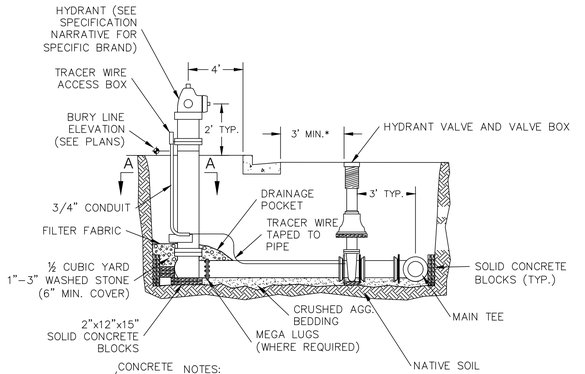
Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

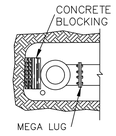
STONE TRACKING PAD DETAIL

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



TYPE D-HR INLET PROTECTION DETAIL





SECTION A-A

NOTES:

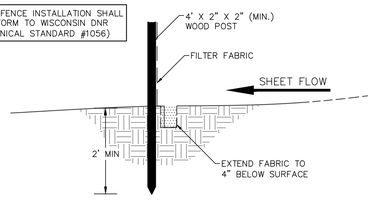
– THE HYDRANT AND HYDRANT VALVE SHALL BE CONNECTED TO THE MAIN TEE BY MEGA LUGS AS REQUIRED.

–WHERE THE HYDRANT IS INSTALLED AT THE HIGH POINT OF THE WATER MAIN ON MAINS 10 INCHES IN DIAMETER AND LARGER THE CONTRACTOR SHALL TIP THE MAIN TEE UPWARDS 45 DEGREES AND USE A 45 DEGREE FITTING TO ALLOW AIR TO ESCAPE FROM THE MAIN.

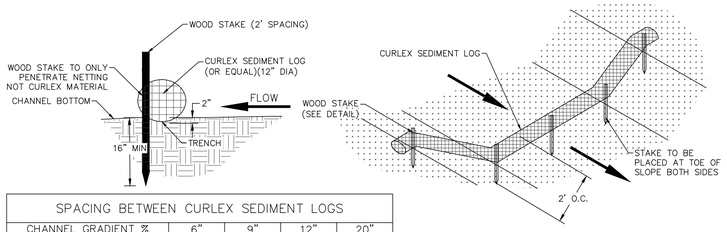
* IF 3' DISTANCE CANNOT BE ACHIEVED, LOCATE VALVE AND VALVE BOX IN THE TERRACE.

HYDRANT SETTING DETAIL

SILT FENCE INSTALLATION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1056)

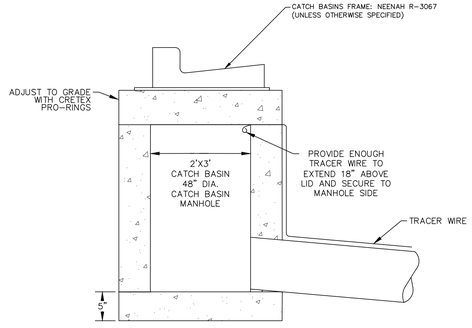


SILT FENCE CONSTRUCTION (SHEET FLOW)

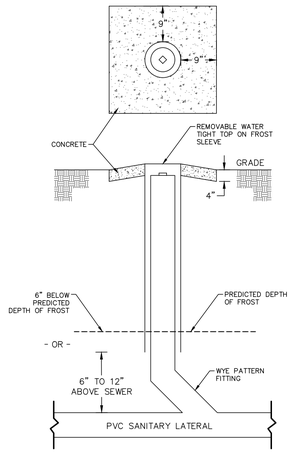


SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

SEDIMENT LOG DETAIL



INLET/CATCH BASIN DETAIL



CLEAN OUT WITH FROST SLEEVE DETAIL

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
EROSION CONTROL & UTILITY DETAILS

DRAWN BY: **WWS**

DESIGNED BY: **WWS**

CHECKED BY: **JDR**

PLAN DATE: **6/27/2025**

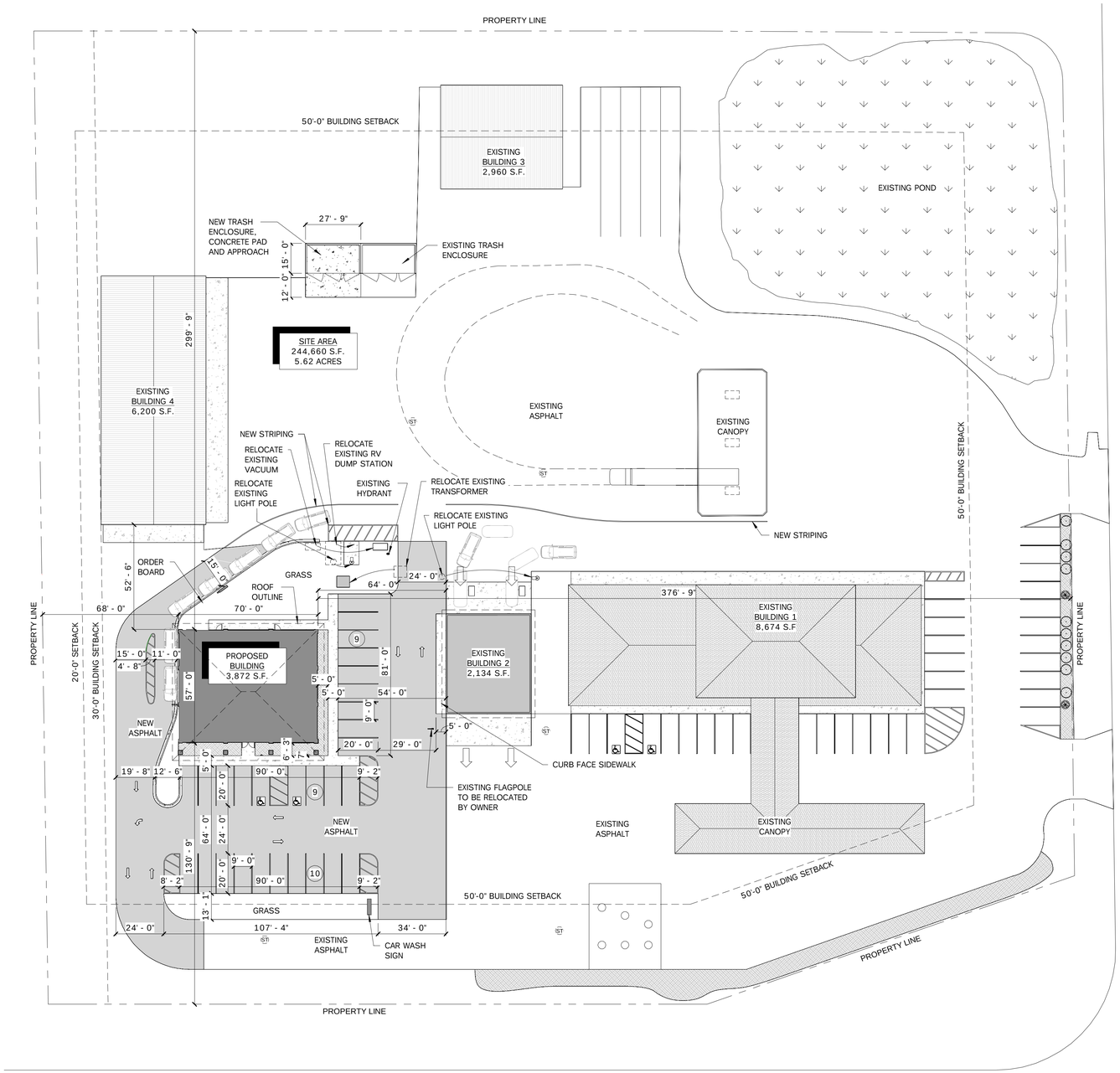
PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C2.03

SITE DATA:

SITE AREA:	244,660 SF 5.62 ACRES
AREA OF EXISTING BUILDINGS:	19,968 SF
AREA OF PROPOSED BUILDING:	3,872 SF
TOTAL BUILDING FOOTPRINT:	23,840 SF
MAX. GROSS FLOOR AREA RATIO:	60% (ACTUAL: 9.8%)
TOTAL HARD SURFACE AREA:	136,820 SF
MAX. IMPERVIOUS SURFACE AREA:	80% (ACTUAL 55.9%)
EXISTING HARD SURFACE AREA:	115,844 (47.3% OF SITE)
PROPOSED HARD SURFACE AREA CONCRETE AREA: LIGHT DUTY PAVING:	20,976 SF (8.6% OF SITE) 2,200 SF 18,776 SF
TOTAL GREEN SPACE AREA:	84,000 SF (34.3% OF SITE)
LINEAR FEET OF CURB:	212 LF
ZONING DISTRICT:	PUD 03 - KARM
ALLOWABLE BUILDING HEIGHT:	35'-0"
BUILDING HEIGHT:	28'-1"
FRONT YARD SETBACK:	50'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	25'-0"
PARKING STALL REQUIREMENTS:	
RESTAURANT: 1/250 SF	8
(1,936 SF) 1/EMPLOYEE	6
RETAIL: 1/300 SF	7
(1,936 SF)	
TOTAL	21
TOTAL PARKING PROVIDED:	28 (INCL. 2 H.C. STALLS)
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2



MAIN STREET (HWY. '60')

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

N

DESIGN2CONSTRUCT

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
JACKSON RETAIL

MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE
ARCHITECTURAL SITE PLAN

REVISIONS

PROJECT DATA

DATE 06.26.2025

JOB NO. 24-00215

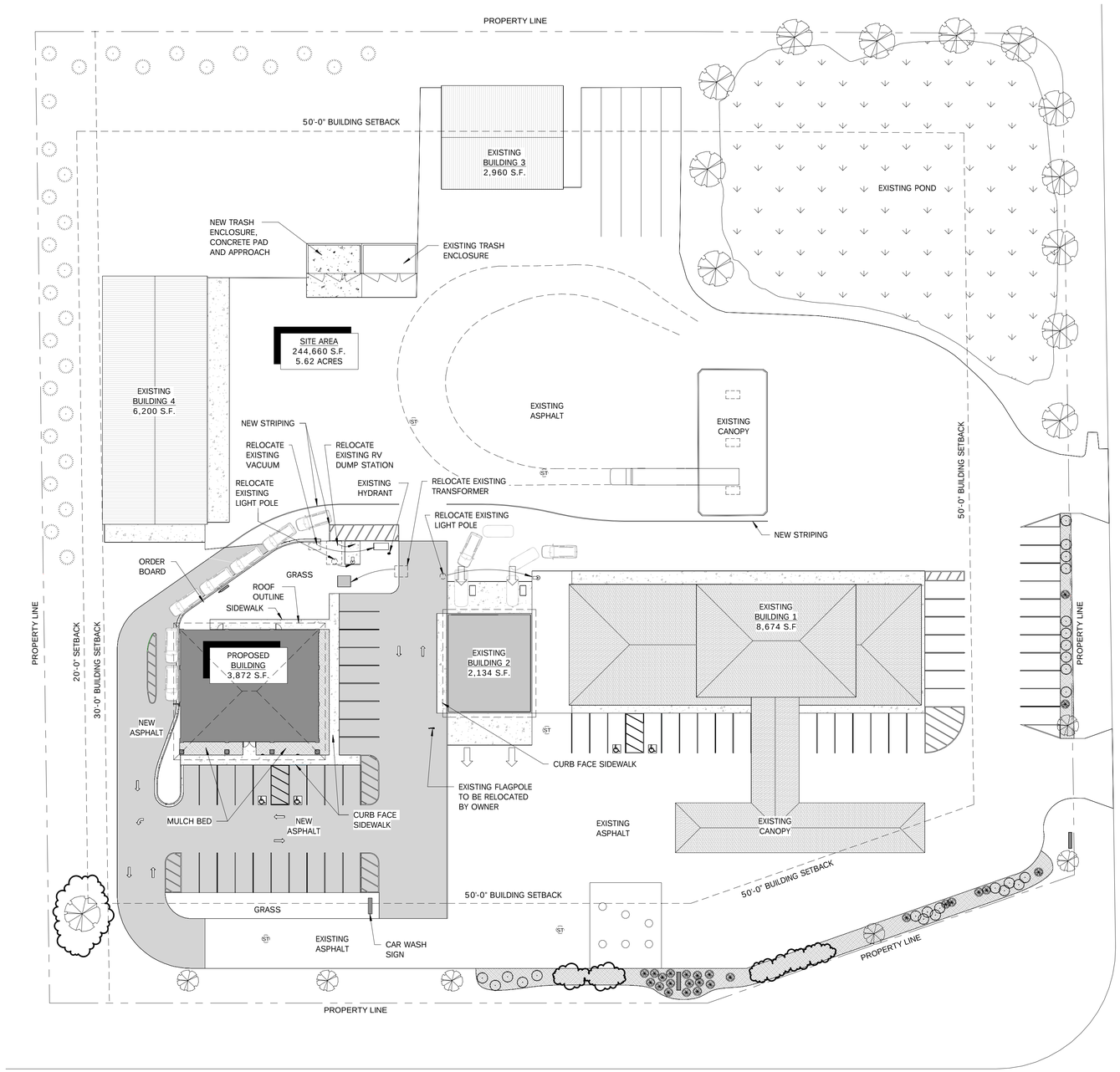
SET USE PLAN COMMISSION

DRAWN BY DLH

SHEET NO.

A1.0

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.



1 SITE PLAN W/ LANDSACPING
SCALE: 1" = 30'-0"

N

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.

DESIGN2CONSTRUCT

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

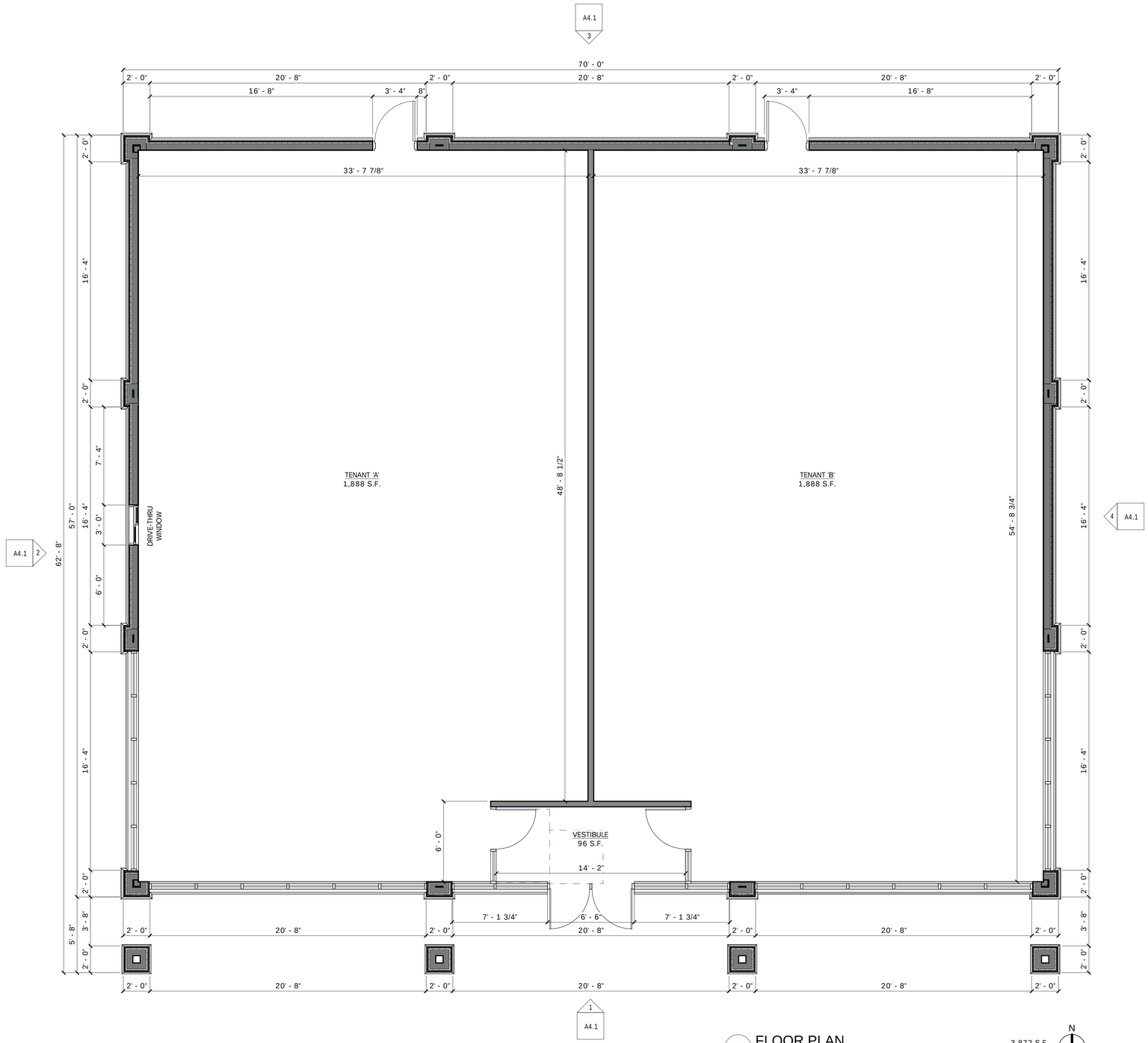
BUILDING DESIGN FOR:
JACKSON RETAIL

MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE
SITE PLAN W/ LANDSCAPING

REVISIONS
1

PROJECT DATA
DATE 06.26.2025
JOB NO. 24-00215
SET USE PLAN COMMISSION
DRAWN BY DLH
SHEET NO. A1.1



DESIGN2CONSTRUCT

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:

JACKSON RETAIL

MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE

FLOOR PLAN

REVISIONS

PROJECT DATA

DATE
06.26.2025

JOB NO.
24-00215

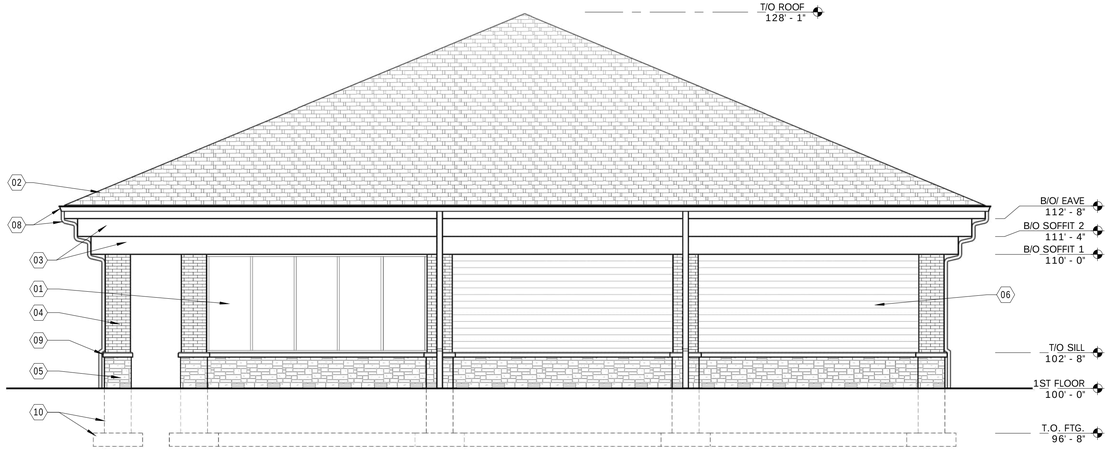
SET USE
PLAN COMMISSION

DRAWN BY
DLH

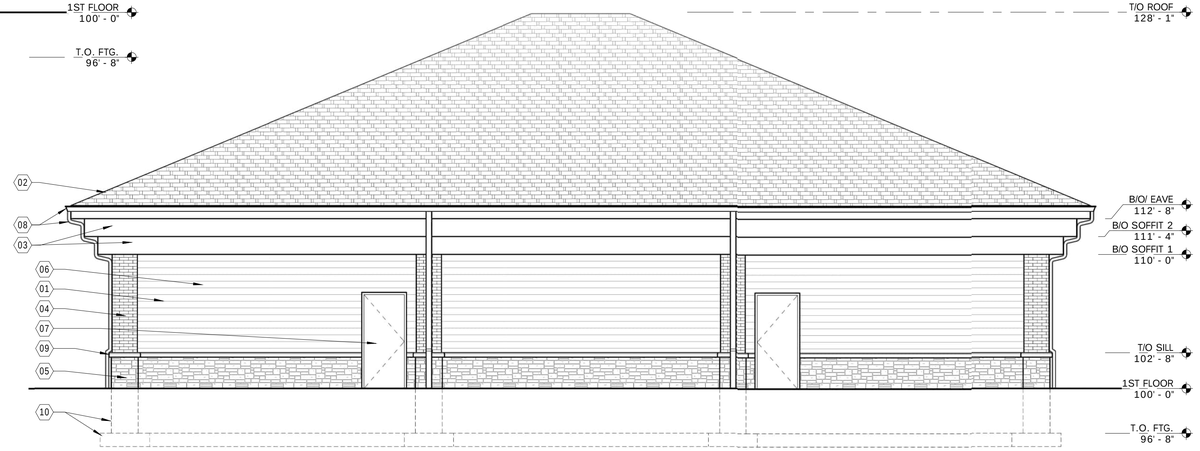
SHEET NO.

A2.1

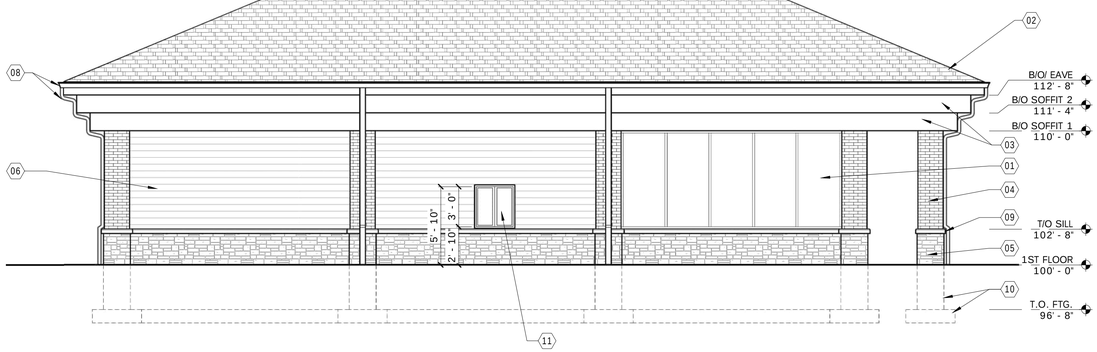
This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATION NOTE LEGEND

01	PREFINISHED ALUMINUM WINDOW SYSTEM W/ TINTED, INSULATED GLASS. MATCH EXISTING
02	30-YR. DIMENSIONAL ASPHALT SHINGLES. MATCH EXISTING
03	EXTERIOR INSULATION FINISH SYSTEM (EIFS). MATCH EXISTING
04	FACE BRICK VENEER. MATCH EXISTING
05	STONE VENEER. MATCH EXISTING
06	COMPOSITE 6" EXPOSED LAP BOARD SIDING. MATCH EXISTING
07	HOLLOW METAL DOOR AND FRAME - PAINTED
08	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT. MATCH EXISTING
09	LIMESTONE SILL. MATCH EXISTING
10	FOOTING AND FOUNDATION WALL
11	DRIVE-THRU TRANSACTION WINDOW
12	PREFINISHED ALUMINUM STOREFRONT SYSTEM W/ TINTED, INSULATED GLASS. MATCH EXISTING

DESIGN2CONSTRUCT

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
JACKSON RETAIL

MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

DATE
06.26.2025

JOB NO.
24-00215

SET USE
PLAN COMMISSION

DRAWN BY
DLH

SHEET NO.
A4.1

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.

ORDINANCE #25-08

AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN SECTION 48-155 OF THE VILLAGE OF JACKSON MUNICIPAL CODE FOR PLANNED DEVELOPMENT DISTRICT PUD-03

WHEREAS, the Village of Jackson Village Board adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning;" and

WHEREAS, KARM Properties LLC (hereafter property owner) owns the property at N168 W19490 Main Street (hereafter subject property), more particularly described as Parcel: V3_047700K, and

WHEREAS, the property owner has submitted a petition to amend Section 48-155(c) pursuant to the requirements in Section 48-151 of the zoning regulations; and

WHEREAS, the Village of Jackson Plan Commission reviewed the petition at their meeting on July 17, 2025, and recommended approval as set forth in this ordinance; and

WHEREAS, upon due notice as required by the zoning code, the Village Board conducted a public hearing on August 12, 2025, to accept public input; and

WHEREAS, the Village Board accepted the Plan Commission's recommended code amendment without revision; and

WHEREAS, the Village Board, after careful review and upon consideration of the recommendation of the Plan Commission and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Village of Jackson, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

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

Section 1. Amend Section 48-155(c) in Chapter 48, to read as set forth below.

DRAFT

(c) **Conditional uses**. Uses allowed as a conditional use, subject to other requirements of the zoning code: (1) mini-storage facility and (2) truck parking and (3) vehicular drive-thru.

Section 2. This ordinance shall become effective upon passage and posting or publication as provided by law.

Section 3. 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.

Section 4. 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:

DRAFT

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

Village Official	Date

DRAFT

Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 12, 2025

Agenda Item: # 7.c

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

From: Collin Johnson, Director of Inspections/Zoning

Subject: Ordinance #25-09 Rezoning of Parcel: V3_004000A from Planned Unit Development District (PUD) to B-2 Downtown Business District - Center Main, LLC

Description / Background and Analysis:

The subject property was previously home to The Latest Edition, a tavern that operated for several years in the Village. The business closed in the fall of 2022 and has remained empty since. Center Main, LLC purchased the property on March 30, 2023.

The property consists of 0.59 acres. The main structure includes the original tavern, comprised of a 2,633-square-foot first floor and a 2,025-square-foot second floor. There is also a 3,145 square-foot addition constructed in 2007. Additionally, there are also two outbuildings located on the parcel.

Site plan improvements include demolition of the easterly outbuilding, fourteen new parking stalls in addition to the roughly five that exist currently, including one ADA van accessible stall, private sidewalks, and a refuse enclosure area. There are currently no plans for the north outbuilding.

The owner is requesting a rezoning from Planned Unit Development (PUD) to B-2 Downtown Business District. The rezoning is the first requirement to allow them to operate an antiques resale store out of the building. A future Conditional Use and Site Plan review will be necessary as the final step in allowing the retail operation.

Comprehensive Plan and Zoning Impacts:

The property is currently designated as mixed-use under the 2050 Comprehensive Plan and is currently zoned Planned Unit Development District. Rezoning to a B-2 Downtown Business District will allow for greater use flexibility in the future and is recommended by staff. Ordinance Section 48-146 below outlines the approved uses and requirements for B-2 zoning districts:

> **Sec. 48-146. B-2 Downtown Business District.**
>
> (a) Generally. The B-2 Downtown Business District is intended to provide for the orderly continuation of the traditional central business district. The business activities are more of a general nature and are characterized by on-street parking. While continuing those existing businesses at their present level of service, new businesses located in the B-2 Downtown Business District should be required to provide for off-street parking and loading.

(b) Permitted uses. None; all uses are conditional uses.

(c) Lot area and width. Lots shall have a minimum of 7,000 square feet in area and shall be not less than 60 feet in width at the setback line.

(d) Building height. No building or parts of building shall exceed 35 feet in height.

(e) Setbacks and yards. There shall be a minimum building setback of ten feet from the street right-of-way. No minimum side yard is required; however, where a side yard is provided, it shall not be less than ten feet. There shall be a rear yard of not less than 25 feet.

Site Plan:

See attached location map and Plat of Survey

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing for re-zoning and conditional use review.

Signage:

No signage is being requested at this time. Signage complying with the current zoning code does not require review or approval by the Plan Commission or Village Board.

Additional Staff Comments:

Inspections & Zoning:

Recommend the Plan Commission recommend approval of the rezoning to B-2 Downtown Business District as requested.

Notice Requirements:

- Posting on the agenda
- Notification of all other municipalities located within 1000-feet of the subject property including any non-contiguous
- Publication of a Class II Legal Notice is also required

Potential Action:

Motion to recommend Village Board approve Ordinance #25-09 to rezone Parcel V3_004000A from Planned Unit Development to B-2 Downtown Business District.

Attachments:

1. Plan Commission Application
2. Location Map and Plat of Survey
3. Building / Site Plans
4. Ordinance 25-09 (DRAFT)

Village of Jackson

PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☒ CONDITIONAL USE
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* (For existing Cond. Use ONLY)

☒ PLANNED UNIT DEVELOPMENT
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* (For existing PUD ONLY)

☒ CERTIFIED SURVEY MAP
- ☐ CONCEPT PLAN
- ☐ COMP. PLAN AMENDMENT
- ☐ OTHER _____

Property Address: N168W20788 Main St. Unit: _____ Jackson, WI

Parcel #: V13-0040004A Lot Size: _____ sq. ft. Building Area: _____ sq. ft.

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

APPLICANT INFORMATION

Center Main, LLC

Name(s): John Bagley / ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

Mailing Address: W208 N16710 S. Center St. Jackson State WI Zip 53037

Office: (262) 483-5337 Cell: (262) 305-1260 Fax: (____) ____

Email: jess@rustedj.com

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: The Rusted J Resale, LLC

D/B/A: _____ FEIN #: 87-3710224

Mailing Address: W208N16710 S. Center St. Jackson State WI Zip 53037

Office: (262) 483-5337 Cell: (262) 305-1260 Fax: (____) N/A

Email: jess@rustedj.com

Website: N/A

PROPERTY OWNER INFORMATION

Name(s): Center Main LLC

Address: N168 W20788 Main St. Jackson State WI Zip 53037

Office: (262) 483-5337 Cell: (____) _____ Fax: (____) _____

Email: jhbdesignandconstruct@yahoo.com

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

Firm Name: Envision Design Architects

Primary Contact: Shawn Sullivan

Address: 342 N. Water St. Suite 600, Milw State WI Zip 53202

Office: (262) 327-4338 Cell: (____) _____ Fax: (____) _____

Email: envision3design@gmail.com

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

Briefly explain what you are requesting to be reviewed and/or approved: request re-zoning of parcel

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

Hours of Operation: Wednesday - Sunday 10Am - 5Pm

Provide a brief overview of proposed daily on-site operations: Retail Sales During hours of operation

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

Describe all businesses, properties and other entities located adjacent to the proposed use: Hotel, Flower shop, Beauty Salon

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

Describe any proposed grading, and/or stormwater management plan: No change grading to remain as is until demolition of back shed then manage plan

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

Describe any proposed on-site security measures including site lighting: Street lights and parking lot lights per plan.

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): Village fire hydrants on corner. Fire extinguisher

Describe the projected traffic circulation and impacts: No change

List all setbacks from rights-of-way and property lines and height limitations: N/A See proposed plan / No change or addition Interior Remodel Only

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

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

Describe any proposed signage including type, size, and location: Sign will be on South elevation of building with views from both east and west direction with possible sign on west side of building.

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

Describe any site-specific features/constraints, etc.: N/A None

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: Please see plan provided plan meet 1 stall per 300 sq ft of total space.

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): N/A. None needed

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: See proposed plan.

Projected Sewer/Wastewater Usage: 15,750 gal/year

Projected Water Usage: 15,750 gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): John H. Bagler

Applicant Signature:

Co-Applicant Name (Print): Jessica Giese

CO-Applicant Signature:

Date of Application: 6/27/25

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
W194 N16660 Eagle Drive
Jackson, WI 53037

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

QUESTIONS?

Zoning Director:	For questions concerning **application submittal, zoning, or technical questions.**
Phone:	(262) 677-9696 x810
Email:	collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

---------- THIS PAGE FOR VILLAGE USE ONLY ----------

VILLAGE APPROVAL:

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

Plan Commission Approval: Meeting Date: _____, 20_____

Village Board Approval: Meeting Date: _____, 20_____

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

_____

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

_____

_____

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

Date Received: 7/2/25

Amount: $ 475.00

Payment Type: (CH) / CC / CASH

Check/Rcpt. #: 1004

Received By: [signature]

VILLAGE OF JACKSON
N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 300103
Date: 7/02/2025
Check

RECEIVED FROM THE RUSTED J RESALE $475.00

Type of Payment	Description	Amount
Accounting	PLANNING / ZONING FEES	475.00
	RUSTED J ANTIQUES REZONE	

TOTAL RECEIVED 475.00

Receipt Memo: RUSTED J ANTIQUES REZONE/CK#1004

The Rusted J Resale, LLC

Letter of Intent

We are requesting a review of plans for a resale shop consisting of mostly vintage and antique items. Shop will consist of resale goods of our own, and a retail space for other retail vendors to rent.

Impact Statement

General hours of operation have yet to be determined but thinking along the lines of Wed-Sunday 10 AM -5 PM

No unusual conditions

No vehicle trip generation

1-2 shop vehicles may be kept at the property

Proposed signage will include a sign on south front façade above covered entry on Hwy 60, site view to be east/west. and potentially one on the west side of the building, site view to be north/south

Proposed start date is anticipated to be 6 months after Village approval.

See application for anticipated water consumption

Washington County

Owner (s):
CENTER MAIN LLC

Location:
SE-SE,Sect. 18, T10N,R20E

Mailing Address:
CENTER MAIN LLC
N168W20788 MAIN ST
JACKSON, WI 53037
Request Mailing Address Change

School District:
6307 - WEST BEND SCHOOL

Tax Parcel ID Number:	Tax District:	Status:
004000A	**V3-VILLAGE OF JACKSON**	**Active**

Alternate Tax Parcel Number:	Government Owned:	Acres:
		0.5900

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
V OF JACKSON ASSRS PLAT SE SE OL 24 EXC N180' DOC 1579539 INC FORMER RR PROPERTY (HWY V1174 P207)

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*
N168W20788 MAIN ST JACKSON, WI 53037

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total	Payoff
2024	☐	$4,236.67	$4,236.67	$0.00	$0.00	$0.00	$0.00		$0.00
2023	☐	$4,630.89	$4,630.89	$0.00	$0.00	$0.00	$0.00		$0.00
2022	☐	$4,897.02	$4,897.02	$0.00	$0.00	$0.00	$0.00		$0.00
2021	☐	$5,057.83	$5,057.83	$0.00	$0.00	$0.00	$0.00		$0.00
2020	☐	$5,538.06	$5,538.06	$0.00	$0.00	$0.00	$0.00		$0.00
2019	☐	$5,294.54	$5,294.54	$0.00	$0.00	$0.00	$0.00		$0.00
2018	☐	$7,138.10	$7,138.10	$0.00	$0.00	$0.00	$0.00		$0.00
2017	☐	$5,184.03	$5,184.03	$0.00	$0.00	$0.00	$0.00		$0.00
2016	☐	$5,595.35	$5,595.35	$0.00	$0.00	$0.00	$0.00		$0.00
2015	☐	$5,496.48	$5,496.48	$0.00	$0.00	$0.00	$0.00		$0.00
2014	☐	$5,408.59	$5,408.59	$0.00	$0.00	$0.00	$0.00		$0.00
2013	☐	$5,952.76	$5,952.76	$0.00	$0.00	$0.00	$0.00		$0.00
2012	☐	$5,222.70	$5,222.70	$0.00	$0.00	$0.00	$0.00		$0.00
2011	☐	$5,756.29	$5,756.29	$0.00	$0.00	$0.00	$0.00		$0.00
2010	☐	$5,300.46	$5,300.46	$0.00	$0.00	$0.00	$0.00		$0.00
2009	☐	$5,057.92	$5,057.92	$0.00	$0.00	$0.00	$0.00		$0.00
Total									$0.00

If your taxes are 3 years or more delinquent, please contact the Treasurer's Office for additional fees due. (262) 335-4324.

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to **June 30, 2025**.

Assessments

Attachments

Districts

Documents

Notes

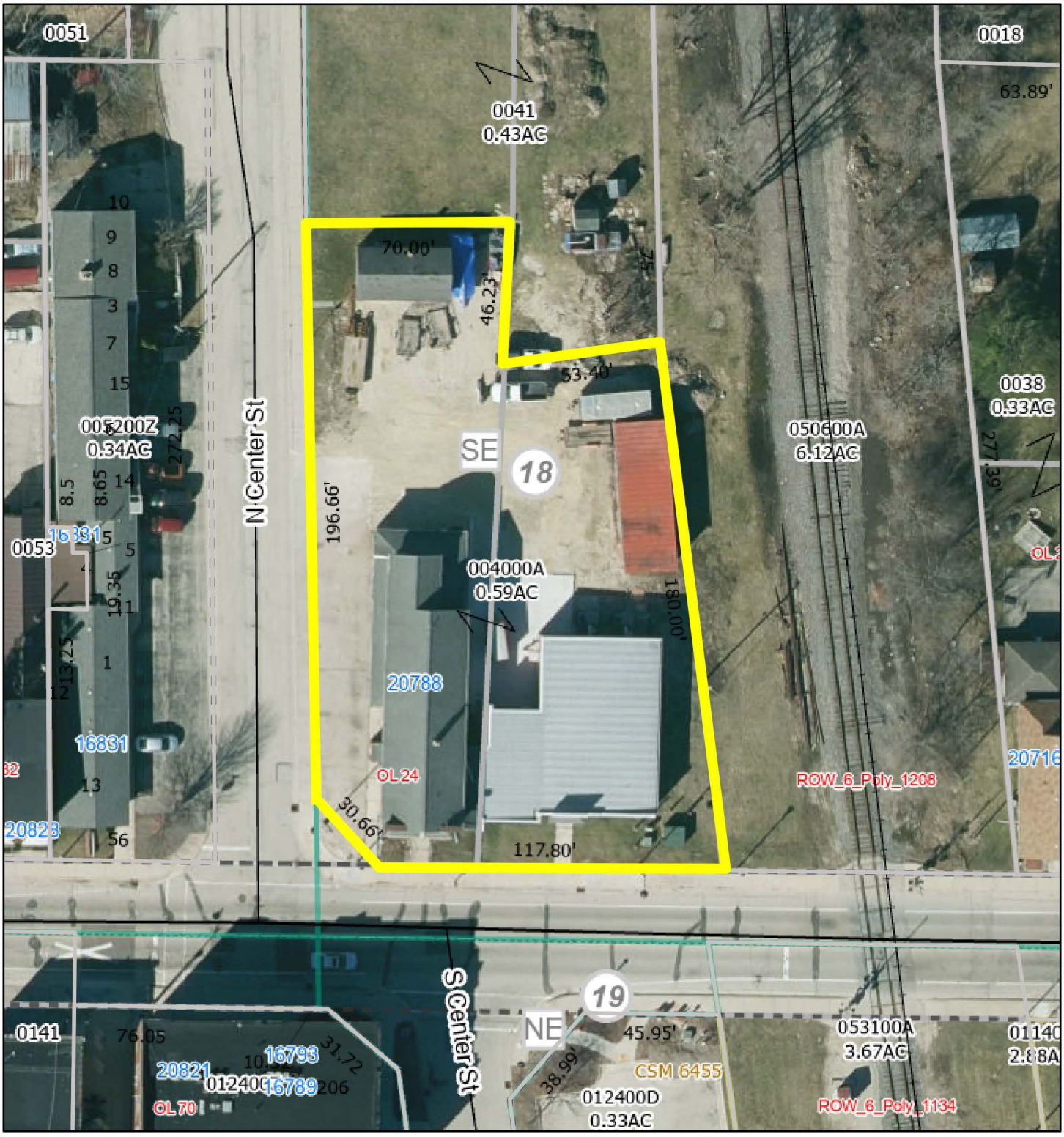
Parcel History

Permits

Sales History

Survey History

Exhibit A - Parcel: V3_004000A



6/25/2025, 3:31:57 PM

1:577

0 0 0.01 0.02 mi

0 0.01 0.01 0.03 km

- Current Parcel
- Override 1
- Address Point

Road Centerline STH, CTH

- State Highway
- Railroad Centerlines
- PLSS Boundary
- PLSS Section
- PLSS Quarter
- Lot

Plat

- Certified Survey Map
- Assessor Plat; Cemetery Plat; Subdivision
- Right-of-Way
- Municipality

Local Road Labels

- Local Road
- Landhook

Washington County GIS

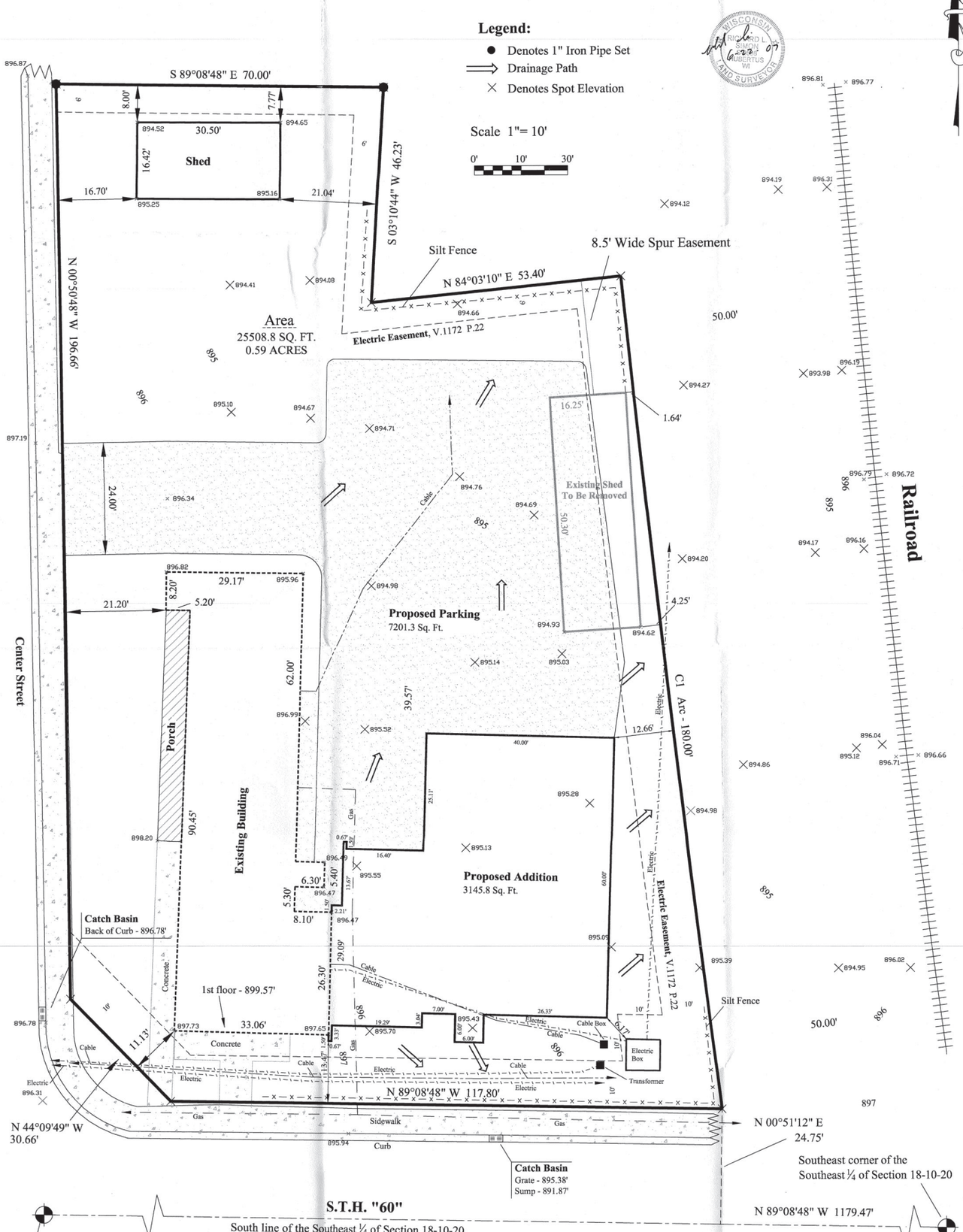
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, [illegible]

JAMES R. ELDER, SR.

Professional Engineer - Registered Land Surveyor
Elder Engineering, LLC 3782 Overlook Drive West Hubertus, WI 53033
Phone (262)628-1409 Fax (262)628-1855

PLAT OF SURVEY

Description:
That part of the Southeast ¼ of Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin; described as follows: Commencing at the Southeast corner of said Southeast ¼ thence N89°08'48"W, 1179.47 feet; thence N00°51'12"E, 24.75 feet to the point of beginning of this description; thence N89°08'48"W, 117.80 feet; thence N44°09'49"W, 30.66 feet; thence N00°50'48"W, 196.66 feet; thence S89°08'48"E, 70.00 feet; thence S03°10'44"W, 46.23 feet; thence N84°03'10"E, 53.40 feet; thence Southeasterly along an arc curving to the Left, Radius 5626.40 feet, Chord 179.99 feet, Chord Bearing S06°51'49"E, to the point of beginning of this description.



Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5626.40'	180.00'	179.99'	S 06°51'49" E	01°49'59"

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)

"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEROF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

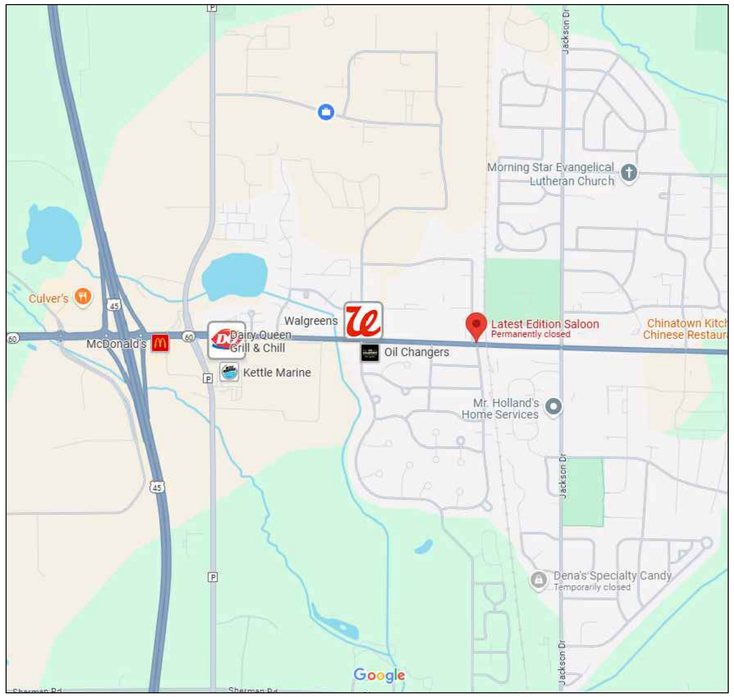
Notes:
1) Bearings or Distances in ( ) are Recorded Measurements
2) Underground Utilties shown were located on 2-20-07.
3) Elevations are referenced to the Southwest corner of the Southeast ¼ of Section 18-10-20, assumed Elevation = 883.26', per National Vertical Datum of 1929.

Survey For: Rick Knabe
Dated this 19th day of January, 2007.
Revised this 22th day of February, 2007.
Revised this 4th day of April, 2007.
Revised this 5th day of May, 2007.
Revised this 22nd day of June, 2007.

PROJECT: THE RUSTED J RESALE

ADDRESS: N168W20788 MAIN ST
JACKSON, WI 53037

AREA MAP:



PROJECT DATA:

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE
OCCUPANCIES:	MERCANTILE: M
CLASS OF CONSTRUCTION:	TYPE VB
NO. OF STORIES:	TWO
BUILDING IS:	NOT SPRINKLERED
BUILDING TYPE:	RETAIL SALES WITH BACK OF HOUSE OFFICE AREAS

AREAS (GROSS):

MERCANTILE 1ST FLOOR:	5,778 SF
MERCANTILE 2ND FLOOR:	2,025 SF
TOTAL:	**7,803 SF**

ALLOWED AREAS (GROSS):

MERCANTILE (WORST CASE):	9,000 SF
TOTAL:	**9,000 SF**

OCCUPANCY SEPARATIONS:	EXISTING 2-HOUR SEPARATION FROM PRIOR USE, NO SEPARATION FOR THIS ALTERATION.

OCCUPANT LOAD:

MERCANTILE (60 SF/OCC.):	130 OCC
TOTAL:	**130 OCC**

SHEET INDEX:

TS	TITLE SHEET
	ARCHITECTURAL
A1.0	SITE PLAN
D2.1	FIRST FLOOR DEMO PLAN
D2.2	SECOND FLOOR DEMO PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.1	FIRST AND SECOND FLOOR REFLECTED CEILING PLANS

PROJECT CONTACTS:

OWNER CONTACT: JOHN BAGULY
P: 262-483-5337
E: john@rustedj.com

ARCHITECT: SHAUN SULLIVAN
ENVISION DESIGN ARCHITECTS
342 N. WATER ST. SUITE 600
MILWAUKEE, WI 53202
P: 414-626-4312
C: 262-327-4338
E: envision3design@gmail.com

GENERAL CONTRACTOR:
TBD

DATE: 06.03.2025

MUNICIPALITY: JACKSON, WI

SEAL:

envision design
ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
TITLE SHEET

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER 25-010
SET USE SCHEMATIC
DATE 05.23.2025
SHEET TS



1 SITE PLAN
SCALE: 1/16" = 1'-0"

N

envision design
ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
SITE PLAN

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER
25-010
SET USE
SCHEMATIC
DATE
05.23.2025
SHEET
A1.0

DEMOLITION NOTES:

GENERAL:

WHEREVER AN EXISTING ITEM IS SCHEDULED OR NOTED FOR REMOVAL, ALL ADJACENT AREAS DISTURBED BY THE DEMOLITION SHALL BE PATCHED AND PREPARED AS REQUIRED FOR THE INSTALLATION OF ALL NEW WORK.

ITEMS OF OBVIOUS VALUE, REMOVED BY THE DEMOLITION WORK BUT NOT SCHEDULED FOR REUSE, SHALL BE RETURNED TO THE BUILDING OWNER FOR HIS USE. WHERE THE VALUE IS UNCLEAR, CONTACT THE BUILDING OWNER FOR A DETERMINATION. IF AN ITEM HAS BEEN REQUESTED FOR SALVAGE BY THE BUILDING OWNER, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MAINTAIN THE ITEM IN SERVICEABLE CONDITION.

WHERE OUTLETS OR FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE WIRING AND BOX WHENEVER POSSIBLE, AND PATCH TO MATCH ADJACENT WALL SURFACE. WHERE IT IS NOT PRACTICAL TO REMOVE THE BOX, CAP WITH FLUSH PLASTIC COVER PLATE. COLOR OF PLATE TO MATCH COLOR OF NEW ADJACENT WALL FINISH.

WHERE PLUMBING FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE AND CAP SUPPLY AND DRAIN PIPING TO INSIDE OF WALL CAVITY. PATCH TO MATCH ADJACENT WALL FINISH.

WHEREEVER AN EXTERIOR WALL AND/OW WINDOW IS SCHEDULED FOR REMOVAL THE CONTRACTOR RESPONSIBLE FOR THE SCHEDULED WORK SHALL PROVIDE A WEATHER TIGHT, SECURE TEMPORARY ENCLOSURE AT THE END OF EACH WORK DAY.

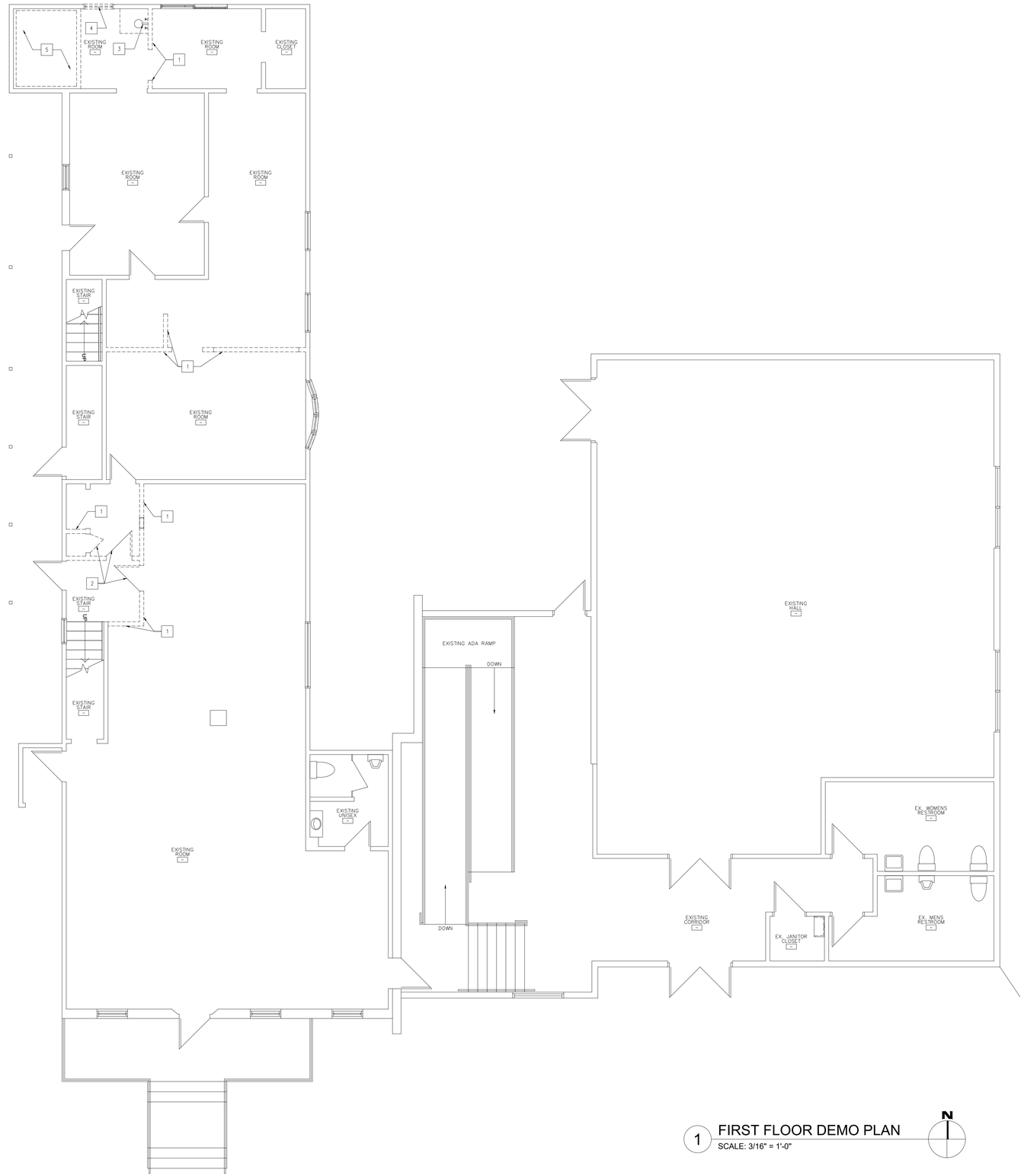
1 REMOVE EXISTING INTERIOR NON-BEARING WALL AS INDICATED.

2 REMOVE EXISTING DOOR AND FRAME.

3 REMOVE EXISTING PLUMBING FIXTURES AND CAP ALL PLUMBING LINES.

4 REMOVE EXISTING WINDOW.

5 CLEAR AND PREP EXISTING FLOOR OPENING FOR NEW FLOOR STRUCTURE.



1 FIRST FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"

envision design
ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
FIRST FLOOR DEMOLITION PLAN

REVISIONS	
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER 25-010
SET USE SCHEMATIC
DATE 05.23.2025
SHEET D2.1

DEMOLITION NOTES:

GENERAL:

WHEREVER AN EXISTING ITEM IS SCHEDULED OR NOTED FOR REMOVAL, ALL ADJACENT AREAS DISTURBED BY THE DEMOLITION SHALL BE PATCHED AND PREPARED AS REQUIRED FOR THE INSTALLATION OF ALL NEW WORK.

ITEMS OF OBVIOUS VALUE, REMOVED BY THE DEMOLITION WORK BUT NOT SCHEDULED FOR REUSE, SHALL BE RETURNED TO THE BUILDING OWNER FOR HIS USE. WHERE THE VALUE IS UNCLEAR, CONTACT THE BUILDING OWNER FOR A DETERMINATION. IF AN ITEM HAS BEEN REQUESTED FOR SALVAGE BY THE BUILDING OWNER, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MAINTAIN THE ITEM IN SERVICEABLE CONDITION.

WHERE OUTLETS OR FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE WIRING AND BOX WHENEVER POSSIBLE, AND PATCH TO MATCH ADJACENT WALL SURFACE. WHERE IT IS NOT PRACTICAL TO REMOVE THE BOX, CAP WITH FLUSH PLASTIC COVER PLATE. COLOR OF PLATE TO MATCH COLOR OF NEW ADJACENT WALL FINISH.

WHERE PLUMBING FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE AND CAP SUPPLY AND DRAIN PIPING TO INSIDE OF WALL CAVITY. PATCH TO MATCH ADJACENT WALL FINISH.

WHEREEVER AN EXTERIOR WALL AND/OW WINDOW IS SCHEDULED FOR REMOVAL THE CONTRACTOR RESPONSIBLE FOR THE SCHEDULED WORK SHALL PROVIDE A WEATHER TIGHT, SECURE TEMPORARY ENCLOSURE AT THE END OF EACH WORK DAY.

1 REMOVE EXISTING INTERIOR NON-BEARING WALL AS INDICATED.

2 REMOVE EXISTING DOOR AND FRAME.

3 REMOVE EXISTING PLUMBING FIXTURES AND CAP ALL PLUMBING LINES.

4 REMOVE EXISTING WINDOW.

5 CLEAR AND PREP EXISTING FLOOR OPENING FOR NEW FLOOR STRUCTURE.



1 SECOND FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"

N

envision design
ARCHITECTURE

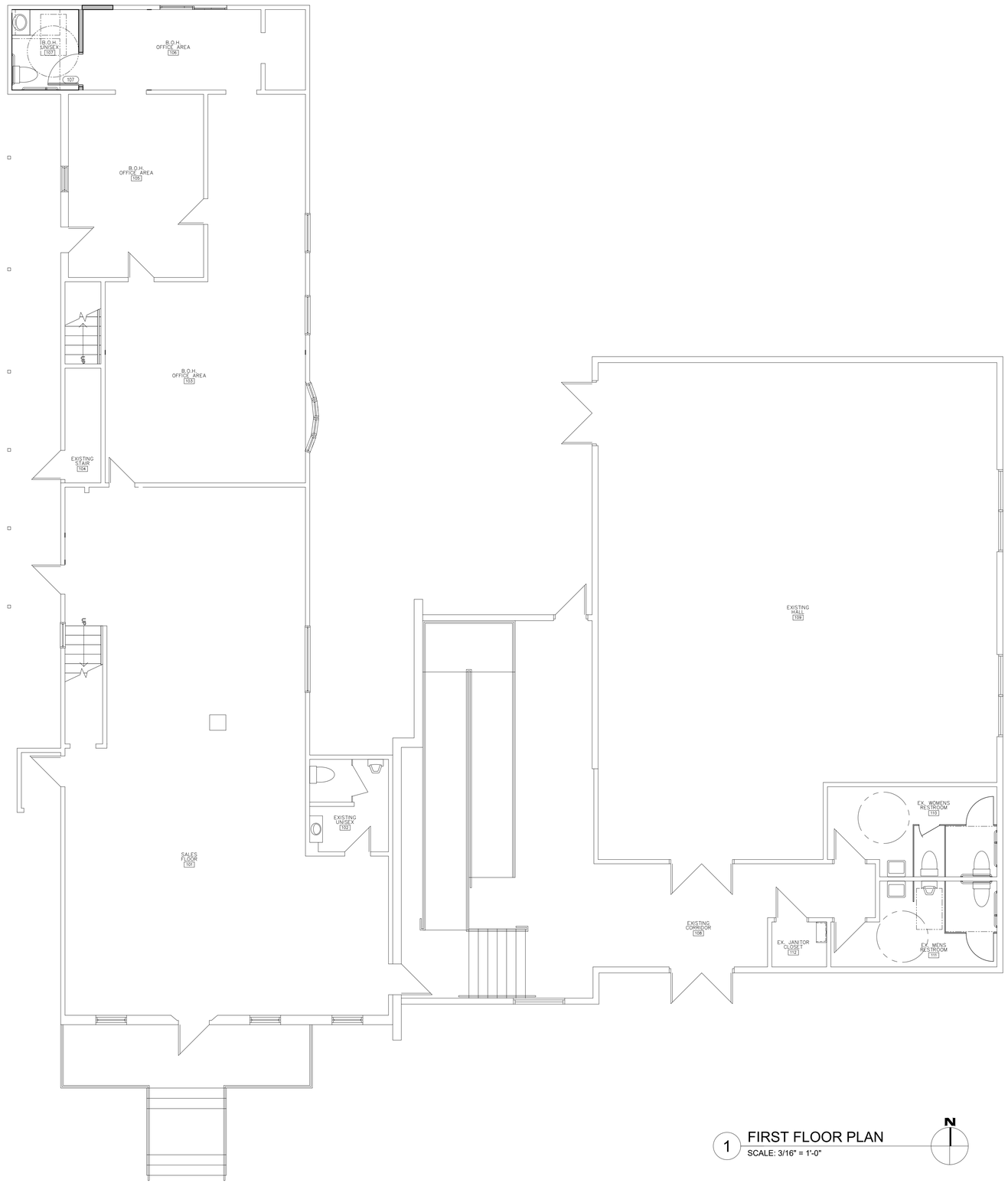
THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
SECOND FLOOR DEMOLITION PLAN

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER 25-010
SET USE SCHEMATIC
DATE 05.23.2025
SHEET D2.2



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

envision design
ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
FIRST FLOOR PLAN

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER
25-010
SET USE
SCHEMATIC
DATE
05.23.2025
SHEET
A2.1



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

envision design
ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
SECOND FLOOR PLAN

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER
25-010
SET USE
SCHEMATIC
DATE
05.23.2025
SHEET
A2.2

LIGHTING KEY:

- EXHAUST FAN
- SWITCH, SINGLE POLE
- SWITCH, 3-WAY
- SWITCH, 4-WAY
- SWITCH, w/ DIMMER
- SWITCH, w/ DUAL LEVEL SWITCHING
- SWITCH, w/ PILOT LIGHT
- ELECTRICAL PANEL

NOTE:

SWITCHES, OUTLETS AND COVER PLATES ARE TO BE LEVITON "DECORA" SERIES; COLOR TO BE SELECTED BY OWNER.

IECC AND NEC COMPLIANCE:
DESIGN BUILD ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE LIGHTING FIXTURES WHICH WILL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.

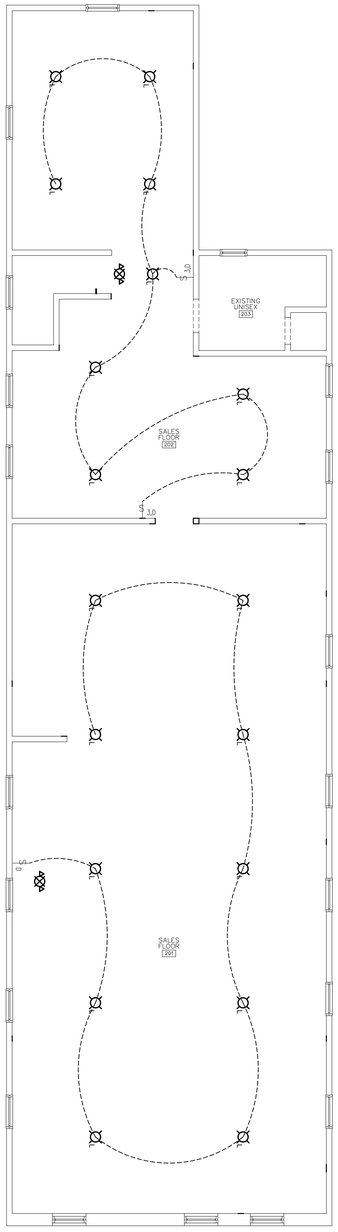
LIGHTING FIXTURES ARE SHOWN ON THE PLAN TO COMMUNICATE THE DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR SHALL PROVIDE INTERIOR SPACE PHOTOMETRIC FOR APPROVAL OF LIGHTING FIXTURES AND LIGHTING LEVELS. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE FIXTURES AND LAMPS TO MEET THE FOLLOWING MINIMUM DESIGN LIGHT LEVELS.

RECEPTION	30-50 FC
OFFICE	75 FC
HALLWAY	30 FC
KITCHEN:	80 FC
TOILET ROOM	25 FC
UTILITY / MECHANICAL ROOM	30 FC

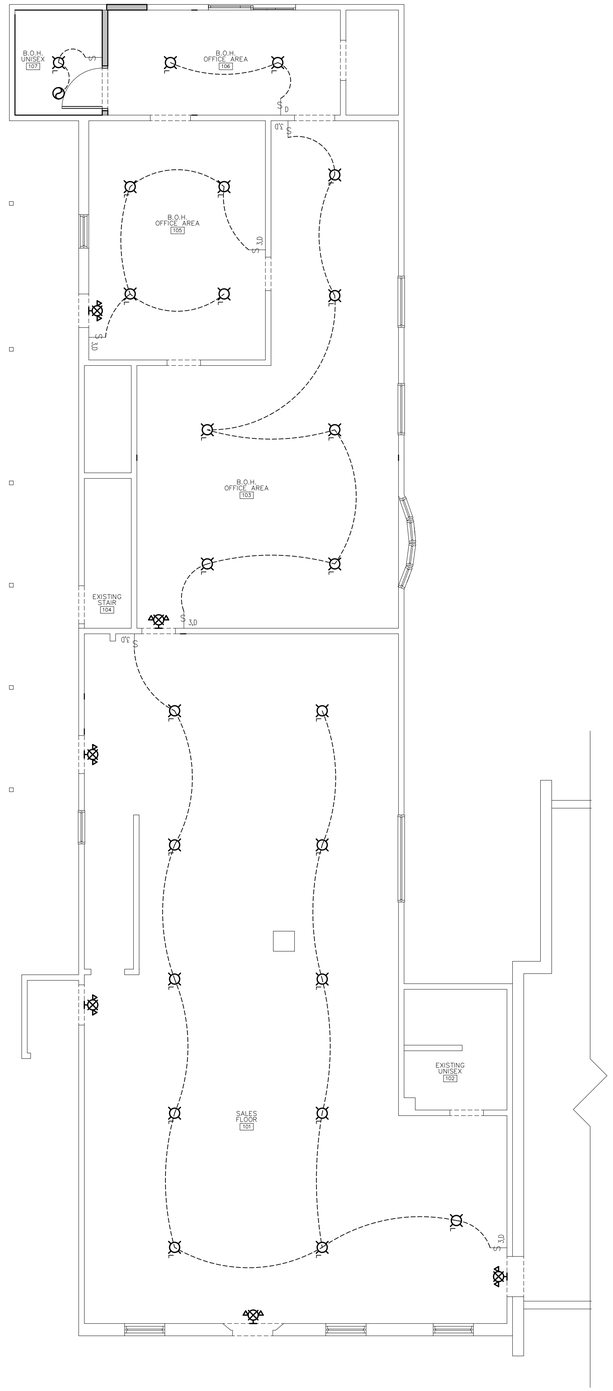
MEANS OF EGRESS ILLUMINATION - EMERGENCY LIGHTING:
DESIGN BUILD ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN EXIT/ EMERGENCY LIGHTING SYSTEM WHICH WILL ILLUMINATE PATH OF EGRESS TO ALL EXITS IN THE EVENT OF POWER FAILURE. EXIT/ EMERGENCY LIGHTING SHALL MEET ALL FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.

EXIT/ EMERGENCY LIGHTING FIXTURES ARE SHOWN ON THE PLAN TO DELINEATE THE EGRESS PATH AND DESIRED LOCATIONS FOR POTENTIAL EXIT/ EMERGENCY FIXTURES ONLY. ADDITIONAL FIXTURES MAY BE REQUIRED BASED UPON DESIGN BUILD ELECTRICAL CONTRACTORS PHOTOMETRIC STUDY OF EGRESS PATH LIGHTING. LIGHTING LEVELS AND REQUIRED FIXTURE COUNT IS THE SOLE RESPONSIBILITY OF THE DESIGN BUILD ELECTRICAL CONTRACTOR.

TEMPORARY LIGHTING THROUGHOUT CONSTRUCTION:
ALL CONSTRUCTION AREAS INCLUDING HALLWAYS, INDIVIDUAL ROOMS AND SHOP/ WAREHOUSE AREAS SHALL BE PROVIDED WITH TEMPORARY LIGHTING EQUIVALENT TO 20 FOOTCANDLES. ALL FIXTURES SHALL UTILIZE ROUGH SERVICE LAMPS ONLY.



2 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"

envision design
ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
FIRST & SECOND FLOOR REFLECTED CEILING PLANS

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER 25-010
SET USE SCHEMATIC
DATE 05.23.2025
SHEET A3.1

STATE OF WISCONSIN VILLAGE OF JACKSON WASHINGTON COUNTY

ORDINANCE #25-09

TO REZONE PARCEL V3_004000A IN THE VILLAGE OF JACKSON AND TO AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO SECTION 48.34 OF THE MUNICIPAL CODE

WHEREAS, the Village Board for the Village of Jackson adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning"; and

WHEREAS, Center Main, LLC (hereafter property owner) owns the property at N168 W20788 Main Street (hereafter subject property), more particularly described as Parcel: V3_004000A; and

WHEREAS, the property owner has submitted a zoning petition requesting the parcel be rezoned from Planned Unit Development District (PUD) to B-2 Downtown Business District; and

WHEREAS, the proposed rezoning has been submitted to the Village of Jackson Plan Commission for report and recommendation; and

WHEREAS, the Village of Jackson Plan Commission considered the matter at its meeting on July 17, 2025, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on August 12, 2025; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of B-2 Downtown Business District be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the zoning classification is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said zoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the zoning classification will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

DRAFT

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

Section 1. To amend the zoning designation of the subject property, as described above, and depicted as Parcel: V3_004000A on Exhibit A, attached hereto, from Planned Unit Development (PUD) to B-2 Downtown Business District, and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject property.

Section 2. Effective Date
This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

The Village Clerk and Village Administrator are hereby 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

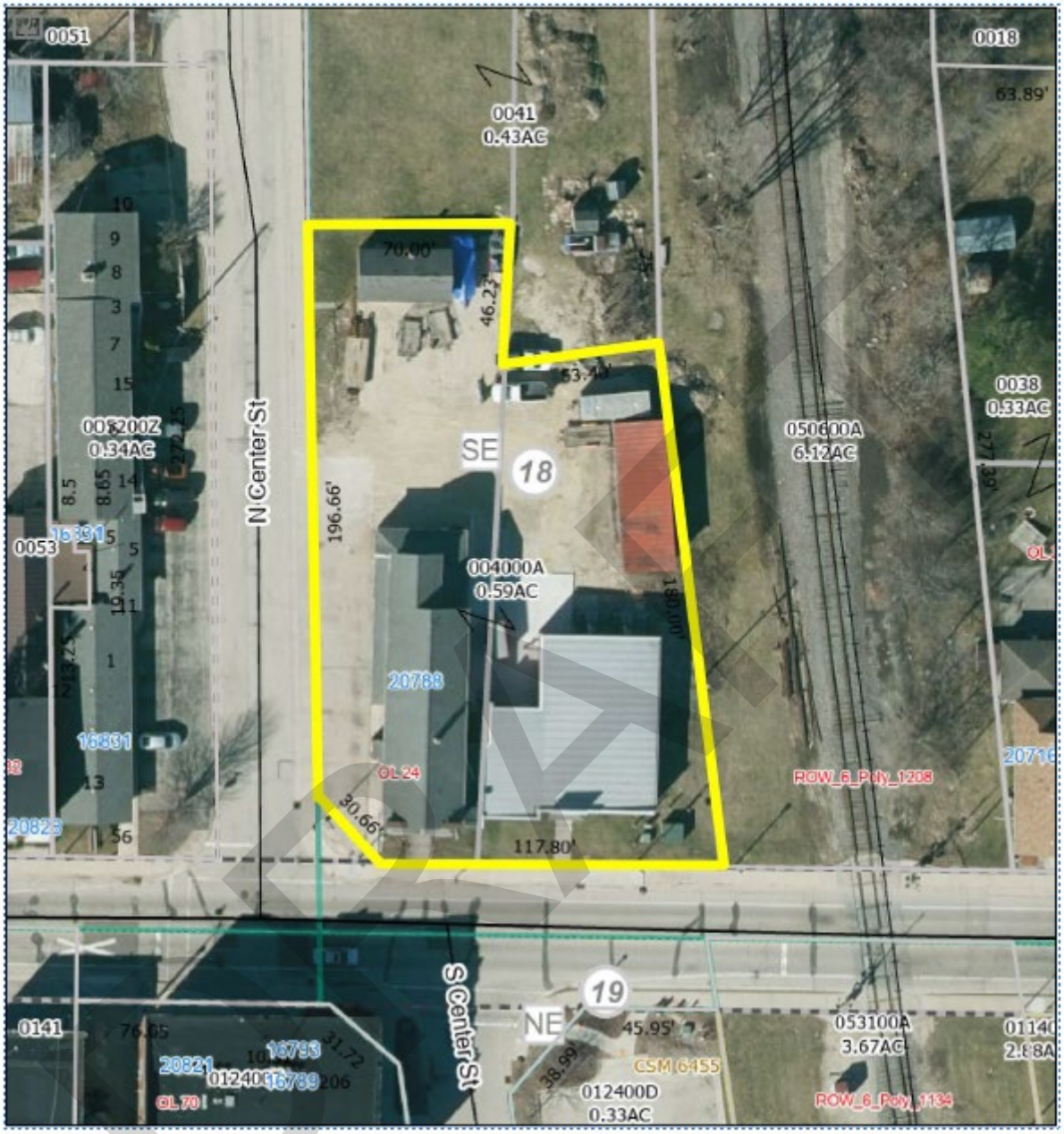
Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on posting boards at the Jackson Municipal Complex, Post Office and one other location in the Village.

_____ _____
Village Official Date

DRAFT

Exhibit A - Parcel: V3_004000A



DRAFT

VILLAGE OF JACKSON
VILLAGE BOARD MEETING
Tuesday, June 24, 2025 at 6:30 PM
Minutes

1. Call to Order and Roll Call

   The meeting was called to order at 6:54 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 and Clerk Jackie Schuh

2. Pledge of Allegiance

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

3. Closed Session Pursuant to Wis. Stats. §19.85(1)(c) "considering employment, promotion, compensation, or performance evaluation data of any public employee over which the Village has jurisdiction or exercises responsibility.", §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

   The motion to proceed into closed session pursuant to Wis. Stats. §19.85(1)(c), Wis. Stats. §19.85(1)(e), and Wis. Stats. §19.85(1)(g), was made by Pres. Heckendorf and seconded by Tr. Kruepke. 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 6:56 PM. Those present in the closed session were the Board members, Administrator Heidtke, and legal counsel.

DRAFT

4. 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. Emmrich.

Vote: 6 ayes, 0 nays. Motion carried. The meeting proceeded into open session at 7:59 PM.

No action was taken on the closed session items.

5. 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 8:00 PM.

Respectfully Submitted,

Jacqueline Schuh
Village Clerk
Village of Jackson

DRAFT

VILLAGE OF JACKSON
VILLAGE BOARD MEETING
Tuesday, July 8, 2025 at 7:30 PM
Minutes

1. Call to Order and Roll Call

The meeting was called to order at 7:30 PM by Tr. Don Olson.

Members Present: Tr. Olson, Tr. Emmrich, Tr. Engelhardt, Tr. Kruepke, Tr. Kurtz, and Tr. Wells
Members Excused: Pres. Heckendorf
Members Absent: None
Staff Present: Administrator Jen Heidtke, Inspections and Zoning Director Collin Johnson, Parks and Recreation Director Tyler Mentzel, Treasurer Darlene Smith, Public Works Director Jack Straehler, Fire Chief Aaron Swaney, Police Chief Ryan Vossekuil and Clerk Jackie Schuh

2. Pledge of Allegiance

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

3. Presentations

a. 2025 Water Rate Study Phase 2 - Presentation by Ehlers Financial Advisors, with Possible Discussion and Action

Ehlers Public Financial Advisors Representative, Ariana Schmidt, advised the last Conventional Rate Case (CRC) was in 2010, with Simplified Rate Cases (SRC) in both 2023 and 2025. She explained the Public Service Commission's (PSC) process for determining a utility rate, how depreciation affects calculations, and that the PSC allows for normalizing one-time costs. She provided a side-by-side comparison of cash-basis vs. utility-basis math and how each affects utility rates, a rate impact analysis for a typical customer, and how the use of regular planned increases will affect future revenue. Per Schmidt, Ehlers recommends the Conventional Rate Case application be filed with the PSC, Utility Cashflow Updates continue as part of the 2025 Financial Management Plan, and that communication be managed by the Village of Jackson.

Topics of continued conversation between Schmidt and the Board included future project and equipment costs being covered by utility revenue, past and future communication with the public, and tentative timelines for PSC responses.

The motion to file the CRC application for the year 2025 at the benchmark rate of return of 16.38% was made by Tr. Olson and seconded by Tr. Wells.

Vote: 6 ayes, 0 nays. Motion carried.

DRAFT

4. Public Hearings

   a. Ordinance #25-06 An Ordinance to Amend the Adopted 2050 Comprehensive Plan for the Village of Jackson, Washington County, Wisconsin

Tr. Olson opened the floor for the public hearing, noting the Ordinance number should be #25-07.

Nobody present spoke on this item.

Tr. Olson 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 June 10, 2025

   b. Proposed Contract for Cleaning Services - N&J Professional Cleaners, LLC

The motion to approve the consent agenda was made by Tr. Olson and seconded by Tr. Kruepke.

Police Chief Vossekuil confirmed background checks will be completed. Administrator Heidtke identified N&J Professional Cleaners, LLC as a family-owned, local business whose services are under contract with neighboring businesses.

Vote: 6 ayes, 0 nays. Motion carried.

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

The motion to approve Change Order #1 for the Ridgeway Drive and Chestnut Court Reconstruction Project for Advanced Construction for an increase in the amount of $83,797.32 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

   b. Pay Request #2 - Ridgeway Drive and Chestnut Court Reconstruction Project - Advanced Construction in the amount of $219,429.58

The motion to approve Pay Request #2 for the Ridgeway Drive and Chestnut Court Reconstruction Project for Advanced Construction in the amount of $219,429.58 was made

DRAFT

by Tr. Wells and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

c. Pay Request #16 - Wastewater Treatment Plant Tertiary Filters and UV Disinfection Project - J.H. Hassinger in the amount of $99,540.52

The motion to approve Pay Request #16 for the 2024 Wastewater Treatment Plant Tertiary Filters and Disinfection Project for J.H. Hassinger in the amount of $99,540.52 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

d. Clean Water Fund Loan Request #13 - 2024 Wastewater Treatment Plant Project in the amount of $125,364.57

The motion to approve Reimbursement Request #13 for the 2024 Wastewater Treatment Plant Tertiary Filters and Disinfection Project from the Clean Water Fund Loan in the amount of $125,364.57 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

e. Wastewater Treatment Plant Disk Filter Maintenance - Veolia Water Technologies in the amount of $113,071.38

The motion to approve Wastewater Treatment Plant Disk Filter Maintenance to Veolia Water Technologies in the amount of $113,071.38 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

f. Review of Bids - Glen Brooke Drive and Jackson Drive Path Project

The motion to recommend the Village Board award the reconstruction of the Glen Brooke Drive Path to Poblocki Paving in the amount of $88,505.00 and preventative maintenance work for the Jackson Drive Path to Johnson and Sons Paving in the amount of $7,300.00, was made by Tr. Wells and seconded by Tr. Olson.

Vote: 6 ayes, 0 nays. Motion carried.

g. 2025-2026 Contract Amendment #2 - Gremmer & Associates in the amount of $301,825.00

The motion to approve 2025-2026 Contract Amendment #2 with Gremmer & Associates for engineering services for a total amount of $301,825.00 made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

h. Pay Request #13 - Jackson Community Center Expansion Project - Moore Construction in the amount of $108,416.85

DRAFT

The motion to approve Pay Request #13 for the Jackson Community Center Expansion Project for Moore Construction in the amount of $108,416.85 was made by Tr. Wells and seconded by Tr. Kruepke.

Director Mentzel explained there are items still outstanding in the project which will result in an additional change order and residual payments to close out the project. Per Director Mentzel, the project is anticipated to come in under budget.

Vote: 6 ayes, 0 nays. Motion carried.

8. Plan Commission

   a. Ordinance #25-06 An Ordinance to Amend the Adopted 2050 Comprehensive Plan for the Village of Jackson, Washington County, Wisconsin

The motion to adopt Ordinance #25-07 amending the definition of multifamily urban density residential, updating the land use categories for certain parcels referred to within the resolution, and amending map one titled "Land Use Plan for the Village of Jackson 2050," contained within the Village of Jackson Comprehensive Plan, was made by Tr. Wells and seconded by Tr. Emmrich. A roll call vote was taken:

Tr. Olson: Aye
Tr. Emmrich: Aye
Tr. Engelhardt: Aye
Tr. Kruepke: Aye
Tr. Kurtz: Aye
Tr. Wells: Aye

Votes: 6 ayes, 0 nays. Motion carried.

The motion to suspend the rules for a second reading of Ordinance #25-07 was made by Tr. Wells and seconded by Tr. Emmrich. A roll call vote was taken:

Tr. Olson: Aye
Tr. Emmrich: Aye
Tr. Engelhardt: Aye
Tr. Kruepke: Aye
Tr. Kurtz: Aye
Tr. Wells: Aye

Vote: 6 ayes, 0 nays. Motion carried.

The motion to approve the second reading of Ordinance #25-07 amending the definition of multifamily urban density residential, updating the land use categories for certain parcels referred to within the resolution, and amending map one titled "Land Use Plan for the Village of Jackson 2050," contained within the Village of Jackson Comprehensive Plan was made by Tr. Wells and seconded by Tr. Emmrich.

Vote: 6 ayes, 0 nays. Motion carried.

9. West Bend School District

DRAFT

No report.

10. Washington County Board Report

Tr. Olson read an email update from Supervisor Mike Schwab.

11. Greater Jackson Business Alliance

No report.

12. Mid-Moraine Municipal Association Report

Tr. Olson indicated the next meeting will be in September, when sessions resume.

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

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 Tr. Olson and seconded by Tr. Wells. A roll call vote was taken:

Tr. Olson: Aye
Tr. Emmrich: Aye
Tr. Engelhardt: Aye
Tr. Kruepke: Aye
Tr. Kurtz: Aye
Tr. Wells: Aye

Vote: 6 ayes, 0 nays. Motion carried. The meeting proceeded into closed session at 8:11 PM. Those present in the closed session were Village Board members and Administrator Heidtke. Pres. Heckendorf joined the closed session virtually.

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

The motion to reconvene in open session was made by Tr. Olson and seconded by Tr. Wells.

Vote: 6 ayes, 0 nays. Motion carried. The meeting proceeded into open session at 8:27 PM.

DRAFT

No action was taken on the closed session items.

15. 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 8:27 PM.

Respectfully Submitted,

Jacqueline Schuh
Village Clerk
Village of Jackson

DRAFT

RESOLUTION #25-21

DESIGNATING THE JACKSON COMMUNITY CENTER AS AN OFFICIAL BUILDING OF THE VILLAGE OF JACKSON PARK SYSTEM

THE VILLAGE BOARD of the Village of Jackson, Washington County, Wisconsin does resolve as follows**:**

WHEREAS, the Village of Jackson is committed to maintaining and promoting recreational spaces and facilities for the benefit of its residents; and

WHEREAS, the Jackson Community Center has served as a central hub for community activities, public programs, recreation opportunities, and civic engagement; and

WHEREAS, the Village recognizes the value of the Jackson Community Center in enhancing the quality of life and promoting the general welfare of the community; and

WHEREAS, it is the intent of the Village Board to formally acknowledge the Jackson Community Center as an integral part of the Village's Park system.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Jackson, Washington County, Wisconsin, that the Jackson Community Center is hereby designated as an official building of the Village of Jackson Park system; and

BE IT FURTHER RESOLVED, that the Jackson Community Center shall be included in planning, development, maintenance, and funding considerations related to the Village's park and recreational facilities.

Introduced by:_____ Seconded by:_____

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 Village Hall, Post Office, and one other location in the Village.

Village Official	Date

RESOLUTION #25-22

RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO APPOINT A PRESIDENT PRO TEM IN THE EVENT OF ABSENCE

WHEREAS, pursuant to Wisconsin Statutes § 61.32, the Village President shall preside at all meetings of the Village Board and perform such other duties as are imposed by ordinance or State law; and

WHEREAS, the Village President of the Village of Jackson also serves as a member or presiding officer on various Village committees and commissions, as authorized by local ordinance and appointment; and

WHEREAS, it is necessary for the Village Board to ensure continuity in governance and the orderly conduct of Village Board, committee, or commission meetings in the absence of the Village President; and

WHEREAS, Wisconsin law and parliamentary procedure permit the appointment of a temporary presiding officer, commonly referred to as President Pro Tem; and

WHEREAS, the Village Board of the Village of Jackson desires to formalize the process by which the Village President may designate a President Pro Tem in advance of such absence;

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

1. **Authority to Appoint**
   In the event the Village President is unable to attend a meeting over which the Village President normally presides, the Village President is hereby authorized to personally appoint a trustee, committee member, or commission member to preside over the meeting as **President Pro Tem**.

2. **Timing of Appointment**
   Such appointment may be made during a meeting over which the Village President is presiding or outside of a formal meeting, including at a prior meeting or by personal communication in advance of the meeting at which the Village President will be absent.

3. **Notification Requirement**
   The Village President shall personally notify the President Pro Tem, the Village Administrator and/or the Village Clerk of the designation prior to the meeting at

which the appointed President Pro Tem will preside. Notification shall be in writing to the Village Administrator and/or Village Clerk for recordkeeping purposes.

4. **No Board Action Required**
   The appointment of a President Pro Tem under this Resolution shall not require approval, vote, or confirmation by the Village Board and shall be effective upon the President's designation.

5. This resolution shall take effect upon passage and adoption and shall remain in effect until amended or repealed by the Village Board.

Introduced by: _____ Seconded by: _____

Vote: _____ ayes _____ nays Passed and Approved: _____

VILLAGE OF JACKSON

_____
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 Date

VILLAGE OF JACKSON

Taking the lead in Washington County.

MEMO

TO: Brian Heckendorf, Village President; Board of Trustees

FROM: Jen Heidtke, Village Administrator

RE: Appointment of Interim Administrator/Zoning Administrator – Ryan Vossekuil, Police Chief

DATE: August 6, 2025

Background

As a way to ensure continuity in operations during my scheduled leave of absence I recommend the Village Board appoint Police Chief Ryan Vossekuil as the Interim Administrator/Zoning Administrator until my return. At this time, my leave will commence at the beginning of September with potential for part-time return to work by the end of October. Chief Vossekuil would be considered eligible to carry out the duties of the Village Administrator and Zoning Administrator as described in Village ordinances and policies which establish certain duties, responsibilities and authority for the Village Administrator.

Recommendation

Approval of the consent agenda confirms appointment. No separate action is needed.

/JH

N168 W20733
Main Street
Jackson, WI 53037
Phone: 262-677-9001
Fax: 262-677-1710

Mailing Address:
P.O. Box 637

www.villageofjackson.com

EQUIPMENT AGREEMENT

AGREEMENT GOVERNING TRANSFER OF EQUIPMENT TO MUNICIPALITY FOR USE WITH THE 700MHz P25 SIMULCAST TRUNKED RADIO SYSTEM OF WASHINGTON COUNTY (GENERAL EQUIPMENT)

THIS AGREEMENT entered into by and between the Washington County ("County") and Village of Jackson ("Municipality"), shall set forth terms, conditions and the relationship of the parties with respect to equipment for use within the 700MHz P25 Compliant Simulcast Trunked Radio System ("System" or "Radio System") This Equipment Agreement supersedes any other previous Equipment Agreement between the parties;

WHEREAS, the Washington County Board of Supervisors approved 2004 Resolution 69 on December 14, 2004, 2007 Resolution 79 on March 11, 2008, and 2019 Resolution 50 on December 12, 2019 recognizing the importance of a countywide public safety radio system, appropriating certain funds for infrastructure and equipment purchases emphasizing the desire to partner with local police, fire, public works and emergency management departments. and awarding the contract for the system to RACOM Corporation ("Vendor");

WHEREAS, Washington County recognizes the value of intergovernmental cooperation and efficient use of valuable community resources and has thus determined that a Countywide Radio System accessible to all public safety users within Washington County will best serve the needs of the community;

WHEREAS, Washington County has developed and is constructing a countywide Radio System for use by all Washington County law enforcement, fire, public works and other public safety units.

WHEREAS, in order to achieve comprehensive, countywide operability of said System, Washington County undertook this Radio Project with the intent of providing municipalities and certain other public safety entities the necessary and compatible equipment for use with the Radio System.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the amount and sufficiency of which are acknowledged by the parties hereto, the parties agree as follows:

I. COOPERATION

County has purchased a Radio System, which will involve participation, coordination and cooperation by and between the County and the Municipality.

II. DEFINITIONS

The words and phrases used in this Agreement and the User Agreement are defined or described as follows:

A. Any word or phrase not specifically defined herein shall be given its common meaning.

B. Approved Equipment. Equipment purchased by Municipality at its own expense that has been evaluated and approved by the County for use with the Radio System.

C. Certified Technician. A technician from General Communications, Inc., or a technician from a similarly qualified company providing radio repair, maintenance and installation services as designated by County.

D. County Network. The County's internal network housed at the Washington County Government Center.

E. Equipment Agreement. This Agreement.

F. Public Safety Answering Point. A facility equipped and staffed to receive emergency 9-1-1 calls, sometimes referred to as PSAP.

G. Radio Equipment. The equipment identified on Exhibit "A" attached hereto.

H. Radio Project. The project embarked upon by Washington County following the enactment by the Washington County Board of Supervisors of 2019 Resolution 50 dated December 12, 2019.

I. Radio System. The 700 MHz P25 Compliant Simulcast Trunked Radio System of Washington County.

J. Radio System Backbone. The Radio System infrastructure including but not limited to communication towers owned by or space leased by Washington County, associated buildings housing ancillary equipment, microwave equipment, antennas, cables, hardware and software, all related equipment and switches and the County's licensed frequencies for the construction and operation of the countywide radio communication system.

K. System Purchase Contract. The contract between County and System Vendor (RACOM Corporation) dated February 21, 2023 for the Radio System.

L. System Vendor. RACOM Corporation, sometimes referred to as Vendor.

M. Terminal. Mobile or portable radio.

N. User. Any and all law enforcement, fire, public works and other municipal emergency services providers within Washington County who have signed a User Agreement and an Equipment Agreement allowing them to utilize the Radio System.

O. User Agreement. The companion Agreement that must be signed contemporaneously herewith setting forth equipment operational guidelines.

III. PURPOSE

The purpose of this Agreement is to identify the radio equipment being transferred to the Municipality and to define roles and responsibilities of the County and Municipality with respect to said equipment.

A. County has purchased and shall maintain (except for the equipment identified herein) and operate the Radio System for the benefit of all Washington County residents and those being served by law enforcement, fire, public works and other municipal emergency service providers within Washington County.

B. Except as otherwise provided herein, the County offers this system to the Municipality referred to herein and shall maintain said system for its reasonable useful life of fifteen (15) years and represents to the Municipality that the System has sufficient capacity to support its Users now and for the life of the Radio System.

C. As part of the development of the 700 MHz Radio System, the County surveyed all municipalities in Washington County and developed an inventory of their existing mobile and portable radio equipment. Based on the County's survey, the County purchased radios sufficient to provide for a one-to-one replacement of the existing equipment incapable of accessing the 700MHz frequency band. Therefore, Municipality will be granted access to the Radio System free of charge and will receive necessary equipment ("Radio Equipment") as identified in Exhibit "A" attached hereto and incorporated herein by reference for its police, fire, public works and emergency management services. County will replace each unit set forth on the County's inventory for each participating Municipality. County will take possession of the replaced equipment at the time of the delivery and/or installation of the Radio Equipment.

D. After transfer of the Radio Equipment identified in Exhibit "A", Municipality may purchase at its sole cost any additional Approved Equipment it desires for use with the Radio System. Municipality must seek approval from County prior to the introduction of and use of the additional equipment into the Radio System.

E. Radio Equipment that is not put into use by the Municipality for participation in the Radio System within one (1) year of transfer shall return such equipment in good and usable condition to the County for the County's use as the County deems in its sole determination appropriate.

F. County shall not provide to the Municipality the Radio Equipment until such time as Municipality signs this Agreement and the associated User Agreement.

G. The Municipality and County acknowledge that there may be requests for records made pursuant to Wisconsin's Public Records Law and that "records" as defined at §19.32(2), Wis. Stats., may include voice transmission data, transcripts therefrom, digital recordings of talk groups and talk group descriptions or identification. Both the County and Municipality may be deemed custodians of any such records. To the extent that a request is made of the County for record(s) for which the Municipality is also the legal custodian, the County agrees to confer with Municipality prior to release regarding disclosure of the record(s). To the extent

that a request is made of the Municipality for record(s) for which the County is also the legal custodian, the Municipality agrees to confer with County prior to release regarding disclosure of the record(s).

IV. CARE, CUSTODY AND MAINTENANCE OF EQUIPMENT

A. Upon delivery and installation by County to Municipality of the Radio Equipment, Municipality shall assume ownership and accept the responsibilities of care, custody, and maintenance of the Radio Equipment at its sole cost, including but not limited to adequate insurance, reasonable care, required maintenance, replacement of equipment and any necessary upgrades requested by County, thus, relieving the County from all liability related to use of said Radio Equipment.

B. Municipality is prohibited from selling, loaning, trading or otherwise relinquishing possession of Radio Equipment unless said relinquishment is authorized in writing by County or returned to County. On a limited basis, equipment may be loaned only to the extent necessary for mutual aid.

C. Municipality shall maintain at its own expense and keep in good condition all equipment designated for use within the Radio System. Maintenance must be performed by certified technicians as specified herein.

D. In the event Municipality fails to adequately maintain Radio Equipment as determined by County, the County shall have the right to direct a certified technician to repair and/or maintain the Radio Equipment and the Municipality shall pay for the cost involved in repairing and/or maintaining that equipment.

E. Municipality shall permit, upon request of the County, County or certified technicians, to inspect the Radio Equipment to ensure proper maintenance and Radio System integrity and performance.

F. Municipality shall engage and complete all training offered by County and Vendor relating to the use of the Radio Equipment prior to use of said equipment. County may offer to Municipality from time to time training in the event of System upgrades or changes in operability or functionality.

G. Radio Equipment transferred to Municipality is warranted by Vendor to operate and function as represented and specified in the System Purchase Contract, be free from defects in materials and workmanship and shall conform in all aspects to the System Purchase Contract specifications for the following periods beginning at the time radios are programmed and delivered to the municipality:

1. For a period of twenty-four (24) months for Terminals.
2. Terminal batteries, for purposes of this warranty, shall be deemed defective if (1) the battery capacity is less than 80% of rated capacity and fails to accept a full charge to 100% capacity or (2) the battery develops a leakage.

H. Upon delivery of the Radio Equipment, Municipality accepts responsibility for and shall assume all costs associated with maintenance of Radio Equipment (i.e. normal wear and tear). Municipality is free enter into its own maintenance agreement with

a vendor authorized by the County, but such maintenance agreement will be at the municipality's expense.

V. TERM, TERMINATION, MODIFICATIONS, AMENDMENTS, MISCELLANEOUS

A. This Agreement shall be for an initial period of fifteen (15) years from January 1, 2025 ("Initial Term"). After the conclusion of the Initial Term period, this Agreement shall automatically renew on the same terms and conditions set forth herein for subsequent one (1) year periods, except as provided in B. below.

B. Either party shall notify the other party no less than six (6) months prior to the conclusion of the Initial Term of either its intent to enter into negotiations for amendments to the terms, conditions and obligations of the parties or its desire to terminate at the conclusion of the Initial Term. Such notice shall be in writing to the parties to this Agreement at the addresses listed by the signatures to this Agreement.

C. Any modification or amendment to this Agreement must be agreed upon by County and Municipality. Any such modification or amendment once agreed upon must be reduced to writing, signed by the parties hereto and attached to this Agreement.

D. The County shall not be liable for delays or failures regarding performance of the obligations contained herein if such delays or failures are due to causes beyond its reasonable control including, but not limited to, acts of God, war, fires, floods, blackouts, embargoes or changes in Federal Communication Commission rules and regulations or related governmental rules and regulations. In the event such delays or failures disrupt, interfere with or temporarily or permanently impair the County's ability to provide access to the Radio System or transmissions within the Radio System to the Municipality, County shall promptly notify Municipality of the circumstances and the anticipated delay. County shall act with reasonable diligence to address and resolve the circumstances causing the interference or disruption of services.

E. Municipality and County agree that they shall be responsible for any losses or expenses (including costs, damages or attorneys fees) attributable to the acts or omissions of their respective officers or employees acting in their official capacities.

F. This Agreement and Exhibit and the User Agreement contain the entire agreement of the parties and no oral or other representations in regard to this Agreement are to be valid unless reduced to writing, approved by the County and Municipality, signed by the parties hereto and attached to this Agreement.

G. To the extent that any provision in this Agreement or the User Agreement is found to be unenforceable by a court of competent jurisdiction, the unenforceable provision shall either be severed or reformed to become a valid provision expressing the intent of the unenforceable provision. The remaining provisions shall continue in full force and effect.

H. Nothing in this Agreement or the associated User Agreement shall be deemed or construed as a waiver of either the County's or the Municipality's governmental immunities from (statutory or common law protections) claims, lawsuits, demands, causes of actions and limitation on damages. Further, County shall not be liable to Municipality and Municipality hereby waives all claims against County for any injury or damage to any person or property resulting from the use of the Radio Equipment transferred herein.

I. If, during the Initial Term, the Municipality for whatever reason ceases use of the Radio System, it shall promptly, and without delay, return to County all Radio Equipment referred to herein in good and useable condition.

J. Failure by municipality to follow the terms of this agreement may result in removal of its terminal equipment from the Radio System. Prior to removal of such equipment, County agrees to notify the municipality in writing and allow sufficient time to take the necessary corrective action.

VI. EFFECT OF EXECUTION

Upon execution of this Agreement, Municipality agrees to:

A. Contemporaneously herewith execute the associated User Agreement.

B. Accept delivery of and/or installation of the Radio Equipment identified in Exhibit A attached hereto.

C. Upon acceptance of equipment, issue a receipt reflecting equipment received and any equipment returned to County.

D. Municipality shall adequately train and inform end users of appropriate use of the Radio Equipment in conjunction with the Radio System consistent with the User Agreement associated herewith and prior to distribution and use of equipment in field.

WASHINGTON COUNTY

_____
Josh Schoemann
County Executive
Dated: _____

MUNICIPALITY

_____
Brian Heckendorf
Village of Jackson President
Dated: _____

EXHIBIT "A"

RADIO EQUIPMENT TRANSFERRED TO MUNICIPALITY

ENTITY	AMOUNT	EQUIPMENT DESCRIPTION
Village of Jackson DPW	**$67,333.24**	21 Portable Radios (P5100)
		7 Mobile Radios (M7100)
TOTAL	**$67,333.24**	

EXHIBIT "A"

RADIO EQUIPMENT TRANSFERRED TO MUNICIPALITY

ENTITY	AMOUNT	EQUIPMENT DESCRIPTION
Village of Jackson Fire Dept.	**$145,112.40**	18 Portable Radios (P5100)
		12 Mobile Radios (M7100)
		1 Gang Radio Charger
TOTAL	**$145,112.40**	

USER AGREEMENT

AGREEMENT GOVERNING OPERATION AND USE OF THE 700MHz P25 COMPLIANT SIMULCAST TRUNKED RADIO SYSTEM OF WASHINGTON COUNTY

THIS AGREEMENT entered into by and between the Washington County ("County") and Village of Jackson ("Municipality"), shall set forth terms, conditions and the relationship of the parties with respect to operations of the Countywide 700MHz P25 Compliant Simulcast Trunked Radio System ("System" or "Radio System") This User Agreement supersedes any other previous User Agreement between the parties;

WHEREAS, the Washington County Board of Supervisors ("County") approved 2004 Resolution 69 on December 14, 2004, 2007 Resolution 79 on March 11, 2008, and 2019 Resolution 50 on December 12, 2019, recognizing the importance of a countywide public safety radio system, appropriating certain funds for infrastructure and equipment purchases and emphasizing the desire to partner with local police, fire, public works and emergency management departments. and awarding the contract for the system to RACOM Corporation ("Vendor");

WHEREAS, Washington County recognizes the value of intergovernmental cooperation and efficient use of valuable community resources and has thus determined that a Radio System accessible to all public safety users within Washington County will best serve the needs of the community;

WHEREAS, Washington County has developed and is constructing a countywide public safety radio system for use by all Washington County law enforcement, fire, public works, and other public safety or municipal units ("Users").

WHEREAS, in order to achieve comprehensive, countywide operability of said system, County offers this User Agreement so that the parties hereto can achieve the end goal of operating a public safety communication system that best serves the interests of the public effectively and efficiently, with minimal interruption or degradation and maximum consistency and coordination.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the amount and sufficiency of which are acknowledged by the parties, the parties agree as follows:

I. COOPERATION

Washington County has purchased the Radio System which will be accessible to the Municipality and will require participation, coordination and mutual understanding by and between the County and the Municipality for the operation of the Radio System.

II. DEFINITIONS

Definitions set forth in the Equipment Agreement are hereby incorporated herein by reference.

III. PURPOSE

The County and the Municipality recognize the importance of coordinated use of the Radio System and consistent users guidelines and thus intend to provide for the appropriate controls and maintenance of the Radio System in order to prevent, among other difficulties: (a) any party to this Agreement from interfering with or degrading the System by the introduction of incompatible or substandard equipment; (b) by refusing to or failing to properly maintain or upgrade the equipment transferred to Municipality by County; or (c) by improper use of equipment which comprises the Radio System.

A. County has purchased and shall maintain and operate the necessary Radio System for the benefit of all Washington County residents and those being served by law enforcement, fire, public works and other municipal emergency service providers within Washington County.

B. The Radio System Backbone equipment is and shall at all times be the property of the County under the operational control and authority of the County. The maintenance and repair of the Radio System Backbone and its associated equipment remains under the authority and control of the County.

C. This User Agreement is intended to be companion to the Municipality's Equipment Agreement – PSAP Equipment or the Equipment Agreement – General Equipment ("Equipment Agreement"), whichever is appropriate, so that maintenance responsibilities for equipment are outlined and do not overlap.

D. Municipality shall sign this User Agreement and the Equipment Agreement to receive necessary equipment for its police, fire, public works, and related public safety services participation in the Radio System free of charge. The County will provide said equipment to Municipality consistent with the process set forth in the companion Equipment Agreement.

E. Any and all updating and/or upgrading of the Radio System Backbone and its equipment shall remain under the authority and control of the County, except as such updating or upgrading would affect the performance of the System as related specifically to the Municipality. In the case of an upgrade affecting Municipality, said upgrade shall be the subject of discussion and recommendation by both parties. The County, however, retains all decision-making authority with respect to the Radio System.

F. Actual transfer, maintenance and operation of the equipment shall be governed by the Equipment Agreement, which shall be executed contemporaneously herewith and prior to the time Municipality receives any equipment from County. It is understood that upon transfer, equipment will be owned by the Municipality, except as relinquished to the County for non-use. Any and all maintenance costs or fees incurred by the Municipality during the course of ownership and operation of the Radio Equipment, shall be charged to and paid by the Municipality and the County shall have no financial obligation therefor or incur any liability from the use of the Radio Equipment whatsoever after transfer pursuant to the Equipment Agreement.

G. Municipality shall not alter, destroy, abandon, abuse, sell, or change the design, configuration or functionality of its equipment or any part of the System without the prior written approval of the County. Municipality may, however, loan equipment on a limited basis, if necessary for the purpose of mutual aid. Should Municipality provide any equipment to a third party, the Municipality shall be responsible for that equipment.

IV. TERM, TERMINATION, MODIFICATIONS, AMENDMENTS, MISCELLANEOUS

A. This Agreement shall be for an initial period of fifteen (15) years from January 1, 2025 ("Initial Term"). At the conclusion of the Initial Term, this Agreement shall automatically renew for subsequent one (1) year periods, except as provided for in B below.

B. Either party shall notify the other party no less than six (6) months prior to the conclusion of the Initial Term of either its intent to enter into negotiations for purposes of amending the terms, conditions and obligations of the parties or its desire to terminate at the conclusion of the Initial Term.

C. Any modification or amendment to this Agreement must be agreed upon by County and a majority of the entities that have entered into the User Agreement. Any such modification or amendment once agreed upon must be reduced to writing by the parties hereto, signed and attached to this Agreement.

D. The County shall not be liable for delays or failures in performance under this Agreement that are due to causes beyond its reasonable control including, but not limited to, acts of God, war, fires, floods, blackouts, embargoes or changes in laws, rules or regulations relating to frequency licensing. In the event such delays or failures disrupt, interfere with or temporarily or permanently impair the County's ability to provide a Radio System to Municipality, County shall promptly notify Municipality of the circumstances and the anticipated delay.

V. ENTIRE AGREEMENT

This Agreement, along with the Equipment Agreement, contain the entire Agreement of the parties and no oral or other representations in regard to this Agreement are valid unless reduced to writing and approved by the process set forth at Section C of Article IV.

VI. EFFECT OF EXECUTION

Upon execution of this Agreement, Municipality agrees to:

A. Contemporaneously herewith execute the associated Equipment Agreement.

B. Receive delivery of and/or install Equipment as defined in Exhibit A of the associated Equipment Agreement.

C. Adequately train and inform end users of appropriate use of Equipment in conjunction with the Radio System, consistent with the Equipment Agreement and this User Agreement.

WASHINGTON COUNTY

_____
Josh Schoemann
County Executive
Dated: _____

MUNICIPALITY

_____
Brian Heckendorf
Village of Jackson President
Dated: _____

VILLAGE OF JACKSON

Taking the lead in Washington County

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 #2 – 2025 Ridgeway Drive and Chestnut Court Reconstruction Project – Advanced Construction for an increase in the amount of $13,450.00

Meeting Date: July 29, 2025 Board of Public Works

Background and Analysis:
This memo is to inform the Board of Change Order #2 related to the Ridgeway Drive and Chestnut Court Reconstruction Project.

This change order addresses necessary field modifications and unforeseen conditions encountered during construction. A breakdown of additional costs is as follows:

- Reduction of **$2,100.00** for 1050 lineal feet of sanitary sewer lateral material credit using 4-inch in place of 6-inch material for select sanitary sewer laterals that were replaced via pipe bursting.
- Additional 34 lineal feet of 12-inch storm sewer pipe **$3,230.00**.
- Increase of $**12,320.00** due to lost production time resulting from conflicts with the existing underground watermain.
- Contract time extension of seven (7) calendar days due to reduced productivity during installation of sanitary sewer and watermain near the existing storm sewer, to avoid damage to that infrastructure.

Funding for this Change Order will come from Account Numbers:
600-00-56700-400-000 (Capital Projects Repairs/Construction)
300-00-17600-000-380 (Sewer Construction Work)
200-00-18600-395-000 (Water Construction Work)

Recommendation:
Board of Public Works recommend the Budget and Finance Committee and Village Board approve Change Order #2 for an increase in the amount of $13,450.00 to Advanced Construction.

SECTION 00 63 63
CHANGE ORDER NO.: 2

Owner:	Village of Jackson	Owner's Project No.	
Engineer:	Cedar Corporation	Engineer's Project No.:	05789-0020
Contractor:	Advance Construction	Contractor's Project No.:	
Project:	Ridgeway Dr and Chestnut Ct Reconstruction - REBID Ridgeway Dr and Chestnut Ct		
Contract Name:	Reconstruction - REBID	Effective Date of Change Order:	June 12, 2025
Date Issued:	July 1, 2025		

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

Description:

1	CREDIT 1,050 Lineal Feet Sanitary Lateral Pipe Bursting (6" Vs 4" Material Credit) @ $2.00/LF	=	($2,100.00)
2	ADD 34 Lineal Feet of 12” Dia RCP Storm Sewer Pipe @ $95.00/LF	=	$3,230.00
3	ADD Lump Sum Investingation of Existing Water Main Location 6/11/25	=	$7,040.00
4	ADD Lump Sum Cutting & Capping Existing 12" Water Main 6/12/25	=	$5,280.00
	TOTAL	=	$13,450.00

5	Extension of Contract Times - SUBSTANTIAL COMPLETION:	+/(-)	7	Day(s)
6	Extension of Contract Times - FINAL COMPLETION:	+/(-)	7	Day(s)

Reason for Change Order:

a) Change Order Item No. 1: Many existing sanitary laterals were found to be 4" diameter pipe size. Pipe bursting item quoted at 6" diameter pipe size and therefore, Contractor has provided a material credit.

b) Change Order Item No. 2: Addition of a 12" diameter storm sewer catch basin lead to accommodate the added installation of storm catch basin 4.0 (CB added to contract via contract change order no. 1) - Ridgeway Dr. Sta. 14+90.

c) Change Order Item No. 3: Cost associated with the Contractor's delay, coordination and additional efforts related to locating the actual location of the existing water main on the north end of Ridgeway Drive . Water main location as indicated on Drawing were based upon on site utility locations which were found to be in error during construction.

d) Change Order Item No. 4: Cost associated with the additional water main isolations, temporary water main feed and the cutting and capping of existing 12" water main. Additional Work associated with Change Order Item No. 3.

e) Change Order Item Nos. 5&6: Contract time extension associated with the proximity of the existing 36" storm sewer main as it relates to sanitary sewer construction on Ridgeway Drive which had significantly lessoned the Contractors lineal foot per day productivity.

Attachments:

a) Change Order Item No. 1: Email correspondence between Contractor & Engineer dated 6/16/25.

b) Change Order Item Nos. 2, 5 & 6: 1) Email correspondence between Contractor & Engineer dated 6/10/25, 2) Contractor's revised construction schedule dated 6/10/25, 3) Revised Drawing sheet 3 of 24.

c) Change Order Item Nos. 3 & 4: 1) Email correspondence between Contractor & Engineer/Owner dated 6/11/25 & 4/17/25 respectively, 2) Contractor's Invoice dated 6/16/25 with time & material details.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price $ 1,636,443.05	Original Contract Times: Substantial completion (date): August 29, 2025 Ready for Final Payment (date): September 15, 2025
[Increase] from previous approved Change Orders No. 1 to No. 1: $ 83,797.32	**[Increase]** from previous approved Change Orders No. 1 to No. 1 Substantial Completion (days): 7 Ready for Final Payment (days): 7
Contract Price prior to this Change Order: $ 1,720,240.37	Contract Times prior to this Change Order: Substantial completion (date): September 5, 2025 Ready for Final Payment (date): September 22, 2025
[Increase] this Change Order: $ 13,450.00	**[Increase]** this Change Order: Substantial Completion (days): 7 Ready for Final Payment (days): 7
Contract Price incorporating this Change Order: $ 1,733,690.37	Contract Times with all approved Change Orders: Substantial completion (date): September 12, 2025 Ready for Final Payment (date): September 29, 2025

Recommended by Engineer (if required)

By: Douglas T Kiwa

Title: Senior Construction Manager

Date: 7/1/2025

Accepted by Contractor

Project Manager

7/7/25

Authorized by Owner

By:

Title:

Date:

Approved by Funding Agency (if applicable)

EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies and American Society of Civil Engineers. All rights reserved.

Doug Kroes

From: Shane Kofler <skofler@advconst.net>
Sent: Monday, June 16, 2025 11:30 AM
To: Doug Kroes; Matt Stephan; Logan Myers; Jack Straehler
Cc: Paul Kultgen
Subject: Jackson - Ridgeway HDPE pricing

All, I have below the pricing for the 6" vs 4" HDPE. Based on what the home has currently that is how they will install, and if 4" is installed Advance Construction will issue a $2/lf credit.

Please let me know if you have any questions.

Thanks

Shane Kofler
Advance Construction Inc
Phone: 920-434-3978 / Fax: 920-434-6228
Direct: 920-593-1016 / Cell: 920-606-5011

From: Gregg.Huth@Ferguson.com <Gregg.Huth@Ferguson.com>
Sent: Monday, June 16, 2025 11:22 AM
To: Shane Kofler <skofler@advconst.net>
Subject: HDPE pricing

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,
Current pricing:
4" DR 17 HDPE pipe 2.60/ft
6" DR17 HDPE [pipe 4.55/ft

Let me know if you need anything further.
Thanks

Gregg Huth, GM - Wisconsin
Ferguson Waterworks, 5350 N. Richmond St Appleton Wi 54913
(C): 920-378-4586 (T): 920-731-3252 (F): 920-731-2305
gregg.huth@ferguson.com

Doug Kroes

From: Shane Kofler <skofler@advconst.net>
Sent: Tuesday, June 10, 2025 3:39 PM
To: Doug Kroes
Cc: Paul Kultgen; Matt Stephan
Subject: RE: Jackson Ridgeway/Chestnut Reconst.: Change Order No. 1
Attachments: Revised Schedule 6-10-25.xlsx

Follow Up Flag: Follow up
Flag Status: Completed

Doug,

Attached is revised schedule. Apologies for making you wait, I wanted to work through somethings and try to be as accurate as possible. This pushes us another week out.

We have had a tremendous slow down between manhole 5 & 6, as you can reference on the bid plan set it shows the existing 36" storm sewer under the sidewalk away from the new sanitary. As shown on the latest revision the storm sewer is only actually 8' off the new sewer main, which given the depth of both, and the fact that the existing storm is backfilled with stone chips we have had slow down our operations and work extra cautious to not compromise the storm sewer. Our production is down around 25-35' per day (which I think you know we are not making any money at that rate). Is there something we can be compensated for with change in conditions?

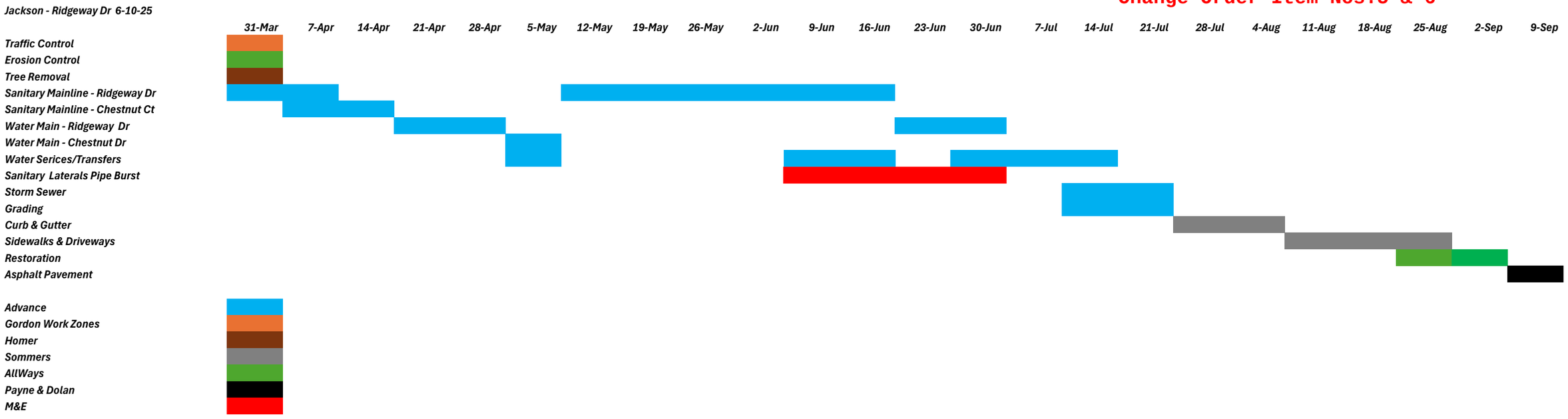
Also one thing I caught on the Change order, one of the new inlets gets new 12" storm sewer laid across the road. It is called out as 12" RCP which I did not provide a price for. We can do that for $95/lf or we can install 12" PVC for the bid price of $85/lf.

Let me know if you want to add RCP to CO and if you can change the date and I will get it signed.

Thanks

Shane Kofler
Advance Construction Inc
Phone: 920-434-3978 / Fax: 920-434-6228
Direct: 920-593-1016 / Cell: 920-606-5011

Change Order Item Nos.5 & 6



Change Order Item No. 2

DUANE R & DIANA R HAFEMEISTER
W198 N16937 RIDGEWAY DR

CHAD C ERDMAN
W198 N16949 RIDGEWAY DR

WALTER W GANSHOW
N169 W19815 CHESTNUT CT

GARY & GAIL LAVERENZ
W198 N16981 RIDGEWAY DR

PAUL RUBIN
W198 N16995 RIDGEWAY

JAMES H & SUSAN M DAVIS
REVOCABLE TRUST
W198 N17011 RIDGEWAY DR

CONTRACTOR TO ADJUST EX STRUCTURES AS NECESSARY TO MEET FINISH GRADE.

REMOVE & REPLACE ALL EX STORM INLET FRAMES & CASTINGS, SALVAGE FOR OWNER, AND RECONSTRUCT CHIMNEYS, SEE DETAIL TYP.

SEE SHEET 5

CHESTNUT COURT

RELOCATE TELE PEDESTAL, BY UTILITY

NEW 1 1/4" POLY WATER SERVICE & CURB STOP (TYP)

REPLACE TO CAST IRON PIPE

PROTECT TREE

15+12.5, 13'RT
12"x4" TEE

REMOVE TREE (TYP)

MATCHLINE STATION = 15+35.00
SEE SHEET 4

NEW 30" CONC CURB & GUTTER, TYPE D (TYP)

NEW 5' CONCRETE SIDEWALK (TYP)

SLOPE INTERCEPT (TYP)

NEW 6" SANITARY LATERAL (TYP)

12+33, 13'RT
12"x8" TEE

PROPOSED 8" WM

PROPOSED 8" SAN

RELOCATE TELE HAND HOLE, BY UTILITY

CURB RAMP TYPE 1 (TYP)

10+52, 13'RT
12"-45° BEND

RIDGEWAY DRIVE

10+00

10+38
SAWCUT & MATCH EXISTING

11+00

ABANDON 12" WM

SAN MH 1

12+00

13+00

PROPOSED 8" SAN

14+00

POT HOLE LOCATE OF EX WM (TYP)

SAN MH 2

34LF-12" RCP STM @ 11.66%

SAN MH 3

START ALTERNATE END BASE BID

INLET PROTECTION (TYP)

10+40, 4'RT
CONNECT TO EX 12" BEND & FIELD VERIFY LOCATION

MINOR FILL TO GET POSITIVE DRAINAGE

PROTECT TREE

NEW 4" STORM LATERAL, FIELD VERIFY LOCATION (TYP)

NEW STM CB 3.0
STA 11+78, 18.5'RT
RIM: 863.92
INV: 859.91 (15"NW)
D: 4.0'

PROTECT TREE

SALVAGE EX HYD

PROTECT TREE

12+09, 20.5'RT
HYDRANT ASSEMBLY
7.5LF - 6" HYD LEAD
6" GATE VALVE
7.5' BURY

MINOR FILL TO GET POSITIVE DRAINAGE

NEW CONCRETE DRIVEWAY APRON & SIDEWALK, SEE DETAIL (TYP)

PROTECT TREE

14+60, 13'RT
12"-11.25° BEND

CONNECT DOWNSPOUT TO STORM LATERAL

NEW STM CB 4.0
STA 14+98, 18.5'RT
RIM: 866.21
INV: 863.21 (12"W)
D: 3.0'

REMOVE CB

RELAY 4" WATER SERVICE TO ROW

15+30, 18'RT
12"-45° BEND

MAY NEED STEPS

MAILBOXES SHALL BE TEMPORARILY RELOCATED DURING CONSTRUCTION AND RE-INSTALLED PRIOR TO FINAL COMPLETION. COORDINATE THIS WORK WITH THE U.S. POSTAL SERVICE - JACKSON OFFICE. COST SHALL BE INCIDENTAL TO OTHER ITEMS.

JEFFREY R & DAWN T KURZ
W198 N16934 RIDGEWAY DR
W198 N16936 RIDGEWAY DR

SHELLI M & BRUCE A ELLIS
W198 N16946 RIDGEWAY DR
W198 N16948 RIDGEWAY DR

MICHAEL A DUNHAM
W198 N16960 RIDGEWAY DR
W198 N16962 RIDGEWAY DR

CLAAS LIVING TRUST
W198 N16974 RIDGEWAY DR
W198 N16972 RIDGEWAY DR

DARRYLL & JAMES ZAHNER
W198 N16986 RIDGEWAY DR
W198 N16984 RIDGEWAY DR

JEFFREY A & GAIL L PETERSON
W198 N16994 RIDGEWAY DR

MICHAEL T KUNKEL
N169 W19812 RIDGEWAY DR

GRANULAR BACKFILL

PVI STA = 10+57
PVI ELEV = 863.28

EX MH CB 122
RIM EL: 866.35
INV: 857.30 (36"N)
INV: 859.14 (12"W)
INV: 859.14 (12"SE)
INV: 857.56 (36"S)
D: 9.05'

PVI STA = 12+41
PVI ELEV = 864.94

EX MH CB 120
RIM EL: 864.76
INV: 857.45 (36"N)
INV: 860.12 (12"SW)
INV: 857.45 (36"S)
D: 7.31'

PROPOSED GROUND AT REFERENCE LINE
EXISTING GROUND AT REFERENCE LINE

PVI STA = 14+25
PVI ELEV = 865.85

EX MH CB 119
RIM EL: 866.60
INV: 858.46 (30"NW)
INV: 859.26 (12"NE)
INV: 858.51 (36"S)
D: 8.14'

PVC STA = 15+25.00
PVC EL = 866.955
PVT = 15+75.00'
PVT EL = 867.65

PVI STA = 15+50.00
PVI ELEV = 867.23
A.D. = 0.60%
K = 83.38
50.00' VC

0.90%
0.50%
1.10%

EX 36" RCP STM
EX 12" WM

172'-12" PVC WM @ 0.20%

24'-12" PVC WM @ 6.42%

67'-12" PVC WM @ 3.42%

13+00, 13'RT
GRADE CHANGE
INV: 857.25

245'-12" PVC WM @ 0.71%

15+12.5, 13'RT
12"x4" TEE
INV: 858.85 (12")
INV: 859.18 (4")

198LF - 8" PVC @ 0.40%
EX 8" SAN

210LF - 8" PVC @ 0.40%
EX 8" SAN

80LF - 8" PVC @ 0.40%

15+30, 18'RT
12"-45° HORIZ BEND & GRADE CHANGE
INV: 858.99

EX SAN MH 131
RIM EL: 862.93
INV: 849.45 (8"S)
INV: 849.55 (8"N)
INV: 849.47 (8"N)
D: 13.48'

10+40, 4'RT
CONNECT TO EX WM
INV: 856.15
FIELD VERIFY ELEV & LOCATION

EX MH CB 130
RIM EL: 862.55
INV: 856.19 (36"N)
INV: 856.91 (12"E)
INV: 856.19 (36"S)
D: 6.36'

12+09, 13'RT
12"x6" HYD TEE & GRADE CHANGE
INV: 856.50 (12")
INV: 856.75 (6")

12+33, 13'RT
12"x8" TEE & GRADE CHANGE
INV: 854.96 (12")
INV: 855.13 (8")

SAN MH 1
STA. 12+39.7, 0.00' T
RIM EL: 864.92
INV: 850.35 (8"W)
INV: 850.27 (8"N)
INV: 850.27 (8"S)
D: 14.65'

SAN MH 2
STA. 14+50.0, 0.00' T
RIM EL: 866.13
INV: 851.11 (8"N)
INV: 851.11 (8"S)
D: 15.02'

SAN MH 3
STA. 15+30.5, 0.00' T
RIM EL: 867.02
INV: 851.43 (8"NW)
INV: 851.43 (8"S)
D: 15.59'

EXISTING ELEVATIONS AT REFERENCE LINE
PROPOSED ELEVATIONS AT REFERENCE LINE

| | | |

Doug Kroes

From: Shane Kofler <skofler@advconst.net>
Sent: Wednesday, June 11, 2025 12:22 PM
To: Doug Kroes; Logan Myers; Jeff Kreutzinger
Cc: Paul Kultgen
Subject: Jackson - Ridgeway Dr
Attachments: 77134698444__FBD0C420-0820-454D-BF4D-E65885DDE117.jpeg; 77134699285__8DD9F8E1-052E-4B5F-B30F-BD02ADBDB39B.jpeg; 77134700967__90A3BFF6-1451-4B80-A05C-4842A2088D75.jpeg; 77134700163__501C62B1-D69E-4F57-8A1E-F3E513BBC450.jpeg

Doug, Pat has set San Mh 6 and is working toward Mh 7 currently.
As he is moving north the existing wm is creeping over toward the proposed sewer.
I have attached pictures, the blue marks are the wm and pink is proposed centerline of the new sewer. They are within 2-3' of each other and at that distance we will not be able to install the sewer. If it was the 7' separation like shown on plans we would be ok.

Pat has started discussions with Jeff from water dept as to what he will be ok with. We will have to cut and cap the 12" at approx 18+50 and at approx 20+10. We then need to feed the water main from 18+50 to 16+20, either by feeding hydrant to hydrant, or going on Chestnut ct and making a temporary connection.
There will be additional costs associated with this.

Hopefully as a group we can come up with a quick solution.

Feel free to call me as necessary.

Thanks

Shane Kofler
Advance Construction Inc
920-606-5011

Change Order Item Nos. 3&4

Advance Construction, Inc.

2141 Woodale Ave
Green Bay, WI 54313

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

INVOICE

INVOICE #
DATE: June 16, 2025

Bill To:
Village of Jackson

Advance Construction Rep	Job	Payment terms
Shane Kofler	Ridgeway Dr - Water Main Conflict	Net 30 Days

Quantity	Unit	Description	Unit Price	Amount
8	Hrs	From 10am-6pm on 6/11. Time spent on locating and verifiying if existing 12" water main is indeed in conflict. Started excavations for cutting and capping, and working with village to be able to temp feed properties.	880.00	$ 7,040.00
6	Hrs	From 7am-1pm on 6/12. Time spent cutting and capping existing 12" water main on Willow Ridge.	880.00	$ 5,280.00

Subtotal	$ 12,320.00
Mark Up	$ -
TOTAL	$ 12,320.00

6/11/25 Cost Breakdown

Added Labor							
				Hours	Rate Per RLRW		Extended Cost
Utility Work							
	Foreman			8.00	$ 77.39		$ 619.12
	Loader Operator			8.00	$ 71.38		$ 571.04
	Pipe Layer			8.00	$ 61.78		$ 494.24
Utility Work							
	Laborer			8.00	$ 55.78		$ 446.24
	Truck Driver			8.00	$ 40.18		$ 321.44
	Truck Driver			8.00	$ 40.18		$ 321.44
TOTAL ADDED LABOR				**48**			**$2,773.52**

Added Large Tools and Major Equipment				
Description	Quantity	Unit	Unit Price	Extended Cost
Hitachi Excavator	8	Hr	$ 225.00	$ 1,800.00
Case Wheel Loader	8.00	hr	$ 150.00	$ 1,200.00
Hired Dump Truck	8.00	hr	$ 80.00	$ 640.00
Advance Dump Truck	8.00	hr	$ 80.00	$ 640.00
				$ -
				$ -
				$ -
TOTAL ADDED LARGE TOOLS AND MAJOR EQUIPMENT				**$ 4,280.00**

6/12/25 Cost Breakdown

Added Labor						
				Hours	Rate Per RLRW	Extended Cost
Utility Work						
	Foreman			6.00	$ 77.39	$ 464.34
	Loader Operator			6.00	$ 71.38	$ 428.28
	Pipe Layer			6.00	$ 61.78	$ 370.68
Utility Work						
	Laborer			6.00	$ 55.78	$ 334.68
	Truck Driver			6.00	$ 40.18	$ 241.08
	Truck Driver			6.00	$ 40.18	$ 241.08
TOTAL ADDED LABOR				**36**		**$2,080.14**

Added Large Tools and Major Equipment				
Description	Quantity	Unit	Unit Price	Extended Cost
Hitachi Excavator	6	Hr	$ 225.00	$ 1,350.00
Case Wheel Loader	6.00	hr	$ 150.00	$ 900.00
Hired Dump Truck	6.00	hr	$ 80.00	$ 480.00
Advance Dump Truck	6.00	hr	$ 80.00	$ 480.00
				$ -
				$ -
				$ -
TOTAL ADDED LARGE TOOLS AND MAJOR EQUIPMENT				**$ 3,210.00**

Taking the lead in Washington County

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 – 2025 Oaks of Jackson Surface Course - Spruce Street and Ridgeway Court - Stark Pavement Corporation for an increase in the amount of $14,340.00

Meeting Date: July 29, 2025 Board of Public Works

Background and Analysis:
This memo is to inform the Board of Change Order #1 related to the Oaks of Jackson Surface Course, Spruce and Ridgeway Project.

This change order addresses necessary field modifications during a construction walk through prior to the project start date. A breakdown of additional costs is as follows:

Sidewalk Replacement increase of **$7,632.00**
The addition of 180 square feet of 4-inch concrete sidewalk is to be removed and replaced.

ADA Curb Ramps increase of **$5,700.00**
The addition of 60 square feet of concrete curb ramps to be removed and replaced, including the reinstallation of existing detectable warning fields.

Curb and Gutter increase of **$1,008.00**
The addition of 6 linear feet of concrete curb and gutter to be removed and replaced.

Funding for this Change Order will come from Account Number:
670-00-56700-000-000 (TID #7 – Misc.TID Expense)

JS

Recommendation:
Board of Public Works recommend the Budget and Finance Committee and Village Board approve Change Order #1 in the amount of $14,340.00 to Stark Pavement Corporation.

SECTION 00 63 63
CHANGE ORDER NO.: 1

Owner:	Village of Jackson	Owner's Project No.	
Engineer:	Cedar Corporation	Engineer's Project No.:	J5789-0023
Contractor:	Stark Pavement Corporation	Contractor's Project No.:	
Project:	Spruce, Ridgeway, Oaks of Jackson Surface Course		
Contract Name:	Spruce, Ridgeway, Oaks of Jackson Surface Course	Effective Date of Change Order:	July 17, 2025
Date Issued:	July 17, 2025		

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

Description:

1	ADD 180 Square Feet of Removal & Replacement of 4" Concrete Sidewalk @ $42.40/SF	=	$7,632.00
2	ADD 60 Square Feet of Removal & Replacement of Concrete Curb Ramps to include Removal and Reinstallation of Existing Detectable Warning Fields (40sf) @ $95.00/SF	=	$5,700.00
3	ADD 6 Lineal Feet of Removal & Replacement of Concrete Curb and Gutter @ $168.00/LF	=	$1,008.00
	TOTAL	=	$14,340.00

Reason for Change Order:

a) Change Order Item Nos. 1-3: Added Work items as directed by Owner.

Attachments:

a) Change Order Item Nos. 1-3: 1) Email correspondence between Owner & Engineer dated 6/19/25, 2) Email correspondence between Engineer & Contractor dated 6/30/25 & 7/8/25 respectively, 3) Added Work location maps.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price $ 174,334.00	Original Contract Times: Substantial completion (date): September 1, 2025 Ready for Final Payment (date): September 30, 2025
[Increase] [Decrease] from previous approved Change Orders No. 0 to No. 0 : $ 0.00	**[Increase] [Decrease]** from previous approved Change Orders No. 0 to No. 0 Substantial Completion (days): 0 Ready for Final Payment (days): 0
Contract Price prior to this Change Order: $ 174,334.00	Contract Times prior to this Change Order: Substantial completion (date): September 1, 2025 Ready for Final Payment (date): September 30, 2025
[Increase] this Change Order: $ 14,340.00	**[Increase] [Decrease]** this Change Order: Substantial Completion (days): 0 Ready for Final Payment (days): 0
Contract Price incorporating this Change Order: $ 188,674.00	Contract Times with all approved Change Orders: Substantial completion (date): September 1, 2025 Ready for Final Payment (date): September 30, 2025

Recommended by Engineer (if required)	Accepted by Contractor
By: Douglas Kline	
Title: Senior Construction Manager	Project Manager
Date: 7/17/2025	7.21.25
Authorized by Owner	**Approved by Funding Agency (if applicable)**
By:	
Title:	
Date:	

EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies and American Society of Civil Engineers. All rights reserved.

Doug Kroes

From: Logan Myers <Logan.Myers@villageofjacksonwi.gov>
Sent: Thursday, June 19, 2025 3:46 PM
To: Jack Straehler
Cc: Doug Kroes; Matt Stephan; Jen Heidtke
Subject: Re: TID 7 Final Lift Project

Follow Up Flag: Follow up
Flag Status: Flagged

Doug,

See below for the measured quantities that were requested.

1. ___**180**___Square Feet of Removal & Replacement of 4" Concrete Sidewalk
2. ____**32**___Square Feet of Removal & Replacement of Concrete Curb Ramps to include Detectable Warning Fields
3. ____**5.6**___Lineal Feet of Removal & Replacement of Concrete Curb and Gutter

Logan Myers
Engineering Technician
Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI, 53037

Office: (262) 677-0707 ext. 513
Mobile: (414) 573-9137
Email: logan.myers@villageofjacksonwi.gov

From: Jack Straehler <jack.straehler@villageofjacksonwi.gov>
Sent: Thursday, June 19, 2025 2:57 PM
To: Logan Myers <Logan.Myers@villageofjacksonwi.gov>
Cc: Doug Kroes <doug.kroes@cedarcorp.com>; Matt Stephan <matt.stephan@cedarcorp.com>; Jen Heidtke <jen.heidtke@villageofjacksonwi.gov>
Subject: Fw: TID 7 Final Lift Project

Logan,

As we discussed, can you please follow up with Doug on the requested information.

Thank you,

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

From: Doug Kroes <doug.kroes@cedarcorp.com>
Sent: Thursday, June 19, 2025 02:34 PM
To: Jack Straehler <jack.straehler@villageofjacksonwi.gov>
Cc: Matt Stephan <matt.stephan@cedarcorp.com>; Jen Heidtke <jen.heidtke@villageofjacksonwi.gov>
Subject: RE: TID 7 Final Lift Project

Jack,

Matt is out of the office this week and will be returning Monday but I am more than happy to answer your question. The contract has been bid/awarded so any additions to the contract would be by contract change order which can certainly be done. If you could provide the following estimated units for these items, that would be helpful (I'm assuming that the proposed additional work are replacement items and therefore would be priced as removal and replacement):

1. _____Square Feet of Removal & Replacement of 4" Concrete Sidewalk
2. _____Square Feet of Removal & Replacement of Concrete Curb Ramps to include Detectable Warning Fields
3. _____Lineal Feet of Removal & Replacement of Concrete Curb and Gutter

Couple of questions to consider regarding the above items:

- Are any of the sidewalk sections through a driveway opening? If so, those areas/units would be 7" concrete.
- In regard to the curb ramps, will there be any adjacent curb replacement fronting the ramps? If so, this would be a separate lineal foot item.
- In regard to the curb and gutter, is this 30" curb and is it vertical face our mountable type?

Also, if you could provide us with the locations of each of the additional items, that would be helpful. Once we receive the requested information, our office can assemble the information in a format that we can request a cost proposal from the Contractor.

Please let me know if you have any questions.

Thanks Jack,

Douglas Kroes
Senior Construction Manager/Office Manager | Cedar Corporation
doug.kroes@cedarcorp.com
W61N497 Washington Avenue
Cedarburg, WI 53012
Office 262.204.2360 **Direct** 262.204.2343 **Mobile** 920.246.6326
www.cedarcorp.com | Facebook | LinkedIn | Instagram

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at http://www.cedarcorp.com/disclaimer for more details.

From: Matt Stephan <matt.stephan@cedarcorp.com>
Sent: Thursday, June 19, 2025 1:07 PM
To: Doug Kroes <doug.kroes@cedarcorp.com>
Subject: Fw: TID 7 Final Lift Project

Sent from my U.S.Cellular© Smartphone
Get Outlook for Android

From: Jack Straehler <jack.straehler@villageofjacksonwi.gov>
Sent: Thursday, June 19, 2025 1:05:32 PM
To: Matt Stephan <matt.stephan@cedarcorp.com>
Cc: Jen Heidtke <jen.heidtke@villageofjacksonwi.gov>
Subject: TID 7 Final Lift Project

Matt,

As part of the final lift work for the TID 7 project (Ridgeway & Spruce) with Stark, I'd like to request that we include some additional concrete work. Specifically, we're looking to add the following items:

- (7) sidewalk squares
- (4) ADA ramps
- (1) section of curb and gutter

Can you please confirm whether this work can be handled through a change order, or if it will require a formal contract amendment?

Let me know if you need any further details.

Thank You,

Jack B. Straehler II
Director of Public Works
Village of Jackson
W194 N16660 Eagle Drive

Jackson, WI 53037
Office: 262-677-0707 X 511
Cell: (262) 305-5012

Doug Kroes

From: Logan Greve <logang@starkcorp.us>
Sent: Tuesday, July 8, 2025 12:03 PM
To: Doug Kroes
Cc: Matt Stephan; Logan Myers
Subject: RE: Jackson Spruce, Ridgeway, Oaks of Jackson: Request for Unit Prices

Doug,
Please see pricing below.

1. 180 Square Feet of Removal & Replacement of 4" Concrete Sidewalk **@ $42.40/SF = $7,632.00**
2. 60 Square Feet of Removal & Replacement of Concrete Curb Ramps to include Removal and Reinstallation of Existing Detectable Warning Fields **(40sf) @ $95.00/SF = $5,730.00**
3. 6 Lineal Feet of Removal & Replacement of Concrete Curb and Gutter **@ $168.00/LF = $1,008.00**

Assuming all work will be done at the same time as current contracted work.

Thank you,

Logan Greve
Vice President
Stark Pavement Corporation
Ph: 920-427-3888
Fax: 262-784-6841
logang@starkcorp.us

From: Doug Kroes <doug.kroes@cedarcorp.com>
Sent: Monday, June 30, 2025 10:40 AM
To: Logan Greve <logang@starkcorp.us>
Cc: Matt Stephan <matt.stephan@cedarcorp.com>; Logan Myers <Logan.Myers@villageofjacksonwi.gov>
Subject: Jackson Spruce, Ridgeway, Oaks of Jackson: Request for Unit Prices

Logan:

The Owner has directed to have the following items added to the contract Work associated with the subject project. Attached please find information indicating the locations of the proposed Work. At your earliest convenience, please provide unit prices for the Work items provided below.

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

1. 180 Square Feet of Removal & Replacement of 4" Concrete Sidewalk @ $_____/SF
2. 60 Square Feet of Removal & Replacement of Concrete Curb Ramps to include Removal and Reinstallation of Existing Detectable Warning Fields @ $_____/SF
3. 6 Lineal Feet of Removal & Replacement of Concrete Curb and Gutter @ $_____/LF

Douglas Kroes

Senior Construction Manager/Office Manager | Cedar Corporation

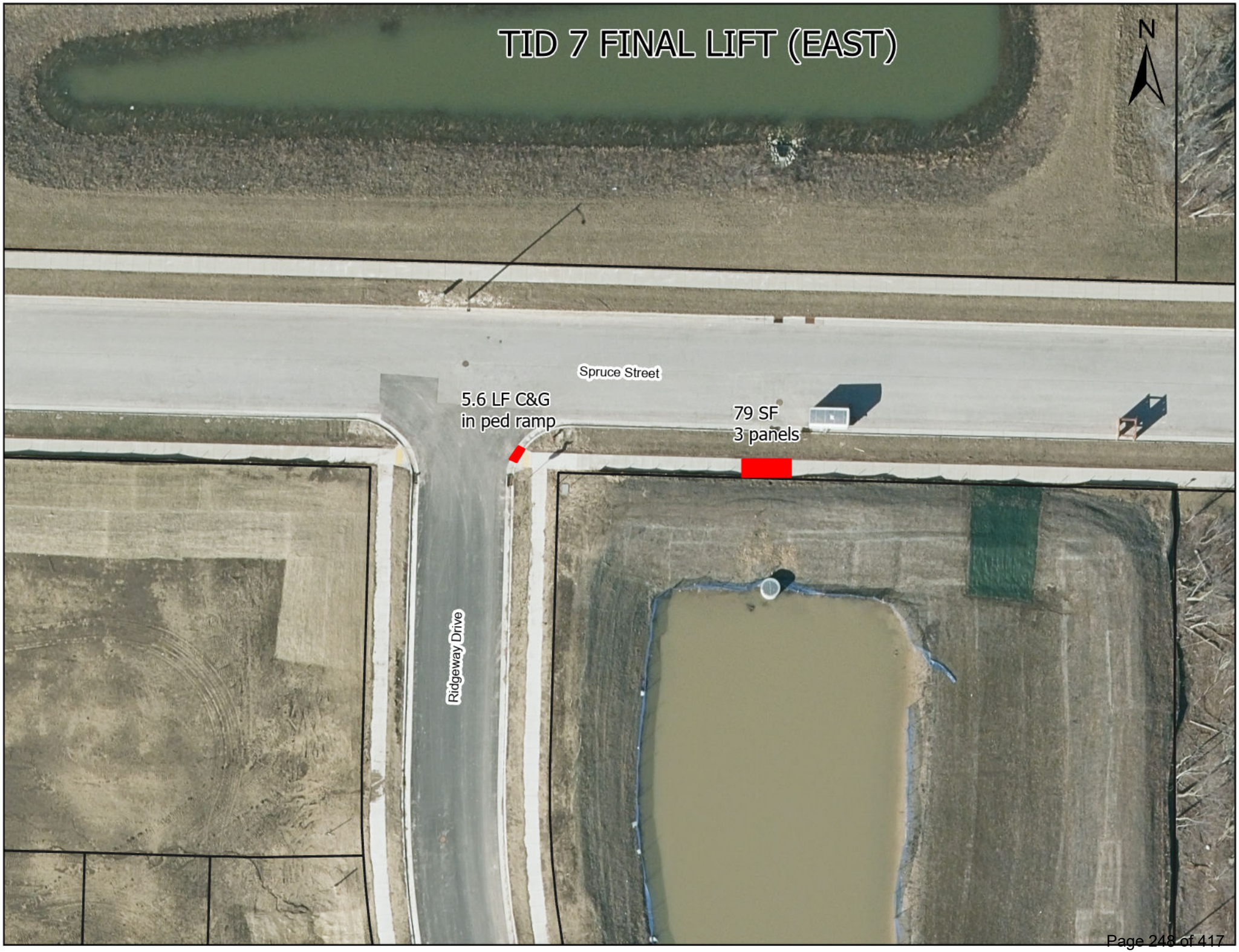
doug.kroes@cedarcorp.com

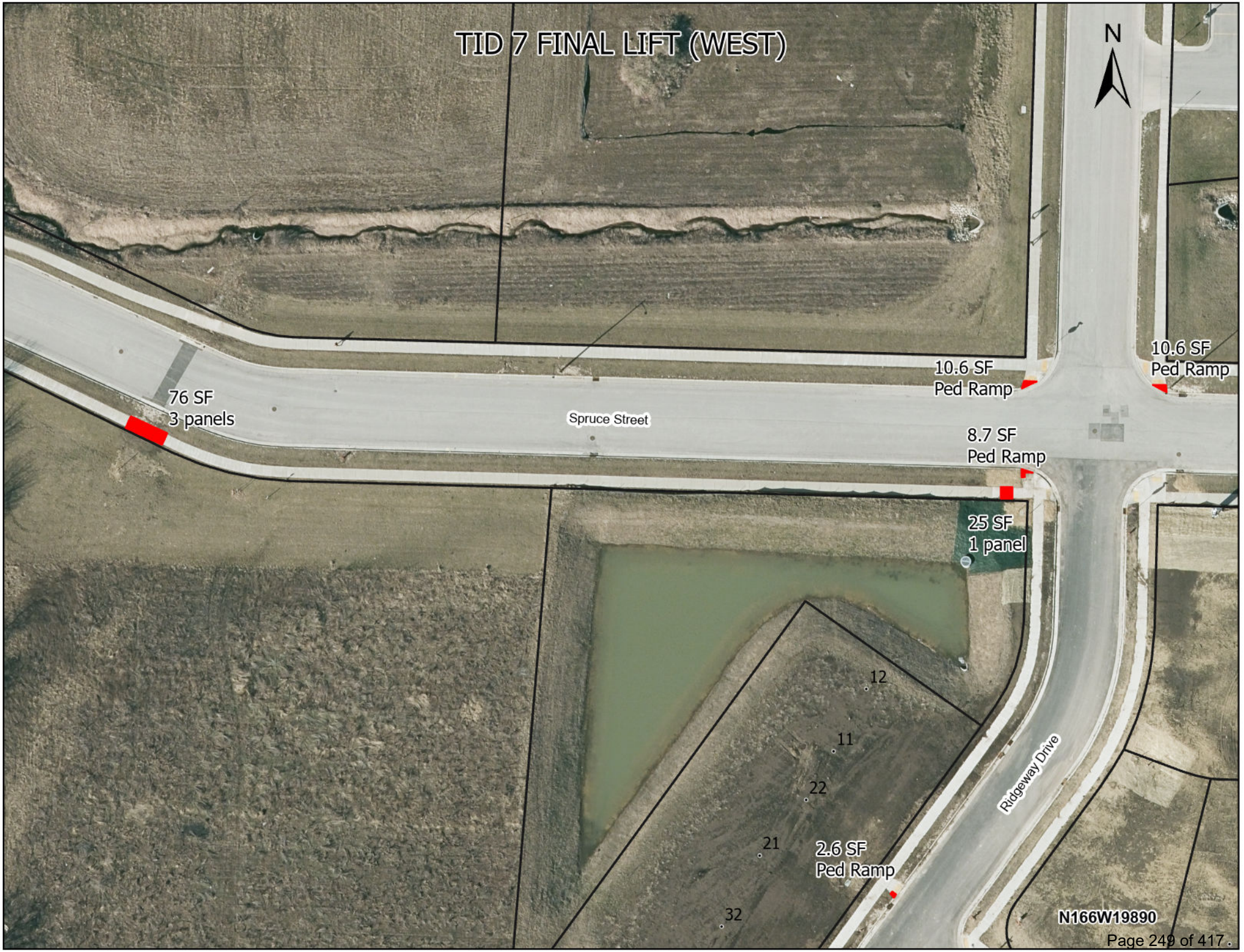
W61N497 Washington Avenue
Cedarburg, WI 53012

Office 262.204.2360 **Direct** 262.204.2343 **Mobile** 920.246.6326

www.cedarcorp.com | Facebook | LinkedIn | Instagram

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at http://www.cedarcorp.com/disclaimer for more details.


TID 7 FINAL LIFT (EAST)
N
Spruce Street
5.6 LF C&G
in ped ramp
79 SF
3 panels
Ridgeway Drive


TID 7 FINAL LIFT (WEST)
N
76 SF
3 panels
Spruce Street
10.6 SF
Ped Ramp
10.6 SF
Ped Ramp
8.7 SF
Ped Ramp
25 SF
1 panel
12
11
22
21
2.6 SF
Ped Ramp
32
Ridgeway Drive
N166W19890

Taking the lead in Washington County

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 #3 – 2025 Ridgeway Drive and Chestnut Court Reconstruction Project – Advanced Construction in the amount of $447,187.01

Meeting Date: July 29, 2025 Board of Public Works

Background and Analysis:
This memo is to inform the Board of Pay Request #3 from Advance Construction in the amount of $447,187.01 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:
600-00-56700-400-000 (Capital Projects Repairs/Construction) $149,062.33
300-00-17600-000-380 (Sewer Construction Work) $149,062.34
200-00-18600-395-300 (Water Construction Work) $149,062.34

If you have any questions, please let me know.

JS

Recommendation:
Board of Public Works recommend the Budget and Finance Committee and Village Board approve Pay Request #3 for Advanced Construction in the amount of $447,187.01.

W61N497 Washington Avenue
Cedarburg, WI 53013
Community Infrastructure • Architecture • Environmental Services
262-204-2360
www.cedarcorp.com

July 10, 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. 3
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 $447,187.01 is Contractor's Application for Payment No. 3.

Please Note: As the Contractor has not yet received payment from the Village related to their Application for Payment No. 2, this application does not include lien waivers from subcontractors and/or material suppliers associated with Application No. 2. 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: Contractor's Application for Payment No. 3
Lien Waivers: Application for Payment No. 1

Cc: Shane Kofler, Advance Construction

Contractor's Application for Payment No. 3

	Application Period: 5/30/25 - 6/27/25	Application Date: 6/27/2025
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	$83,797.32	
2	$13,450.00	
TOTALS	$97,247.32	
NET CHANGE BY CHANGE ORDERS	**$97,247.32**	

1.	**ORIGINAL CONTRACT PRICE**		$	**$1,636,443.05**
2.	**Net change by Change Orders**		$	**$97,247.32**
3.	**Current Contract Price (Line 1 ± 2)**		$	**$1,733,690.37**
4.	**TOTAL COMPLETED AND STORED TO DATE**			
	(Column I total on Progress Estimates)		$	**$1,009,595.50**
5.	**RETAINAGE:**			
	a. 5% X $866,845.19 **Work Completed**		$	**$43,342.26**
	b. 5% X **Stored Material**		$	
	c. Total Retainage (Line 5.a + Line 5.b)		$	**$43,342.26**
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)**		$	**$966,253.24**
7.	**LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**		$	**$519,066.23**
8.	**AMOUNT DUE THIS APPLICATION**		$	**$447,187.01**

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: 7/7/25

Payment of: $ $447,187.01
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ (Engineer) **7/10/25** (Date)

Payment of: $ $447,187.01
(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:**	3
Application Period:	5/30/25 - 6/27/25	**Application Date:**	June 27, 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.
				Previous Applications		This Application		Materials Stored				
Bid No.	Description			Quantity	Amount	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	55.63	$30,596.50					55.63	$30,596.50	99.3%
3	8" PVC Sanitary Sewer Pipe	841 L.F.	$210.00	843	$177,030.00					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	217	$43,400.00					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	3	$25,560.00					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	355	$21,300.00			478	$28,680.00	77.1%
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			1300	$7,150.00			1300	$7,150.00	76.0%
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									
36	Upper Layer HMA Pavement 1-3/4"	341 TONS	$96.00									

Unit Price Progress Estimate

Contractor's Application

Project:	Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID	**Application Number:**	3
Application Period:	5/30/25 - 6/27/25	**Application Date:**	June 27, 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.
				Previous Applications		This Application		Materials Stored				
Bid No.	Description			Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
37	Relocate Sign	2 E.A.	$300.00									
38	Traffic Control	1 L.S.	$80,000.00	0.5	$40,000.00	0.25	$20,000.00			0.75	$60,000.00	75.0%
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			72	$41,760.00			72	$41,760.00	97.3%
A1-2	8" PVC Sanitary Sewer Pipe	468 L.F.	$260.00	100	$26,000.00	368	$95,680.00			468	$121,680.00	100.0%
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	400	$66,000.00			468	$77,220.00	96.3%
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			1	$8,520.00			1	$8,520.00	100.0%
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									
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									

Unit Price Progress Estimate

Contractor's Application

Project:	Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID	**Application Number:**	3
Application Period:	5/30/25 - 6/27/25	**Application Date:**	June 27, 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.
				Previous Applications		This Application		Materials Stored				
Bid No.	Description			Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
A1-32	Upper Layer HMA Pavement 1-3/4"	181 TONS	$96.00									
A1-33	Traffic Control	1 L.S.	$16,000.00	0.5	$8,000.00	0.25	$4,000.00			0.75	$12,000.00	75.0%
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%
	CHANGE ORDER #1											
1.00	Add 15 Each Storm Lateral/Sump discharge Connections	15 E.A.	$500.00									
2.00	Delete Water Service Curb Box Materials	-16 E.A.	$73.00									
3.00	Add 4" Diameter Storm Lateral Cleanout	1 E.A.	$450.00									
4.00	Add 4" Dia. Storm Lateral (Bid Item #A1-12)	180 LF	$60.00									
5.00	Add 6" Dia. Storm Lateral	220 LF	$65.00									
6.00	Add 6" Dia. Storm Lateral Cleanout	1 EA	$500.00									
7.00	Add 2'x3' Catch Basins w/3067 Castings	2 EA	$3,800.00									
8.00	Add Repplace Catch Basin Castins 2/3070 (2'x2') castings	7 EA	$900.00									
9.00	Add Ctach Basin Chimney Reconstruction using 2' round rings	7 EA	$2,000.00									
10.00	Add Replace Caatch Basing Castings w/3067 (2'x3') castings	2 EA	$838.00									
11.00	Add Catch Basin Chimney Reconstruction using 2'x3' rings	2 EA	$2,000.00									
12.00	Add San. MH Barrel Joint Leak Repair - Chemical Grout	1 EA	$3,000.00									
13.00	Add Remove Trees (Bid Item #A1-34)	2 EA	$1,000.00									
14.00	Delete 12" Dia. PVC Storm Sewer Pipe (Bid Item #A2-2)	-88 LF	$115.00									
15.00	Add 6" Dia PVC Storm Sewer Pipe	88 LF	$65.00									
16.00	Add 12"x6" Reducing Fitting	1 EA	$275.00									
17.00	Delete Remove & Replace Curb & Gutter (Bid Item #A2-6)	-25 LF	$92.00									
18.00	Delete Lump Sum Lawn Restoration (Bid Item #A2-9)	-1 LS	$1,250.00									
19.00	Add Lump Sum Lawn Restoration	1 LS	$2,000.00									

Unit Price Progress Estimate

Contractor's Application

Project:	Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID						**Application Number:**	3			
Application Period:	5/30/25 - 6/27/25						**Application Date:**	June 27, 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.
				Previous Applications		This Application		Materials Stored				
Bid No.	Description			Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
20.00	Delete 6" PVC Sanitary Sewer Lateral (14 Units)	-515 LF	$165.50									
21.00	Delete 6" PVC Sanitary Sewer Lateral (7units)(Bid Item #A1-3)	-761 LF	$165.50									
22.00	Add 6" HDPE Pipe Bursted Sanitary Sewer Lateral Add Water Service Temporary Connections w/Add'l WTM	1560 LF	$140.00			1420	$198,800.00			1420	$198,800.00	91.0%
23.00	Capping	1 LS	$8,000.00									
24.00	Add Investigation of Existing Water Main Location	1 LS	$3,292.32									
	CHANGE ORDER #2											
1.00	Credit Sanitary Lateral Pipe Bursting(6" vs 4" Material Cost)	1,050 LF	-$2.00									
2.00	Add 12" Dia RCP Storm Sewer Pipe	34 LF	$95.00									
3.00	Add Lump Sump Investigation of Existing Water Main Location 6/11/25	1 LS	$7,040.00									
4.00	Add Lump Sum Cutting & Capping Existing 12" Water Main 6/12/25	1 LS	$5,280.00									
	TOTAL				$546,385.50		$463,210.00				$1,009,595.50	

Final Waiver of Lien

July 7, 2025

For Value received $24,085.35 we hereby waiver rights and claims related directly to payment for lien on the building or property belonging to Jackson-Rideway Drive owner, by Advance Construction, Inc. contractor, being situated in Washington County, State of Wisconsin, described as Project Jackson-Rideway Drive.

County Materials Corporation
Brian L. Abitz, Corporate Credit Manager

7-7-25
Date

Advance Construction, Inc.
Transaction Detail By Account
January 1 through July 3, 2025

	Source Name	Open Balance	Debit
COGS- Materials			
Pipe/Structure			
	County Materials Corporation		5,710.68
	County Materials Corporation		10,139.89
	County Materials Corporation		7,621.18
	County Materials Corporation		613.60
Total Pipe/Structure		0.00	24,085.35
Total COGS- Materials		0.00	24,085.35
TOTAL		**0.00**	**24,085.35**

Advance Construction, Inc.
Transaction Detail By Account
January 1 through July 3, 2025

	Type	Date	Num	Name
COGS- Materials				
Pipe/Structure				
	Bill	04/08/2025	4154389-00	Jackson-Rideway Drive 2025
	Bill	04/14/2025	4155977-00	Jackson-Rideway Drive 2025
	Bill	04/15/2025	4155981-00	Jackson-Rideway Drive 2025
	Bill	05/23/2025	4172835-00	Jackson-Rideway Drive 2025
Total Pipe/Structure				
Total COGS- Materials				
TOTAL				

Unconditional Waiver and Release on Progress Payment

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: Ferguson Enterprises, LLC dba Ferguson Waterworks
Name of Customer: ADVANCE CONSTRUCTION INC
Job Location: JACKSON RIDGEWAY DR & CHE, RIDGEWAY DRIVE, JACKSON, Wisconsin 53037
Owner:VILLAGE OF JACKSON
Job Name (if any): JACKSON RIDGEWAY DR & CHE
Through Date: 4/20/2025

Unconditional Waiver and Release
This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and materials delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment: 55,728.73.

Exceptions

This document does not affect disputed claims for extras in the amount of $0.00, retainage, or any previous progress payments for which the claimant has previously given a conditional waiver and release, but has not received payment.

e-Signature ID: 7L4R9WY

Andrea Arredondo
Agent
Ferguson Enterprises, LLC dba Ferguson Waterworks
July 07, 2025

Taking the lead in Washington County

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 #1 – 2025 Hickory Lane Reconstruction Project - Vinton Construction in the amount of $356,256.41

Meeting Date: July 29, 2025 Board of Public Works

Background and Analysis:
This memo is to inform the Board of Pay Request #1 from Vinton Construction in the amount of $356,256.41 for work completed on the Hickory Lane 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:
600-00-56700-400-000 (Capital Projects – Repairs/Construction) $118,752.13
300-00-17600-000-380 (Sewer Construction Work) $118,752.14
200-00-18600-395-300 (Water Construction Work) $118,752.14

If you have any questions, please let me know.

JS

Recommendation:
Board of Public Works recommend the Budget and Finance Committee and Village Board approve Pay Request #1 for Vinton Construction in the amount of $356,256.41.

GREMMER
& ASSOCIATES, INC.
CONSULTING ENGINEERS

93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
Phone 920-924-5720
Fax 920-924-5725

July 21, 2025

Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037

Attention: Jack Straehler
Director of Public Works

Subject: Project: VOJ 25-01
Hickory Lane Reconstruction
Pay Request #1

Dear Mr. Straehler:

Enclosed you will find Pay Request #1 for the Hickory Lane Reconstruction project in the Village of Jackson. The total amount, due to the contractor, has been reduced by five percent (5%) for retainage but not to exceed maximum retainage. This is per Article 6.02.A.1 Progress Payments; Retainage, of Contract Document 00500, Agreement:

Work completed, Pay Request #1	= $375,006.75
Retainage, Pay Request #1 (5%)	= $18,750.34
Amount due to Contractor, Pay Request #1	= $356,256.41

If you have any questions or comments, please contact me at (262) 343-0351.

Sincerely,

Ethan Wedemayer
Project Inspector
Gremmer & Associates, Inc.

Vinton Construction Company PO Box 137 Two Rivers, WI 54241	**Contractor's Application for Payment No.**	1 REVISED
	Application Period: Thru 7/11/2025	Application Date: 7/18/2025
To (Owner): Village of Jackson	From (Contractor): **Vinton Construction Company** **PO Box 137 Two Rivers, WI 54241**	Via (Engineer): Gremmer Associates
Project: VOJ-25-01 Hickory Lane	Contract: VOJ-25-01 Hickory Lane	Jeff Chvosta; Ethan Wedemayer
Owner's Contract No.: VOJ 25-01	Contractor's Project No.: 25057	Engineer's Project No.:

Approved Change Orders		
Number	Additions	Deductions
TOTALS		
NET CHANGE BY CHANGE ORDERS		

1. **ORIGINAL CONTRACT PRICE**			$	$2,156,363.50
2. **Net change by Change Orders**			$	
3. **Current Contract Price (Line 1 ± 2)**			$	$2,156,363.50
4. **TOTAL COMPLETED AND STORED TO DATE** (Column F total on Progress Estimates)			$	$375,006.75
5. **RETAINAGE:**				
a. 5%	X	$375,006.75 **Work Completed**	$	$18,750.34
b.	X	**Stored Material**	$	
c. **Total Retainage (Line 5.a + Line 5.b)**			$	$18,750.34
6. **AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)**			$	$356,256.41
7. **LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**			$	
8. **AMOUNT DUE THIS APPLICATION**			$	$356,256.41
9. **BALANCE TO FINISH, PLUS RETAINAGE** (Column G total on Progress Estimates + Line 5.c above)			$	$1,800,107.09

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: 7-21-25

Payment of: $ $356,256.41
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ 07/21/2025
(Engineer) (Date)

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

is approved by: _____ _____
(Owner) (Date)

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

Unit Cost Breakdown

Project: Jackson Hickory Lane VOJ-25-01
Contractor: Vinton Construction Company
Application Date: 07/18/25
Payment Application #: 1 REVISED

VCC Job: 25057

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed Previous Request		This Request		Total Completed/Stored To Date		Scheduled Vs. Actual	Percent Complete
		Quantity	UOM	Unit Price	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Add(Deduct)	
Section 100 Roadway Items													
1	100-01 Clearing & Grubbing	1	LS	$ 10,000.00	$ 10,000.00	-	$ -	1.00	$ 10,000.00	1.00	$ 10,000.00	$ -	100.0%
2	100-02 Removing Curb & Gutter	665	LF	$ 5.00	$ 3,325.00	-	$ -	-	$ -	-	$ -	$ 3,325.00	0.0%
3	100-03 Removing Concrete Driveways and Sidewalk	740	SY	$ 6.30	$ 4,662.00	-	$ -	-	$ -	-	$ -	$ 4,662.00	0.0%
4	100-04 Removing Guardrail	311	LF	$ 2.00	$ 622.00	-	$ -	311.00	$ 622.00	311.00	$ 622.00	$ -	100.0%
5	100-05 Excavation Common	7,315	CY	$ 24.09	$ 176,218.35	-	$ -	-	$ -	-	$ -	$ 176,218.35	0.0%
6	100-06 Excavation Below Subgrade	1,508	CY	$ 18.25	$ 27,521.00	-	$ -	-	$ -	-	$ -	$ 27,521.00	0.0%
7	100-07 Base Aggregate Dense 3/4-Inch	470	TON	$ 34.20	$ 16,074.00	-	$ -	-	$ -	-	$ -	$ 16,074.00	0.0%
8	100-08 Base Aggregate Dense 1 1/4-Inch	8,475	TON	$ 16.55	$ 140,261.25	-	$ -	-	$ -	-	$ -	$ 140,261.25	0.0%
9	100-09 Base Aggregate Dense 3-Inch	3,320	TON	$ 19.47	$ 64,640.40	-	$ -	-	$ -	-	$ -	$ 64,640.40	0.0%
10	100-10 Concrete Driveway 7-Inch	115	SY	$ 72.00	$ 8,280.00	-	$ -	-	$ -	-	$ -	$ 8,280.00	0.0%
11	100-11 Drilled Tie Bars	52	EA	$ 10.00	$ 520.00	-	$ -	-	$ -	-	$ -	$ 520.00	0.0%
12	100-12 HMA Pavement 3 LT 58-28 S	2,615	TON	$ 65.80	$ 172,067.00	-	$ -	-	$ -	-	$ -	$ 172,067.00	0.0%
13	100-13 HMA Pavement 4 LT 58-28 S	1,745	TON	$ 71.80	$ 125,291.00	-	$ -	-	$ -	-	$ -	$ 125,291.00	0.0%
14	100-14 Asphaltic Surface Driveways	9	TON	$ 120.00	$ 1,080.00	-	$ -	-	$ -	-	$ -	$ 1,080.00	0.0%
15	100-15 Concrete Curb & Gutter 24-Inch	335	LF	$ 33.75	$ 11,306.25	-	$ -	-	$ -	-	$ -	$ 11,306.25	0.0%
16	100-16 Concrete Curb & Gutter 30-Inch Type D	835	LF	$ 33.75	$ 28,181.25	-	$ -	-	$ -	-	$ -	$ 28,181.25	0.0%
17	100-17 Concrete Sidewalk 4-Inch	9,580	SF	$ 6.50	$ 62,270.00	-	$ -	-	$ -	-	$ -	$ 62,270.00	0.0%
18	100-18 Concrete Sidewalk 6-Inch	965	SF	$ 7.50	$ 7,237.50	-	$ -	-	$ -	-	$ -	$ 7,237.50	0.0%
19	100-19 Curb Ramp Detectable Warning Field Natural Patina	190	SF	$ 28.00	$ 5,320.00	-	$ -	-	$ -	-	$ -	$ 5,320.00	0.0%
20	100-20 Mobilization	1	EA	$ 95,500.00	$ 95,500.00	-	$ -	0.25	$ 23,875.00	0.25	$ 23,875.00	$ 71,625.00	25.0%
21	100-21 Silt Fence	3,515	LF	$ 2.05	$ 7,205.75	-	$ -	3,435.00	$ 7,041.75	3,435.00	$ 7,041.75	$ 164.00	97.7%
22	100-22 Temporary Ditch Checks	72	LF	$ 8.00	$ 576.00	-	$ -	20.00	$ 160.00	20.00	$ 160.00	$ 416.00	27.8%

Project: Jackson Hickory Lane VOJ-25-01
Contractor: Vinton Construction Company
Application Date: 07/18/25
Payment Application #: 1 REVISED

VCC Job: 25057

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed Previous Request		This Request		Total Completed/Stored To Date		Scheduled Vs. Actual	Percent Complete
		Quantity	UOM	Unit Price	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Add(Deduct)	
23	100-23 Culvert Pipe Checks	42	EA	$ 25.00	$ 1,050.00	-	$ -	-	$ -	-	$ -	$ 1,050.00	0.0%
24	100-24 Inlet Protection Type B	20	EA	$ 70.00	$ 1,400.00	-	$ -	20.00	$ 1,400.00	20.00	$ 1,400.00	$ -	100.0%
25	100-25 Inlet Protection Type C	25	EA	$ 73.00	$ 1,825.00	-	$ -	25.00	$ 1,825.00	25.00	$ 1,825.00	$ -	100.0%
26	100-26 Topsoil, Seed, Fertilizer, and Mulch	10,000	SY	$ 6.59	$ 65,900.00	-	$ -	-	$ -	-	$ -	$ 65,900.00	0.0%
27	100-27 Topsoil, Seed, Fertilizer, and Erosion Mat	1,100	SY	$ 9.99	$ 10,989.00	-	$ -	-	$ -	-	$ -	$ 10,989.00	0.0%
28	100-28 Riprap Medium w/ Geotextile Fabric Type HR	30	CY	$ 120.00	$ 3,600.00	-	$ -	-	$ -	-	$ -	$ 3,600.00	0.0%
29	100-29 Geotextile Fabric Type SAS	4,524	SY	$ 1.75	$ 7,917.00	-	$ -	-	$ -	-	$ -	$ 7,917.00	0.0%
30	100-30 Traffic Control	1	LS	$ 6,000.00	$ 6,000.00	-	$ -	0.25	$ 1,500.00	0.25	$ 1,500.00	$ 4,500.00	25.0%
31	100-31 Permanent Signing	1	LS	$ 2,300.00	$ 2,300.00	-	$ -	-	$ -	-	$ -	$ 2,300.00	0.0%
32	100-32 Marking Line Epoxy 4-Inch	13,795	LF	$ 0.63	$ 8,690.85	-	$ -	-	$ -	-	$ -	$ 8,690.85	0.0%
33	100-33 Marking Stop Line Epoxy 18-Inch	150	LF	$ 13.50	$ 2,025.00	-	$ -	-	$ -	-	$ -	$ 2,025.00	0.0%
34	100-34 Marking Crosswalk Epoxy Transverse Line 6-Inch	725	LF	$ 10.50	$ 7,612.50	-	$ -	-	$ -	-	$ -	$ 7,612.50	0.0%
35	100-35 Sawing Asphalt	468	LF	$ 4.00	$ 1,872.00	-	$ -	468.00	$ 1,872.00	468.00	$ 1,872.00	$ -	100.0%
36	100-36 Sawing Concrete	124	LF	$ 5.00	$ 620.00	-	$ -	70.00	$ 350.00	70.00	$ 350.00	$ 270.00	56.5%
37	100-37 Remove Fallen Trees from Cedar Creek	1	LS	$ 5,000.00	$ 5,000.00	-	$ -	-	$ -	-	$ -	$ 5,000.00	0.0%
Section 200 Storm Sewer Items						-							
38	200-01 Removing Manholes	20	EA	$ 515.00	$ 10,300.00	-	$ -	-	$ -	-	$ -	$ 10,300.00	0.0%
39	200-02 Removing Inlets	13	EA	$ 305.00	$ 3,965.00	-	$ -	-	$ -	-	$ -	$ 3,965.00	0.0%
40	200-03 Removing Storm Sewer	3,207	LF	$ 29.00	$ 93,003.00	-	$ -	104.00	$ 3,016.00	104.00	$ 3,016.00	$ 89,987.00	3.2%
41	200-04 Abandoning Storm Sewer	40	CY	$ 255.00	$ 10,200.00	-	$ -	-	$ -	-	$ -	$ 10,200.00	0.0%
42	200-05 Apron Endwalls for Culvert Pipe Reinforced Concrete 15-Inch	2	EA	$ 1,225.00	$ 2,450.00	-	$ -	-	$ -	-	$ -	$ 2,450.00	0.0%
43	200-06 Apron Endwalls for Culvert Pipe Reinforced Concrete 18-Inch	1	EA	$ 1,515.00	$ 1,515.00	-	$ -	-	$ -	-	$ -	$ 1,515.00	0.0%

Project: Jackson Hickory Lane VOJ-25-01
Contractor: Vinton Construction Company
Application Date: 07/18/25
Payment Application #: 1 REVISED

VCC Job: 25057

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed Previous Request		This Request		Total Completed/Stored To Date		Scheduled Vs. Actual	Percent Complete
		Quantity	UOM	Unit Price	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Add(Deduct)	
44	Reinforced Concrete 24-Inch W/ Pipe Grate	1	EA	$ 3,565.00	$ 3,565.00	-	$ -	-	$ -	-	$ -	$ 3,565.00	0.0%
45	200-08 Apron Endwalls for Culvert Pipe Reinforced Concrete 60-Inch	1	EA	$ 4,060.00	$ 4,060.00	-	$ -	-	$ -	-	$ -	$ 4,060.00	0.0%
46	Reinforced Concrete Horizontal Elliptical 38x60-Inch W/ Pipe Grate	1	EA	$ 6,545.00	$ 6,545.00	-	$ -	1.00	$ 6,545.00	1.00	$ 6,545.00	$ -	100.0%
47	200-10 Concrete Masonry Endwall	1	EA	$ 17,678.00	$ 17,678.00	-	$ -	-	$ -	-	$ -	$ 17,678.00	0.0%
48	200-11 Storm Sewer Pipe Reinforced Concrete Class III 42-Inch	310	LF	$ 194.50	$ 60,295.00	-	$ -	-	$ -	-	$ -	$ 60,295.00	0.0%
49	200-12 Storm Sewer Pipe Reinforced Concrete Class III 48-Inch	325	LF	$ 240.00	$ 78,000.00	-	$ -	35.00	$ 8,400.00	35.00	$ 8,400.00	$ 69,600.00	10.8%
50	200-13 Storm Sewer Pipe Reinforced Concrete Class III 60-Inch	60	LF	$ 356.95	$ 21,417.00	-	$ -	-	$ -	-	$ -	$ 21,417.00	0.0%
51	200-14 Storm Sewer Pipe Reinforced Concrete Class IV 12-Inch	34	LF	$ 84.00	$ 2,856.00	-	$ -	-	$ -	-	$ -	$ 2,856.00	0.0%
52	200-15 Storm Sewer Pipe Reinforced Concrete Class IV 15-Inch	61	LF	$ 84.50	$ 5,154.50	-	$ -	-	$ -	-	$ -	$ 5,154.50	0.0%
53	200-16 Storm Sewer Pipe Reinforced Concrete Class IV 18-Inch	207	LF	$ 89.60	$ 18,547.20	-	$ -	-	$ -	-	$ -	$ 18,547.20	0.0%
54	200-17 Storm Sewer Pipe Reinforced Concrete Class IV 24-Inch	43	LF	$ 135.00	$ 5,805.00	-	$ -	-	$ -	-	$ -	$ 5,805.00	0.0%
55	200-18 Storm Sewer Pipe Reinforced Concrete Class IV 48-Inch	242	LF	$ 278.00	$ 67,276.00	-	$ -	228.00	$ 63,384.00	228.00	$ 63,384.00	$ 3,892.00	94.2%
56	Concrete Horizontal Elliptical Class HE-IV 38x60-Inch	426	LF	$ 357.00	$ 152,082.00	-	$ -	420.00	$ 149,940.00	420.00	$ 149,940.00	$ 2,142.00	98.6%
57	200-20 Storm Sewer Pipe Class III-A 12-Inch	186	LF	$ 87.35	$ 16,247.10	-	$ -	-	$ -	-	$ -	$ 16,247.10	0.0%
58	200-21 Storm Sewer Pipe Class III-A 15-Inch	188	LF	$ 76.30	$ 14,344.40	-	$ -	-	$ -	-	$ -	$ 14,344.40	0.0%
59	200-22 Storm Sewer Pipe Class III-A 18-Inch	152	LF	$ 90.85	$ 13,809.20	-	$ -	-	$ -	-	$ -	$ 13,809.20	0.0%
60	200-23 Storm Sewer Pipe Class III-A 24-Inch	506	LF	$ 113.00	$ 57,178.00	-	$ -	-	$ -	-	$ -	$ 57,178.00	0.0%
61	200-24 Storm Sewer Pipe Class III-A 30-Inch	25	LF	$ 109.20	$ 2,730.00	-	$ -	-	$ -	-	$ -	$ 2,730.00	0.0%
62	200-25 Storm Sewer Pipe Class III-A 36-Inch	576	LF	$ 130.00	$ 74,880.00	-	$ -	-	$ -	-	$ -	$ 74,880.00	0.0%
63	200-26 Storm Sewer Pipe PVC 4-Inch	49	LF	$ 35.00	$ 1,715.00	-	$ -	-	$ -	-	$ -	$ 1,715.00	0.0%
64	200-27 Storm Sewer Pipe PVC 6-Inch	12	LF	$ 35.00	$ 420.00	-	$ -	-	$ -	-	$ -	$ 420.00	0.0%
65	200-28 Storm Sewer Pipe PVC 15-Inch	7	LF	$ 127.00	$ 889.00	-	$ -	-	$ -	-	$ -	$ 889.00	0.0%

Project: Jackson Hickory Lane VOJ-25-01
Contractor: Vinton Construction Company
Application Date: 07/18/25
Payment Application #: 1 REVISED

VCC Job: 25057

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed Previous Request		This Request		Total Completed/Stored To Date		Scheduled Vs. Actual	Percent Complete
		Quantity	UOM	Unit Price	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Add(Deduct)	
66	200-29 Storm Sewer Pipe PVC 18-Inch	5	LF	$ 155.00	$ 775.00	-	$ -	-	$ -	-	$ -	$ 775.00	0.0%
67	200-30 Catch Basins 4-FT Diameter w/ Casting	6	EA	$ 3,820.00	$ 22,920.00	-	$ -	-	$ -	-	$ -	$ 22,920.00	0.0%
68	200-31 Catch Basins 5-FT Diameter w/ Casting	1	EA	$ 5,870.00	$ 5,870.00	-	$ -	-	$ -	-	$ -	$ 5,870.00	0.0%
69	200-32 Catch Basins 2.5x3-FT w/ Casting	13	EA	$ 3,670.00	$ 47,710.00	-	$ -	-	$ -	-	$ -	$ 47,710.00	0.0%
70	200-33 Manholes 4-FT Diameter w/ Casting	6	EA	$ 3,995.00	$ 23,970.00	-	$ -	-	$ -	-	$ -	$ 23,970.00	0.0%
71	200-34 Manholes 5-FT Diameter w/ Casting	1	EA	$ 5,961.00	$ 5,961.00	-	$ -	-	$ -	-	$ -	$ 5,961.00	0.0%
72	200-35 Manholes 6-FT Diameter w/ Casting	3	EA	$ 7,414.00	$ 22,242.00	-	$ -	-	$ -	-	$ -	$ 22,242.00	0.0%
73	200-36 Manholes 7-FT Diameter w/ Casting	3	EA	$ 9,734.00	$ 29,202.00	-	$ -	1.00	$ 9,734.00	1.00	$ 9,734.00	$ 19,468.00	33.3%
74	200-37 Manholes 8-FT Diameter w/ Casting	3	EA	$ 12,662.00	$ 37,986.00	-	$ -	2.00	$ 25,324.00	2.00	$ 25,324.00	$ 12,662.00	66.7%
75	200-38 Inlets Median 2 Grate w/ Casting	2	EA	$ 4,172.00	$ 8,344.00	-	$ -	-	$ -	-	$ -	$ 8,344.00	0.0%
76	200-39 Bulkhead Storm Sewer 15-Inch	4	EA	$ 175.00	$ 700.00	-	$ -	-	$ -	-	$ -	$ 700.00	0.0%
77	200-40 Connect to Existing Storm Sewer Lateral	3	EA	$ 195.00	$ 585.00	-	$ -	-	$ -	-	$ -	$ 585.00	0.0%
78	200-41 Connect to Existing Storm Sewer Structure	1	EA	$ 325.00	$ 325.00	-	$ -	-	$ -	-	$ -	$ 325.00	0.0%
79	200-42 Connect to Existing Storm Sewer Pipe	2	EA	$ 850.00	$ 1,700.00	-	$ -	-	$ -	-	$ -	$ 1,700.00	0.0%
Section 300 Water Main Items													
80	300-01 Connect to Existing Water Main Pipe	2	EA	$ 2,635.00	$ 5,270.00	-	$ -	2.00	$ 5,270.00	2.00	$ 5,270.00	$ -	100.0%
81	300-02 Remove and Replace Water Service Curb Box	2	EA	$ 1,170.00	$ 2,340.00	-	$ -	-	$ -	-	$ -	$ 2,340.00	0.0%
82	300-03 Water Main PVC 8-Inch	16	LF	$ 72.00	$ 1,152.00	-	$ -	36.50	$ 2,628.00	36.50	$ 2,628.00	$ (1,476.00)	228.1%
83	300-04 Water Service Pipe 1-Inch	42	LF	$ 95.00	$ 3,990.00	-	$ -	-	$ -	-	$ -	$ 3,990.00	0.0%
84	300-05 Water Gate Valve 8-Inch	2	EA	$ 3,080.00	$ 6,160.00	-	$ -	2.00	$ 6,160.00	2.00	$ 6,160.00	$ -	100.0%
85	300-06 Adjusting Water Valve	17	EA	$ 300.00	$ 5,100.00	-	$ -	-	$ -	-	$ -	$ 5,100.00	0.0%
86	300-07 Offset Water Main	4	EA	$ 7,950.00	$ 31,800.00	-	$ -	2.00	$ 15,900.00	2.00	$ 15,900.00	$ 15,900.00	50.0%

Project: Jackson Hickory Lane VOJ-25-01
Contractor: Vinton Construction Company
Application Date: 07/18/25
Payment Application #: 1 REVISED

VCC Job: 25057

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed Previous Request		This Request		Total Completed/Stored To Date		Scheduled Vs. Actual	Percent Complete
		Quantity	UOM	Unit Price	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Add(Deduct)	
Section 400 Sanitary Sewer Items													
87	400-01 Sanitary Sewer Manhole Covers Type J-Special	13	EA	$ 1,440.00	$ 18,720.00	-	$ -	10.00	$ 14,400.00	10.00	$ 14,400.00	$ 4,320.00	76.9%
88	400-02 Sanitary Sewer Manhole Covers Type J-Special - Anchored	1	EA	$ 1,540.00	$ 1,540.00	-	$ -	-	$ -	-	$ -	$ 1,540.00	0.0%
89	400-03 Reconstructing Sanitary Sewer Manhole	63	VF	$ 450.00	$ 28,350.00	-	$ -	34.80	$ 15,660.00	34.80	$ 15,660.00	$ 12,690.00	55.2%
90	400-04 Connect to Existing Sanitary Sewer Pipe	1	EA	$ 1,325.00	$ 1,325.00	-	$ -	-	$ -	-	$ -	$ 1,325.00	0.0%
91	400-05 Sanitary Sewer PVC 12-Inch	5	LF	$ 88.00	$ 440.00	-	$ -	-	$ -	-	$ -	$ 440.00	0.0%
	Total:				$ 2,156,363.50		$ -		$ 375,006.75		$ 375,006.75	$ 1,781,356.75	
	Less: 5% Retainage						$ -		$ 18,750.34		$ 18,750.34		
	Total:						$ -		$ 356,256.41		$ 356,256.41		
	Amount Previously Paid						$ -		$ -		$ -		
	Amount DueThis Request						$ -		$ 356,256.41		$ 356,256.41		

Taking the lead in Washington County

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 #17 – 2024 Wastewater Treatment Plant Tertiary Filters and UV Disinfection Project – J.H. Hassinger in the amount of $86,277.10

Meeting Date: July 29, 2025 Board of Public Works

Background and Analysis:
This memo is to inform the Board of Pay Request #17 from J.H. Hassinger in the amount of $86,277.10 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:
Board of Public Works recommend the Budget and Finance Committee and Village Board approve Pay Request #17 for J.H. Hassinger in the amount of $86,277.10.

AIA® Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Village of Jackson
N168 W19851 Main Street
Jackson, WI 53037

PROJECT:
Jackson Tertiary Filters
W194N16658 Eagle Drive
Jackson, WI 53037

FROM CONTRACTOR:
J.H. HASSINGER, INC.
N60 W16289 Kohler Lane
Menomonee Falls, WI 53051

VIA ARCHITECT:

APPLICATION NO: 17
PERIOD TO: 7/21/2025
CONTRACT FOR: Jackson Tertiary Filters
CONTRACT DATE: 3/11/2024
PROJECT NOS: / /
INVOICE NO: 12920

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	$	4,715,248.00
2. NET CHANGE BY CHANGE ORDERS	$	-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)*	$	4,589,099.50
5. RETAINAGE:		
a. 5% of Completed Work *(Columns D + E on G703)*	$	221,354.98
b. 5% of Stored Material *(Column F on G703)*	$	8,100.00
Total Retainage *(Lines 5a + 5b, or Total in Column I of G703)*	$	229,454.98
6. TOTAL EARNED LESS RETAINAGE *(Line 4 minus Line 5 Total)*	$	4,359,644.52
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT *(Line 6 from prior Certificate)*	$	4,273,367.42
8. CURRENT PAYMENT DUE	$	86,277.10
9. BALANCE TO FINISH, INCLUDING RETAINAGE *(Line 3 minus Line 6)*	$	267,437.43

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: _____ Date: 7/22/2025
State of: WI
County of: Waukesha
Subscribed and sworn to before me this 22nd day of July 2025
Notary Public: Shelly Ritzow
My commission expires: 8/1/2027

SHELLY RITZOW NOTARY PUBLIC STATE OF WISCONSIN

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 ..... $ 86,277.10
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By: _____ Date: 7/22/25

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.

AIA Document G702™ – 1992. Copyright © 1953, 1963, 1965, 1971, 1978, 1983 and 1992 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. Purchasers are permitted to reproduce ten (10) copies of this document when completed. To report copyright violations of AIA Contract Documents, e-mail The American Institute of Architects' legal counsel, copyright@aia.org.

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

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: 17
PERIOD TO: 7/21/2025
ARCHITECT'S PROJECT NO.: 7/21/2025

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	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)
1	General Conditions	155,178.00	151,600.00	3,578.00	0.00	155,178.00	100	0.00	7,758.90
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	27,000.00	0.00	0.00	27,000.00	100	0.00	1,350.00
7	Landscaping	13,000.00	6,500.00	0.00	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	300,000.00	0.00	0.00	300,000.00	100	0.00	15,000.00
21	Process	600,500.00	594,300.00	6,200.00	0.00	600,500.00	100	0.00	30,025.00
22	Electrical Materials	107,561.00	107,561.00	0.00	0.00	107,561.00	100	0.00	5,378.05

AIA DOCUMENT G703 • CONTINUATION SHEET FOR G702 • 1992 EDITION • AIA® • ©1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.

G703-1992

CAUTION: You should use an original AIA document which has this caution printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced.

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.: 17
APPLICATION DATE: 7/21/2025
PERIOD TO: 7/21/2025
ARCHITECT'S PROJECT NO.:

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	175,000.00	0.00	0.00	175,000.00	100	0.00	8,750.00
24	Electrical Controls	175,340.00	135,500.00	39,840.00	0.00	175,340.00	100	0.00	8,767.00
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	3,276.00	0.00	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	742.50	0.00	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	795,800.00	41,200.00	0.00	837,000.00	100	0.00	41,850.00
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	4,498,281.50	90,818.00	0.00	4,589,099.50	99	37,982.45	229,454.98

AIA DOCUMENT G703 • CONTINUATION SHEET FOR G702 • 1992 EDITION • AIA® • ©1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.

G703-1992

CAUTION: You should use an original AIA document which has this caution printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced.

Taking the lead in Washington County

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: Reimbursement Request #14 – 2024 Wastewater Treatment Plant Tertiary Filters and UV Disinfection Project – Clean Water Fund Loan in the amount of $110,837.84

Meeting Date: July 29, 2025 Board of Public Works

Background and Analysis:
This memo is to inform the Board of the Clean Water Fund Loan Reimbursement Request #14 in the amount of $110,837.84 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:
Board of Public Works recommend the Budget and Finance Committee and Village Board approve the Clean Water Fund Loan Reimbursement Request #14 in the amount of $110,837.84.

State of Wisconsin
Department of Natural Resources
Bureau of Community Financial Assistance
101 S. Webster St., PO Box 7921
Madison WI 53707-7921
FAX (608) 267-0496
DNRCFELDisbursements@wisconsin.gov

Request for Disbursement for Financial Assistance Programs

Form 8700-215 (R 12/22)

◉ 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	2. Project Number	3. Request Number	4. Type of Request
Village of Jackson	4266-04	14	◉ 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	24,560.74		
Construction / Equipment	86,277.10		
Miscellaneous Costs			
EIF Closing Costs			
Total Requested	110,837.84		

Municipal Certification

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

☒ The amounts requested are in accordance with the terms of the Financial Assistance Agreement (FAA) and are for eligible project costs that have been incurred and have not been reimbursed on any previous request.

☒ I am the municipal representative authorized to complete this request and that all necessary approvals by consultants and municipal governing officials have been obtained.

☒ The Project complies with the Davis-Bacon and Related Acts, which require that all laborers and mechanics employed by the contractors, and subcontractors, were paid wages at rates not less than those listed on the prevailing wage rate contained in the contract documents.

☒ The Davis-Bacon poster was posted at all times by the contractor and subcontractors at the work site.

☒ All contractors have provided the municipality or engineer with certified weekly payrolls for labor performed for all costs requested with this Request for Disbursement for Financial Assistance Programs Form.

_____ Date Signed _____

Signature of Municipal Representative

Title Village President Telephone Number (262) 423-7282

DO NOT WRITE BELOW THIS LINE - DNR USE ONLY

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

Instructions

Type or print legibly.

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

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

PAYMENT CYCLES

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

Request for Disbursement for Financial Assistance Programs

Form 8700-215 (R 12/22)

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: 14

1. Date of Invoice	2. Payee	3. Invoice Number	4. Total Invoice Amount	5. Budget Categories (Requesting EIF funds for incurred eligible costs.)								6. Other Funding	
				Force Account	Interim Financing	Preliminary Design/ Engineering	Land or Easement Acquisition	Engineering/ Construction Management	Construction /Equipment*	Misc. Costs	Closing Costs	Amt.	Source
06/01/2013	Sample		250,000.00						200,000.00			50,000.00	CDBG
07/21/2025	JH Hassinger, Inc.	#17	86,277.10						86,277.10				
06/19/2025	Town and Country Engineering	28317	24,560.74					24,560.74					

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

MOORE CONSTRUCTION SERVICES
YOUR CONSTRUCTION PARTNER

CHANGE ORDER #06

Village of Jackson Community Center Addition

July 28, 2025

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

Change Order #6 crediting $31,446 into the Village's Contingency includes added project costs from changes to the project plan and credits for line-item Allowances. A brief description of the costs and scope of work associated with the change order are included below.

- $900 – Repair of EIFS near the front entrance. Damaged EIFS was located under previous signage.
- $398 – The inlet cover of the west storm line was raised several inches to conform with the revised Civil plan.
- ($6,168) – This is crediting back an unused portion of the Testing Allowance.
- ($1,866) – This is crediting back an unused portion of the Soil Boring Allowance.
- ($25,000) – This is crediting back an unused portion of the Artificial Surface and Playground budget.
- $290 – General Conditions and Fee.

The amount $31,446 will be credited back to the Owner Contingency resulting in a remaining contingency balance of $63,011.

PREPARED BY

Jason M. Kruchko
Moore Construction Services, LLC
W146 N5650 Enterprise Avenue
Menomonee Falls, WI 53051

ACCEPTED BY

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

7/30/2025

Jackson Community Center Addition
Owner Change Order #07 Backup Summary

MOORE CONSTRUCTION SERVICES
YOUR CONSTRUCTION PARTNER

Value	COR#	Vendors / Subs	Description	Reason
$ 900	3	Applewood	Repairs near front entrance after former signage removed	Unknown Damage discovered during sign removal
$ 398	3	Joe DeBelack	Adjustment of inlet to accomocate revised grades	Civil for west was altered post inlet construction
$ (6,168)	NA	Credit	Allowance for Testing	Client allowance credit
$ (1,866)	NA	Credit	Allowance for Soil Borings	Client allowance credit
$ (25,000)	NA	Northland	Amount not used for equipment	No equipment ordered
$ (31,736)			Subtotal	
$ 200	---	Moore	General Conditions	
$ 90	---	Moore	Fee = 6%	

$ (31,446) TOTAL

7/24/2025

Jackson Community Center
Change Order Summary

MOORE CONSTRUCTION SERVICES
YOUR CONSTRUCTION PARTNER

CO#	Date Submitted	Value	Description	Reason	Status
1	8/28/24	$ 29,525	Structural change, existing conditions, Natural Gas line c	CBs and RFIs.	Approved
2	8/28/24	$ (20,000)	Credit for VE ceiling grid	VE option excepted	Approved
3	1/24/25	$ 47,207	RFIs, small adds, misses, several small deducts	RFIs, VE & Requests	Approved
4	1/31/25	$ 45,146	Revised signage and associated trades	Revised Signage Design	Approved
5	3/27/25	$ 65,297	Garbage enclosure, access control door hdwr, solid surfa	RFIs & Requests	Approved
6	5/15/25	$ 54,585	Retaining wall, west grading, EIFS, pavement, pt.	RFIs & Requests	Approved
7	7/24/25	$ (31,446)	EIFS repair, utility adjustment, allowance credits	End of Project	Pending
	Total	$ 190,314			

Starting Contingency	$ 253,325
Approved COs	$ 221,760
Remaining Contingency	$ 31,565
Pending	$ (31,446)
Pending Remaining	$ 63,011

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

MOORE CONSTRUCTION SERVICES LLC
YOUR CONSTRUCTION PARTNER

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 #14
MCS Project # 23033

Enclosed for your use in payment to Moore Construction Services is Pay Application #14 for $44,940.70.

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,

Jason M. Kruchko
Moore Construction Services
Project Manager

Enclosed: AIA G702-1992 Application and Certificate for Payment #1 dated July 31, 2025

AIA® Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Village of Jackson
N165 W20330 Hickory Lane
Jackson, WI 53037

PROJECT:
Jackson Community Center
N168 W20330 Hickory Lane
Jackson, WI 53037

APPLICATION NO: 14
PERIOD TO: 7/31/2025
CONTRACT FOR: Jackson Community Center
CONTRACT DATE: 8/8/2023
PROJECT NOS: 23033 / / /
INVOICE NO: 3860

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)*	$	5,618,874.00
5. RETAINAGE:		
a. 5 % of Completed Work *(Columns D + E on G703)*	$	280,943.70
b. 0 % of Stored Material *(Column F on G703)*	$	0.00
Total Retainage *(Lines 5a + 5b, or Total in Column I of G703)*	$	280,943.70
6. TOTAL EARNED LESS RETAINAGE *(Line 4 minus Line 5 Total)*	$	5,337,930.30
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT *(Line 6 from prior Certificate)*	$	5,292,989.60
8. CURRENT PAYMENT DUE	$	44,940.70
9. BALANCE TO FINISH, INCLUDING RETAINAGE *(Line 3 minus Line 6)*	$	343,954.70

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 300,075.00	$ 300,075.00
Total approved this month	$ 33,034.00	$ 33,034.00
TOTAL	$ 333,109.00	$ 333,109.00
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: Michael J Moore Date: 7/31/25
State of: WI
County of: Waukesha
Subscribed and sworn to before me this 31 day of July 2025
Notary Public: Amy McBain
My commission expires: 1/16/2028

AMY MCBAIN NOTARY PUBLIC STATE OF WISCONSIN

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.

AIA Document G702™ – 1992. Copyright © 1953, 1963, 1965, 1971, 1978, 1983 and 1992 by The American Institute of Architects. **All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law.** Purchasers are permitted to reproduce ten (10) copies of this document when completed. To report copyright violations of AIA Contract Documents, e-mail The American Institute of Architects' legal counsel, copyright@aia.org.

AIA® Document G703™ – 1992

Continuation Sheet

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: 14
APPLICATION DATE: 7/31/2025
PERIOD TO: 7/31/2025
ARCHITECT'S PROJECT NO: 23033

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED: FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED: THIS PERIOD	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)
01	Concrete	326,528.00	322,704.00	3,824.00	0.00	326,528.00	100	0.00	16,326.40
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	168,168.00	0.00	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	107,769.00	106,869.00	900.00	0.00	107,769.00	100	0.00	5,388.45
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	7,500.00	0.00	294,902.00	100	0.00	14,745.10
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	95,546.00	0.00	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	68,530.00	0.00	0.00	68,530.00	100	0.00	3,426.50
22	Fencing	148,115.00	111,087.00	37,028.00	0.00	148,115.00	100	0.00	7,405.75
	GRAND TOTAL								

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.

AIA Document G703™ – 1992. Copyright © 1963, 1965, 1966, 1967, 1970, 1978, 1983 and 1992 by The American Institute of Architects. **All rights reserved.** WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. Purchasers are permitted to reproduce ten (10) copies of this document when completed. To report copyright violations of AIA Contract Documents, e-mail The American Institute of Architects' legal counsel, copyright@aia.org.
101210ACD44

AIA® Document G703™ – 1992

Continuation Sheet

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: 14
APPLICATION DATE: 7/31/2025
PERIOD TO: 7/31/2025
ARCHITECT'S PROJECT NO: 23033

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED *(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	68,329.00	0.00	0.00	68,329.00	100	0.00	3,416.45
24	Utilities	112,932.00	112,534.00	398.00	0.00	112,932.00	100	0.00	5,646.60
25	Artificial Surfacing	41,086.00	41,086.00	0.00	0.00	41,086.00	100	0.00	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	331,963.00	331,763.00	200.00	0.00	331,963.00	100	0.00	16,598.15
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	320,084.00	319,994.00	90.00	0.00	320,084.00	100	0.00	16,004.20
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	63,011.00	0.00	0.00	0.00	0.00	0	63,011.00	0.00
33	Allowance Testing Services; Soils & Concrete	3,832.00	4,600.00	-768.00	0.00	3,832.00	100	0.00	191.60
34	Allowance Soil Borings	3,134.00	5,000.00	-1,866.00	0.00	3,134.00	100	0.00	156.70
	GRAND TOTAL	5,681,885.00	5,571,568.00	47,306.00	0.00	5,618,874.00	99	63,011.00	280,943.70

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.

AIA Document G703™ – 1992. Copyright © 1963, 1965, 1966, 1967, 1970, 1978, 1983 and 1992 by The American Institute of Architects. **All rights reserved.** WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. Purchasers are permitted to reproduce ten (10) copies of this document when completed. To report copyright violations of AIA Contract Documents, e-mail The American Institute of Architects' legal counsel, copyright@aia.org.
101210ACD44

Jackson Parks & Recreation
N165 W20330Hickory Lane
Jackson, WI 53037
(262) 677-9665
parkrec@villageofjacksonwi.gov

MEMO

DATE 7/15/2025

TO	FROM	REGARDING
Park and Recreation Commission	Tyler Mentzel Jackson Parks & Recreation Director tyler.mentzel@villageofjacksonwi.gov Phone Ext: (262) 677-9665 x113	Agenda Item #4 Cedar Run – Dog Park Project Bid Review and Staff Recommendation

In 2024, the Village Board approved a budget of $500,000 for the engineering and construction of a dog park in Jackson. The Village subsequently entered a contract with MSA Professional Services to conduct a feasibility study, determine the most suitable location, complete engineering plans, and manage the project through the bid opening phase.

Following site analysis and coordination with Village staff, **Cedar Run Park** was identified as the preferred location for the dog park. Bid openings for the project were held on **July 2, 2024**, and two bids were received:

- **Lowe Underground, Inc.** – $217,614.10
- **C.W. Purpero, Inc.** – $310,458.00

After reviewing the bids, MSA recommends awarding the contract to **Lowe Underground, Inc.**, the lowest responsive and responsible bidder. Lowe Underground Inc. has been evaluated and determined to be a qualified contractor capable of meeting the project's scope and expectations.

Project Scope

The scope of work for this phase of the project includes:

- Installation of a **perimeter fence** around the park
- **Tree removal and turf replacement** to create open play areas for dogs
- Construction of **mulched walking paths**
- Creation of a **separate, smaller fenced area** for small dogs to be separated from large dogs if desired

Jackson Parks & Recreation
N165 W20330Hickory Lane
Jackson, WI 53037
(262) 677-9665
parkrec@villageofjacksonwi.gov

Project Timeline

- **Start** is anticipated to begin **fall of 2025**
- **Substantial completion** is anticipated by **May 15, 2026**
- **Completion** is scheduled for **June 15, 2026**

Project Funding

The project is being funded as part of the Capital Improvement Plan with GO Notes. The project scope **does not include** amenities such as signage, park benches, or other park features. Village staff are currently developing **sponsorship opportunities** to include such amenities which will also be used to help with the project. Staff is also working with the Friends of Parks and Recreation on additional fundraising and outreach efforts as part of the next steps in the project.

Recommendation

Staff recommend that the Village proceed with awarding the construction contract for the Dog Park at Cedar Run Park to **Lowe Underground, Inc.**, in the amount of **$217,614.10**, contingent on final contract execution and approval of construction oversight services.

Attachment:

1. Bid Comparison Spreadsheet
2. Lowe Underground Bid Documents

Village of Jackson Cedar Creek Dog Park Project (#9734010)
Owner: Village of Jackson
Solicitor: MSA Professional Services - Baraboo
07/02/2025 10:00 AM CDT
MSA Project #05900007

				Lowe Underground, Inc.		C.W. Purpero, Inc	
Item Code	**Item Description**	**UofM**	**Quantity**	**Unit Price**	**Extension**	**Unit Price**	**Extension**
General							
1	MOBILIZATION, BONDS & INSURANCE	LS	1	$16,000.00	$16,000.00	$8,000.00	$8,000.00
2	CONSTRUCTION LAYOUT	LS	1	$3,850.00	$3,850.00	$5,000.00	$5,000.00
3	EROSION AND SEDIMENTATION CONTROL	LS	1	$7,650.00	$7,650.00	$17,000.00	$17,000.00
4	TURF AND SITE RESTORATION	LS	1	$42,841.00	$42,841.00	$55,500.00	$55,500.00
5	CLEARING AND GRUBBING	LS	1	$21,244.00	$21,244.00	$31,000.00	$31,000.00
6	UNCLASSIFIED EXCAVATION	LS	1	$16,750.00	$16,750.00	$69,000.00	$69,000.00
7	5-INCH CONCRETE SIDEWALK WITH BASE	SF	450	$14.50	$6,525.00	$26.00	$11,700.00
8	POST AND WOVEN WIRE FENCE, 4-FOOT	LF	1970	$30.24	$59,572.80	$29.00	$57,130.00
9	POST AND WOVEN WIRE FENCE, PEDESTRIAN GATE	EA	3	$1,098.00	$3,294.00	$1,036.00	$3,108.00
10	POST AND WOVEN WIRE FENCE, SERVICE GATE	EA	2	$2,978.00	$5,956.00	$2,690.00	$5,380.00
11	WOOD CHIP PATH	CY	370	$31.69	$11,725.30	$45.00	$16,650.00
12	DENSE GRADED BASE, 1 1/4 INCH	TON	450	$35.00	$15,750.00	$55.00	$24,750.00
13	GEOTEXTILE FABRIC, TYPE DF	SY	2400	$2.69	$6,456.00	$2.60	$6,240.00
	Base Bid Total Lines 1 - 13:				**$217,614.10**		**$310,458.00**

1230 South Boulevard
Baraboo, WI 53913
(800) 362-4505

www.msa-ps.com

July 3, 2025

Brian Heckendorf, Village President
Village of Jackson
N168W19851 Main St.
Jackson, WI 53037

Re: Cedar Creek Dog Park
Village of Jackson

Dear Mr. Heckendorf:

Upon review of the bids received on July 2, 2025 for the above-referenced project, it was found that they were submitted by qualified contractors. We received two bids and bids ranged from $217,614.10 to $310,458.00. It is our recommendation that the low responsive bidder listed below be accepted and award made at your next meeting.

Lowe Underground, Inc.
13201 W. Silver Spring Rd.
Butler, WI 53007 Bid Amount $217,614.10

Please execute the enclosed Notice of Award for the contract. Once the form is signed, please email a copy back to sgranberg@msa-ps.com and mssmith@msa-ps.com. After receiving the executed copy, we will forward one copy of the Notice of Award and the remaining contract package to the Contractor.

Sincerely,

MSA Professional Services, Inc.

Shelley Granberg, P.E.
Project Manager

mss
Enc.

NOTICE OF AWARD

Date of Issuance: _____

Owner: Village of Jackson

Owner's Contract No.:

Engineer: MSA Professional Services, Inc

Engineer's Project No.:05900007

Contract: Village of Jackson - Cedar Creek Dog Park

Bidder: Lowe Underground, Inc.

Bidder's Address: 13201 W. Silver Spring Rd., Butler, WI 53007

You are notified that your Bid dated July 2, 2025 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for Cedar Creek Dog Park

Describe Work, alternates, or sections of Work awarded.]

The Contract Price of your Contract is two hundred seventeen thousand, six hundred fourteen dollars and ten cents Dollars ($217,614.10). Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

1 unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☐ Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner 1 counterparts of the Agreement, signed by Bidder (as Contractor).

2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.

3. Other conditions precedent (if any):

   _____

   _____

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: Village of Jackson _____

By *(signature*): _____

Name (printed): _____

Title: _____

Copy to Engineer

EJCDC® C-510, Notice of Award.
Copyright © 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

BIDDER: Lowe Underground, Inc.

BID

CEDAR CREEK DOG PARK PROJECT
VILLAGE OF JACKON
WASHINGTON COUNTY, WI

PROJECT #05900007

TABLE OF ARTICLES

Article Number	Article
1	Owner and Bidder
2	Attachments to this Bid
3	Basis of Bid – Unit Prices
4	Time of Completion
5	Bidders Acknowledgements: Acceptance Period, Instructions, and Receipt of Addenda
6	Bidder's Representations and Certifications

© 2025 MSA Professional Services, Inc.

BIDDER: Lowe Underground, Inc.

ARTICLE 1 - OWNER AND BIDDER

1.01 This Bid is submitted to:

Quest CDN/vBID (www.QuestCDN.com)

Access the electronic bid form by downloading the project documents, and select the online bidding button at the top of the advertisement. Contact Quest at (952) 233-1632 if you have questions on how to upload your bid.

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 - ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

A. Required Bid security Bid Bond

B. List of Proposed Subcontractors

Homer Tree Services - Clearing & Grubbing

Property Solutions Contracting - Site Work

C. List of Proposed Suppliers

TBD

D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids;

E. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids;

F. Required Bidder Qualifications Statement with Supporting Data;

ARTICLE 3 - BASIS OF BID – LUMP SUM AND UNIT PRICES

3.01 Unit Price Bids

A. Bidder will perform the following Work at the indicated unit prices:

© 2025 MSA Professional Services, Inc.

BIDDER: Lowe Underground, Inc.

ITEM NO.	ITEM DESCRIPTION	EST. QTY	UNITS	UNIT PRICE	TOTAL PRICE

COMPLETE AND SUBMIT BID ITEMS VIA QUEST vBID ONLINE

B. Bidder acknowledges that:

1. each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and

2. estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Work will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 4 - TIME OF COMPLETION

4.01 Bidder agrees that the Work will be substantially complete within 60 calendar days after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions, and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within 90 calendar days after the date when the Contract Times commence to run.

4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

© 2025 MSA Professional Services, Inc.

ARTICLE 5 - BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

5.01 Bid Acceptance Period

A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 Instructions to Bidders

A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 Receipt of Addenda

A. Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number	Addendum Date
1	6/17/2025
2	6/30/2025
X	X

ARTICLE 6 - BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 Bidder's Representations

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.

2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.

4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.

5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.

6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical

© 2025 MSA Professional Services, Inc.

Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.

7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

6.02 Bidder's Certifications

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.

2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.

3. Bidder has not solicited or induced any individual or entity to refrain from bidding.

4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:

a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.

b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.

© 2025 MSA Professional Services, Inc.

c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.

d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

© 2025 MSA Professional Services, Inc.

BIDDER hereby submits this Bid as set forth above:

Bidder:

Lowe Underground, Inc.
(typed or printed name of organization)

By: _____
(individual's signature)

Name: Tyler Lowe
(typed or printed)

Title: President
(typed or printed)

Date: 7/2/2025
(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest: _____
(individual's signature)

Name: William Conley
(typed or printed)

Title: Witness
(typed or printed)

Date: 7/2/2025
(typed or printed)

Address for giving notices:
13201 W. Silver Spring Rd. Butler, WI 53007

Bidder's Contact:

Name: Tyler Lowe
(typed or printed)

Title: President
(typed or printed)

Phone: 262-613-1142

Email: tyler@loweug.com

Address:
13201 W. Silver Spring Rd. Butler, WI 53007

Bidder's Contractor License No.: (if applicable) 1103087

© 2025 MSA Professional Services, Inc.

LOWE
UNDERGROUND, INC.

TO WHOM IT MAY CONCERN:

I, Tyler Lowe, hereby warrant that I am the president of Lowe Underground, Inc. and have the sole authority to sign contracts and other construction documents on behalf of the corporation.

Signed: _____ Date: 5/14/2025

Lowe Underground, Inc.
Tyler Lowe

Sec. 180.0202
Wis. Stats.

State of Wisconsin
Department of Financial Institutions

ARTICLES OF INCORPORATION - STOCK FOR-PROFIT CORPORATION

Executed by the undersigned for the purpose of forming a Wisconsin Stock For-Profit Corporation under Chapter 180 of the Wisconsin Statutes:

Article 1. **Name of the corporation:**

LOWE Underground, Inc.

Article 2. **The corporation is organized under Ch. 180 of the Wisconsin Statutes.**

Article 3. **Name of the initial registered agent:**

Edward J. Lawton

Article 4. **Street address of the initial registered office:**

2 E. Mifflin Street, Suite 200
Madison, WI 53703
United States of America

Article 5. **Number of shares of stock the corporation shall be authorized to issue:**

Number of Shares Authorized: 100
Class: Common

Article 6. **Name and complete address of each incorporator:**

Edward J. Lawton
2 E. Mifflin Street, Suite 200
Madison, WI 53703
United States of America

Other provisions (optional). (No other provisions declared.)

Other Information. **This document was drafted by:**

Edward J. Lawton

Incorporator signature:

Edward J. Lawton

Date & Time of Receipt:

12/8/2021 3:37:41 PM

Order Number:

202112085850597

ARTICLES OF INCORPORATION - Wisconsin Stock For-Profit Corporation (Ch. 180)

Filing Fee: $100.00
Total Fee: $100.00

ENDORSEMENT

State of Wisconsin
Department of Financial Institutions

EFFECTIVE DATE	
12/8/2021	

FILED 12/8/2021	Entity ID Number L072708

IRS.gov

EIN Assistant

5. EIN Confirmation

Congratulations! The EIN has been successfully assigned.

EIN Assigned: **87-3994307**

Legal Name: **LOWE UNDERGROUND INC**

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN. Continue >>

Help Topics

Can the EIN be used before the confirmation letter is received?

IRS.gov

EIN Assistant

5. EIN Confirmation

Summary of your information

Please review the information you are about to submit. If any of the information below is incorrect, you will need to start a new application.

Click the "Submit" button at the bottom of the page to receive your EIN.

Organization Type: Corporation

Corporation Information

Legal name:	LOWE UNDERGROUND INC
County:	WAUKESHA
State/Territory:	WI
Date Corporation started or acquired:	DECEMBER 2021
Closing month of accounting year:	DECEMBER
State/Territory where articles of organization are (or will be) filed:	WI

Addresses

Physical Location:	13201 W SILVER DRIVE BUTLER WI 53007
Phone Number:	262-781-9210
TPD Name:	EDWARD J LAWTON
TPD Address:	2 E MIFFLIN STREET SUITE 200 MADISON WI 53703
TPD Phone Number:	608-283-6759

Responsible Party

Name:	TYLER LOWE
SSN/ITIN:	XXX-XX-8534

Principal Business Activity

What your business/organization does:	CONSTRUCTION
Principal products/services:	ELECTRICAL

Additional Corporation Information

Owns a 55,000 pounds or greater highway motor vehicle:	NO
Involves gambling/wagering:	NO
Involves alcohol, tobacco or firearms:	NO
Files Form 720 (Quarterly Federal Excise Tax Return):	NO
Has employees who receive Forms W-2:	NO
Reason for Applying:	STARTED A NEW BUSINESS

We strongly recommend you print this summary page for your records as this will be your only copy of the application. You will not be able to return to this page after you click the "Submit" button.

Click "Submit" to send your request and receive your EIN. Submit

Once you submit, please wait while your application is being processed. It can take up to two minutes for your application to be processed.

IRS.gov

EIN Assistant

5. EIN Confirmation

Additional Information about your EIN

We suggest you print this page for your records.

When Can You Use Your EIN?

This EIN is your permanent number and can be used immediately for most of your business needs, including:

- Opening a bank account
- Applying for business licenses
- Filing a tax return by mail.

However, it will take up to two weeks before your EIN becomes part of the IRS's permanent records. You must wait until this occurs before you can:

- File an electronic return
- Make an electronic payment
- Pass an IRS Taxpayer Identification Number (TIN) matching program.

Next Steps

You can download IRS forms, publications, and tax returns at http://www.irs.gov/formspubs

Corrections?

If you need to make changes to your organization's information, you must do so in writing and mail the information to the address provided at https://www.irs.gov/businesses/business-name-change.

<< Back Continue >>

BIDDER QUALIFICATIONS

DOCUMENT INCLUDES: *Information necessary to determine if BIDDER is qualified to do work.*

QUESTIONNAIRE CONTENTS: *Contents of questionnaire will be considered confidential. If OWNER is not satisfied with sufficiency of answers, bid may be rejected or additional information required.*

I. IDENTIFICATION

Name of Bidder Lowe Underground, Inc.

Bidder's Address 13201 W. Silver Spring Rd.

City Butler State Wisconsin Zip 53007

Telephone No. 262-613-1142

When Organized? 12/8/2021

Where Incorporated? Wisconsin

How many years have you been engaged in contracting business under present firm name? 4

II. EXPERIENCE

Contracts on hand (attach list of present contracts, including schedule as to estimated completion date and gross amount of each contract).

General character of work performed by your firm.

Excavation/Storm Sewer/Site Work

Have you ever failed to complete any work awarded to you? Yes__ No X

If so, attach statement showing where and why?

Have you ever defaulted on a contract? Yes_____ No X

If so, attach statement showing where and why?

Attach list of more important contracts completed by your firm including kind of work and approximate cost.

Attach statement of background and experience of principal members of your personnel, including officers.

Attach list of similar projects completed by your firm in last five (5) years including description of work, approximate cost of work, and phone number and address for Owner's contact person.

III. EQUIPMENT

Attach list of your major equipment.

IV. CONTRACTOR'S FINANCIAL STATEMENT

Credit available. Furnish written evidence, preferable from banks.

Condition of close of business on May 5th, 2025.

ASSETS

1.	Cash	$SEE ATTACHED
2.	Accounts receivable	$SEE ATTACHED
3.	Real estate equity	$SEE ATTACHED
4.	Material in stock	$SEE ATTACHED
5.	Equipment, book value	$SEE ATTACHED
6.	Furniture, fixtures, book value	$SEE ATTACHED
7.	Other Assets	$SEE ATTACHED
	TOTAL ASSETS =	$SEE ATTACHED

LIABILITIES

1.	Accounts, notes and interest payable	$SEE ATTACHED
2.	Other Liabilities	$SEE ATTACHED
	TOTAL LIABILITIES =	$SEE ATTACHED

NET WORTH: $SEE ATTACHED

BONDING CAPACITY $2,000,000 Aggregate

IV. ADDITIONAL INFORMATION MAY BE SUBMITTED IF DESIRED

Dated at Butler, WI this 2nd day of July, 2025.

(City, State)

Name of organization: Lowe Underground, Inc.

By: _____

Title: President

State of: Wisconsin

County of: Waukesha

Tyler Lowe being duly sworn that he/she is

(Name)

President of Lowe Underground, Inc.

(Title) (Name of Organization)

and that the answers to foregoing questions and all statements contained are true and correct.

Signed _____

Subscribed and sworn to before me this 2nd day of July, 2025

Dana M. Gainer, Notary Public

DANA M GAINER NOTARY PUBLIC STATE OF WISCONSIN

My commission expires 7-16-28

SIMILAR/IMPORTANT PROJECTS

Jones Road Parking Lot (2024 Delafield, WI) – Construction of New Parking Lot including storm sewer install, paving, grading, concrete sidewalks, new pond, and excavation for electrical conduit. Joe Moravec (DFD) 608-228-7680 $175,000

State Fair Infield Storage (2024 West Allis, WI) – Renovation of the Infield at Milwaukee Mile Speedway including storm sewer install, paving, grading, concrete pads, fencing, and excavation for electrical conduit. Heather Beilke (DFD) 414-550-3524 $225,000

West Allis PD (2023 West Allis, WI) – Site Work for Install of New Generator including fencing, brick patching ,concrete pads, and excavation for electrical conduit.
Frank Macino (Donohue) 312-583-7233 $110,000

Asset List	Using (nam	Last to use (name	Issues with equipment?	Duration of use
Volvo Dump Truck				
Keniworth Dump				
650 JD Dozer 2024				
JD 135 Excavator				
JD 210 Excavator				
700 JD Dozer 2023				
Tag trailer triple axcel				
Small internatation Dump				
Sterling Yellow City MKE Dump				
F750 Red Dump				
450 Dump Ford old				
450 Dump ford new				
Chevy Dump 3500				
F450 Black flat bed				
F150 Single Cab Long Bed				
Mazddddaaaa Shovel				
Tilt Deck Trailer				
Old Ramp one (needs repair)				
Shitty light duty flat bed car carrier				
Felling Trailer Skid Trailer #1				
Felling Trailer Skid Trailer #2				
Tag trailer with air brakes				
Yellow tag trailer				
Wire reel trailer				
Big reel trailer				
Yellow Reel Trailer				
Cummins reel trailer				
20x23 Vermeer				
20x23 Vermeer				
23x24 Vermeer				
20x22 Vermeer				
Semi Box truck Aldo				
Automatic drill box truck				
Jack Drill truck				
Case front end loader				
135 Excavator JD				
85 Excavator JD				
E50 Excavator Bobcat Tint				
E50 Excavator Bobcat				
E35 Excavator				
E35 Excavator				
JCB excavator				
Scrubber				

E10 baby mini
JD Skid
770 Track Loader Skid
775 Poblocki #1 Skid
775 Poblocki #2 Skid
Pure P skid 250 Bobcat
300 Skid Bobcat
Forks Skid #1
Forks Skid #2
Sweeper Skid Steer
Trencher Excavator
Vac Wagon #1
Vac Wagon #2
Large Hydro Vac Pete
White blue digger derrick
Newer white digger derrick
Red Digger derrick needs fixed
F450 Bucket Truck
Old Big Bucket truck
Newer big bucket truck
Pole Tipper Attachement #1
Pole Tipper Attachement #2
Auger truck ***
Core drill #1 Jack
Core Drill #2 Aldo
Core drill #3 Goose
Generator #1 Brian
Generator #2
Generator #3
Gas Saw #1
Gas Saw #2
Gas Saw #3
Gas Saw #4
Aircompressor trailer
Ground rod pounder

Location of equipent

Balance Sheet
LOWE UNDERGROUND, INC.
As of Dec, 2024

	Assets	
PNC CHECKING		161,648.38
ACCOUNTS RECEIVABLE COMMERCIAL		26,400.00
EMPLOYEE ADVANCES		250.00
TRANSPORATION EQUIPMENT		110,000.00
JOB EQUIPMENT		1,554,007.29
ACCUMULATED DEPRECIATION		-1,070,658.35
ACCUM DEPREC JOB EQUIPMENT		-347,455.57
	Total Assets	434,191.75

	Liabilities & Equity	
LOANS PAYABLE		396,467.86
ACCOUNTS PAYABLE		-1,531.03
FED/FICA/MEDICARE TAXES 941		10,782.15
WI WITHHOLDING WT-6		11,365.00
ACCRUED PAYROLL		-0.01
STATE UNEMPLOYMENT TAX		2,640.43
ACCRUED SALES TAX--WI		891.00
Equity		
COMMON STOCK	500.00	
RETAINED EARNINGS	26,620.75	
PROFIT DISTRIBUTION	-70,717.00	
YEAR TO DATE PROFIT OR LOSS	57,172.60	
Total Equity		13,576.35
Total Liabilities & Equity		434,191.75

November 25, 2024

Lowe Underground, Inc.
13201 W. Silver Spring Drive
Butler, WI 53007

RE: Lowe Underground, Inc. 2025 Bonding Capacity

To Whom It May Concern:

Old Republic Surety Company has established surety credit for Lowe Underground, Inc. for single projects of $1,000,000 and an aggregate of $2,000,000. Old Republic Surety Company is rated "A+" (Superior) by AM Best with a financial size category of XV ($2 billion or greater).

If Lowe Underground, Inc. is awarded a contract and requests that we provide the necessary Performance and/or Payment Bonds, we will be prepared to execute the bonds subject to our acceptable review of the contract terms and conditions, bond forms, appropriate contract funding and any other underwriting considerations at the time of the request.

Our consideration and issuance of bonds is a matter solely between Lowe Underground, Inc. and ourselves, and we assume no liability to third parties or to you by the issuance of this letter.

We trust that this information meets with your satisfaction. If there are further questions, please feel free to contact me.

Sincerely,
Old Republic Surety Company

Terence R. Geszvain,
Attorney-in-Fact

OLD REPUBLIC SURETY COMPANY CORPORATE SEAL 1981

Knowledge.
Experience.
Trust.

Surety Bonding & Insurance

CONTRACTS ON HAND

NAME: Malone Park Improvements – New Berlin, WI

EST. COMPLETION: June 2026

CONTRACT AMOUNT: $1,150,000

NAME: McGaw Park Pickleball Courts – Fitchburg, WI

EST. COMPLETION: November 2025

CONTRACT AMOUNT: $225,000

STATEMENT OF BACKGROUND/EXPERIENCE OF PRINCIPAL MEMBERS

Tyler Lowe – PM/Estimator 10+ Years Experience Excavation/Earthwork

Connor Anderson – PM 10+ Years Excavation/Storm Sewer

Max Anderson – Foreman 10+ Years Excavation/Directional Drilling

BID BOND (PENAL SUM FORM)

Bidder Name: Lowe Underground, Inc. Address *(principal place of business)*: 13201 W. Silver Spring Road Butler, WI 53007	**Surety** Name: Merchants National Bonding, Inc. Address *(principal place of business)*: 6700 Westown Parkway West Des Moines, IA 50266-7754
Owner Name: Village of Jackson Address *(principal place of business)*: N168 W19851, Main Street Jackson, WI 53037	**Bid** Project *(name and location)*: Cedar Creek Dog Park Project #05900007 Bid Due Date: July 2, 2025
Bond Penal Sum: Five Percent (5%) of Principal's Bid Date of Bond: July 1, 2025	

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

Bidder	Surety
Lowe Underground, Inc. *(Full formal name of Bidder)*	Merchants National Bonding, Inc. *(Full formal name of Surety) (corporate seal)*
By: _____ *(Signature)*	By: _____ *(Signature) (Attach Power of Attorney)*
Name: Tyler Lowe *(Printed or typed)*	Name: Terence R. Geszvain *(Printed or typed)*
Title: President	Title: Attorney-in-Fact
Attest: _____ *(Signature)*	Attest: _____ *(Signature)*
Name: William Conley *(Printed or typed)*	Name: Kelly School *(Printed or typed)*
Title: Witness	Title: Witness

Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.

EJCDC® C-430, Bid Bond (Penal Sum Form).
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
    3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
    3.2. All Bids are rejected by Owner, or
    3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Chris Brehmer; Jason A Braatz; Linda Mengel; Melissa Babiak; Randy L Brehmer; Terence R Geszvain

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 3rd day of February , 2024 .

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 3rd day of February 2024 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA
Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 1st day of July , 2025 .

William Warner Jr.
Secretary

POA 0018 (1/24)

Village of Jackson Cedar Creek Dog Park Project (#9734010)
Owner: Village of Jackson
Solicitor: MSA Professional Services - Baraboo
07/02/2025 10:00 AM CDT
MSA Project #05900007

				Lowe Underground, Inc.		C.W. Purpero, Inc	
Item Code	**Item Description**	**UofM**	**Quantity**	**Unit Price**	**Extension**	**Unit Price**	**Extension**
General							
1	MOBILIZATION, BONDS & INSURANCE	LS	1	$16,000.00	$16,000.00	$8,000.00	$8,000.00
2	CONSTRUCTION LAYOUT	LS	1	$3,850.00	$3,850.00	$5,000.00	$5,000.00
3	EROSION AND SEDIMENTATION CONTROL	LS	1	$7,650.00	$7,650.00	$17,000.00	$17,000.00
4	TURF AND SITE RESTORATION	LS	1	$42,841.00	$42,841.00	$55,500.00	$55,500.00
5	CLEARING AND GRUBBING	LS	1	$21,244.00	$21,244.00	$31,000.00	$31,000.00
6	UNCLASSIFIED EXCAVATION	LS	1	$16,750.00	$16,750.00	$69,000.00	$69,000.00
7	5-INCH CONCRETE SIDEWALK WITH BASE	SF	450	$14.50	$6,525.00	$26.00	$11,700.00
8	POST AND WOVEN WIRE FENCE, 4-FOOT	LF	1970	$30.24	$59,572.80	$29.00	$57,130.00
9	POST AND WOVEN WIRE FENCE, PEDESTRIAN GATE	EA	3	$1,098.00	$3,294.00	$1,036.00	$3,108.00
10	POST AND WOVEN WIRE FENCE, SERVICE GATE	EA	2	$2,978.00	$5,956.00	$2,690.00	$5,380.00
11	WOOD CHIP PATH	CY	370	$31.69	$11,725.30	$45.00	$16,650.00
12	DENSE GRADED BASE, 1 1/4 INCH	TON	450	$35.00	$15,750.00	$55.00	$24,750.00
13	GEOTEXTILE FABRIC, TYPE DF	SY	2400	$2.69	$6,456.00	$2.60	$6,240.00
	Base Bid Total Lines 1 - 13:				**$217,614.10**		**$310,458.00**

MSA Amendment

Amendment No: 1

MSA Design Project Number: 05900007
MSA Construction Project Number: 05900011
Date of Issuance: 01/16/2024

This is an amendment to the Agreement dated July 7, 2025 and does acknowledge that MSA Professional Services, Inc. (MSA) is authorized to begin work on the following project amendment:

MSA PROFESSIONAL SERVICES, INC (**MSA**)
Address: 1230 South Boulevard, Baraboo, WI 53913
Phone: (608) 356-2771
Representative: Marcus Rue, PE Email: mrue@msa-ps.com

VILLAGE OF JACKSON (OWNER)
Address: N165W20330 Hickory Lane, Jackson, WI 53037
Phone: (262) 677-9665 x 113
Representative: Tyler Mentzel Email: tyler.mentzel@villageofjacksonwi.gov

Project Name: Cedar Run Dog Park Improvements

The project scope has changed due to: Addition of Construction Related Services

The scope of the work authorized is: See Attachment A: Scope of Services

The schedule to perform the work is: Approximate Start Date: July 2025
Approximate Completion Date: June 2026

The estimated fee for the work is: $15,550

Any attachments or exhibits referenced in this Amendment are made part of the original Agreement. Payment for these services will be on a time and expense basis. Attachment B: Rate Schedule is attached and made part of this Agreement

Approval: MSA shall commence work on this project in accordance with your written authorization. This authorization is acknowledged by signature of the authorized representatives of the parties to this Amendment. A copy of this Amendment signed by the authorized representatives shall be returned for our files. If a signed copy of this Authorization is not received by MSA within seven days from the date of issuance, MSA may stop work on the project.

VILLAGE OF JACKSON

Tyler Mentzel
Parks & Recreation Director
Date:_____

MSA PROFESSIONAL SERVICES, INC.

Marcus Rue, PE
Team Leader
Date: 7/21/2025

PROJECT UNDERSTANDING

The bid opening for the Village of Jackson's Cedar Run Community Dog Park project was held on July 2, 2025, at 10:00 a.m. Per the bidding documents, substantial completion is targeted for May 15, 2026, with final completion set for June 15, 2026.

This Amendment authorizes Construction Related Services under a new project number 05900011 associated with the prior Professional Services Agreement Cedar Run Dog Park Improvements for design and bidding services MSA project number 05900007. The construction-related services detailed below will be provided on a time and expense basis and are separate from the lump sum contract of the design and bidding services.

Construction Administration/Observation (assumes 4 weeks of active construction activity)

1. Construction Administration
    a. Manage and coordinate project team, budget and schedules. Maintain communication with Owner and stakeholders on project.
    b. Facilitate a preconstruction meeting and incidental progress meetings.
    c. Respond to Contractor Requests for Information and assist in interpretation of contract documents in person, in writing, or by telephone.
    d. Review Contractor Shop Drawings, Submittals, Schedules and Samples for compliance with Construction Documents. (Assume 20 hours.)
    e. Review Change Order requests from Contractor; recommend Change Orders to Owner as appropriate.
    f. Prepare preliminary and final punch list (items to be completed or corrected), and Substantial Completion Certificate. Review Contractor work and completion documents for compliance with construction contract and readiness for final payment (includes warranty documentation and lien waiver review).
2. Construction Observation
    a. MSA will provide part-time field observation of the construction to observe the progress and quality of the Contractor's work on the Project. Duties and responsibilities of the CO include:
        i. Attend meetings with Contractor and job progress meetings as needed. (Assume 2 meetings.)
        ii. Assist in communication between Engineer, Contractor and Owner, especially when additional information, interpretation, or clarification is needed regarding existing conditions or contract documents.
        iii. Perform on-site observations of Contractor's work in progress to assist Engineer in determining if the Work is in general proceeding in accordance with the Contract Documents. Assume 28 hours including travel time to the site and a total of Four (4) site visits.
        iv. Maintain and prepare a daily field report recording Contractor's hours and activities at the site.
        v. Review applications for payment with regard to Work completed, and materials and equipment delivered at the Site. Assume 2 pay applications total.
        vi. Participate in visits to the Project to determine punch list items, and readiness for Substantial Completion and Final Completion. Assume 10 hours for this work.
        vii. Prepare Record Drawings based on addenda, Field Orders, Change Orders and Contractor's Records.

Additional Services:

Services that are not included in the above Scope of Services can be provided under separate contract or by amending the scope and fee listed in this Agreement. Examples of additional services that may be needed or desired for completion of the project include:

1. Survey mapping and monumentation
2. Additional meetings not specifically listed in the scope.
3. Additional services required due to active construction schedule extension beyond substantial completion date or the presumed 4-week duration of heavy construction or due to contractor non-performance.
4. Accommodations for environmental hazards, endangered species, or historical or cultural issues at or near the project site.
5. Changes to Owner's electronic Geographic Information System to reflect changes from project.
6. Public Engagement and Meeting.
7. Permit assistance related to surface waters and wetlands.
8. Floodplain Documents and permitting.
9. Work outside the identified construction limits of this Phase.
10. Environmental impacts discovered construction.
11. Wetland Delineation and Associated Permitting

ATTACHMENT B:
RATE SCHEDULE

CLASSIFICATION	LABOR RATE
Administrative	$ 85 – $154/hr.
Architects	$ 85 – $198/hr.
Community Development Specialists	$137 – $198/hr.
Digital Design	$115 – $151/hr.
Environmental Scientists/Hydrogeologists	$110 – $193/hr.
Geographic Information Systems (GIS)	$100 – $193/hr.
Housing Administration	$ 97 – $198/hr.
Inspectors/Zoning Administrators	$110 – $160/hr.
IT Support	$175 – $193/hr.
Land Surveying	$ 85 – $198/hr.
Landscape Designers & Architects	$ 85 – $220/hr.
Planners	$ 85 – $215/hr.
Principals	$225 – $314/hr.
Professional Engineers/Designers of Engineering Systems	$155 – $204/hr.
Project Managers	$120 – $248/hr.
Real Estate Professionals	$140 – $193/hr.
Staff Engineers	$ 85 – $149/hr.
Technicians	$100 – $151/hr.
Wastewater Treatment Plant Operator	$ 92 – $118/hr.

REIMBURSABLE EXPENSES

Copies/Prints	Rate based on volume
Specs/Reports	$10
Copies	$0.14/page
Plots	$0.01/sq.in.
Flash Drive	$10
GPS Equipment	$20/hour - $10.75/hour for DOT
GPS R2 Equipment	$20/hour - $2/hour for DOT
Dini Laser Level	$85/per day
Mailing/UPS	At cost
Mileage – Reimbursement	IRS Rate – IRS Rate + $5/day
Mileage – MSA Vehicle	$0.70 mile standard/
	$0.69 mile for DOT
Nuclear Density Testing	$30/day
Organic Vapor Field Meter	$100/day
PC/CADD Machine	Included in labor rates
Robotic Survey Equipment	$20/hour - $10/hour for DOT
Stakes/Lath/Rods	At cost
Travel Expenses, Lodging, & Meals	At cost
Traffic Counting Equipment & Data Processing	At cost
Geodimeter	$30/hour
Drone Flight	$375/flight - $360/flight for DOT

Labor rates represent an average or range for a particular job classification. These rates are in effect until December 31, 2025.

June 19, 2025

Darlene Smith
Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

RE: Public Entity Liability Renewal Package

Dear Darlene,

CVMIC members are the core of our business and the purpose of our existence. The principles of teamwork and cooperation guide our success as we partner with Wisconsin municipalities that are engaged and committed to each other and the CVMIC organization.

We take pride in offering quality insurance products and risk management solutions for our members and strive to provide your community with the best possible public entity, general liability and auto liability protection available in Wisconsin.

We are pleased to present you with this two (2) year Public Entity Liability renewal package.

Premium options for the 2027 and 2028 policy years are set forth in **ATTACHMENT ONE**, these premiums are guaranteed for the two-year period if an adequate level of commitment for the renewal is achieved.

To confirm your community's commitment to CVMIC for the 2027-2028 policy years as outlined in **ATTACHMENT ONE**, please complete the acceptance form and return a signed copy to Ben Hoverson (benh@cvmic.com) **by September 15th, 2025.**

Our general counsel, Patrick Nolan of Quarles & Brady, has provided instructions for making this two-year commitment to CVMIC. (See **ATTACHMENT TWO**)

We look forward to continuing our partnership with you. If you have any questions regarding this renewal package, please contact Ben Hoverson.

Yours very cordially,

CITIES AND VILLAGES MUTUAL INSURANCE COMPANY

Steve Stanczak, Chief Executive Officer
Direct: 414-831-6000
Email: steves@cvmic.com

Ben Hoverson, Underwriting Analyst
Direct: 414-831-6013
Email: benh@cvmic.com

ATTACHMENT ONE

Village of Jackson

Public Entity Liability Renewal Package

Policy Years 2026, 2027, 2028

CVMIC Public Entity Liability Policy Overview

Coverages: General Liability, Auto Liability, Public Officials Liability & Law Enforcement Liability

Self-Insured Retention (SIR): Indicates the Member's amount of Risk Retained **per Occurrence**

Coverage Limit: $10,000,000 per Occurrence Excess Self-Insured Retention (SIR)

Annual Aggregate Retention: Four (4) Times Selected Self-Insured Retention per Policy Period

Village of Jackson Renewal Options

Current Retention Level (Option 1)		
Per Occurrence SIR:	$20,000	
Annual Aggregate Retention:	$80,000	
Policy Year	**Adopted Premium Range**	
2026	$38,818	
2027	$39,930	$40,795
2028	$41,527	$43,243

Next Retention Level (Option 2)		
Per Occurrence SIR:	$25,000	
Annual Aggregate Retention:	$100,000	
Policy Year	**Adopted Premium Range**	
2026	$37,265	
2027	$38,332	$39,163
2028	$39,866	$41,513

NOTE: The premiums stated above are based on an expected number of renewals and are subject to review. With that qualification, the premiums are guaranteed for the three-year policy period of 2026, 2027 and 2028.

Please contact Ben Hoverson (benh@cvmic.com) or Ben Rank (benr@cvmic.com) if you would like to discuss your SIR Analysis in greater detail to determine if moving to the "Next Retention Level" may be appropriate.

ATTACHMENT ONE

ACCEPTANCE

The **Village of Jackson** agrees to continue as a member of CVMIC for the policy years 2026, 2027 and 2028 as outlined in **Option 1** _____ ($20,000) [or] as outlined in **Option 2** _____ ($25,000) (*please indicate*) at the corresponding guaranteed premiums set forth on the previous page.

ACCEPTED AND AGREED TO this _____ day of _____, 2025.

Village of Jackson

By _____

Signature

Its _____

Title

Cities and Villages MUTUAL INSURANCE COMPANY

Please email signed PDF to: benh@cvmic.com

Cities & Villages Mutual Insurance Company
Self-Insured Retention Analysis

The analysis provided in the table below is intended to assist you in determing if additional risk (Higher SIR) should be considered based on your loss history and premium paid to CVMIC.
The claim dollars/payments made within your SIR are only as good as your reporting of claim payments to CVMIC. If you do not believe that all of your claim payments have been submitted, then the analysis below should be adjusted.

Member:	Jackson, Village of

Claims Valued as of:	June 2025

Year	Current SIR	Premium @ SIR	Claim $ in SIR	Next Level SIR	Premium @ Next Level SIR	Claim $ in Next Level SIR
2015	$ 20,000	$ 30,520	$ -	$ 25,000	$ 29,299	$ -
2016	$ 20,000	$ 31,131	$ 13,309	$ 25,000	$ 29,886	$ 13,309
2017	$ 20,000	$ 31,782	$ -	$ 25,000	$ 30,511	$ -
2018	$ 20,000	$ 32,576	$ -	$ 25,000	$ 31,273	$ -
2019	$ 20,000	$ 32,913	$ -	$ 25,000	$ 31,596	$ -
2020	$ 20,000	$ 33,571	$ -	$ 25,000	$ 32,228	$ -
2021	$ 20,000	$ 34,988	$ -	$ 25,000	$ 33,588	$ -
2022	$ 20,000	$ 35,688	$ -	$ 25,000	$ 34,260	$ -
2023	$ 20,000	$ 36,370	$ 5,356	$ 25,000	$ 34,915	$ 5,356
2024	$ 20,000	$ 37,098	$ -	$ 25,000	$ 35,614	$ -

Total Cost @ Current SIR:	$ 355,302

Total Cost @ Next Level SIR:	$ 341,837

10 Year Savings/Loss:	$ 13,465

Note: Total Cost = Premium + Claim $ in SIR

SIR Analysis - Total Cost Per Year			
Year	Total Cost @ Current SIR	Total Cost @ Next Level SIR	Additional Cost/Savings
2015	$ 30,520	$ 29,299	$ 1,221
2016	$ 44,440	$ 43,195	$ 1,245
2017	$ 31,782	$ 30,511	$ 1,271
2018	$ 32,576	$ 31,273	$ 1,303
2019	$ 32,913	$ 31,596	$ 1,317
2020	$ 33,571	$ 32,228	$ 1,343
2021	$ 34,988	$ 33,588	$ 1,400
2022	$ 35,688	$ 34,260	$ 1,428
2023	$ 41,726	$ 40,271	$ 1,455
2024	$ 37,098	$ 35,614	$ 1,484
Total	**$ 355,302**	**$ 341,837**	**$ 13,465**

Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 12, 2025

Agenda Item: # 11.a

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

From: Collin Johnson, Director of Inspections/Zoning

Subject: Conditional Use and Site Plan Review - Building Expansion - N173W20855 Metro Court - Metro Hardwoods

Description / Background and Analysis:

Metro Hardwoods proposes to build a nearly 36,000-square-foot addition to their existing 48,000 sf. warehouse and office facility located on Metro Court. The added space will be utilized to consolidate some of their operations and allow them to bring in new and additional products by way of rail car. The steel frame addition with metal-insulated panelized siding would be constructed along the south and west sides of the current facility.

The new addition would include a loading dock area along its north wall and will be of materials consistent with the current building. The existing site has 22 parking spaces. There are no additional parking spaces required for warehouse spaces under Village Ordinance 48-177.

Comprehensive Plan and Zoning Impacts:

The property is designated as industrial under the Village Comprehensive Plan and is zoned as M-1 Limited Manufacturing District. All uses within the M-1 zoning district are conditional uses and therefore requires review and approval by the Village.

Site Plan:

See attached location map and site plan.

Review Procedures:

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

Signage:

Not Applicable

Additional Staff Comments:

Building Inspection/Zoning:

Staff recommends approval of the Conditional Use Permit and Site Plan as presented.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Class II Legal Notice prior to Public Hearing

Potential Action:
Motion to recommend the Village Board approve the Conditional Use Request and Site Plan for Metro Hardwoods located at N173 W20855 Metro Court.

Attachments:
1. PC Application
2. Location Map
3. Site Plan
4. Building Elevations

Village of Jackson

PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☒ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* (For existing Cond. Use ONLY)

☐ PLANNED UNIT DEVELOPMENT
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* (For existing PUD ONLY)

☐ CERTIFIED SURVEY MAP
☐ CONCEPT PLAN
☐ COMP. PLAN AMENDMENT
☐ OTHER _____

Property Address: N173 W20855 METRO COURT Unit: _____ Jackson, WI

Parcel #: V3_009000C Lot Size: 181,857 sq. ft. Building Area: 35,890 sq. ft.

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

APPLICANT INFORMATION

Name(s): KILEN ENGINEERING, LLC

Mailing Address: E9569 SMART HOLLOW ROAD LAFARGE State WI Zip 54639

Office: (____) _____ Cell: (608) 333-1003 Fax: (____) _____

Email: CHRISK@KILENENGINEERING.COM

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: _____

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

Mailing Address: _____ State ____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): MIKE FLYNN

Address: N11404 330TH ST BONCEVILLE State WI Zip 54725

Office: (____) _____ Cell: (612) 741 6106 Fax: (____) _____

Email: MIKE FLYNN@MIDWESTHARDWOOD.COM

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

Firm Name: KILEN ENGINEERING, LLC

Primary Contact: CHRIS KILEN

Address: E9569 SMART HOLLOW ROAD LAFARGE State WI Zip 54639

Office: (____) _____ Cell: (608) 333-1003 Fax: (____) _____

Email: CHRISK@KILENENGINEERING.COM

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

Briefly explain what you are requesting to be reviewed and/or approved: 35,890 SF WAREHOUSE ADDITION

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

Hours of Operation: 7:30 AM – 4:30 PM

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

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

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

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: PRE-ENGINEERED METAL BUILDING ADDITION, LOADING DOCK, ASPHALT DRIVE - SEE PLANS

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

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

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

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): NEW FIRE HYDRANT, NEW BUILDING TO BE SPRINKLERED

Describe the projected traffic circulation and impacts: NO CHANGE

List all setbacks from rights-of-way and property lines and height limitations: SEE DWGS

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

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

Describe any proposed signage including type, size, and location: NONE

If construction is proposed, describe proposed exterior building materials (type, color, etc.):
PRE-ENGINEERED METAL BUILDING - COLORS TO MATCH EXISTING

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking:
NO CHANGE TO EXISTING PARKING

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

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering:
NO CHANGE

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): KLEW ENGINEERING, LLC

Applicant Signature: CHRIS KLEW

Co-Applicant Name (Print): _____

C0-Applicant Signature: _____

Date of Application: 6/16/25

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
W194 N16660 Eagle Drive
Jackson, WI 53037

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

QUESTIONS?

Zoning Director:	For questions concerning **application submittal, zoning, or technical questions.**
Phone:	(262) 677-9696 x810
Email:	collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

- - - - - - - - - - THIS PAGE FOR VILLAGE USE ONLY - - - - - - - - - -

VILLAGE APPROVAL:

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

Plan Commission Approval: Meeting Date: _____, 20_____

Village Board Approval: Meeting Date: _____, 20_____

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

_____
Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

_____

_____

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

Date Received: 06/17/2025

Amount: $ 175.00

Payment Type: ~~CK~~ / CC / ~~CASH~~

Check/Rcpt. #: 47373702

Received By: C.Johnson

AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis,IN 46278
24hr. Customer Service #: 888-604-7888

Utilities/fees Payment Confirmation (Ref #: 47373702)

PLC: **A00048**

Village Of Jackson
N168 W19851 Main Street
Jackson, Wisconsin 53037
For: Utilities/fees

Date: 06/17/2025 09:38 EDT

TRANSACTION INFORMATION

Name:	Christopher E Kilen
Utility Account #:	
Building Permit #:	
Parking Ticket #:	
Police Dept Program:	
Fire Department Program:	
General:	Plan Commission Application = Metro Hardwoods

Transaction Reference #:	47373702
Transaction Date/Time:	06/17/2025 09:38 EDT

BILLING INFORMATION

Name:	Christopher E Kilen
Address:	E9569 Smart Hollow Road
City, State Zip:	Lafarge, Wi 54639
Phone #:	(608)333-1000
Card #:	xxxx-xxxx-xxxx-5390

PAYMENT INFORMATION

Approval #:	04458G
Payment Amount:	$175.00
Service Fee:	$5.16
Total Amount:	$180.16

The service fee is not refundable.

ATTENTION CARDHOLDER

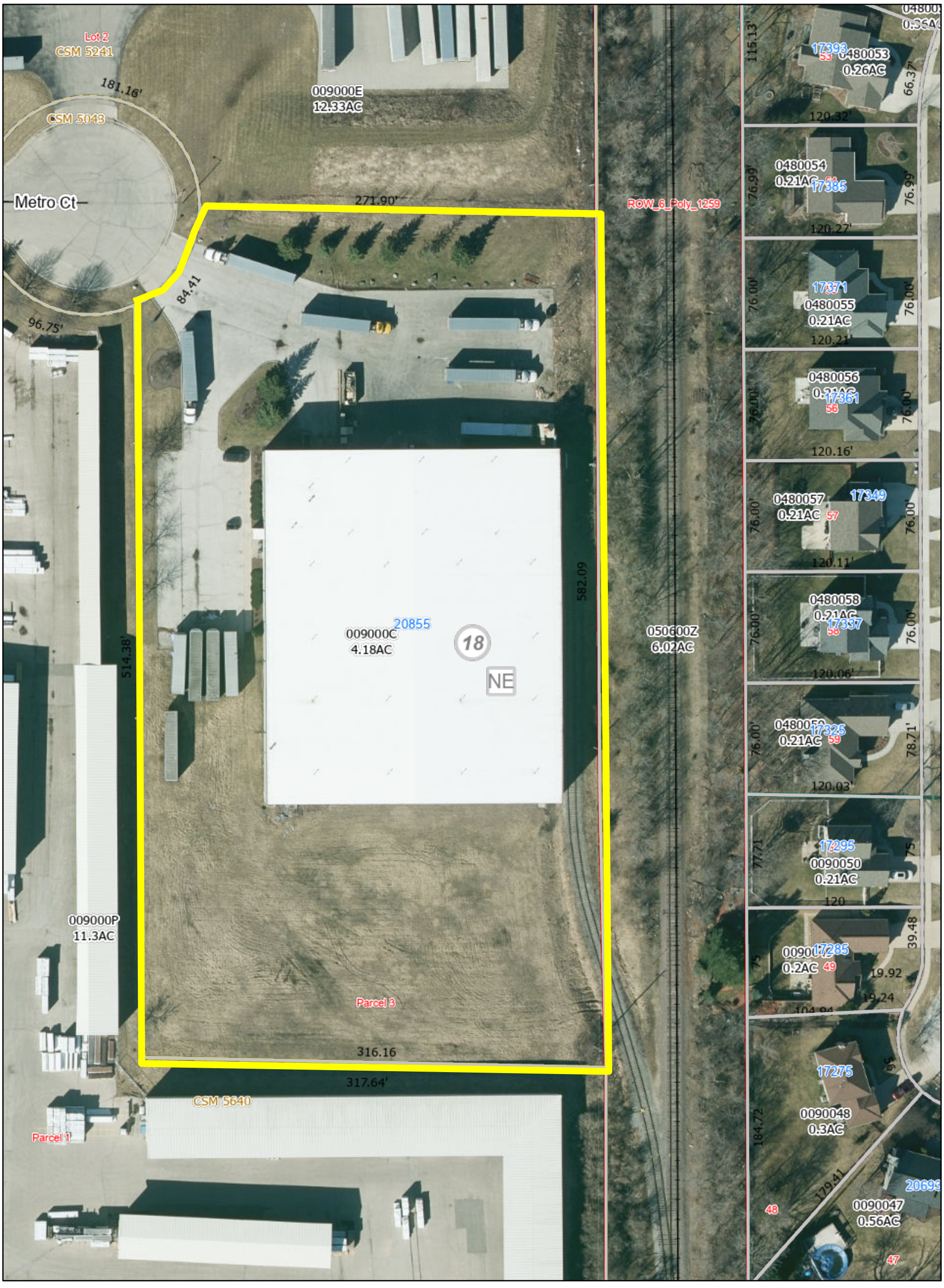
If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid

© 2007 - 2025 AllPaid, Inc.

Form #: EUR

N173 W20855 Metro Court



6/30/2025, 2:43:48 PM

Current Parcel
Override 1
Address Point
Railroad Centerlines
PLSS Section
PLSS Quarter
Lot

Plat
Certified Survey Map
Assessor Plat; Cemetery Plat; Subdivision
Right-of-Way
Municipality

Local Road Labels
Local Road

1:769

0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km

Washington County GIS

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- FUTURE FOOTPRINT
- FUTURE PAVEMENT
- DISTURBANCE LIMITS
- ASPHALT PAVEMENT

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:

SITE ADDRESS: N173W20855 METRO CT
SITE ACREAGE (LOT 3 CSM 5043): 181,857 SQ.FT. (4.17 AC)
USE OF PROPERTY: MANUFACTURING
ZONING: LIMITING MANUFACTURING (M-1)

SETBACKS:
FRONT YARD: 30-FEET (METRO COURT / NORTH)
REAR YARD: 25-FEET (SOUTH)
SIDE YARD: 12-FEET (EAST AND WEST)

TOTAL NUMBER OF PARKING STALLS: 20
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1

EXISTING IMPERVIOUS SURFACE AREA: 84,900 SQ.FT.
ROOFTOP: 48,000 SQ.FT.
PAVED: 36,900 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 10,364 SQ.FT.
ROOFTOP: 0 SQ.FT.
PAVED: 10,364 SQ.FT.

NEW IMPERVIOUS SURFACE AREA ON THE LOT: 95,264 SQ.FT.
PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 52.4%

DISTURBANCE LIMITS: 18,500 SQ. FT.

EXISTING BUILDING
48,000 SQ.FT.
EXISTING BUILDING
N173W20855 METRO COURT

PHASE II
ADDITION
35,720 SQ.FT.

SEE SHEETS C101, C201, C301, AND C401 FOR PHASE II PLANS

PHASE II
LOADING DOCK

ASPHALT PAVEMENT RESURFACE:
LIMITS TO BE CONFIRMED BY OWNER.
PULVERIZED AND REMOVE EXISTING ASPHALT.
REPOUR IN KIND USING TWO LIFTS. PROOF ROLL BASE PRIOR TO INSTALLING NEW ASPHALT AND REPLACE ANY SOFT SPOTS.

PROJECT LIMITS. SAWCUT EXISTING ASPHALT AT THIS LOCATION.

99.5'
100'
61.0'
72.6'
37.3'
72.8'
14.7'
11.7'
20.0'
146.8'
148.2'
25.3'
5.0'

PAVEMENT SECTION:
4.5" ASPHALT (WDOT SECTION 460, TABLE 460-1, 12.5 MM SURFACE COURSE, 19 MM BINDER COURSE) OVER 14" CRUSHED STONE (WDOT SECTION 301 AND 305, 31.5 MM AND 75 MM).

PAVEMENT SECTION (FIRE LANE ONLY, NO TRUCK TRAFFIC):
3.5" ASPHALT (WDOT SECTION 460, TABLE 460-1, 12.5 MM SURFACE COURSE, 19 MM BINDER COURSE) OVER 8" CRUSHED STONE (WDOT SECTION 301 AND 305, 31.5 MM AND 75 MM).

METRO COURT

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION
VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

Sheet Title: SITE PLAN – PHASE I

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24–1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C100

File: W:\2024\24-1346_Kilen Engineering - Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase I.dwg Layout: Site Plan User: dschneider Plotted: Jun 16, 2025 - 2:07pm

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- 18" CURB AND GUTTER FLUSH WITH PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER TREATMENT FACILITY

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:

SITE ADDRESS: N173W20855 METRO CT
SITE ACREAGE (LOT 3 CSM 5043): 181,857 SQ.FT. (4.17 AC)
USE OF PROPERTY: MANUFACTURING
ZONING: LIMITING MANUFACTURING (M-1)

SETBACKS:
FRONT YARD: 30-FEET (METRO COURT / NORTH)
REAR YARD: 25-FEET (SOUTH)
SIDE YARD: 12-FEET (EAST AND WEST)

TOTAL NUMBER OF PARKING STALLS: 20
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1

EXISTING IMPERVIOUS SURFACE AREA: 95,264 SQ.FT.
ROOFTOP: 48,000 SQ.FT.
PAVED: 47,264 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 37,752 SQ.FT.
ROOFTOP: 35,720 SQ.FT.
PAVED: 2,032 SQ.FT.

FINAL IMPERVIOUS SURFACE AREA ON THE LOT: 133,016 SQ.FT.
PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 73.1%

DISTURBANCE LIMITS: 43,000 SQ. FT.

S 0° 16' 33" E 2331.51'

30' WIDE R.R. SPUR EASEMENT PER CSM 5043

12' WIDE WEPCo EASEMENT PER CSM 5043

S 0° 16' 33" E 581.94'

EXISTING BUILDING
48,000 SQ.FT.
EXISTING BUILDING
N173W20855 METRO COURT

CONTRACTOR TO FIELD VERIFY ALL EXISTING INTERIOR COLUMN LINES AND TRANSFER COLUMN LINES INTO THE PROPOSED ADDITION.

PROPOSED ADDITION
35,720 SQ.FT.

N 88° 57' 48" W 316.45'

15' WIDE STORM SEWER EASEMENT PER CSM 5043

S 88° 57' 39" E 272.15'

METRO COURT

CONCRETE DOCK SECTION:
6.0" CONCRETE (WDOT SECTION 501, GRADE A, CLASS I WITH #4 REBAR 12" O.C. BOTH WAYS OR EQUIVALENT REINFORCEMENT OVER 8.0" CRUSHED STONE (WDOT SECTION 301 AND 305, 31.5 MM).

10' WIDE AMERITEC GENERAL EASEMENT PER DOC. 815871

N 0° 16' 33" W 514.34'

PAVEMENT SECTION:
4.5" ASPHALT (WDOT SECTION 460, TABLE 460-1, 12.5 MM SURFACE COURSE, 19 MM BINDER COURSE) OVER 14" CRUSHED STONE (WDOT SECTION 301 AND 305, 31.5 MM AND 75 MM).

COMPLETED AND STABILIZED PHASE I AREA. INCLUDES PAVEMENT EXTENSION, FIRE LANE, AND RESURFACING PORTIONS OF THE EXISTING LOT.

S 88° 57' 48" E 294.90'

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION

VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

Sheet Title: SITE PLAN – PHASE II

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24–1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C101

File: W:\2024\24-1346_Kilen Engineering – Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase II.dwg Layout: Site Plan User: dschneider Plotted: Jun 16, 2025 – 2:07pm

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A FINAL INSPECTION IS COMPLETED BY THE VILLAGE.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / VILLAGE OF JACKSON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.CONTRACTOR MUST NOTIFY THE VILLAGE OF JACKSON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE VILLAGE AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE; PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/
29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: https://www3.epa.gov/npdes/pubs/concretewashout.pdf. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
   a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
   b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	912.00	TOP NUT OF HYDRANT LOCATED NEXT TO THE EAST R/W OF METRO COURT
BM - 2	913.16	TOP NUT OF HYDRANT LOCATED NEXT TO THE NORTHWEST CORNER OF THE BUILDING
BM - 3	909.66	TOP NUT OF HYDRANT LOCATED NEXT TO THE SOUTHWEST PROPERTY CORNER
BM - 4	912.05	TOP NUT OF HYDRANT NEAR THE MIDDLE OF THE SOUTH PROPERTY LINE

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1180 — PROPOSED MAJOR CONTOUR
- 1181 — PROPOSED MINOR CONTOUR
- STM — PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- 1181.25 EP — SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% — DRAINAGE ARROW

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

EXISTING BUILDING
N173W20855 METRO COURT

EXISTING BUILDING
48,000 SQ.FT.
FFE = 910.8

PHASE II
ADDITION
FFE = 910.80

STONE TRACKING PAD (MIN. 50' LONG AND 12" DEEP BY USE OF 3" CLEAR STONE) IN THIS AREA PER WDNR TECHNICAL STANDARD 1057. INSTALL AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC MEETS THE EXISTING PAVED DEVELOPMENT AREA.

SILT FENCE PER WDNR TECHNICAL STANDARD 1056

TYPE D INLET PROTECTION PER WDNR TECHNICAL STANDARD 1060, TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.

DITCH CHECKS WITHIN THE SWALE PER WDNR TECHNICAL STANDARD 1062. REMOVE FOLLOWING SITE STABILIZATION

TYPE D INLET PROTECTION PER WDNR TECHNICAL STANDARD 1060, TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.

N 0° 16' 33" W 514.34'

S 88° 43' 27" E 294.90'

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION

VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wyser Number	24-1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C200

File: W:\2024\241346_Kiten Engineering - Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase I.dwg Layout: Grading Plan User: dschneider Plotted: Jun 16, 2025 - 1:05pm

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A FINAL INSPECTION IS COMPLETED BY THE VILLAGE.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. ENGINEER / VILLAGE OF JACKSON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.CONTRACTOR MUST NOTIFY THE VILLAGE OF JACKSON BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE VILLAGE AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE; PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
11. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
14. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/
29. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: https://www3.epa.gov/npdes/pubs/concretewashout.pdf. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GRADING, SEEDING & RESTORATION NOTES

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
   a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
   b. WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	912.00	TOP NUT OF HYDRANT LOCATED NEXT TO THE EAST R/W OF METRO COURT
BM - 2	913.16	TOP NUT OF HYDRANT LOCATED NEXT TO THE NORTHWEST CORNER OF THE BUILDING
BM - 3	909.66	TOP NUT OF HYDRANT LOCATED NEXT TO THE SOUTHWEST PROPERTY CORNER
BM - 4	912.05	TOP NUT OF HYDRANT NEAR THE MIDDLE OF THE SOUTH PROPERTY LINE

LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 1180 — PROPOSED MAJOR CONTOUR
- 1181 — PROPOSED MINOR CONTOUR
- STM — PROPOSED STORM SEWER
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- 1181.25 EP — SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% — DRAINAGE ARROW

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

EXISTING BUILDING
48,000 SQ.FT.
FFE = 910.8

PROPOSED
ADDITION
FFE = 910.80

10' WIDE AMERITEC GENERAL EASEMENT PER DOC. 815871

15' WIDE STORM SEWER EASEMENT PER CSM 5043

N 16° 33' W 543.24'

N 88° 57' 48" W 316.45'

STONE TRACKING PAD (MIN. 50' LONG AND 12' DEEP BY USE OF 3" CLEAR STONE) IN THIS AREA PER WDNR TECHNICAL STANDARD 1057. INSTALL AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC MEETS THE EXISTING PAVED DEVELOPMENT AREA.

NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)

TYPE D INLET PROTECTION PER WDNR TECHNICAL STANDARD 1060. TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.

TYPE D INLET PROTECTION PER WDNR TECHNICAL STANDARD 1060. TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.

INSTALL DOWNSPOUT IN THIS CORNER DISCHARGING TO THE SOUTH. CONFIRM DRAINAGE FROM THE DOWNSPOUT DRAINS TO THE SWALE HEADING TO THE SOUTHWEST. DOWNSPOUT RUNOFF SHOULD NOT DRAIN TO NORTH AND EAST.

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION
VILLAGE OF JACKSON, WASHINGTON COUNTY, WI
Sheet Title: GRADING & EROSION CONTROL PLAN – PHASE II

Revisions:		
No.	Date:	Description:

Graphic Scale	0' 5' 10' 15'
Wyser Number	24-1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C201

File: W:\2024\241346_Krien Engineering – Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase II.dwg Layout: Grading Plan User: dschneider Plotted: Jun 16, 2025 – 1:11pm

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- FUTURE BUILDING FOOTPRINT
- FUTURE PAVEMENT LIMITS
- ASPHALT PAVEMENT
- STM — PROPOSED STORM SEWER

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. ANY SANITARY SEWER , SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER).
12. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
13. EXTERIOR CLEANOUTS SHALL BE PROVIDED AS REQUIRED BY SPS 382.35. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)a)b AND SPS 384.30(2)c).
14. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
15. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
16. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
17. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE MUNICIPAL EROSION CONTROL ORDINANCE AT ALL TIMES.

S 0° 16' 33" E 2331.51'

S 0° 16' 33" E 581.94'

EXISTING BUILDING
FFE = 910.8

EXISTING BUILDING
N173W20855 METRO COURT

PHASE II
ADDITION
FFE = 910.80

N 88° 57' 48" W 316.45'

S 88° 57' 39" E 272.15'

EXISTING SANITARY SEWER BUILDING SERVICE. NO SEWER EXTENDED INTO NEW ADDITION.

BRING UNDERGROUND STORM PIPE TO SURFACE AT EXISTING DOWNSPOUTS AND CONNECT.

45° BEND

771 LF OF 8" PVC @ 1.0%

51 LF OF 8" PVC @ 1.0%

C.O.

45° BEND

12X8 REDUCER

12X8 WYE

246 LF OF 12" PVC @ 1.0%

CAP 8" PVC FOR FUTURE EXTENSION.

INSTALL TWO 45° BENDS AT A MINIMUM OF 10-FEET APART ON THE 12" PVC PIPE.

PROVIDE NEW 6" DUCTILE IRON CONNECTION INTO EXISTING WATER, SIZE AND TYPE UNKNOWN.

33 LF OF 6" DI PIPE AND HYDRANT.

EXISTING WATER BUILDING SERVICE. NO SEWER EXTENDED INTO NEW ADDITION.

N 0° 16' 33" W 514.34'

CORE DRILL NEW 12" HDPE STORM SEWER INTO EXISTING STORM INLET
21" (EX.) = 902.75 (ROP)
12" (EX.) = 902.79 (PVC)
12" (PRO.) = 902.80 (HDPE)
BOTTOM (EX.) = 902.00

S 88° 57' 48" E 294.90'

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

MERTO HARDWOODS WAREHOUSE ADDITION

VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

N173 W20855 METRO COURT
JACKSON, WI 53037

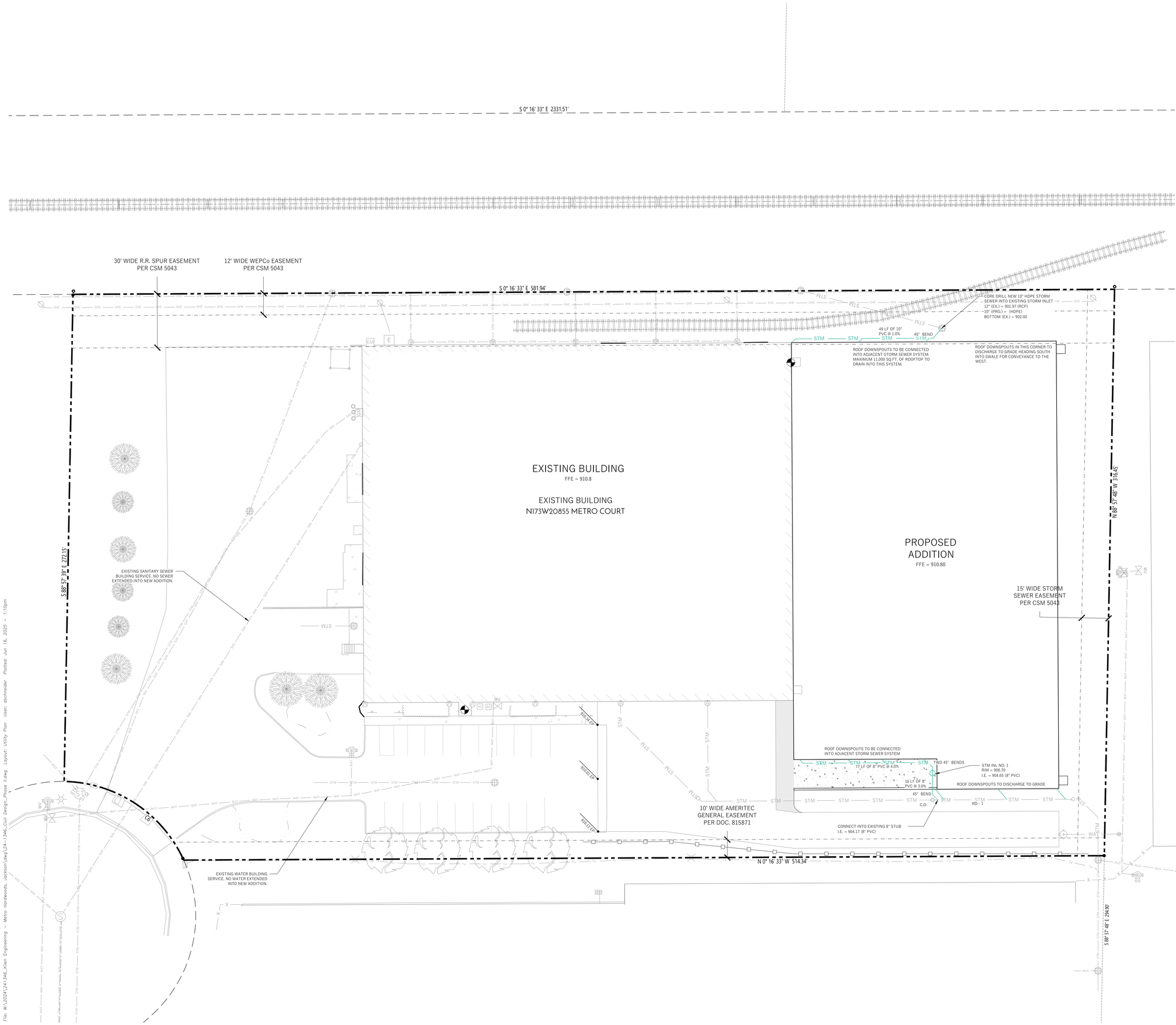
Sheet Title: UTILITY PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24-1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C300

File: W:\2024\24-1346_Kolen Engineering - Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase I.dwg Layout: Utility Plan User: dschneider Plotted: Jun 16, 2025 - 1:05pm



LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STM — PROPOSED STORM SEWER

NORTH

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

UTILITY NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSPS, AND WDNR.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
10. ANY SANITARY SEWER , SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
11. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER).
12. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
13. EXTERIOR CLEANOUTS SHALL BE PROVIDED AS REQUIRED BY SPS 382.35. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a)b AND SPS 384.30(2)(c).
14. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
15. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
16. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
17. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE MUNICIPAL EROSION CONTROL ORDINANCE AT ALL TIMES.

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION

VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

Sheet Title: UTILITY PLAN – PHASE II

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24–1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C301

File: W:\2024\24-1346_Kolen Engineering – Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase II.dwg Layout: Utility Plan User: dschneider Plotted: Jun 16, 2025 – 1:10pm

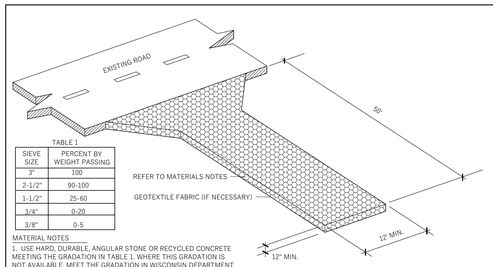


TABLE 1

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

MATERIAL NOTES

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.

2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.

2. INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.

3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.

4. DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.

5. DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.

6. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.

2. MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.

3. A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.

4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

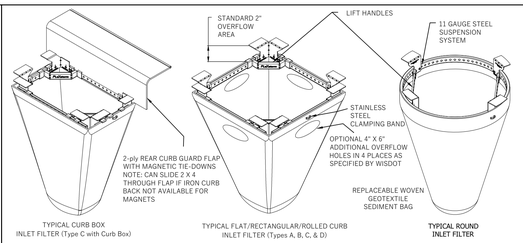
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.

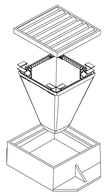
6. REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.

7. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

8. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

CONSTRUCTION ENTRANCE (STONE TRACKING PAD)





MATERIALS:
1. FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
2. SEDIMENT BAG - WOVEN GEOTEXTILE (TYPE FF OR APPROVED ALTERNATE); 2 CUBIC FT TYP. VOLUME; STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME.

INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



GENERAL NOTES

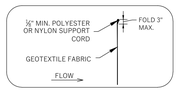
THE WDNR TECHNICAL STANDARD 1060 FOR INLET PROTECTION SHALL BE FOLLOWED AT ALL TIMES. IF ANY VARIATION BETWEEN THIS DETAIL AND THE WDNR TECHNICAL STANDARD ARE FOUND, THE WDNR TECHNICAL STANDARD SHALL GOVERN.

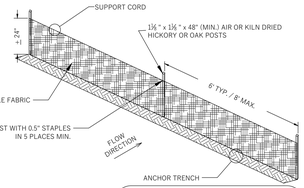
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

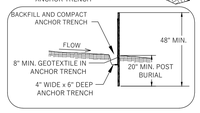
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

INLET PROTECTION







MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.

2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.

3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.

4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.

5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.

2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.

3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

SILT FENCE

WYSER ENGINEERING

N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION

VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

Sheet Title: DETAILS

Revisions:

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 20' 30'

Wyser Number: 24-1346

Set Type: PC REVIEW

Date Issued: 06/16/2025

Sheet Number: C400

File: W:\2024\241346_Killen Engineering - Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase I.dwg Layout: Details User: dschneider Plotted: Jun 16, 2025 - 1:06pm

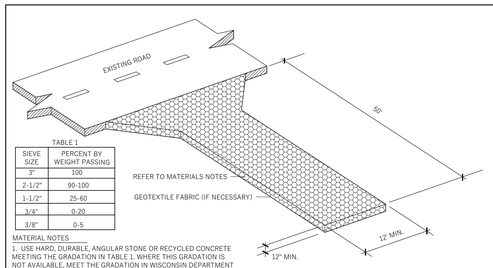


TABLE 1

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2-1/2"	90-100
1-1/2"	25-60
1/4".	0-20
3/8".	0-5

MATERIAL NOTES

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATION, SECTION 312 SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIRT, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL. PLACE THE AGGREGATE IN A LAYER AT LEAST 12 INCHES THICK.

2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE R GEOTEXTILE FABRIC WHERE WARRANTED BASED ON SOIL TYPE OR HIGH GROUNDWATER.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.

2. INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.

3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.

4. DIVERT SURFACE FLOWS AWAY FROM TRACKING PADS OR CONVEY FLOW UNDER AND/OR AROUND USING CULVERTS AND SWALES. DIRECT RUNOFF FROM TRACKING PADS TO SEDIMENT CONTROL PRACTICES.

5. DO NOT COMPACT AGGREGATE PRIOR TO USE. COMPACTION, GROUTING, OR OTHER MEANS OF CREATING A SMOOTH SURFACE COMPROMISE THE EFFECTIVENESS OF THE TRACKING PAD.

6. TRACKING PAD SHALL BE REMOVED OR INCOPPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.

2. MONITOR AND MAINTAIN DEVICES TO MINIMIZE SHIFTING, RUTTING OF ADJACENT SURFACES, AND STRUCTURAL FAILURE. MAINTAIN A LOOSENED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.

3. A MINIMUM 30-FEET WIDE BY 50-FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES. ADD STONE AS NEEDED TO MAINTAIN THE MINIMUM PAD THICKNESS.

4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

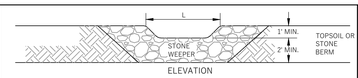
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.

6. REMOVE STONES LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES PRIOR TO LEAVING THE CONSTRUCTION SITE.

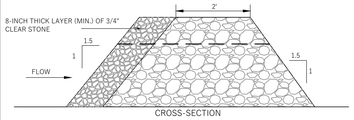
7. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.

8. REPLACE DAMAGED OR CRUSHED CULVERTS UNDER TRACKING PAD.

CONSTRUCTION ENTRANCE (STONE TRACKING PAD)



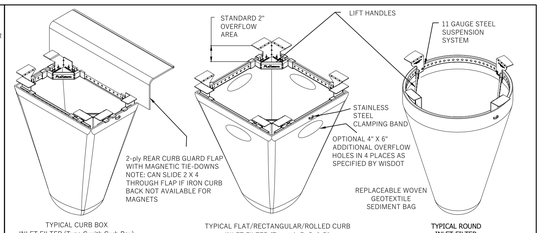
ELEVATION



CROSS-SECTION

1. BERM TO BE CONSTRUCTED WITH 3" CLEAR STONE, 1.5' HIGH ABOVE THE SWALE BOTTOM AND LEVEL WITH THE CREST.
2. EXTEND BERM ACROSS SWALE TO MEET SWALE SIDE SLOPES GRADES. WHERE SWALE IS LESS THAN 1.5' DEEP, REDUCE BERM HEIGHT TO 1.0', WITH A 4' LENGTH.
3. INSTALL GEOTEXTILE FABRIC SAS UNDER CLEAR STONE.

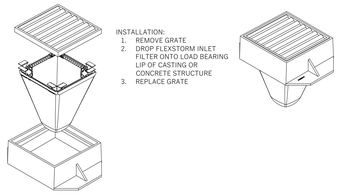
STONE BERM



TYPICAL CURB BOX INLET FILTER (Type C with Curb Box)

TYPICAL FLAT/RECTANGULAR/ROLLED CURB INLET FILTER (Types A, B, C, & D)

TYPICAL ROUND INLET FILTER



MATERIALS:
1. FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
2. SEDIMENT BAG - WOVEN GEOTEXTILE (TYPE FF OR APPROVED ALTERNATE); 2 CUBIC FT TYP. VOLUME; STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME.

INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

GENERAL NOTES

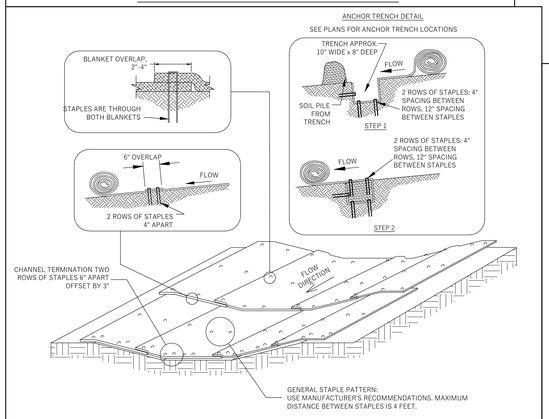
THE WDNR TECHNICAL STANDARD 1060 FOR INLET PROTECTION SHALL BE FOLLOWED AT ALL TIMES. IF ANY VARIATION BETWEEN THIS DETAIL AND THE WDNR TECHNICAL STANDARD ARE FOUND, THE WDNR TECHNICAL STANDARD SHALL GOVERN.

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

INLET PROTECTION



MATERIAL NOTES

1. ONLY PRODUCTS LISTED IN THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) ARE ACCEPTABLE FOR USE.
2. STAPLES USED FOR CLASS I TYPES A & B MATS SHALL BE 1-2 INCH WIDE, U-SHAPED, MADE OF NO.11 (3.05mm) OR LARGER DIAMETER STEEL WIRE, AND NOT LESS THAN 6 INCHES LONG FOR FIRM SOILS AND 12 INCHES LONG FOR LOOSE SOILS.

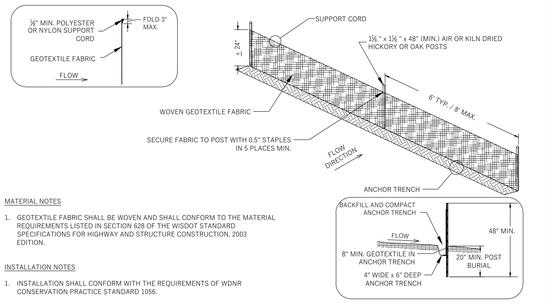
INSTALLATION NOTES

1. EROSION CONTROL REVEGETATIVE MATS (ECRM) SHALL BE INSTALLED AFTER TOPSOIL AND SEED HAVE BEEN PLACED.
2. INSTALLATION OF ECRM SHOULD BE COORDINATED WITH PERMANENT RESTORATION PRACTICES.
3. INSTALLATION SHALL CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1053.
4. ALL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. THIS STANDARD DETAIL IS AN EXAMPLE OF TYPICAL INSTALLATION GUIDANCE.
5. MATS SHALL BE IN FIRM AND CONTINUOUS CONTACT WITH THE SOIL.
6. IF SECTIONS OF ECRM NEED TO BE OVERLAPPED, ENSURE THAT THE OVERLAP IS FACING DOWNSTREAM TO PREVENT WATER FROM FLOWING BENEATH THE ECRM.

INSPECTION & MAINTENANCE NOTES

1. INSTALL ADDITIONAL ANCHORING IN AREAS OF OBSERVED RILLING AND CONCENTRATED FLOW BENEATH THE EROSION MAT. IF RILLING IS SEVERE ENOUGH TO PREVENT VEGETATION ESTABLISHMENT, REMOVE EROSION MAT, REGRADE, COMPACT, RE-SEED, AND REPLACE THE SECTION OF MAT.
2. IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
3. ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.

EROSION CONTROL MAT (CHANNELS)



MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE. PROPERLY SECURE THE SILT FENCE INTO THE ANCHOR TRENCH.
4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN ½ OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
3. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

SILT FENCE

WYSER ENGINEERING
N173 W20855 METRO COURT
JACKSON, WI 53037

MERTO HARDWOODS WAREHOUSE ADDITION
VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

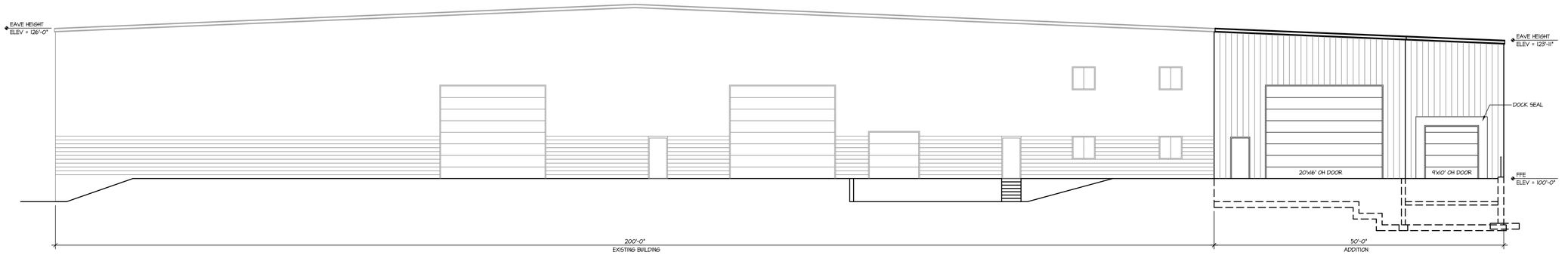
Sheet Title: DETAILS – PHASE II

Revisions:

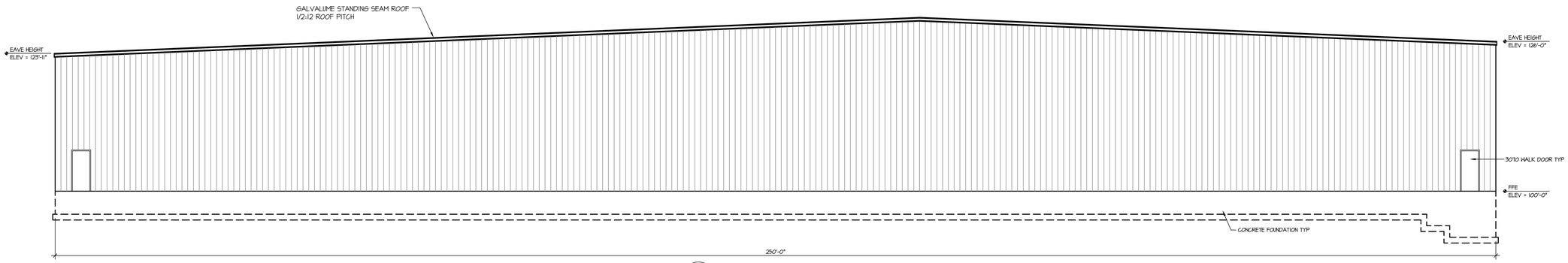
No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24–1346
Set Type	PC REVIEW
Date Issued	06/16/2025
Sheet Number	C401

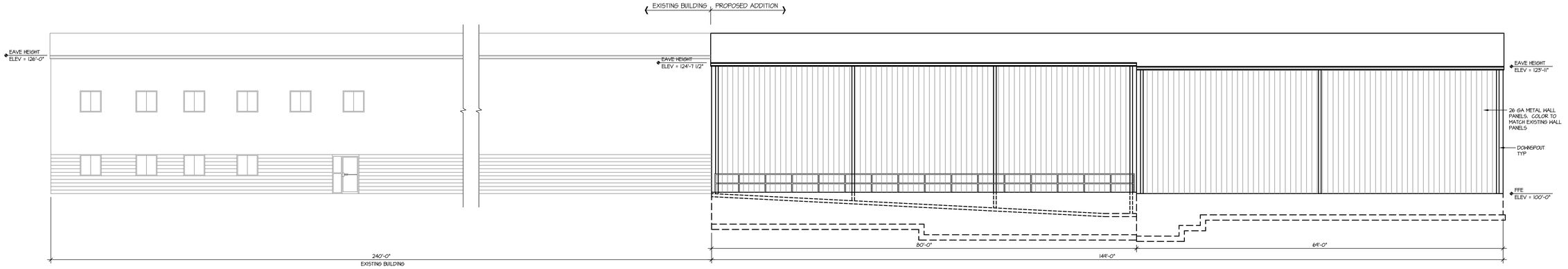
File: W:\2024\24-1346_Kolen Engineering – Metro Hardwoods, Jackson\dwg\24-1346_Civil Design_Phase II.dwg Layout: Details User: dschneider Plotted: Jun 16, 2025 – 1:06pm



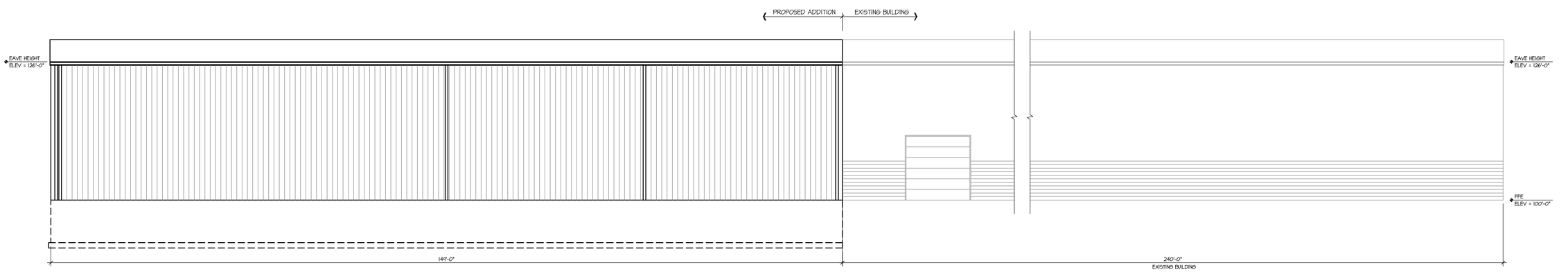
1 / A2 NORTH ELEVATION
1/8" = 1'-0"



2 / A2 SOUTH ELEVATION
1/8" = 1'-0"



3 / A2 WEST ELEVATION
1/8" = 1'-0"



4 / A2 EAST ELEVATION
1/8" = 1'-0"

REV	DATE	REMARKS
	6-16-25	PLAN COMMISSION SUBMITTAL

PROJECT:
METRO HARDWOODS WAREHOUSE ADDITION
N1134W20855 METRO COURT
JACKSON, WI 53037

KILEN ENGINEERING, LLC
E9569 SMART HOLLOW ROAD
LAFARGE, WI 54639
PHONE: 608/333-1003
chrisk@kilenengineering.com

TITLE:
BUILDING ELEVATIONS

SHEET
A2

Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 12, 2025

Agenda Item: # 11.b

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

From: Collin Johnson, Director of Inspections/Zoning

Subject: Review of Public Participation Plan - Village Zoning Code Update

Description / Background and Analysis:

As part of the Village Zoning Code Update project, the Village's zoning consultant has proposed a number of public participation objectives intended to gather input from the general public.

This is a crucial element in any public participation plan that ensures transparency and gathers valuable community feedback. The plan is designed to foster public participation, including open discussion, communication programs, information services, and public meetings with advance notice provided at every stage of the process. It will engage a diverse cross-section of the community, ensure the public has access to information about the process, meeting schedules, and proposed changes and most importantly, creates opportunities from residents and others to share their perspectives and suggestions.

Additionally, this plan will work to build trust and understanding by way of open communication to help bridge gaps and build public trust.

Comprehensive Plan and Zoning Impacts:

The public participation plan will include information on updates to both the comprehensive plan and zoning code.

Site Plan:

Not Applicable

Review Procedures:

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

Signage:

Not Applicable

Additional Staff Comments:

Staff recommend approval of the proposed Public Participation Plan.

Notice Requirements:

• Posting on the agenda

Potential Action:
Motion to recommend the Village Board approve the Public Participation Plan as presented by the Village Zoning Consultant Civi Tek.

Attachments:
1. Zoning Code Update - Public Participation Plan

Public Participation Plan
Zoning Code Update Project
Village of Jackson

INTRODUCTION

Public participation in government decision making is vital in our system of governance. While it is true that our elected officials were chosen to make decisions on behalf of the people they represent, it is also true that elected officials need to inform, be informed by, and interact with the public on an ongoing basis if their representation is to be meaningful. Regular and continuing involvement in government decision making is the very basis for the idea of citizenship. Public participation is likely to produce better decisions by utilizing the knowledge of the populace and by allocating part of the responsibility for formulating and implementing decisions to the citizens.

The Village of Jackson is therefore committed to encouraging and facilitating public participation throughout the preparation, review, and adoption of new zoning regulations. This public participation plan serves as a basic framework for achieving an open dialogue between Village residents, property owners, Village staff, and elected and appointed officials.

OBJECTIVES FOR PUBLIC PARTICIPATION

- The public has opportunities to provide input (both formally and informally) to appropriate decision makers.
- The public has access to technical information created during the process.
- Elected officials will have input from a broad range of perspectives and interests in the community.
- Public input is elicited through a variety of means (electronic, printed, and oral) in such a way that it may be carefully considered and responded to in a timely fashion.
- The process strengthens the sense of community and civic engagement.
- The process furthers the vision of having active and positive participation throughout the process by those most directly affected.

RESPONSIBILITY FOR IMPLEMENTATION

The Village of Jackson Village Board, Plan Commission, Village staff, and project consultant will share the responsibility for implementing the public participation activities described in this plan.

RESPONSBILITY FOR DEVELOPING THE ZONING CODE

The Plan Commission will have the primary responsibility of developing a proposed zoning code and submitting it to the Village Board for further deliberations. The Village Board has the ultimate responsibility to ensure the adopted regulations achieve community-wide objectives.

PLANNED PUBLIC PARTICIPATION ACTIVITIES

- The project consultant will conduct up to 8 listening sessions with key stakeholders, which may include elected and appointed officials, department staff, and representatives of civic organizations, the local chamber of commerce, business groups, neighborhood groups, and the like.
- The project consultant will conduct one or more workshops for the Plan Commission to identify issues the new zoning code should address in new or different ways. The purpose of this exercise is to develop consensus on what needs to be addressed in the rewrite and sufficient direction to begin drafting the zoning ordinance.
- The project consultant and Village staff will conduct an open house prior to the public hearing to create an informal setting for residents and others to learn more about the proposed zoning code and to offer their suggestions and comments.

- A public hearing will be conducted to solicit input relating to the proposed zoning code.
- The project consultant, in consultation with Village staff, may issue news releases when appropriate.
- Residents and others will be able to provide written comments throughout the entire project.
- Various drafts of the zoning code will be made available as they are submitted for public review.
- An online survey will be conducted to solicit input from Village residents and others.
- The project consultant will use the ZoningHub platform to share the proposed zoning regulations in an online interactive way so that people can find out how their property may be zoned and related development standards.

OPPORTUNITY FOR WRITTEN COMMENTS

- Written comments will be accepted throughout the process and should be sent to Collin Johnson, Director of Inspections & Zoning, at collin.johnson@villageofjacksonwi.gov
- At public meetings or hearings, the presiding officer will announce any deadline for submitting written comments, if such comments are allowed subsequent to the meeting or hearing.

PUBLIC NOTICES FOR MEETINGS AND HEARINGS

Public notices of all meetings and public hearings will be prepared and distributed consistent with applicable notice requirements of the Wisconsin Open Meetings Law, and any other notice requirements imposed by local ordinance or bylaws.

APPROVAL

The Plan Commission reviewed this public participation plan at their meeting on July 17, 2025, and the Village Board approved the plan at their meeting on August __, 2025.

Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 12, 2025

Agenda Item: # 11.c

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

From: Collin Johnson, Director of Inspections/Zoning

Subject: Ordinance #25-08 Amending Section 48-155(c) for Planned Unit Development District PUD-03 for Parcel: V3_047700K - KARM Properties, LLC

Description / Background and Analysis:
KARM Properties, LLC, the property owner, is requesting an amendment to Planned Unit Development District PUD-03. The owner is proposing to construct a standalone commercial spec building on the existing site. The proposed 3,872 square foot building would contain two tenant spaces including a drive-thru along the west side of the building. The current PUD does not allow for a drive-thru operation. Owner/Agent are requesting the current PUD Ordinance (48-155(c)) be updated to allow for a drive-thru operation as a conditional use.

Sec. 48-155. PUD-03 KARM Planned Unit Development District. (Existing Ordinance)

(a) Generally. The KARM Planned Unit Development District (PUD-03) was established in 2022 to accommodate the unique needs of a mixed-use commercial development.

(b) Uses allowed by right. Uses allowed by right, subject to other requirements of the zoning code: (1) vehicle fuel station, (2) car wash, (3) general retail, (4) restaurant, and (5) laundromat.

(c) Conditional uses. Uses allowed as a conditional use, subject to other requirements of the zoning code: (1) mini-storage facility and (2) truck parking.

(d) Lot area and width. Lots shall have a minimum area of five acres and shall not be less than 60 feet in width at the setback line.

(e) Building height. No building or part of a building shall exceed 35 feet in height.

(f) Setbacks and yards. There shall be a minimum building setback of 50 feet from the right-of-way of all streets. There shall be a side yard on each side of all buildings not less than 20 feet in width and a rear yard of not less than 25 feet.

(g) Building coverage. The maximum building coverage is 60 percent.

(h) Maximum impervious surface. The maximum impervious surface area is 80 percent.

(i) Division of land restricted. This district includes two adjoining parcels which shall be owned and operated as a single parcel. The subject property may not be subdivided by any means. Further, the configuration of the

subject property shall not hereafter be modified by any means without the approval of the village board upon recommendation of the plan commission.

(j) Revisions to the zoning map. Upon adoption of this section, the subject property shall be designated as a planned development district with reference to this section. Hereafter, the subject property is subject to this section and other sections of this code as applicable.

Comprehensive Plan and Zoning Impacts:

The property is designated as General Commercial under the Village Comprehensive Plan and is zoned Planned Unit Development.

If the changes to the PUD Ordinance are approved by the Village, the Owner/Agent would then need to apply to the Village for a Conditional Use and Site Plan review for construction of the proposed building and drive-thru.

Site Plan:

See attached location map and site plan.

Review Procedures:

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

Signage:

Not Applicable

Additional Staff Comments:

Building Inspection/Zoning

Staff recommends approval of the proposed PUD amendment as presented.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Class II Legal Notice prior to Public Hearing

Potential Action:
Motion to recommend the Village Board approve the Ordinance #25-08 amending Ordinance Section 48-155(c) for Planned Unit Development District PUD-03 to allow a drive-thru operation as a Conditional Use.

Attachments:

1. PC Application
2. Location Map
3. Site Plan
4. Ordinance 25-08 (DRAFT)

Village of Jackson

PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☒ CONDITIONAL USE
- ☒ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing Cond. Use ONLY)*

☒ PLANNED UNIT DEVELOPMENT
- ☒ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing PUD ONLY)*

☐ CERTIFIED SURVEY MAP
☐ CONCEPT PLAN
☐ COMP. PLAN AMENDMENT
☐ OTHER _____

Property Address: N168W19490 Main Street **Unit:** _____ **Jackson, WI**

Parcel #: 047700K **Lot Size:** 5.62A **sq. ft.** **Building Area:** 3,872 **sq. ft.**

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

APPLICANT INFORMATION

Name(s): Mark Hertzfeldt - Design 2 Construct

Mailing Address: N173W21010 Northwest Passage **State** WI **Zip** 53037

Office: (262) 677-9933 **Cell:** (414) 224-1342 **Fax:** (262) 677-9934

Email: mhertzfeldt@design2construct.com

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: Spec Building

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

Mailing Address: _____ **State** ____ **Zip** _____

Office: (____) _____ **Cell:** (____) _____ **Fax:** (____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Kurt Kruepke

Address: N168W19490 Main Str, Jackson **State** WI **Zip** 53037

Office: (262) 677-4901 **Cell:** (____) _____ **Fax:** (____) _____

Email: jmkapetro@att.net

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

Firm Name: Same as Applicant

Primary Contact: _____

Address: _____ **State** ____ **Zip** _____

Office: (____) _____ **Cell:** (____) _____ **Fax:** (____) _____

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved:
New speculative retail building with drive thru. Two tenant spaces proposed
New site development included.

Provide a brief overview of proposed use(s) of entire property and/or lease space:
No specific users yet. Speculative retail building

Hours of Operation: TBD based upon ultimate tenants

Provide a brief overview of proposed daily on-site operations: TBD based upon ultimate tenants

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

Describe all businesses, properties and other entities located adjacent to the proposed use:
Other existing business on the PUD site. West- Commercial vacant property, East - Vancatn property
South - Existing commercial business

Describe any proposed, development, on-site improvements, or other construction/remodeling activities:
New 3,872 sf speculative retail building with drive thru and parking lot. Reconfiguration of exisitng
RV dump area.

Describe any proposed grading, and/or stormwater management plan:
No new stormwater management - Existing pond

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.:
No new landscaping is proposed for this development

Describe any proposed on-site security measures including site lighting:
None

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems):
Existing fire hydrant adjacent to building, existing site lighting

Describe the projected traffic circulation and impacts: Traffic will circulate through existing traffic lanes on site The drive thru Traffic will access from the north side of the building and the parking lot will be located on the south side.

List all setbacks from rights-of-way and property lines and height limitations: ROW setback of 50'-0" 30' buildng setback on west side, 20' parking setback west side. Balance of project faces internal to the site

Provide status of State/Federal License(s) or Certificate(s)s required for operation, if any: None

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

Describe any proposed signage including type, size, and location: Proposed signage TBD for tenants

If construction is proposed, describe proposed exterior building materials (type, color, etc.): The building will be constructed to mimic the existing retail / gas building on site already. Face Brick aluminum storefront windows, asphalt shingles, EIFS, Stone Veneer

Describe any site-specific features/constraints, etc.: None

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: The parking proposed is designed considering one tenant as a restaurant and one tenant as retail. This calculation netted 21 required stalls. We show 28 provided stalls including 2 ADA

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): None proposed at this time

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: An existing trash enclosure is located north of this proposed building. This enclosure will be increased in size 2 times to accommodate additional trash and recycling.

Projected Sewer/Wastewater Usage: TBD gal/year

Projected Water Usage: TBD gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): Mark Hertzfeldt

Applicant Signature: _____

Co-Applicant Name (Print): _____

C0-Applicant Signature: _____

Date of Application: 06.26.2025

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
W194 N16660 Eagle Drive
Jackson, WI 53037

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

QUESTIONS?

Zoning Director:	For questions concerning **application submittal, zoning, or technical questions.**
Phone:	(262) 677-9696 x810
Email:	collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

- - - - - - - - - - THIS PAGE FOR VILLAGE USE ONLY - - - - - - - - - -

VILLAGE APPROVAL:

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

Plan Commission Approval: Meeting Date: _____, 20_____

Village Board Approval: Meeting Date: _____, 20_____

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

_____

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

_____

_____

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

Date Received: 6/27/25

Amount: $ 425.00

Payment Type: ~~CHK~~/ CC / CASH

Check/Rcpt. #: 4748754

Received By: CM

AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis,IN 46278
24hr. Customer Service #: 888-604-7888

Utilities/fees Payment Confirmation (Ref #: 47487549)

PLC: A00048
Village Of Jackson
N168 W19851 Main Street
Jackson, Wisconsin 53037
For: Utilities/fees

Date: 06/27/2025 11:32 EDT

TRANSACTION INFORMATION

Name: Mark Hertzfeldt
Utility Account #:
Building Permit #:
Parking Ticket #:
Police Dept Program:
Fire Department Program:
General: Pud Jackson Retail

Transaction Reference #: 47487549
Transaction Date/Time: 06/27/2025 11:32 EDT

BILLING INFORMATION

Name: Mark Hertzfeldt
Address: Msr
Msr
City, State Zip: Msr, Wi 53037
Phone #: (262)224-1342
Card #: xxxx-xxxx-xxxx-6701

PAYMENT INFORMATION

Approval #:	620144
Payment Amount:	$425.00
Service Fee:	$12.54
Total Amount:	$437.54

The service fee is not refundable.

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

Thank you for using AllPaid

© 2007 - 2025 AllPaid, Inc.

Form #: EUR

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010

Northwest Passage

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

MEMORANDUM

June 25, 2025

Job Name: Jackson Retail
Job Number: 24-00215
Re.: Plan Commission Submittal
To: Village of Jackson

LETTER OF INTENT

Dear Plan Commission:

It is the Owner's intent to have Design 2 Construct build (1) speculative retail building in the southwest corner of the existing site, located west of the existing facility located at N168W19490 Main Street in Jackson.

The building will be approximately 70'-0"x 62'-8" (3,872 sf) with a peak height of 28'-1"

The building design will mimic the existing retail / gas building.

IMPACT STATEMENT

Water and Sanitary use is yet to be determined. This can be evaluated when tenants are secured.

Vehicle traffic will be focused to the south of the building in the new parking area for retail clients. Drive thru clients will be directed around the building to the north to access the drive thru on the west side of the building.

We anticipate the facility to be open spring 2026

There will be no hazardous materials, unusual conditions, noises or odors.

Thank you,

KARM Properties LLC

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

June 27, 2025

Re: Project Narrative Jackson Retail

Introduction:
Included with this project narrative you will find the graphical information regarding the proposed business development located at N168W19490 Main Street. The new development will include a new free-standing 3,872 square foot speculative retail building and the requisite site development needed to support the new building.

There are no prospective tenants at this time.

Existing Site:
The existing site is approximately 5.62 acres and is currently occupied by a gas station / retail tenant building, carwash and several storage buildings. The site frontage is commercial property to the West, commercial property to the South, vacant land to the east, and residential property to the North. Vehicular access to the site is limited to Eagle Drive.

The base zoning of the site is designated "PUD-03 KARM"

Plan of Operation:
The proposed development will include a new retail building set for up to two individual tenants. There is an opportunity for the western tenant to have a drive thru service.

Proposed Building/Site:
The proposed building is approximately 3,872 square feet. The site design provides 21 total parking spaces (including 2 accessible spaces) located along Main Street on the south side of the site. A drive thru has been planned for the west side of the building. Traffic for the drive thru can circulate through the site from either the north side of the existing development or between the car wash and new building from the south. Existing RV services will remain but will be relocated slightly to provide more stacking space for a drive thru.

The building will be constructed using a combination of brick veneer, stone veneer, EIFS, lap siding, aluminum storefront glazing systems and entrances. See enclosed drawings and photos for further information. The new building will mimic the existing structures on site.

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
Northwest Passage Way
Jackson, WI 53037

Tel: 262.677-9933
Fax: 262.677.9934

Storm-water management is addressed by utilizing the existing development stormwater pond which was designed to account for impervious areas on this property.

The site is currently well landscaped. No new landscaping other new grass is planned.

No new site lighting is proposed. There will be exterior lighting on the underside of the building canopy to illuminate the building entry.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This is an expansion of a long-standing established use and is consistent with the nature of the surrounding neighborhood which is currently a mixture of commercial and residential properties. The traffic patterns in the neighborhood are already established and will not be affected by the new development.

If you have any questions or concerns regarding this proposed development please feel free to contact our office.

Sincerely,
Mark Hertzfeldt



Design 2 Construct Development Corporation



EXISTING RETAIL BUILDING

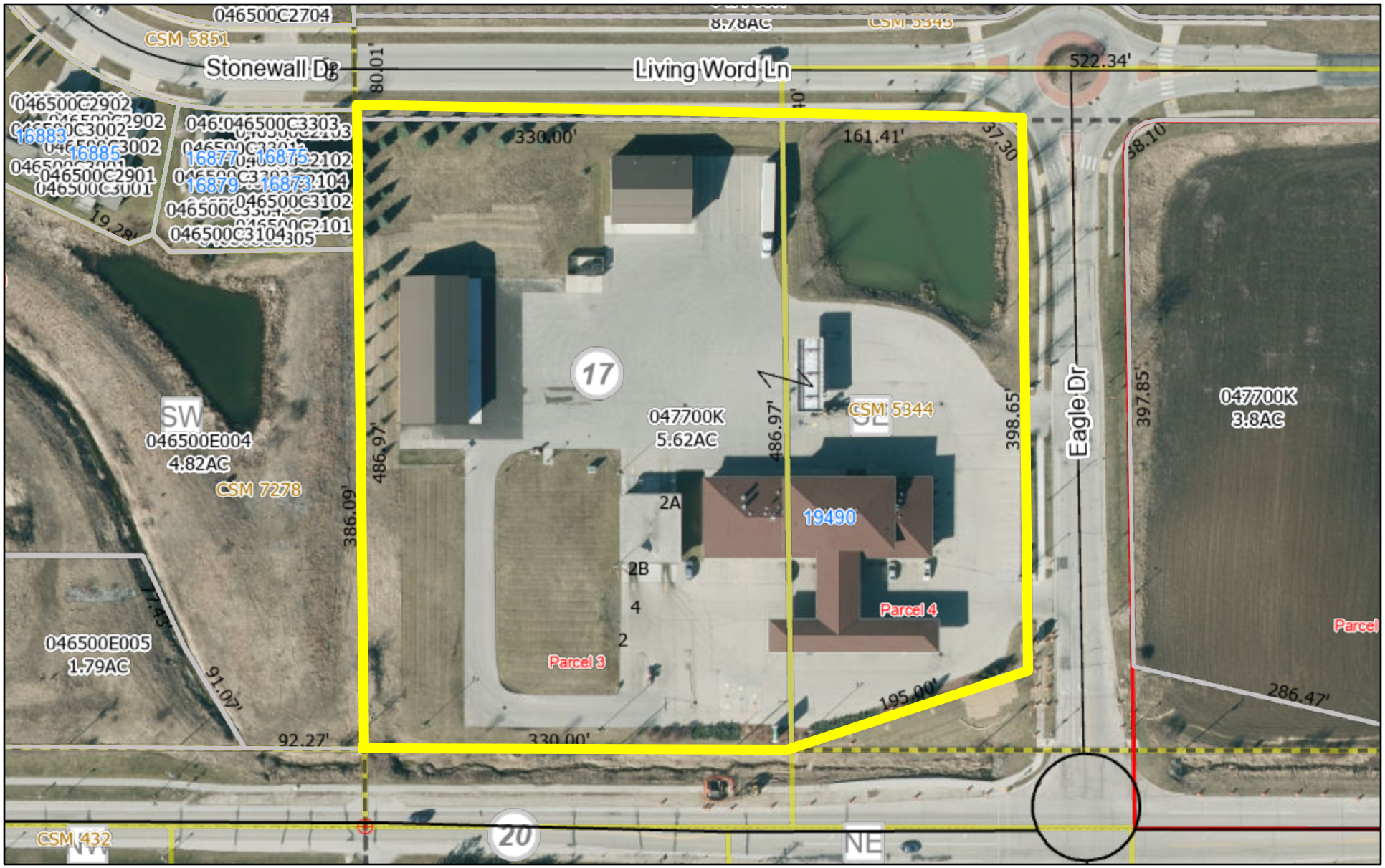
JACKSON RETAIL

N168W19490 Main Street, Jackson WI 53037

N173 W21010 NORTHWEST PASSAGE WAY ● JACKSON, WI 53037 TEL: 262.677.9933 ● FAX: 262.677.9934

DESIGN 2 CONSTRUCT

N168 W19490 Main Street



7/8/2025, 1:35:22 PM

1:1,276

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Current Parcel
Override 1
Address Point

Road Centerline STH, CTH
State Highway
PLSS Boundary
PLSS Section

PLSS Quarter
Lot

Plat
Certified Survey Map

Condominium
Right-of-Way
Municipality

Local Road Labels
Local Road
PLSS Monument
Landhook

Washington County GIS

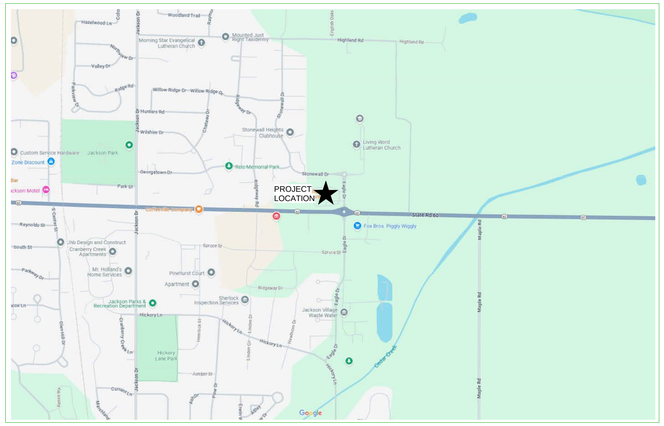
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |

BUILDING DESIGN FOR:

JACKSON RETAIL

MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

DESIGN2CONSTRUCT



LOCATION MAP

N

SHEET INDEX:

		REV DATE
TS	TITLE SHEET	
CIVIL		
C1.01	EXISTING CONDITIONS PLAN	
C1.02	PROPOSED SITE PLAN	
C1.03	EROSION CONTROL PLAN	
C1.04	GRADING PLAN	
C1.05	UTILITY PLAN	
C2.01	CONSTRUCTION NOTES	
C2.02	SITE DETAILS	
C2.03	EROSION CONTROL & UTILITY DETAILS	
ARCHITECTURAL		
A1.0	ARCHITECTURAL SITE PLAN	
A1.1	SITE PLAN W/ LANDSCAPING	
A2.1	FLOOR PLAN	
A4.1	EXTERIOR ELEVATIONS	

PROJECT CONTACTS

ARCHITECT — MARK HERTZFELDT
SUPERVISING PROFESSIONAL — MH

PROJECT MANAGER
JASON HERNKE

PROJECT NO.
24-00215

DATE
06.26.2025

SEAL

DESIGN
•
CONSTRUCTION

PHONE (262) 677-9933
FAX (262) 677-9934
•
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.

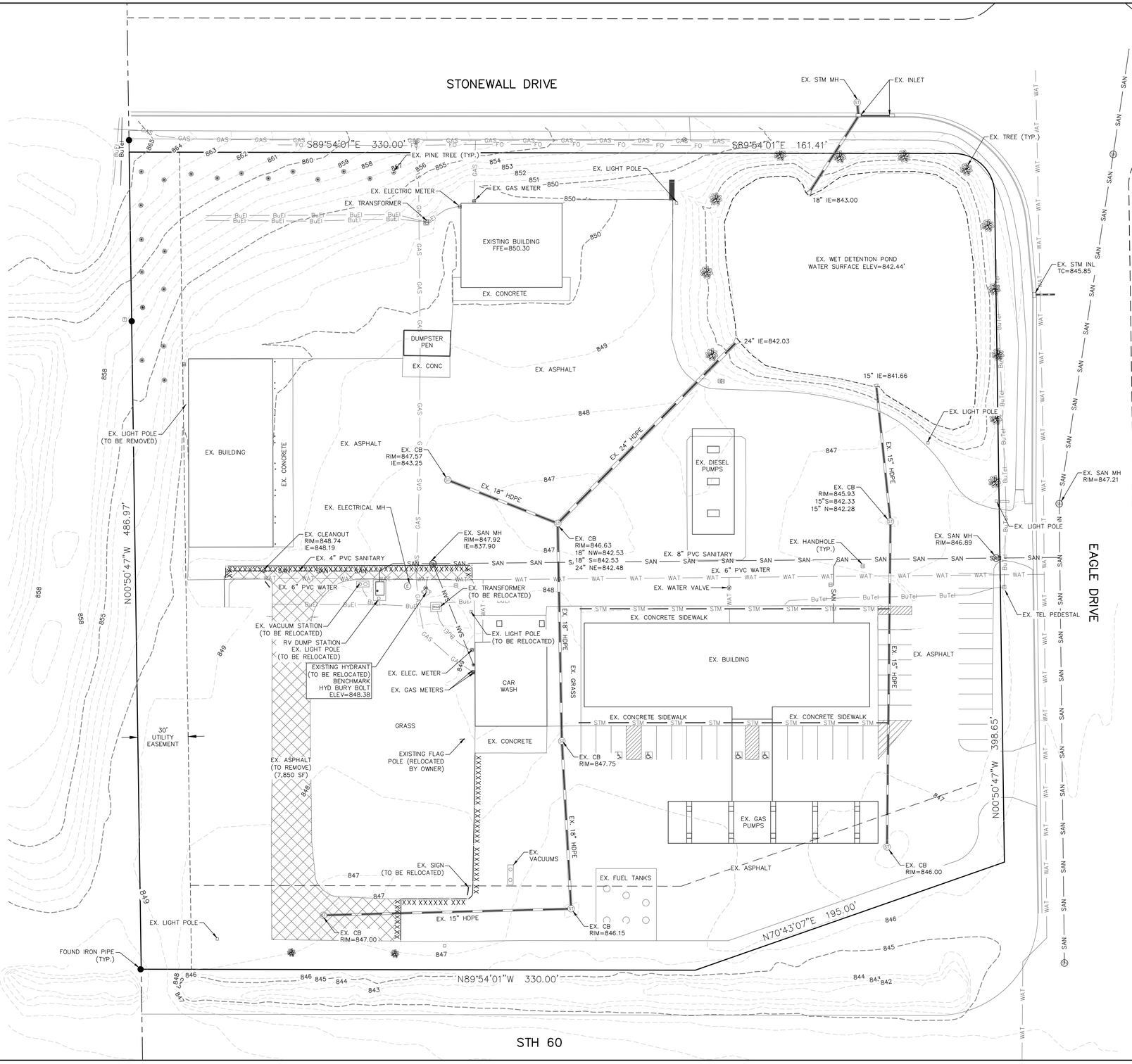
DESIGN2CONSTRUCT
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
•
PHONE 262.677.9933
FAX 262.677.9934
•
info@design2construct.com

BUILDING DESIGN FOR:
JACKSON RETAIL
MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA
DATE 06.26.2025
JOB NO. 24-00215
SET USE PLAN COMMISSION
DRAWN BY DLH
SHEET NO.
TS



CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	EROSION CONTROL PLAN
C1.04	GRADING PLAN
C1.05	UTILITY PLAN
C2.01	CONSTRUCTION NOTES
C2.02	SITE DETAILS
C2.03	EROSION CONTROL & UTILITY DETAILS

N

0 30 60

LEGEND:

- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- GAS VALVE.
- FIRE HYDRANT.
- E – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
EXISTING CONDITIONS PLAN

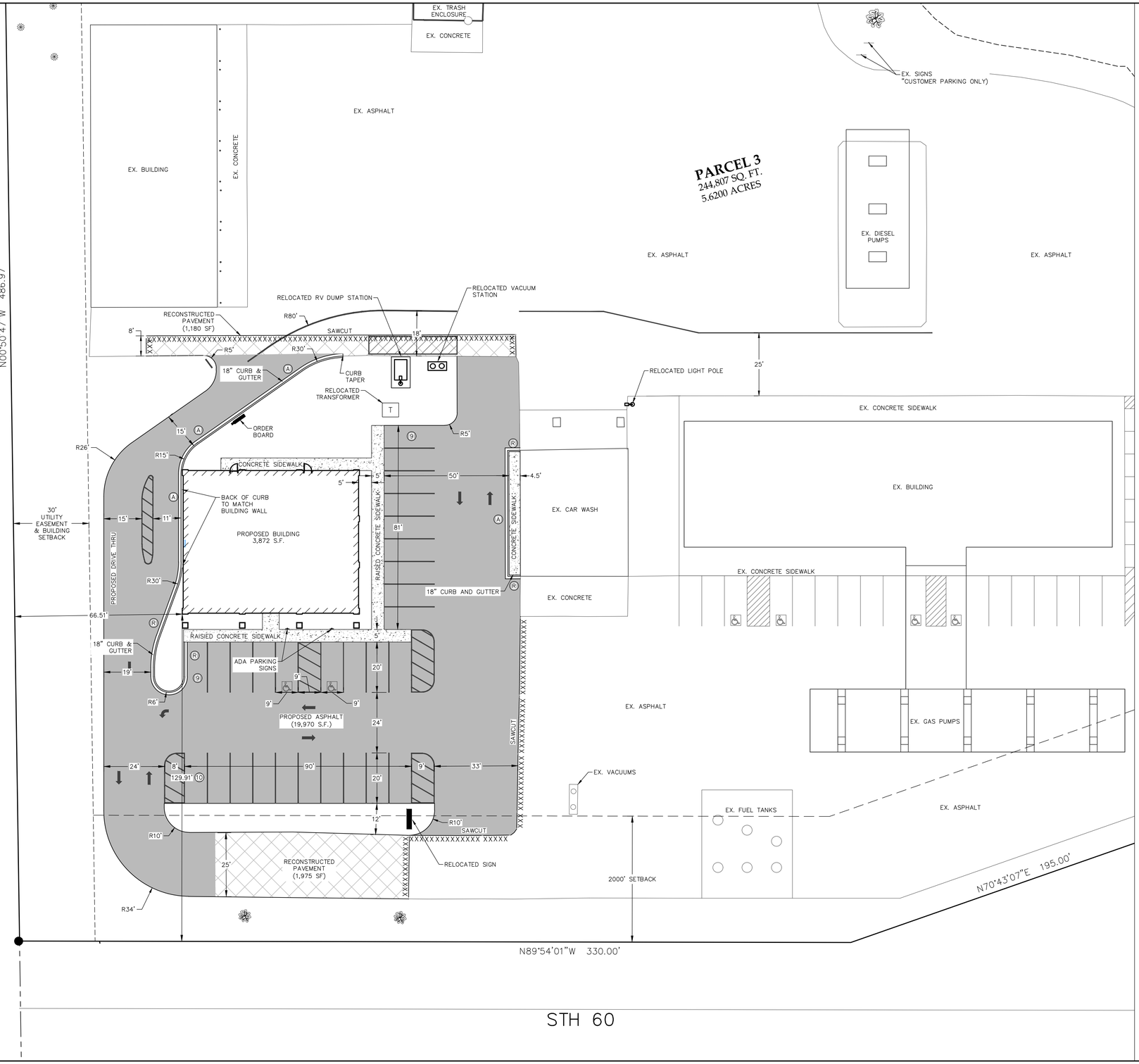
DRAWN BY: **DLC**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C1.01



0 20 40

LEGEND:

(#) – PARKING STALLS IN A ROW
(R) – REJECT CURB
(A) – ACCEPT CURB

SITE INFORMATION BLOCK

Site Address:	N168 W19490 Main ST
Legal Description:	Parcel 3, CSM 5343 and Parcel 4, CSM 5344
Site Acreage	5.62 Acres

Building & Paving Setback Requirements

	Building	Pavement
Front	50 feet	feet
Side	20 feet	feet
Rear	25 feet	feet

Existing Site Area

Description	Area (sf)	% Impervious
Building	19,581	8.00
Asphalt/Concrete	117,180	47.90
Impervious	136,761	55.90
Lawn	107,898	44.10
Total	244,659	100.00

Proposed Site Areas

Description	Area (sf)	% Impervious
Building	23,453	9.42
Asphalt/Concrete	135,745	54.49
Impervious	159,198	63.91
Lawn	89,901	36.09
Total	249,099	100.00

SITE PLAN NOTES:

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

PAVING LEGEND

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

CONCRETE SIDEWALK
6" CRUSHED AGGREGATE BASE COURSE
4" CONCRETE

REVISIONS:

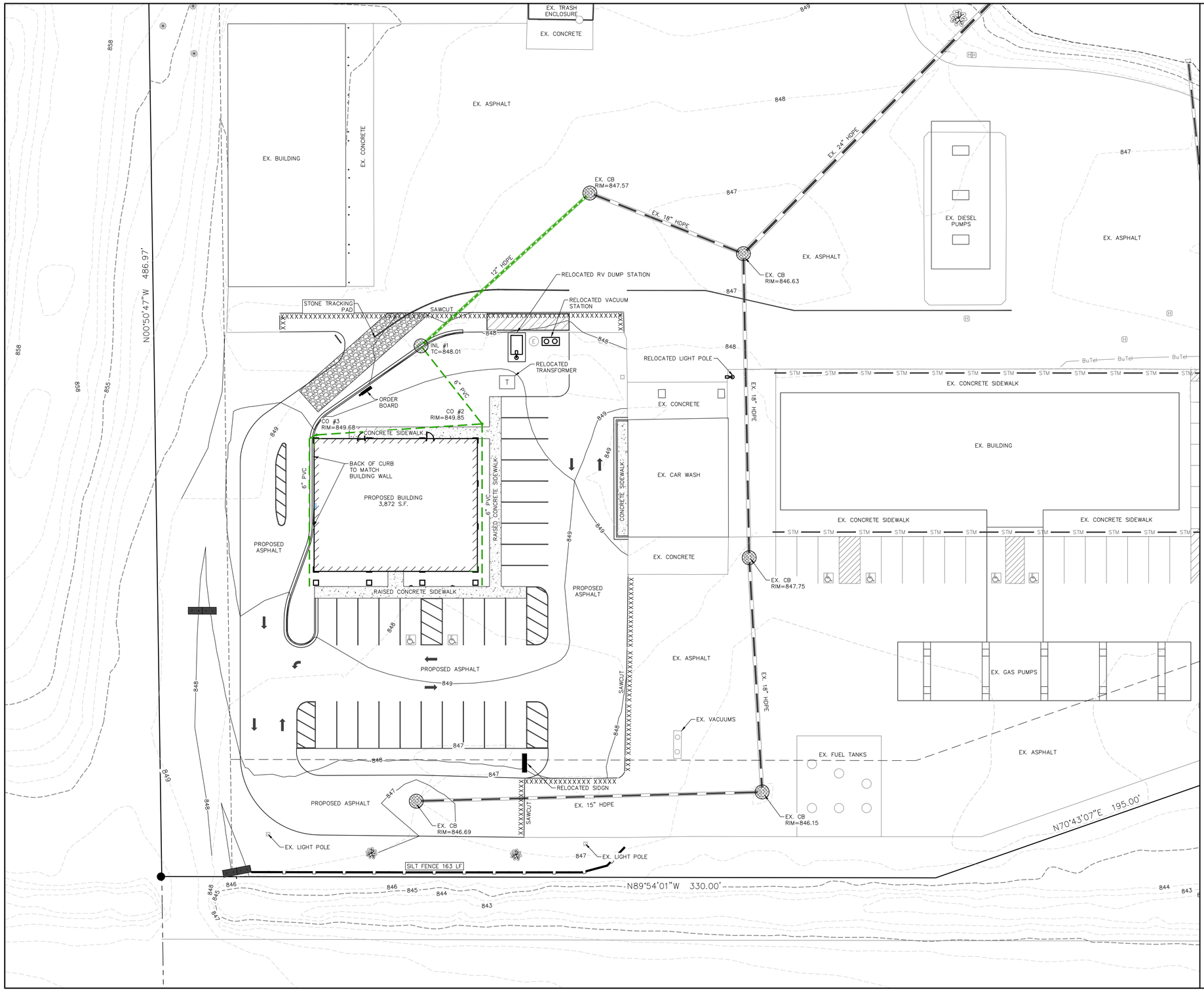
NO.	DATE	DESCRIPTION

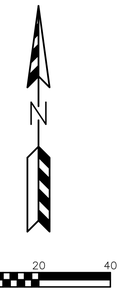
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
PROPOSED SITE PLAN

DRAWN BY: **DLC**
DESIGNED BY: **KJP**
CHECKED BY: **JDR**
PLAN DATE: **6/27/2025**
PROJECT NO: **\DE-106-19**
SUBMITTAL
SHEET NO: **C1.02**





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

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.
- – INSTALL WISDOT TYPE D INLET PROTECTION.
- – INSTALL SILT FENCE.
- – INSTALL SEDIMENT LOG.
- – DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

AUGUST 1, 2025

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF JACKSON SHALL HAVE A TRACKING PAD.

AUGUST 2, 2025 – APRIL 1, 2026

2. STRIP TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
3. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
4. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
5. CONSTRUCT BUILDING PADS AND BUILDINGS.
6. CONTINUE SITE GRADING.
7. INSTALL BASE COURSES, PROPOSED PAVEMENTS
8. INSTALL LANDSCAPING.
9. APPLY FINAL STABILIZATION TO ENTIRE SITE.

APRIL 2 – 15, 2025

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF JACKSON PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

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

REVISIONS:		
NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
EROSION CONTROL PLAN

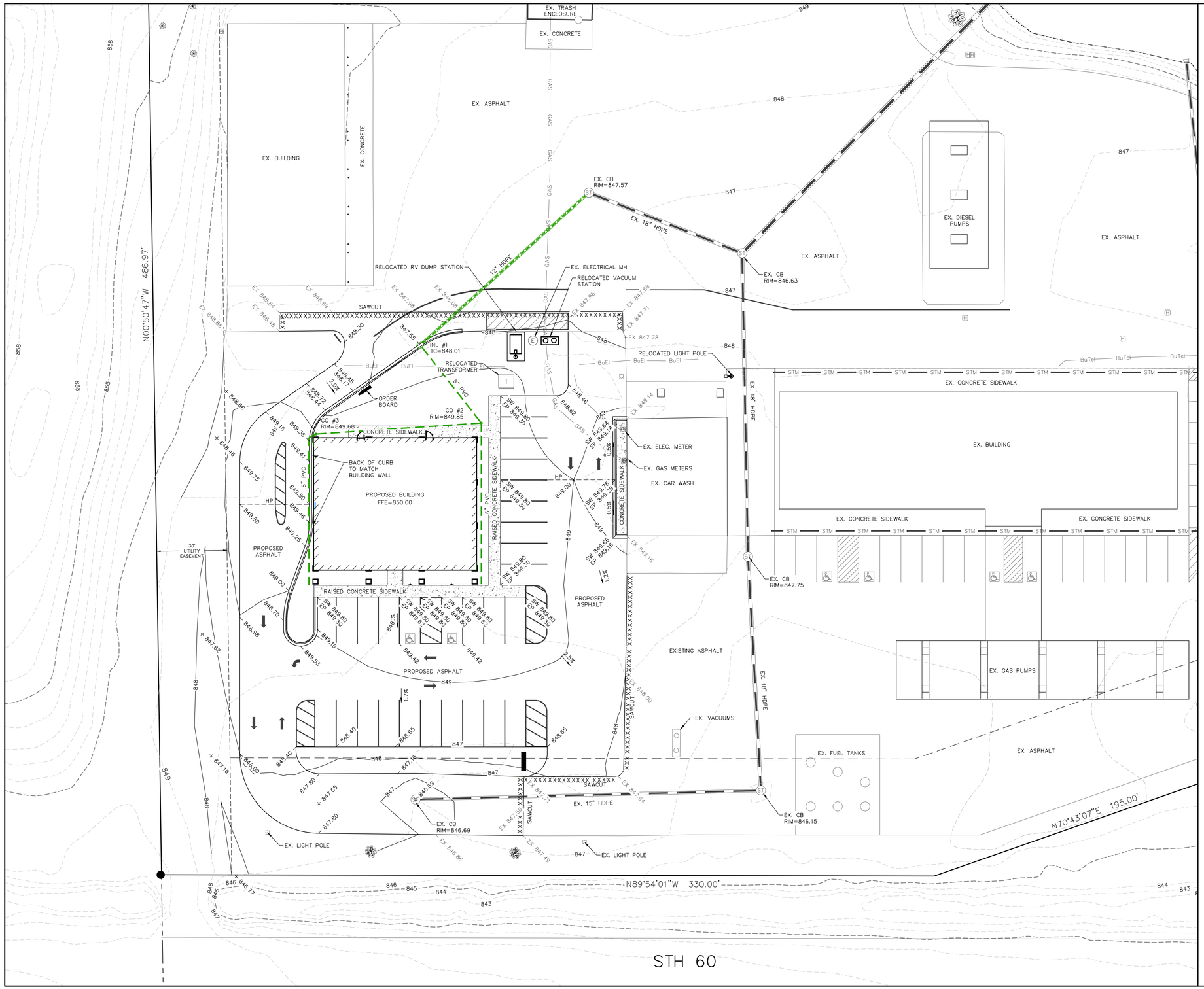
DRAWN BY: **WWS**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C1.03



0 20 40

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

LEGEND:

936	– EXISTING MINOR CONTOUR.
935	– EXISTING MAJOR CONTOUR.
936	– PROPOSED MINOR CONTOUR.
935	– PROPOSED MAJOR CONTOUR.
EX 934.23	– EXISTING SPOT ELEVATION.
934.23	– PROPOSED CURB FLANGE ELEVATION.
TC 934.23	– PROPOSED TOP OF CURB ELEVATION.
SW 934.23	– PROPOSED SIDEWALK ELEVATION.
EP 934.23	– PROPOSED EDGE OF PAVEMENT ELEVATION.
EXP 934.23	– PROPOSED BUILDING EXPOSURE ELEVATION.
FFE 934.23	– PROPOSED BUILDING FIRST FLOOR ELEVATION.
	– PROPOSED STORM SEWER.
	– EXISTING STORM SEWER.

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
GRADING PLAN

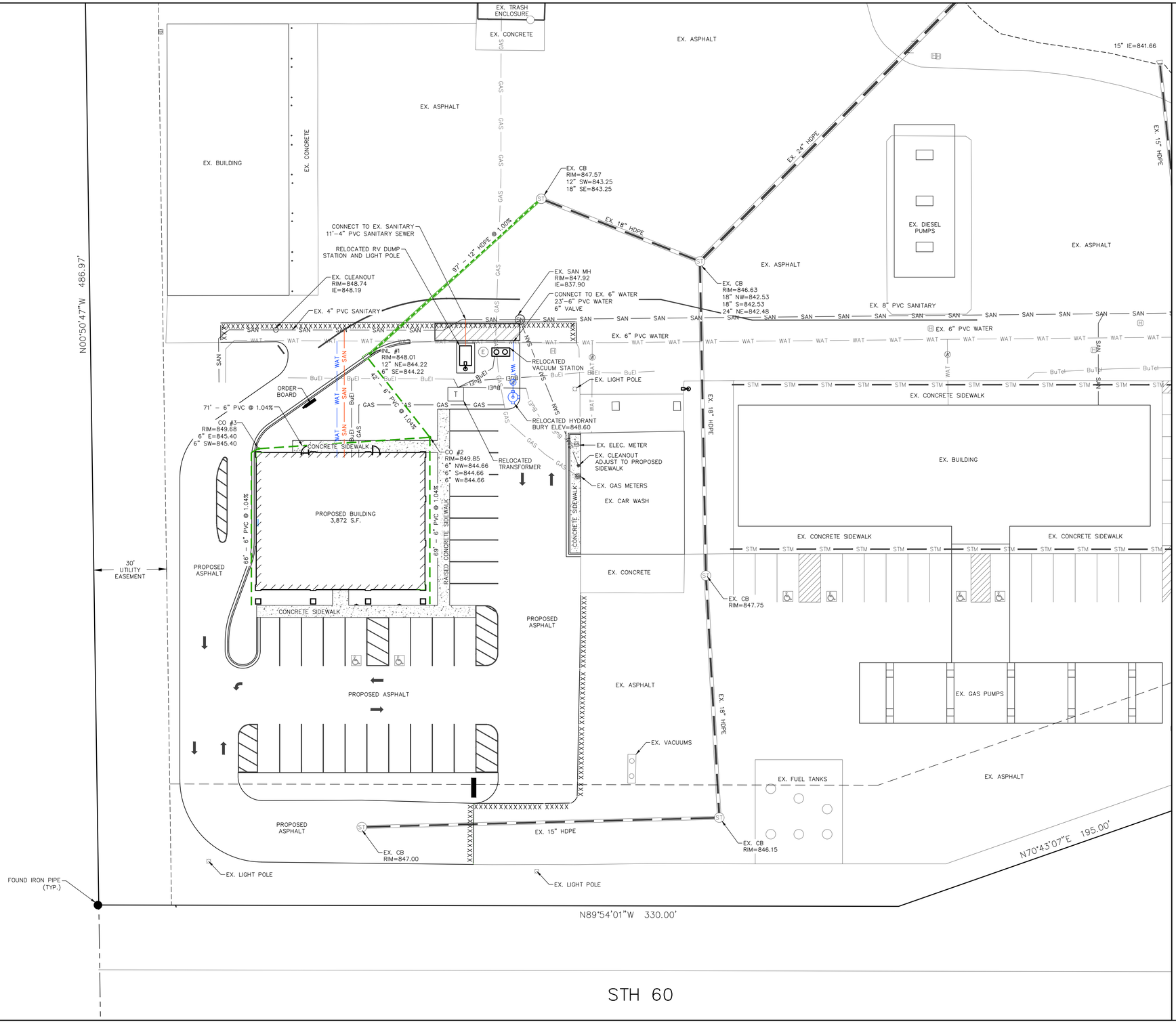
DRAWN BY: **DLC**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C1.04



0 20 40

LEGEND:

- OVERHEAD ELECTRIC LINE.
- BURIED ELECTRIC LINE.
- BURIED TELEPHONE LINE.
- FIBER OPTIC LINE.
- GAS LINE.
- SANITARY SEWER.
- WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- GAS VALVE.
- FIRE HYDRANT.
- POWER POLE.
- SANITARY SEWER MANHOLE.
- STORM SEWER MANHOLE.
- STORM SEWER INLET.
- TELEPHONE PEDESTAL.
- TRANSFORMER.
- WATER VALVE.
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER.
- PROPOSED GAS
- PROPOSED ELEC

STORM SEWER TABLE		
Structure Number	Structure Dimensions (Inches)	Neenah Casting or Equivalent
INL #1	24"x36"	R-3067
CO #2	8	R-7506-D
CO #3	8	R-7506-D

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
UTILITY PLAN

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

PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C1.05

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382–383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1–800–242–8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON–SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF–ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM–D–423) AND PLASTICITY INDEX (ASTM D–424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON–FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D–2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D–698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN–SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN –1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D–398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF–ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/– 1" FOR LANDSCAPE AREAS AND +/– ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

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

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1–1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58–28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON–FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF SECTION 415 OF THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C–94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10". EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER SECTION 415.2.2 OF THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

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

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO–TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
CONSTRUCTION NOTES

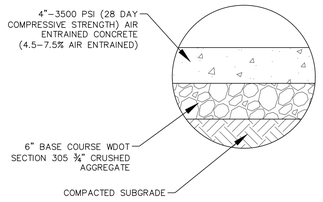
DRAWN BY: **WWS**
DESIGNED BY: **WWS**
CHECKED BY: **JDR**

PLAN DATE: **6/27/2025**

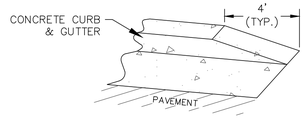
PROJECT NO: **\DE-106-19**

SUBMITTAL

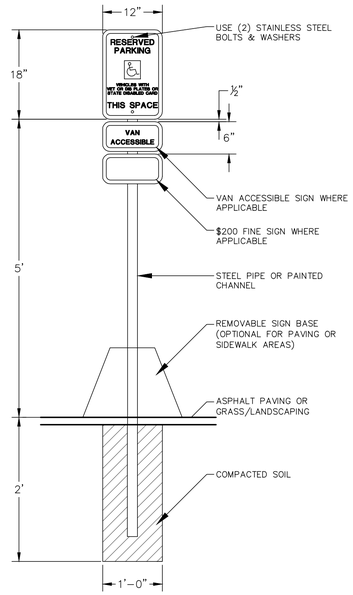
SHEET NO:
C2.01



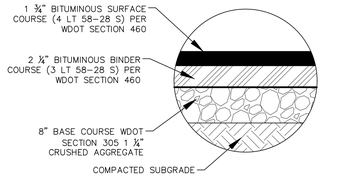
CONCRETE SIDEWALK SECTION



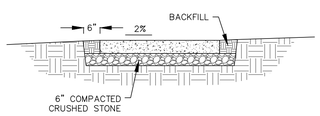
CURB TAPER DETAIL



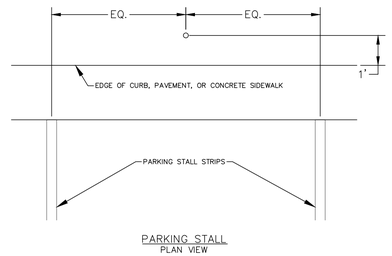
NOTE: SIGN SHALL COMPY WITH CURRENT STATE AND ADA GUIDELINES



ASPHALT PAVEMENT SECTION

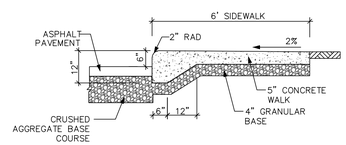


4" CONCRETE SIDEWALK

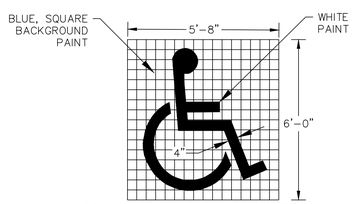


PARKING STALL
PLAN VIEW

ADA COMPLIANT ACCESSIBLE SIGN DETAIL



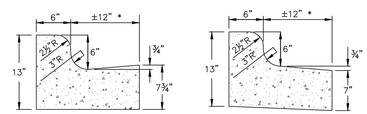
RAISED SIDEWALK DETAIL



NOTE: GRID FOR LAYOUT PURPOSES ONLY

ADA COMPLIANT ACCESSIBLE STALL PAINTED SYMBOL

NOT TO SCALE



18" STANDARD CONCRETE CURB & GUTTER

18" REJECT CONCRETE CURB & GUTTER

GENERAL NOTES:

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

18" CURB AND GUTTER DETAILS

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
SITE DETAILS

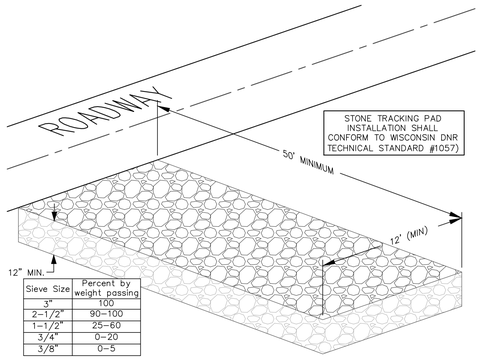
DRAWN BY: **WWS**
DESIGNED BY: **WWS**
CHECKED BY: **JDR**

PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

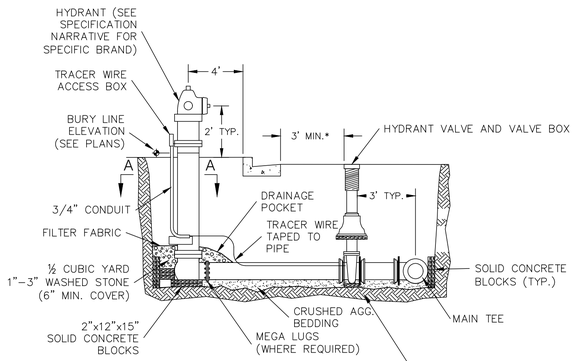
SHEET NO:
C2.02

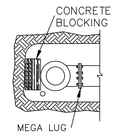


Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

STONE TRACKING PAD DETAIL

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





SECTION A-A

NOTES:

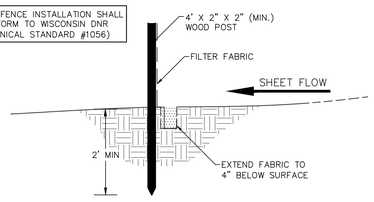
– THE HYDRANT AND HYDRANT VALVE SHALL BE CONNECTED TO THE MAIN TEE BY MEGA LUGS AS REQUIRED.

–WHERE THE HYDRANT IS INSTALLED AT THE HIGH POINT OF THE WATER MAIN ON MAINS 10 INCHES IN DIAMETER AND LARGER THE CONTRACTOR SHALL TIP THE MAIN TEE UPWARDS 45 DEGREES AND USE A 45 DEGREE FITTING TO ALLOW AIR TO ESCAPE FROM THE MAIN.

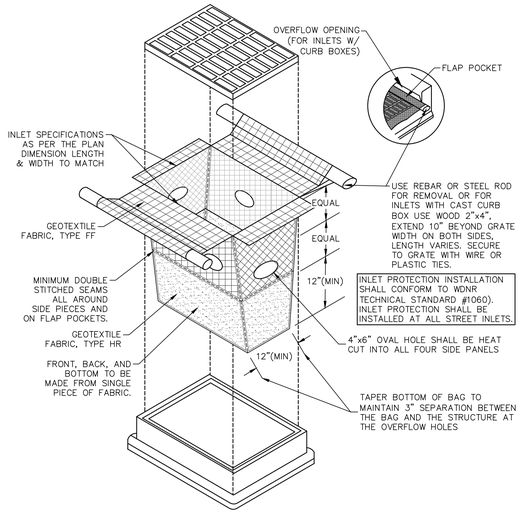
* IF 3' DISTANCE CANNOT BE ACHIEVED, LOCATE VALVE AND VALVE BOX IN THE TERRACE.

HYDRANT SETTING DETAIL

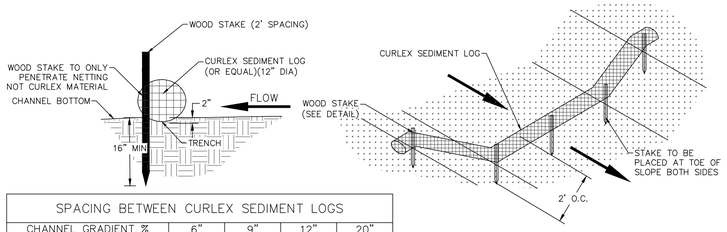
SILT FENCE INSTALLATION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1056)



SILT FENCE CONSTRUCTION (SHEET FLOW)

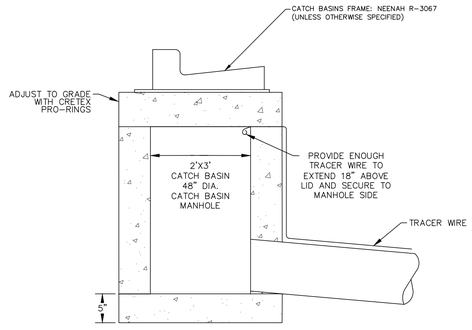


TYPE D–HR INLET PROTECTION DETAIL

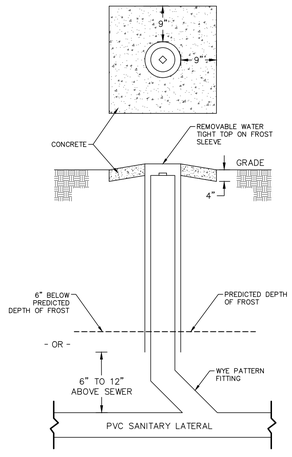


SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

SEDIMENT LOG DETAIL



INLET/CATCH BASIN DETAIL



CLEAN OUT WITH FROST SLEEVE DETAIL

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
EROSION CONTROL & UTILITY DETAILS

DRAWN BY: **WWS**

DESIGNED BY: **WWS**

CHECKED BY: **JDR**

PLAN DATE: **6/27/2025**

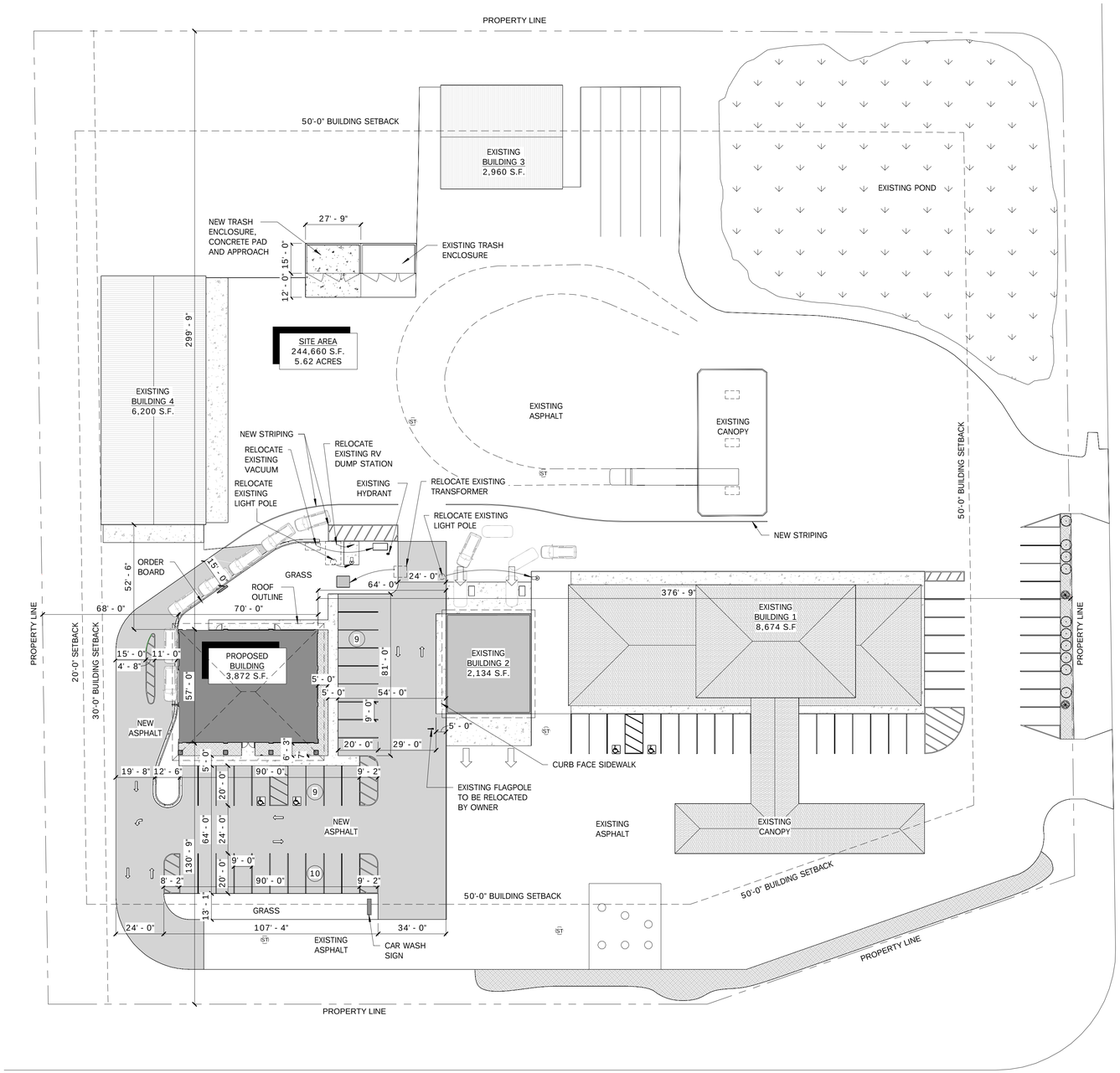
PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C2.03

SITE DATA:

SITE AREA:	244,660 SF 5.62 ACRES
AREA OF EXISTING BUILDINGS:	19,968 SF
AREA OF PROPOSED BUILDING:	3,872 SF
TOTAL BUILDING FOOTPRINT:	23,840 SF
MAX. GROSS FLOOR AREA RATIO:	60% (ACTUAL: 9.8%)
TOTAL HARD SURFACE AREA:	136,820 SF
MAX. IMPERVIOUS SURFACE AREA:	80% (ACTUAL 55.9%)
EXISTING HARD SURFACE AREA:	115,844 (47.3% OF SITE)
PROPOSED HARD SURFACE AREA CONCRETE AREA: LIGHT DUTY PAVING:	20,976 SF (8.6% OF SITE) 2,200 SF 18,776 SF
TOTAL GREEN SPACE AREA:	84,000 SF (34.3% OF SITE)
LINEAR FEET OF CURB:	212 LF
ZONING DISTRICT:	PUD 03 - KARM
ALLOWABLE BUILDING HEIGHT:	35'-0"
BUILDING HEIGHT:	28'-1"
FRONT YARD SETBACK:	50'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	25'-0"
PARKING STALL REQUIREMENTS:	
RESTAURANT: 1/250 SF	8
(1,936 SF) 1/EMPLOYEE	6
RETAIL: 1/300 SF	7
(1,936 SF)	
TOTAL	21
TOTAL PARKING PROVIDED:	28 (INCL. 2 H.C. STALLS)
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

N

DESIGN2CONSTRUCT

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
JACKSON RETAIL

MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE
ARCHITECTURAL SITE PLAN

REVISIONS

PROJECT DATA

DATE 06.26.2025

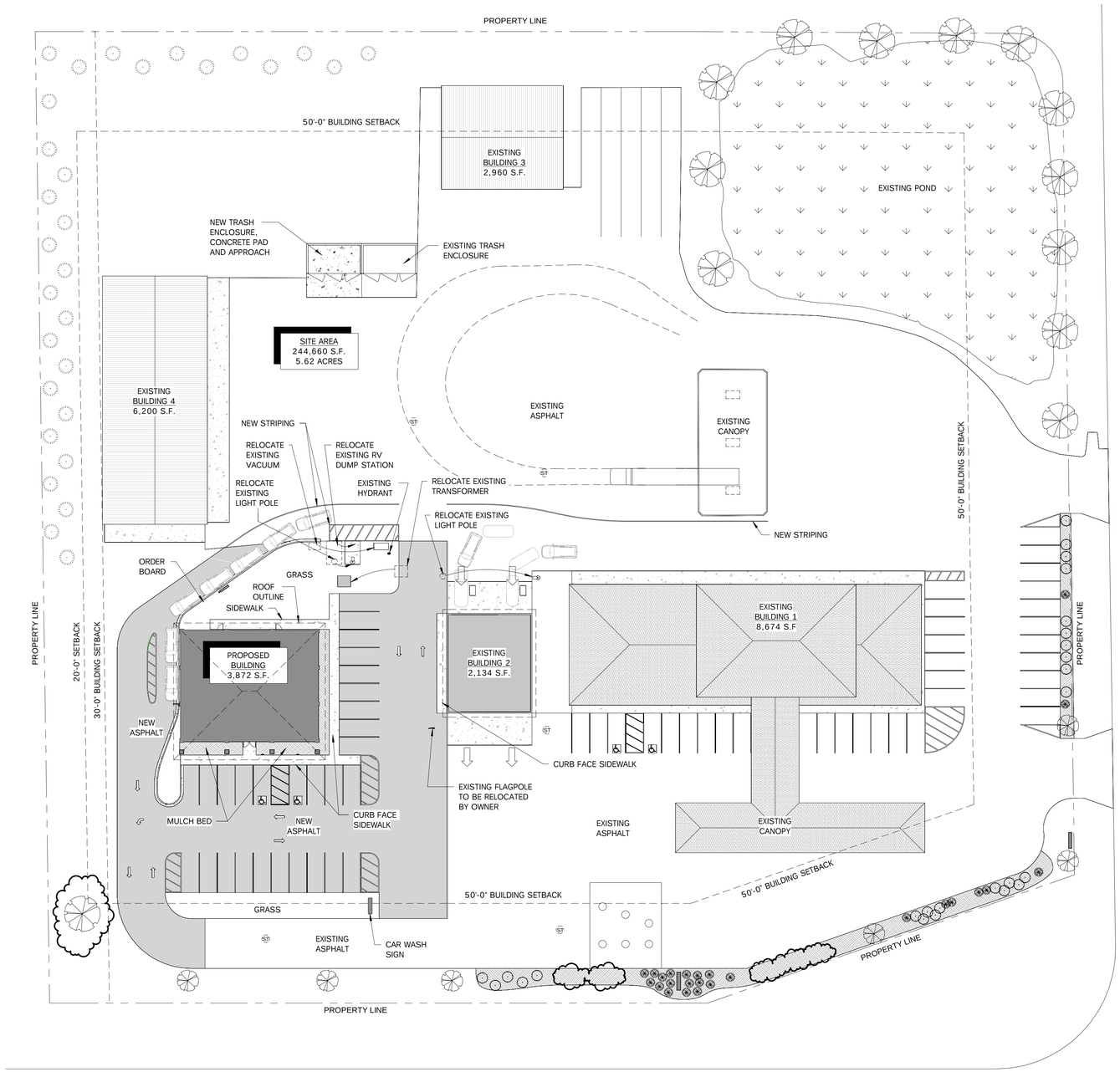
JOB NO. 24-00215

SET USE PLAN COMMISSION

DRAWN BY DLH

SHEET NO. A1.0

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.



1 SITE PLAN W/ LANDSACPING
SCALE: 1" = 30'-0"

N

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.

DESIGN2CONSTRUCT

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

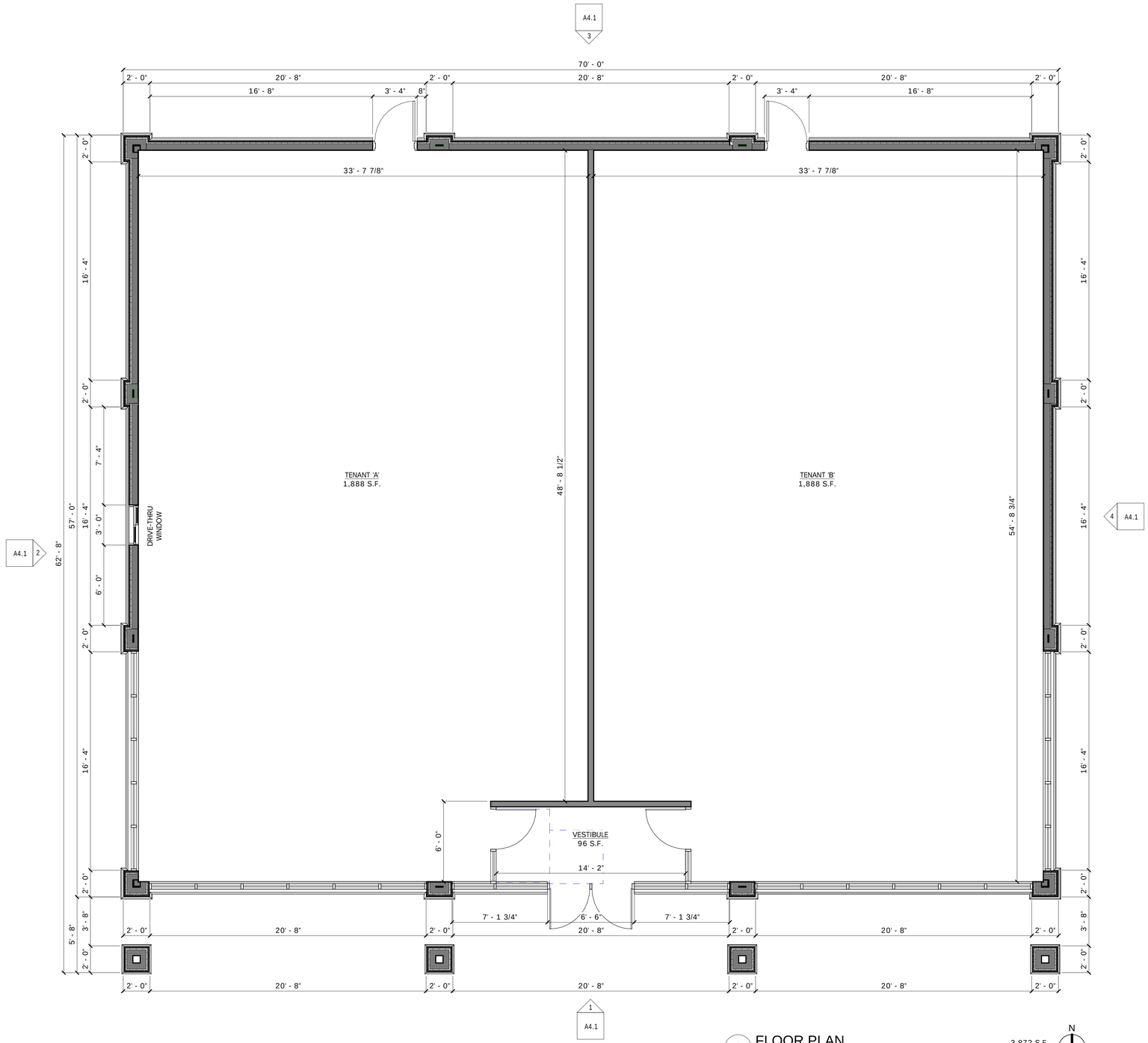
BUILDING DESIGN FOR:
JACKSON RETAIL

MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE
SITE PLAN W/ LANDSCAPING

REVISIONS
1

PROJECT DATA
DATE 06.26.2025
JOB NO. 24-00215
SET USE PLAN COMMISSION
DRAWN BY DLH
SHEET NO. A1.1



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

3,872 S.F.

N

DESIGN2CONSTRUCT

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
JACKSON RETAIL

MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE
FLOOR PLAN

REVISIONS

PROJECT DATA

DATE
06.26.2025

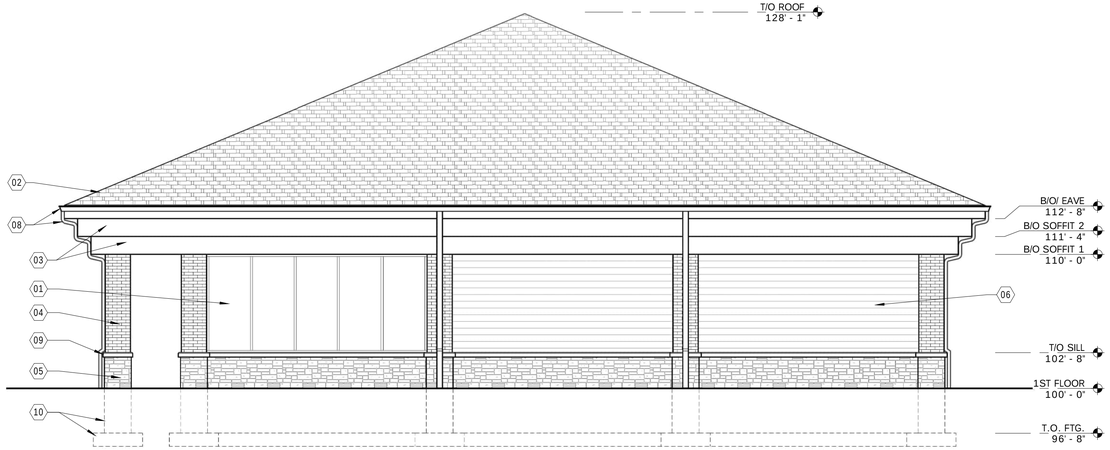
JOB NO.
24-00215

SET USE
PLAN COMMISSION

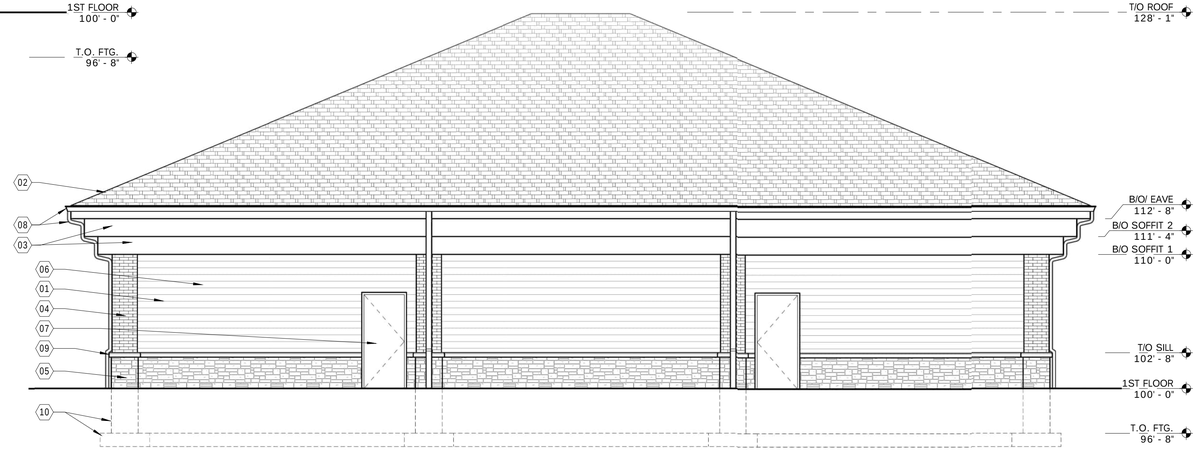
DRAWN BY
DLH

SHEET NO.
A2.1

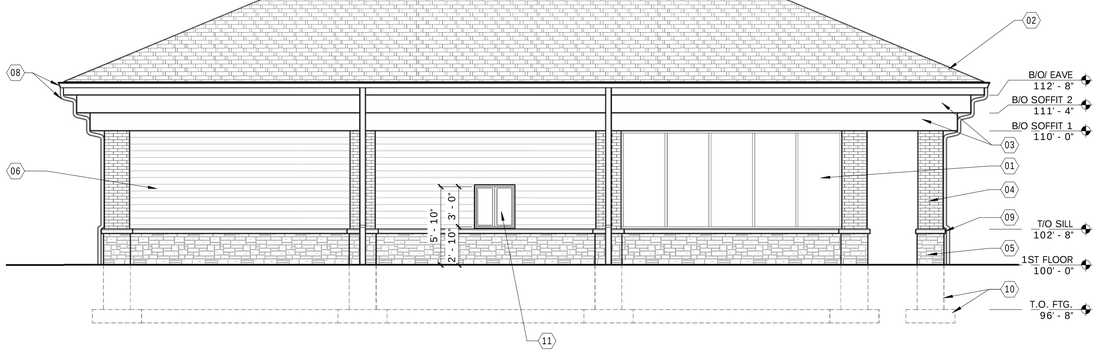
This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATION NOTE LEGEND

01	PREFINISHED ALUMINUM WINDOW SYSTEM W/ TINTED, INSULATED GLASS. MATCH EXISTING
02	30-YR. DIMENSIONAL ASPHALT SHINGLES. MATCH EXISTING
03	EXTERIOR INSULATION FINISH SYSTEM (EIFS). MATCH EXISTING
04	FACE BRICK VENEER. MATCH EXISTING
05	STONE VENEER. MATCH EXISTING
06	COMPOSITE 6" EXPOSED LAP BOARD SIDING. MATCH EXISTING
07	HOLLOW METAL DOOR AND FRAME - PAINTED
08	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT. MATCH EXISTING
09	LIMESTONE SILL. MATCH EXISTING
10	FOOTING AND FOUNDATION WALL
11	DRIVE-THRU TRANSACTION WINDOW
12	PREFINISHED ALUMINUM STOREFRONT SYSTEM W/ TINTED, INSULATED GLASS. MATCH EXISTING

DESIGN2CONSTRUCT

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
JACKSON RETAIL

MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

DATE
06.26.2025

JOB NO.
24-00215

SET USE
PLAN COMMISSION

DRAWN BY
DLH

SHEET NO.
A4.1

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.

ORDINANCE #25-08

AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN SECTION 48-155 OF THE VILLAGE OF JACKSON MUNICIPAL CODE FOR PLANNED DEVELOPMENT DISTRICT PUD-03

WHEREAS, the Village of Jackson Village Board adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning;" and

WHEREAS, KARM Properties LLC (hereafter property owner) owns the property at N168 W19490 Main Street (hereafter subject property), more particularly described as Parcel: V3_047700K, and

WHEREAS, the property owner has submitted a petition to amend Section 48-155(c) pursuant to the requirements in Section 48-151 of the zoning regulations; and

WHEREAS, the Village of Jackson Plan Commission reviewed the petition at their meeting on July 17, 2025, and recommended approval as set forth in this ordinance; and

WHEREAS, upon due notice as required by the zoning code, the Village Board conducted a public hearing on August 12, 2025, to accept public input; and

WHEREAS, the Village Board accepted the Plan Commission's recommended code amendment without revision; and

WHEREAS, the Village Board, after careful review and upon consideration of the recommendation of the Plan Commission and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Village of Jackson, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

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

Section 1. Amend Section 48-155(c) in Chapter 48, to read as set forth below.

DRAFT

(c) **Conditional uses**. Uses allowed as a conditional use, subject to other requirements of the zoning code: (1) mini-storage facility and (2) truck parking and (3) vehicular drive-thru.

Section 2. This ordinance shall become effective upon passage and posting or publication as provided by law.

Section 3. 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.

Section 4. 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:

DRAFT

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

Village Official	Date

DRAFT

Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 12, 2025

Agenda Item: # 11.d

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

From: Collin Johnson, Director of Inspections/Zoning

Subject: Ordinance #25-09 Rezoning of Parcel: V3_004000A from Planned Unit Development District (PUD) to B-2 Downtown Business District - Center Main, LLC

Description / Background and Analysis:

The subject property was previously home to The Latest Edition, a tavern that operated for several years in the Village. The business closed in the fall of 2022 and has remained empty since. Center Main, LLC purchased the property on March 30, 2023.

The property consists of 0.59 acres. The main structure includes the original tavern, comprised of a 2,633-square-foot first floor and a 2,025-square-foot second floor. There is also a 3,145 square-foot addition constructed in 2007. Additionally, there are also two outbuildings located on the parcel.

Site plan improvements include demolition of the easterly outbuilding, fourteen new parking stalls in addition to the roughly five that exist currently, including one ADA van accessible stall, private sidewalks, and a refuse enclosure area. There are currently no plans for the north outbuilding.

The owner is requesting a rezoning from Planned Unit Development (PUD) to B-2 Downtown Business District. The rezoning is the first requirement to allow them to operate an antiques resale store out of the building. A future Conditional Use and Site Plan review will be necessary as the final step in allowing the retail operation.

Comprehensive Plan and Zoning Impacts:

The property is currently designated as mixed-use under the 2050 Comprehensive Plan and is currently zoned Planned Unit Development District. Rezoning to a B-2 Downtown Business District will allow for greater use flexibility in the future and is recommended by staff. Ordinance Section 48-146 below outlines the approved uses and requirements for B-2 zoning districts:

> **Sec. 48-146. B-2 Downtown Business District.**
>
> (a) Generally. The B-2 Downtown Business District is intended to provide for the orderly continuation of the traditional central business district. The business activities are more of a general nature and are characterized by on-street parking. While continuing those existing businesses at their present level of service, new businesses located in the B-2 Downtown Business District should be required to provide for off-street parking and loading.

(b) Permitted uses. None; all uses are conditional uses.

(c) Lot area and width. Lots shall have a minimum of 7,000 square feet in area and shall be not less than 60 feet in width at the setback line.

(d) Building height. No building or parts of building shall exceed 35 feet in height.

(e) Setbacks and yards. There shall be a minimum building setback of ten feet from the street right-of-way. No minimum side yard is required; however, where a side yard is provided, it shall not be less than ten feet. There shall be a rear yard of not less than 25 feet.

Site Plan:

See attached location map and Plat of Survey

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing for re-zoning and conditional use review.

Signage:

No signage is being requested at this time. Signage complying with the current zoning code does not require review or approval by the Plan Commission or Village Board.

Additional Staff Comments:

Inspections & Zoning:

Recommend the Plan Commission recommend approval of the rezoning to B-2 Downtown Business District as requested.

Notice Requirements:

- Posting on the agenda
- Notification of all other municipalities located within 1000-feet of the subject property including any non-contiguous
- Publication of a Class II Legal Notice is also required

Potential Action:

Motion to recommend Village Board approve Ordinance #25-09 to rezone Parcel V3_004000A from Planned Unit Development to B-2 Downtown Business District.

Attachments:

1. Plan Commission Application
2. Location Map and Plat of Survey
3. Building / Site Plans
4. Ordinance 25-09 (DRAFT)

Village of Jackson

PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☒ CONDITIONAL USE
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* (For existing Cond. Use ONLY)

☒ PLANNED UNIT DEVELOPMENT
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* (For existing PUD ONLY)

☒ CERTIFIED SURVEY MAP
- ☐ CONCEPT PLAN
- ☐ COMP. PLAN AMENDMENT
- ☐ OTHER _____

Property Address: N168W20788 Main St. Unit: _____ Jackson, WI

Parcel #: V13-0040000A Lot Size: _____ sq. ft. Building Area: _____ sq. ft.

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

APPLICANT INFORMATION

Center Main, LLC

Name(s): John Bagley / ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

Mailing Address: W208 N16710 S. Center St. Jackson State WI Zip 53037

Office: (262) 483-5337 Cell: (262) 305-1260 Fax: (____) —

Email: jess@rustedj.com

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: The Rusted J Resale, LLC

D/B/A: _____ FEIN #: 87-3710224

Mailing Address: W208N16710 S. Center St. Jackson State WI Zip 53037

Office: (262) 483-5337 Cell: (262) 305-1260 Fax: (____) N/A

Email: jess@rustedj.com

Website: N/A

PROPERTY OWNER INFORMATION

Name(s): Center Main LLC

Address: N168 W20788 Main St. Jackson State WI Zip 53037

Office: (262) 483-5337 Cell: (____) _____ Fax: (____) _____

Email: jhbdesignandconstruct@yahoo.com

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

Firm Name: Envision Design Architects

Primary Contact: Shawn Sullivan

Address: 342 N. Water St. Suite 600, Milw State WI Zip 53202

Office: (262) 327-4338 Cell: (____) _____ Fax: (____) _____

Email: envision3design@gmail.com

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

Briefly explain what you are requesting to be reviewed and/or approved: request re-zoning of parcel

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

Hours of Operation: Wednesday - Sunday 10Am - 5Pm

Provide a brief overview of proposed daily on-site operations: Retail Sales During hours of operation

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

Describe all businesses, properties and other entities located adjacent to the proposed use: Hotel, Flower shop, Beauty Salon

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

Describe any proposed grading, and/or stormwater management plan: No change grading to remain as is until demolition of back shed then manage plan

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

Describe any proposed on-site security measures including site lighting: Street lights and parking lot lights per plan.

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): Village fire hydrants on corner. Fire extinguisher

Describe the projected traffic circulation and impacts: No change

List all setbacks from rights-of-way and property lines and height limitations: N/A See proposed plan / No change or addition Interior Remodel Only

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

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

Describe any proposed signage including type, size, and location: Sign will be on South elevation of building with views from both east and west direction with possible sign on west side of building.

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

Describe any site-specific features/constraints, etc.: N/A None

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: Please see plan provided plan meet 1 stall per 300 sq ft of total space.

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): N/A. None needed

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: See proposed plan.

Projected Sewer/Wastewater Usage: 15,750 gal/year

Projected Water Usage: 15,750 gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): John H. Bagler

Applicant Signature:

Co-Applicant Name (Print): Jessica Giese

CO-Applicant Signature:

Date of Application: 6/27/25

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
W194 N16660 Eagle Drive
Jackson, WI 53037

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

QUESTIONS?

Zoning Director:	For questions concerning **application submittal, zoning, or technical questions.**
Phone:	(262) 677-9696 x810
Email:	collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

---------- THIS PAGE FOR VILLAGE USE ONLY ----------

VILLAGE APPROVAL:

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

Plan Commission Approval: Meeting Date: _____, 20_____

Village Board Approval: Meeting Date: _____, 20_____

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

_____

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

_____

_____

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

Date Received: 7/2/25

Amount: $ 475.00

Payment Type: (CH) / CC / CASH

Check/Rcpt. #: 1004

Received By: [signature]

VILLAGE OF JACKSON
N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 300103
Date: 7/02/2025
Check

RECEIVED FROM THE RUSTED J RESALE $475.00

Type of Payment	Description	Amount
Accounting	PLANNING / ZONING FEES	475.00
	RUSTED J ANTIQUES REZONE	

TOTAL RECEIVED 475.00

Receipt Memo: RUSTED J ANTIQUES REZONE/CK#1004

The Rusted J Resale, LLC

Letter of Intent

We are requesting a review of plans for a resale shop consisting of mostly vintage and antique items. Shop will consist of resale goods of our own, and a retail space for other retail vendors to rent.

Impact Statement

General hours of operation have yet to be determined but thinking along the lines of Wed-Sunday 10 AM -5 PM

No unusual conditions

No vehicle trip generation

1-2 shop vehicles may be kept at the property

Proposed signage will include a sign on south front façade above covered entry on Hwy 60, site view to be east/west. and potentially one on the west side of the building, site view to be north/south

Proposed start date is anticipated to be 6 months after Village approval.

See application for anticipated water consumption

Washington County

Owner (s):
CENTER MAIN LLC

Location:
SE-SE,Sect. 18, T10N,R20E

Mailing Address:
CENTER MAIN LLC
N168W20788 MAIN ST
JACKSON, WI 53037
Request Mailing Address Change

School District:
6307 - WEST BEND SCHOOL

Tax Parcel ID Number:	Tax District:	Status:
004000A	**V3-VILLAGE OF JACKSON**	**Active**

Alternate Tax Parcel Number:	Government Owned:	Acres:
		0.5900

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
V OF JACKSON ASSRS PLAT SE SE OL 24 EXC N180' DOC 1579539 INC FORMER RR PROPERTY (HWY V1174 P207)

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*
N168W20788 MAIN ST JACKSON, WI 53037

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total	Payoff
2024	☐	$4,236.67	$4,236.67	$0.00	$0.00	$0.00	$0.00		$0.00
2023	☐	$4,630.89	$4,630.89	$0.00	$0.00	$0.00	$0.00		$0.00
2022	☐	$4,897.02	$4,897.02	$0.00	$0.00	$0.00	$0.00		$0.00
2021	☐	$5,057.83	$5,057.83	$0.00	$0.00	$0.00	$0.00		$0.00
2020	☐	$5,538.06	$5,538.06	$0.00	$0.00	$0.00	$0.00		$0.00
2019	☐	$5,294.54	$5,294.54	$0.00	$0.00	$0.00	$0.00		$0.00
2018	☐	$7,138.10	$7,138.10	$0.00	$0.00	$0.00	$0.00		$0.00
2017	☐	$5,184.03	$5,184.03	$0.00	$0.00	$0.00	$0.00		$0.00
2016	☐	$5,595.35	$5,595.35	$0.00	$0.00	$0.00	$0.00		$0.00
2015	☐	$5,496.48	$5,496.48	$0.00	$0.00	$0.00	$0.00		$0.00
2014	☐	$5,408.59	$5,408.59	$0.00	$0.00	$0.00	$0.00		$0.00
2013	☐	$5,952.76	$5,952.76	$0.00	$0.00	$0.00	$0.00		$0.00
2012	☐	$5,222.70	$5,222.70	$0.00	$0.00	$0.00	$0.00		$0.00
2011	☐	$5,756.29	$5,756.29	$0.00	$0.00	$0.00	$0.00		$0.00
2010	☐	$5,300.46	$5,300.46	$0.00	$0.00	$0.00	$0.00		$0.00
2009	☐	$5,057.92	$5,057.92	$0.00	$0.00	$0.00	$0.00		$0.00
Total									$0.00

If your taxes are 3 years or more delinquent, please contact the Treasurer's Office for additional fees due. (262) 335-4324.

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to **June 30, 2025**.

Assessments

Attachments

Districts

Documents

Notes

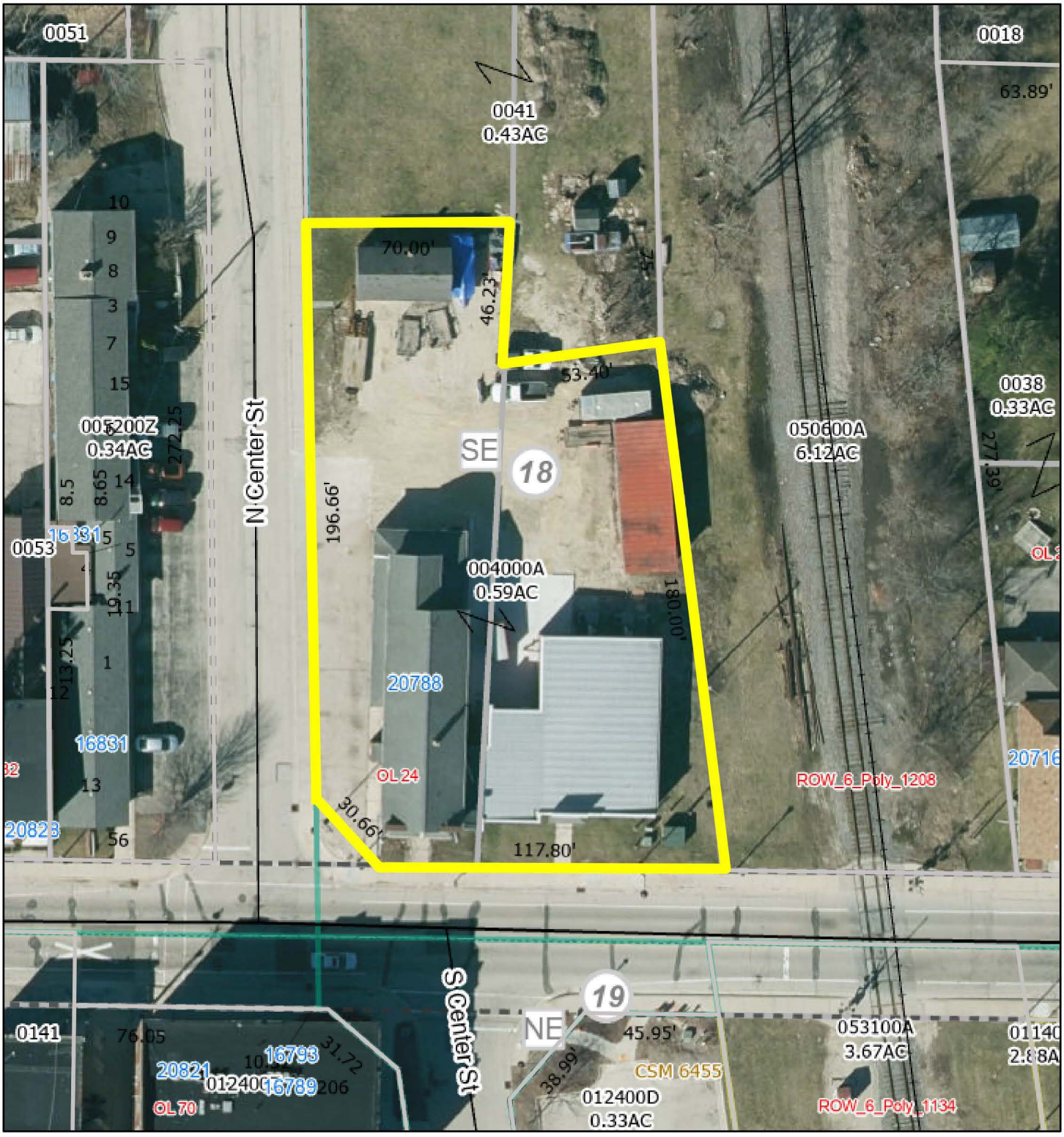
Parcel History

Permits

Sales History

Survey History

Exhibit A - Parcel: V3_004000A



6/25/2025, 3:31:57 PM

1:577

0 0 0.01 0.02 mi

0 0.01 0.01 0.03 km

- Current Parcel
- Override 1
- Address Point

Road Centerline STH, CTH

- State Highway
- Railroad Centerlines
- PLSS Boundary
- PLSS Section
- PLSS Quarter
- Lot

Plat

- Certified Survey Map
- Assessor Plat; Cemetery Plat; Subdivision
- Right-of-Way
- Municipality

Local Road Labels

- Local Road
- Landhook

Washington County GIS

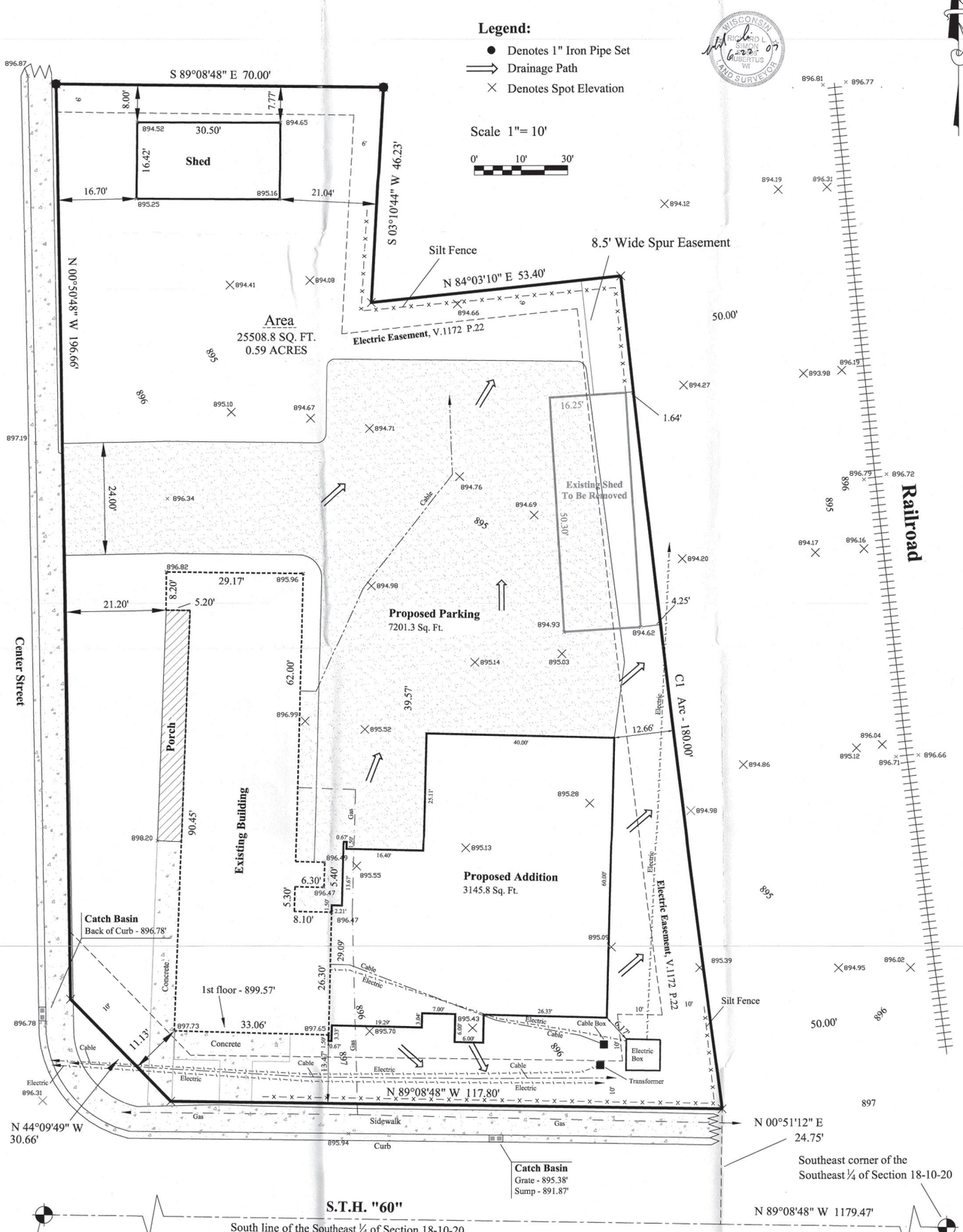
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, [illegible]

JAMES R. ELDER, SR.

Professional Engineer - Registered Land Surveyor
Elder Engineering, LLC 3782 Overlook Drive West Hubertus, WI 53033
Phone (262)628-1409 Fax (262)628-1855

PLAT OF SURVEY

Description:
That part of the Southeast ¼ of Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin; described as follows: Commencing at the Southeast corner of said Southeast ¼ thence N89°08'48"W, 1179.47 feet; thence N00°51'12"E, 24.75 feet to the point of beginning of this description; thence N89°08'48"W, 117.80 feet; thence N44°09'49"W, 30.66 feet; thence N00°50'48"W, 196.66 feet; thence S89°08'48"E, 70.00 feet; thence S03°10'44"W, 46.23 feet; thence N84°03'10"E, 53.40 feet; thence Southeasterly along an arc curving to the Left, Radius 5626.40 feet, Chord 179.99 feet, Chord Bearing S06°51'49"E, to the point of beginning of this description.



Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5626.40'	180.00'	179.99'	S 06°51'49" E	01°49'59"

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)

"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEROF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

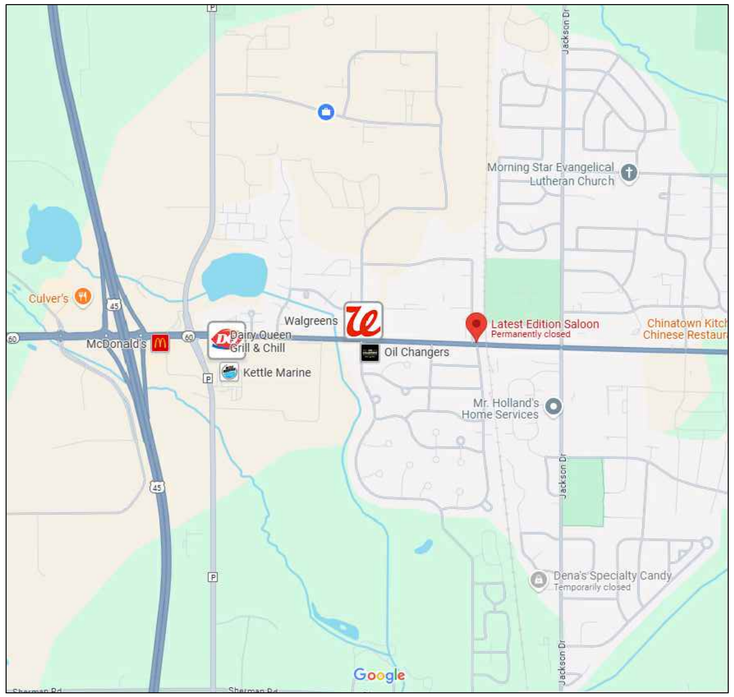
Notes:
1) Bearings or Distances in ( ) are Recorded Measurements
2) Underground Utilties shown were located on 2-20-07.
3) Elevations are referenced to the Southwest corner of the Southeast ¼ of Section 18-10-20, assumed Elevation = 883.26', per National Vertical Datum of 1929.

Survey For: Rick Knabe
Dated this 19th day of January, 2007.
Revised this 22th day of February, 2007.
Revised this 4th day of April, 2007.
Revised this 5th day of May, 2007.
Revised this 22nd day of June, 2007.

PROJECT: THE RUSTED J RESALE

ADDRESS: N168W20788 MAIN ST
JACKSON, WI 53037

AREA MAP:



PROJECT DATA:

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE
OCCUPANCIES:	MERCANTILE: M
CLASS OF CONSTRUCTION:	TYPE VB
NO. OF STORIES:	TWO
BUILDING IS:	NOT SPRINKLERED
BUILDING TYPE:	RETAIL SALES WITH BACK OF HOUSE OFFICE AREAS

AREAS (GROSS):

MERCANTILE 1ST FLOOR:	5,778 SF
MERCANTILE 2ND FLOOR:	2,025 SF
TOTAL:	**7,803 SF**

ALLOWED AREAS (GROSS):

MERCANTILE (WORST CASE):	9,000 SF
TOTAL:	**9,000 SF**

OCCUPANCY SEPARATIONS:	EXISTING 2-HOUR SEPARATION FROM PRIOR USE, NO SEPARATION FOR THIS ALTERATION.

OCCUPANT LOAD:

MERCANTILE (60 SF/OCC.):	130 OCC
TOTAL:	**130 OCC**

SHEET INDEX:

TS	TITLE SHEET
	ARCHITECTURAL
A1.0	SITE PLAN
D2.1	FIRST FLOOR DEMO PLAN
D2.2	SECOND FLOOR DEMO PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.1	FIRST AND SECOND FLOOR REFLECTED CEILING PLANS

PROJECT CONTACTS:

OWNER CONTACT: JOHN BAGULY
P: 262-483-5337
E: john@rustedj.com

ARCHITECT: SHAUN SULLIVAN
ENVISION DESIGN ARCHITECTS
342 N. WATER ST. SUITE 600
MILWAUKEE, WI 53202
P: 414-626-4312
C: 262-327-4338
E: envision3design@gmail.com

GENERAL CONTRACTOR:
TBD

DATE: 06.03.2025

MUNICIPALITY: JACKSON, WI

SEAL:

envision design
ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
TITLE SHEET

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER 25-010
SET USE SCHEMATIC
DATE 05.23.2025
SHEET TS



1 SITE PLAN
SCALE: 1/16" = 1'-0"

N

envision design
ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
SITE PLAN

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER
25-010
SET USE
SCHEMATIC
DATE
05.23.2025
SHEET
A1.0

DEMOLITION NOTES:

GENERAL:

WHEREVER AN EXISTING ITEM IS SCHEDULED OR NOTED FOR REMOVAL, ALL ADJACENT AREAS DISTURBED BY THE DEMOLITION SHALL BE PATCHED AND PREPARED AS REQUIRED FOR THE INSTALLATION OF ALL NEW WORK.

ITEMS OF OBVIOUS VALUE, REMOVED BY THE DEMOLITION WORK BUT NOT SCHEDULED FOR REUSE, SHALL BE RETURNED TO THE BUILDING OWNER FOR HIS USE. WHERE THE VALUE IS UNCLEAR, CONTACT THE BUILDING OWNER FOR A DETERMINATION. IF AN ITEM HAS BEEN REQUESTED FOR SALVAGE BY THE BUILDING OWNER, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MAINTAIN THE ITEM IN SERVICEABLE CONDITION.

WHERE OUTLETS OR FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE WIRING AND BOX WHENEVER POSSIBLE, AND PATCH TO MATCH ADJACENT WALL SURFACE. WHERE IT IS NOT PRACTICAL TO REMOVE THE BOX, CAP WITH FLUSH PLASTIC COVER PLATE. COLOR OF PLATE TO MATCH COLOR OF NEW ADJACENT WALL FINISH.

WHERE PLUMBING FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE AND CAP SUPPLY AND DRAIN PIPING TO INSIDE OF WALL CAVITY. PATCH TO MATCH ADJACENT WALL FINISH.

WHEREEVER AN EXTERIOR WALL AND/OW WINDOW IS SCHEDULED FOR REMOVAL THE CONTRACTOR RESPONSIBLE FOR THE SCHEDULED WORK SHALL PROVIDE A WEATHER TIGHT, SECURE TEMPORARY ENCLOSURE AT THE END OF EACH WORK DAY.

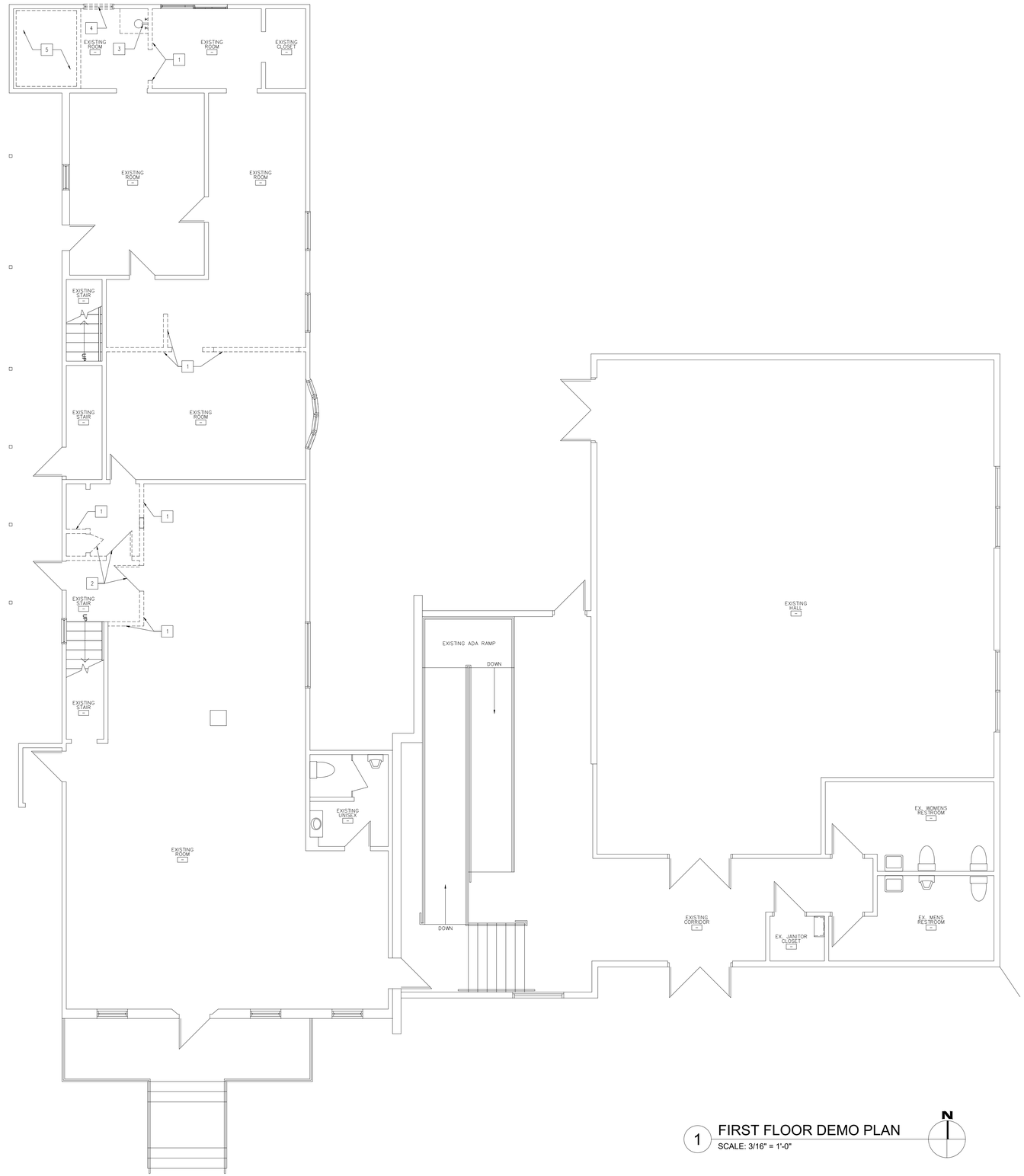
1 REMOVE EXISTING INTERIOR NON-BEARING WALL AS INDICATED.

2 REMOVE EXISTING DOOR AND FRAME.

3 REMOVE EXISTING PLUMBING FIXTURES AND CAP ALL PLUMBING LINES.

4 REMOVE EXISTING WINDOW.

5 CLEAR AND PREP EXISTING FLOOR OPENING FOR NEW FLOOR STRUCTURE.



1 FIRST FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"

envision design
ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
FIRST FLOOR DEMOLITION PLAN

REVISIONS	
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER 25-010
SET USE SCHEMATIC
DATE 05.23.2025
SHEET D2.1

DEMOLITION NOTES:

GENERAL:

WHEREVER AN EXISTING ITEM IS SCHEDULED OR NOTED FOR REMOVAL, ALL ADJACENT AREAS DISTURBED BY THE DEMOLITION SHALL BE PATCHED AND PREPARED AS REQUIRED FOR THE INSTALLATION OF ALL NEW WORK.

ITEMS OF OBVIOUS VALUE, REMOVED BY THE DEMOLITION WORK BUT NOT SCHEDULED FOR REUSE, SHALL BE RETURNED TO THE BUILDING OWNER FOR HIS USE. WHERE THE VALUE IS UNCLEAR, CONTACT THE BUILDING OWNER FOR A DETERMINATION. IF AN ITEM HAS BEEN REQUESTED FOR SALVAGE BY THE BUILDING OWNER, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MAINTAIN THE ITEM IN SERVICEABLE CONDITION.

WHERE OUTLETS OR FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE WIRING AND BOX WHENEVER POSSIBLE, AND PATCH TO MATCH ADJACENT WALL SURFACE. WHERE IT IS NOT PRACTICAL TO REMOVE THE BOX, CAP WITH FLUSH PLASTIC COVER PLATE. COLOR OF PLATE TO MATCH COLOR OF NEW ADJACENT WALL FINISH.

WHERE PLUMBING FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE AND CAP SUPPLY AND DRAIN PIPING TO INSIDE OF WALL CAVITY. PATCH TO MATCH ADJACENT WALL FINISH.

WHEREEVER AN EXTERIOR WALL AND/OW WINDOW IS SCHEDULED FOR REMOVAL THE CONTRACTOR RESPONSIBLE FOR THE SCHEDULED WORK SHALL PROVIDE A WEATHER TIGHT, SECURE TEMPORARY ENCLOSURE AT THE END OF EACH WORK DAY.

1 REMOVE EXISTING INTERIOR NON-BEARING WALL AS INDICATED.

2 REMOVE EXISTING DOOR AND FRAME.

3 REMOVE EXISTING PLUMBING FIXTURES AND CAP ALL PLUMBING LINES.

4 REMOVE EXISTING WINDOW.

5 CLEAR AND PREP EXISTING FLOOR OPENING FOR NEW FLOOR STRUCTURE.



1 SECOND FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"

N

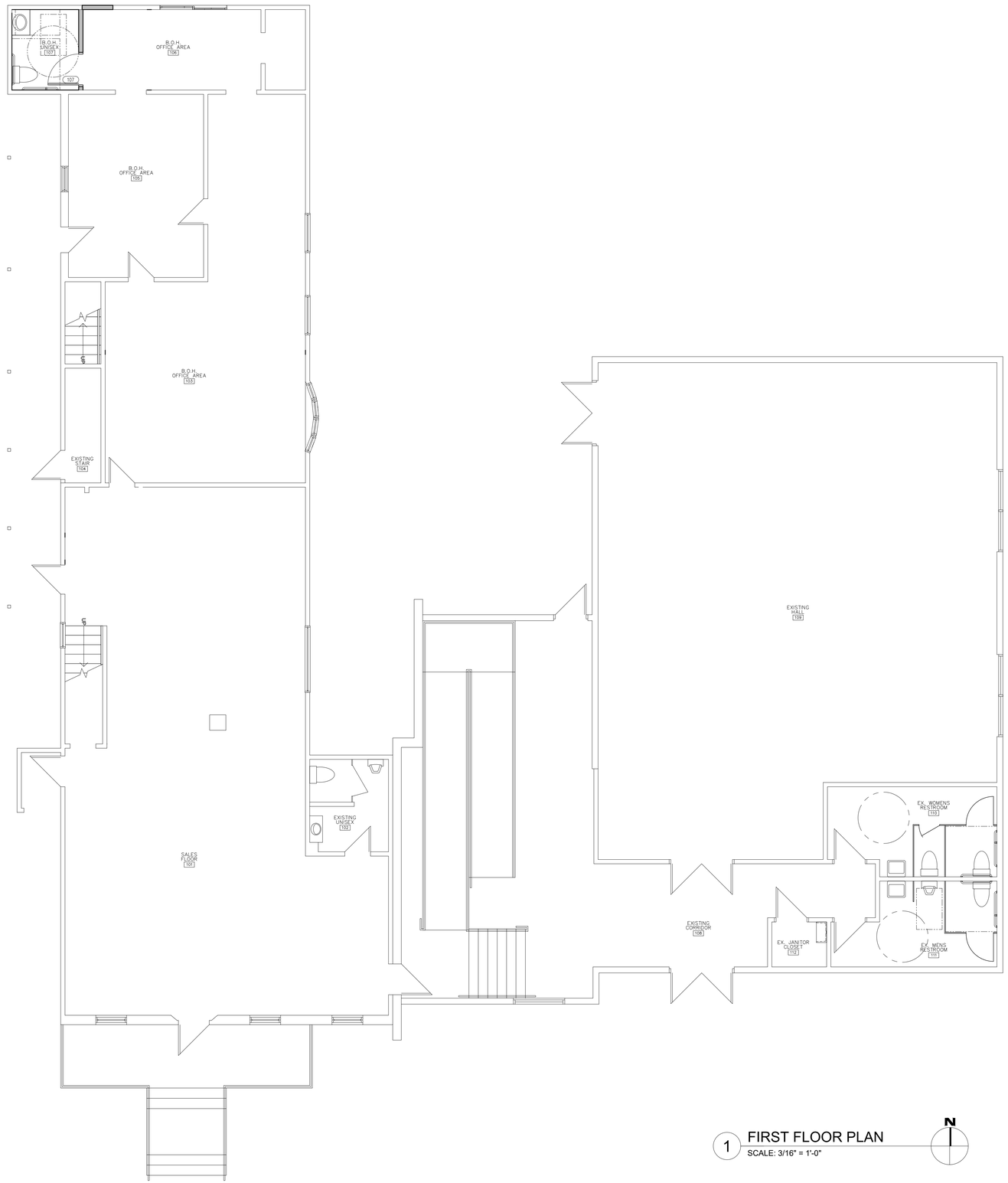
envision design
ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
SECOND FLOOR DEMOLITION PLAN

REVISIONS	
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER 25-010
SET USE SCHEMATIC
DATE 05.23.2025
SHEET D2.2



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

envision design
ARCHITECTURE

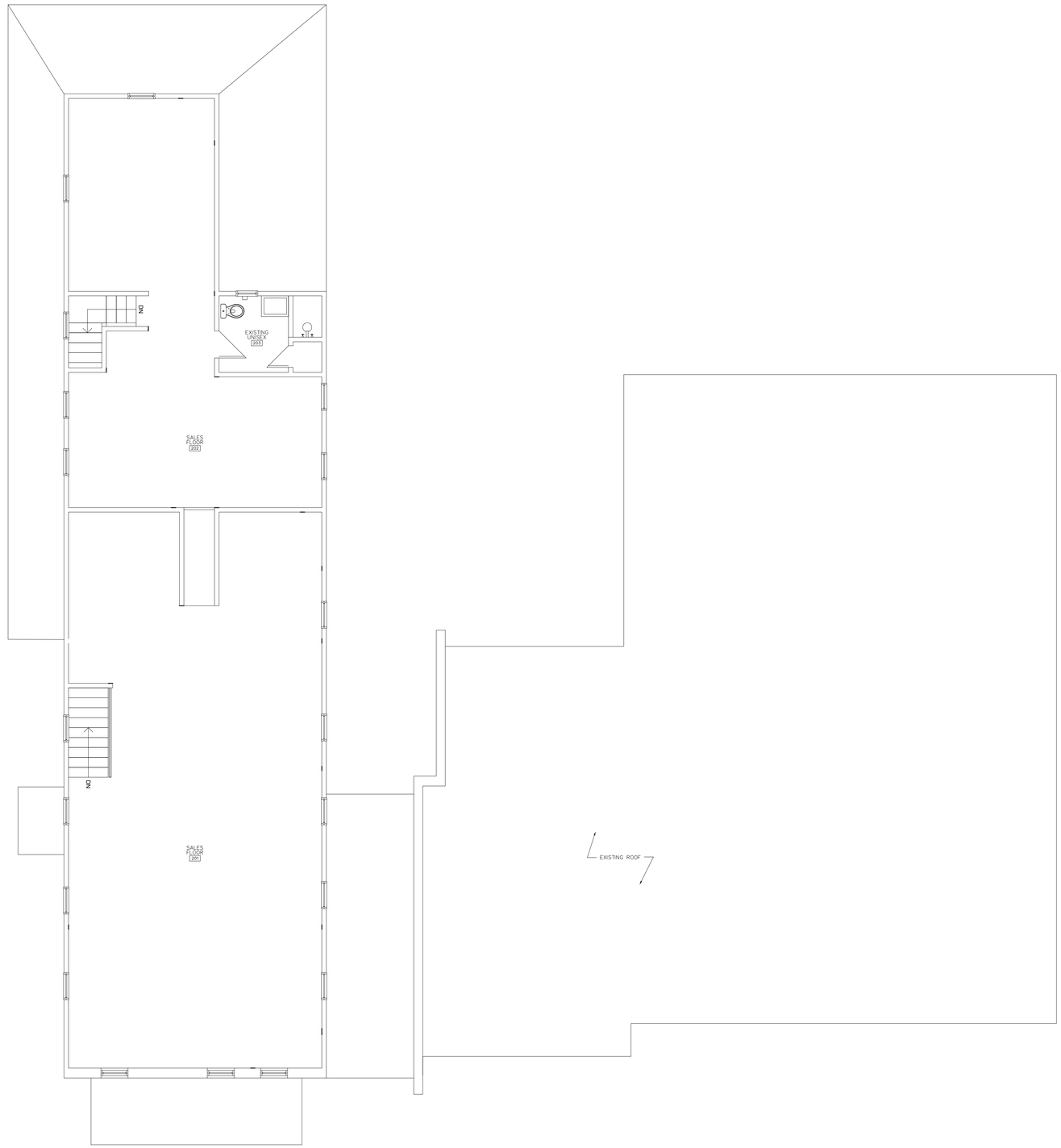
THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
FIRST FLOOR PLAN

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER
25-010
SET USE
SCHEMATIC
DATE
05.23.2025
SHEET
A2.1



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

envision design
ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
SECOND FLOOR PLAN

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER
25-010
SET USE
SCHEMATIC
DATE
05.23.2025
SHEET
A2.2

LIGHTING KEY:

	EXHAUST FAN
S	SWITCH, SINGLE POLE
S_3	SWITCH, 3-WAY
S_4	SWITCH, 4-WAY
S_D	SWITCH, w/ DIMMER
S_{DL}	SWITCH, w/ DUAL LEVEL SWITCHING
S_P	SWITCH, w/ PILOT LIGHT
	ELECTRICAL PANEL

NOTE:

SWITCHES, OUTLETS AND COVER PLATES ARE TO BE LEVITON "DECORA" SERIES; COLOR TO BE SELECTED BY OWNER.

IECC AND NEC COMPLIANCE:
DESIGN BUILD ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE LIGHTING FIXTURES WHICH WILL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.

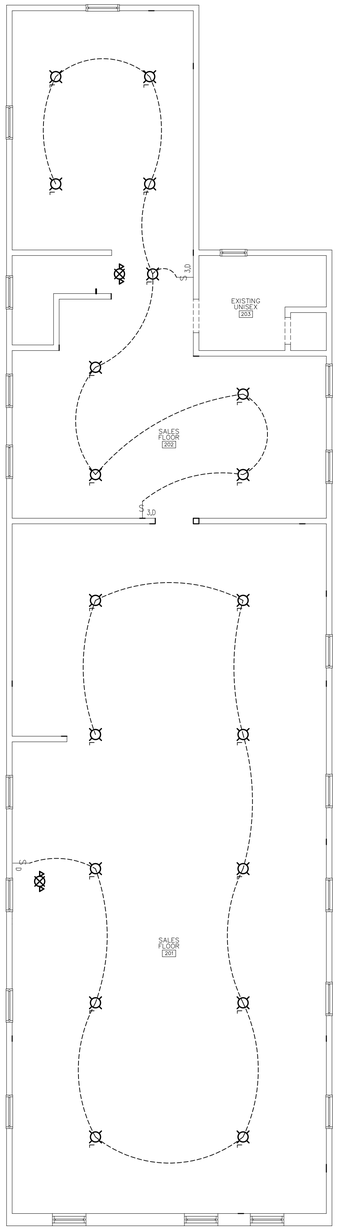
LIGHTING FIXTURES ARE SHOWN ON THE PLAN TO COMMUNICATE THE DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR SHALL PROVIDE INTERIOR SPACE PHOTOMETRIC FOR APPROVAL OF LIGHTING FIXTURES AND LIGHTING LEVELS. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE FIXTURES AND LAMPS TO MEET THE FOLLOWING MINIMUM DESIGN LIGHT LEVELS.

RECEPTION	30-50 FC
OFFICE	75 FC
HALLWAY	30 FC
KITCHEN:	80 FC
TOILET ROOM	25 FC
UTILITY / MECHANICAL ROOM	30 FC

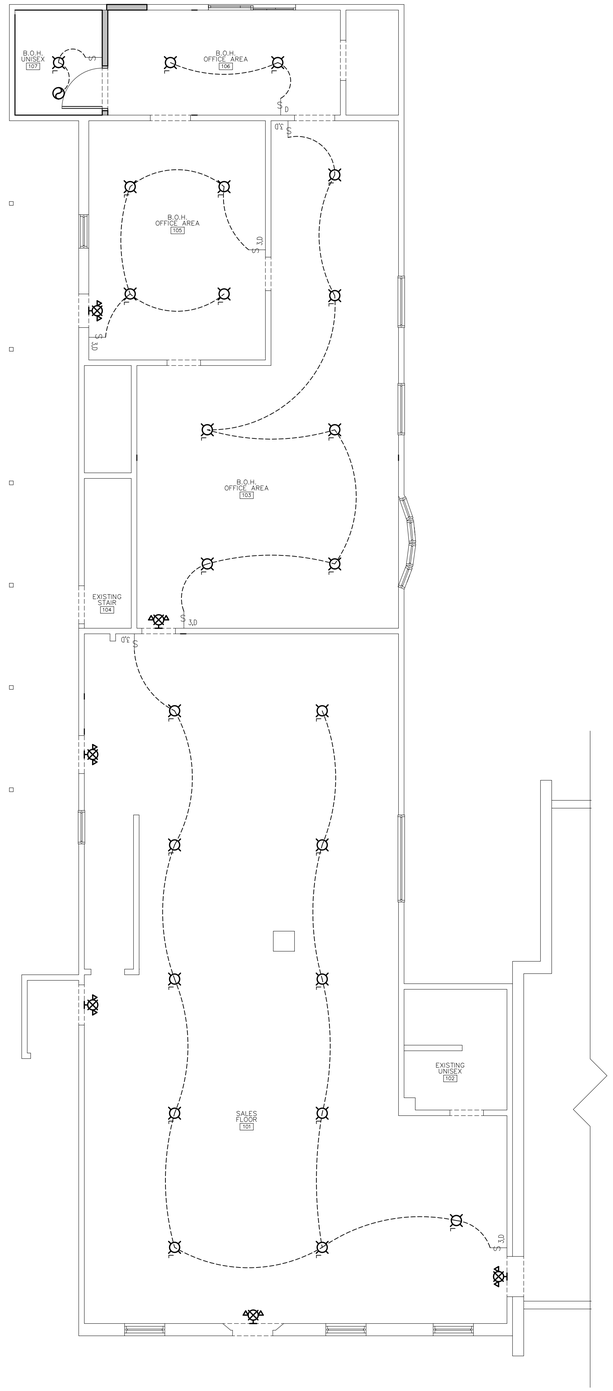
MEANS OF EGRESS ILLUMINATION - EMERGENCY LIGHTING:
DESIGN BUILD ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN EXIT/ EMERGENCY LIGHTING SYSTEM WHICH WILL ILLUMINATE PATH OF EGRESS TO ALL EXITS IN THE EVENT OF POWER FAILURE. EXIT/ EMERGENCY LIGHTING SHALL MEET ALL FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.

EXIT/ EMERGENCY LIGHTING FIXTURES ARE SHOWN ON THE PLAN TO DELINEATE THE EGRESS PATH AND DESIRED LOCATIONS FOR POTENTIAL EXIT/ EMERGENCY FIXTURES ONLY. ADDITIONAL FIXTURES MAY BE REQUIRED BASED UPON DESIGN BUILD ELECTRICAL CONTRACTORS PHOTOMETRIC STUDY OF EGRESS PATH LIGHTING. LIGHTING LEVELS AND REQUIRED FIXTURE COUNT IS THE SOLE RESPONSIBILITY OF THE DESIGN BUILD ELECTRICAL CONTRACTOR.

TEMPORARY LIGHTING THROUGHOUT CONSTRUCTION:
ALL CONSTRUCTION AREAS INCLUDING HALLWAYS, INDIVIDUAL ROOMS AND SHOP/ WAREHOUSE AREAS SHALL BE PROVIDED WITH TEMPORARY LIGHTING EQUIVALENT TO 20 FOOTCANDLES. ALL FIXTURES SHALL UTILIZE ROUGH SERVICE LAMPS ONLY.



2 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"

envision design
ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
FIRST & SECOND FLOOR REFLECTED CEILING PLANS

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER 25-010
SET USE SCHEMATIC
DATE 05.23.2025
SHEET A3.1

STATE OF WISCONSIN VILLAGE OF JACKSON WASHINGTON COUNTY

ORDINANCE #25-09

TO REZONE PARCEL V3_004000A IN THE VILLAGE OF JACKSON AND TO AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO SECTION 48.34 OF THE MUNICIPAL CODE

WHEREAS, the Village Board for the Village of Jackson adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning"; and

WHEREAS, Center Main, LLC (hereafter property owner) owns the property at N168 W20788 Main Street (hereafter subject property), more particularly described as Parcel: V3_004000A; and

WHEREAS, the property owner has submitted a zoning petition requesting the parcel be rezoned from Planned Unit Development District (PUD) to B-2 Downtown Business District; and

WHEREAS, the proposed rezoning has been submitted to the Village of Jackson Plan Commission for report and recommendation; and

WHEREAS, the Village of Jackson Plan Commission considered the matter at its meeting on July 17, 2025, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on August 12, 2025; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of B-2 Downtown Business District be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the zoning classification is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said zoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the zoning classification will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

DRAFT

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

Section 1. To amend the zoning designation of the subject property, as described above, and depicted as Parcel: V3_004000A on Exhibit A, attached hereto, from Planned Unit Development (PUD) to B-2 Downtown Business District, and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject property.

Section 2. Effective Date
This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

The Village Clerk and Village Administrator are hereby 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

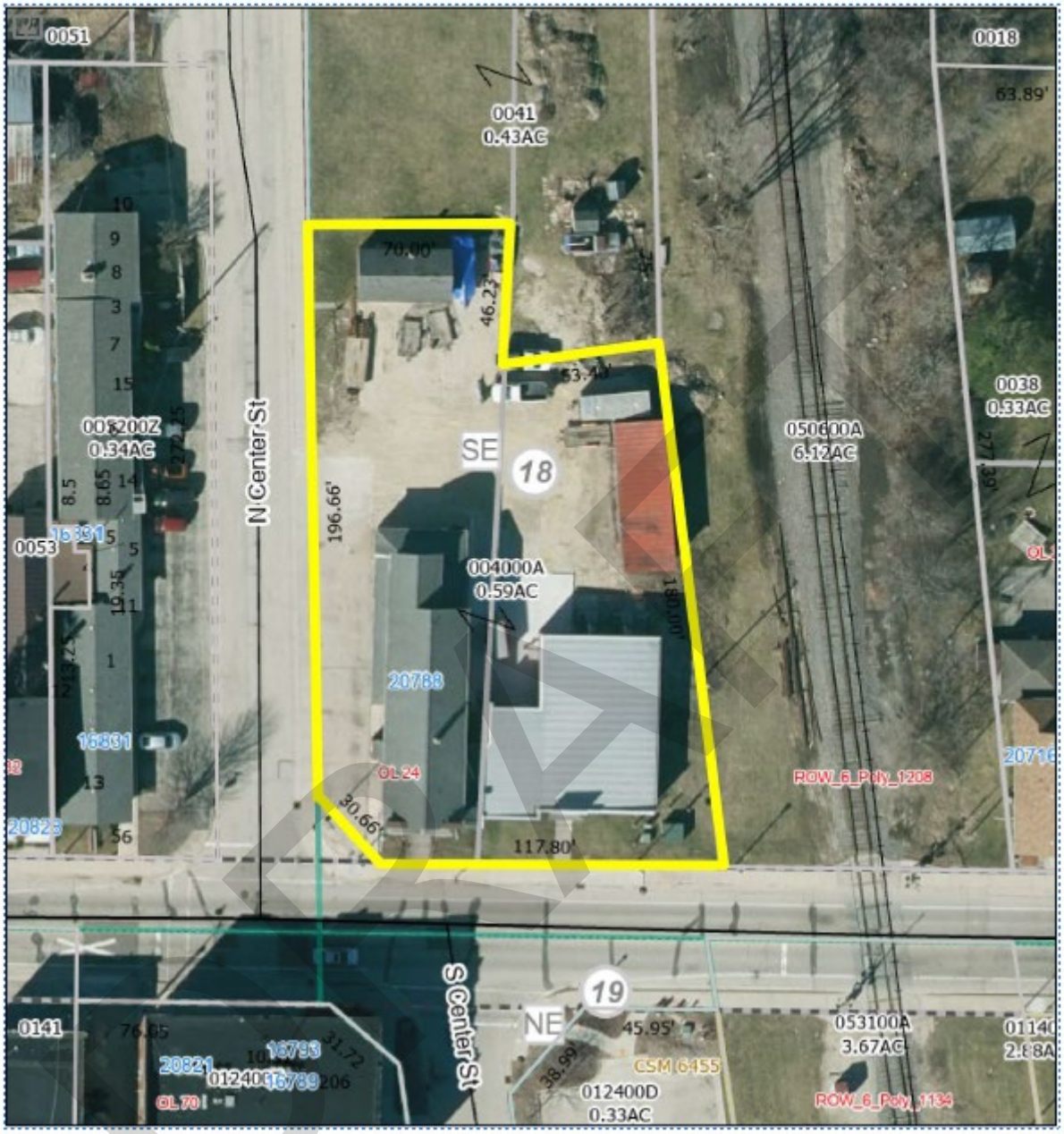
Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on posting boards at the Jackson Municipal Complex, Post Office and one other location in the Village.

_____ _____
Village Official Date

DRAFT

Exhibit A - Parcel: V3_004000A



DRAFT

ORDINANCE #25-10

AMENDING CHAPTER 42 OF THE VILLAGE CODE REGARDING SEC. 42-86 – LIMITED PARKING IN CERTAIN AREAS; LOADING ZONES

THE VILLAGE BOARD OF THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, does hereby ordain the following changes to the Village Code:

SECTION I. Chapter 42 Section 86. (1) a. of the Village Code of the Village of Jackson is hereby recreated to read as follows:

(1) No parking.
a. No parking at any time in the following areas:

Street/Location	Area
Main Street (South 60)	North and south side from the eastern village limits to the western village limits.
Jackson Drive	East side, south of Main Street (South 60) 165 feet south.
	East side, north of Wilshire Drive to 38 feet north.
	East side, south of Wilshire Drive to 15 feet south.
	West side, south of Main Street (South 60) 700 feet south.
	West side, north of Main Street (South 60) to six feet north of the alley.
Industrial Drive	West side, south of Tower Drive, 110 feet south.
	East side, between Main Street (South 60) to the entrance to Green Valley III.
Tower Drive	North side, east of Industrial Drive, 50 feet east.
	South side, from Industrial Drive to Center Street.
Eagle Drive	East and west sides from Main Street (South 60) to Hickory Lane.
Cedar Run Drive	South and west side from just west of to the intersection of Lea Fon Circle as posted.
Glen Brooke Drive	East and west side from Main Street (South 60) to South Street.
	East and west sides from Sherman Road to approximately 100 feet south of Glen Hill Drive.
Reynolds Street	North side from Western Avenue to Center Street.
South Street	South side from Western Avenue to Center Street.
Western Avenue	West side from Main Street to South Street.

Cedar Parkway	West side north of Sysco Drive approximately 275 feet north.
North Ridgeway Drive	West side, south of Willow Ridge Drive, south to approximately 50 feet north of the south lot line W198 N17011 North Ridgeway Drive.
North Center Street	East side from Main Street approximately 188 feet north.
Hickory Lane	North side of Hickory Lane from the east property line of the Jackson Area Community Center west to Jackson Drive.
Stonewall Drive	East side of Stonewall Drive from Georgetown Drive to 380 feet north along Stonewall Drive.
Highland Road	South side of Highland Road at N171W20131 Highland Road, from the east driveway approach extending to the west approximately 205 feet.
Hickory Lane	South side of Hickory Lane 40 feet east of the Hickory Lane Park driveway to 135 feet west of the Hickory Lane Park driveway, across from the Jackson Community Center.

SECTION II. This Ordinance shall take effect from and after its passage and posting.

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 copies of this Ordinance on bulletin boards at the Village Hall, Post Office and one other location in the Village.

Dated:_____ Village Official:_____

VILLAGE OF JACKSON

Taking the lead in Washington County.

MEMO

TO: Brian Heckendorf, Village President; Personnel Committee

FROM: Jen Heidtke, Village Administrator; Aaron Swaney, Fire Chief

RE: Proposed Job Descriptions for Fire Department

DATE: August 5, 2025

Background

The Village of Jackson Fire Department is most effectively ran as a combination agency with Paid-on-Call (POC), Part-time, and Full-time staff members in positions that vary in rank from an entry level Firefighter/EMT to the top rank of Chief. Below is the current description of each rank in the department:

Chief – (1) Full-time
Assistant Chief – (1) Full-time
Battalion Chiefs – (3) POC
Captains – (3) POC
Lieutenants – (2) Full-time, (1) Vacancy
Motor Pump Operators – (3) POC, (3) Vacancies
Firefighter/EMT- (13) POC, (4) Part-time

At this time, full-time employees are eligible to apply and test for positions of Firefighter/Paramedic, Lieutenant/Paramedic, Assistant Chief and Chief. It is the goal of the department to offer Full-time employees the opportunity to test for the positions of MPO/Paramedic, Captain/Paramedic, and Battalion Chief/Paramedic to fill existing vacancies such as MPO or offer eligibility to Full-time employees to apply and test should other positions become available in the future. Lastly, there would be eligibility offered to POC and Part-time employees that wish to apply for a Lieutenant position as there is an existing vacancy in that rank.

Recommended Motion:

To approve the proposed Job Descriptions to confirm eligibility of full-time employees to apply and test for current or future vacancies of the positions of Motor Pump Operator, Captain or Battalion Chief.

Attachments:

1. Motor Pump Operator/Paramedic, Full-time - Draft Job Description
2. Captain/Paramedic, Full-time - Draft Job Description
3. Battalion Chief/Paramedic, Full-time - Draft Job Description

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

www.villageofjacksonwi.gov

Jackson Fire Department

"Educating the Community about Fire Safety"

VILLAGE OF JACKSON
JOB DESCRIPTION

POSITION:	MPO/Paramedic
DEPARTMENT:	Jackson Fire Department
IMMEDIATE SUPERVISOR	Lieutenant
CLASSIFICATION:	Fulltime, Hourly Non-Exempt, Union: N/A

GENERAL POSITION DESCRIPTION:

The **Motor Pump Operator (MPO)/Paramedic** position within the Jackson Fire Department requires individuals to operate both independently and as part of a team. MPOs are responsible for the safe operation, use, and maintenance of department apparatus and equipment, ensuring the effective execution of assigned emergency and non-emergency tasks. This role may include directing personnel during incidents, leading assignments as delegated by the chain of command, and serving in acting roles such as Lieutenant, Truck Officer, or Shift Commander on a relief or training basis. The position is physically and mentally demanding, often performed under emergency conditions, and includes participation in training, departmental committees, and public relations events. MPOs typically work a 48/96 shift schedule (56-hour work weeks) but may be assigned to a 40-hour work week as needed. This position is classified as FLSA non-exempt.

LICENSE/CERTIFICATION REQUIREMENTS:

The minimum qualifications for the Motor Pump Operator (MPO) position include certification as a Paramedic, Certified Driver/Operator–Pumper, Certified Driver/Operator–Aerial, and Wisconsin Certified Fire Fighter I. Prior experience in fire and EMS work is preferred. Proficiency in fire and EMS operations is essential, and candidates must have completed NIMS 100, 200, and 700 training .Within one (1) year of hire, employees must also obtain Wisconsin Certified Fire Inspector certification, and Fire Instructor 1, contingent upon course availability.

EDUCATION AND PRIOR EXPERIENCE:

A Motor Pump Operator (MPO) should possess a high school diploma or equivalent. While a degree in Fire Protection or a related field is not required, it is considered beneficial. Candidates must have a valid Wisconsin driver's license and should demonstrate experience in both fire and EMS work. Two to three years of firefighting experience is preferred to ensure a solid foundation in emergency operations and apparatus handling.

SKILLS, KNOWLEDGE, AND ABILITIES:

The Motor Pump Operator (MPO) will be called upon to perform the following required tasks and assignments and must maintain the knowledge and skills needed to ensure they are performed successfully.

General Responsibilities

- Operate and maintain all fire department apparatus and equipment, including pumpers, aerial devices, and support equipment.

- Perform apparatus operations such as drafting, pumping from booster tanks, supplying hose lines, and aerial ladder operation.
- Lead and assist with department training related to apparatus operation and participate in continuing education.
- Perform routine maintenance, pre-shift inspections, and ensure apparatus and equipment readiness before and after incidents.

Emergency Response & Medical Services

- Respond to fire, EMS, rescue, hazardous materials, and technical rescue incidents.
- Perform suppression, rescue, salvage, and forcible entry operations.
- Respond to EMS calls, treat patients at the paramedic level, and document care per protocol.
- Maintain a valid Wisconsin EMT-Paramedic license and proficiency in EMS protocols and reporting.
- Restock and maintain medical supply inventory on vehicles.

Fire Prevention & Inspection

- Assist with fire inspections of new and existing buildings, events, and occupancies with hazardous materials.
- Ensure compliance with fire codes, ordinances, and regulations; recommend corrective actions as needed.
- Conduct fire drills, review evacuation plans, and support special event safety coordination.
- Document inspections, violations, and compliance efforts using inspection software.
- Participate in public fire prevention and education programs.

Training & Leadership

- Mentor and lead part-time and Paid-on-Call (POC) members.
- Assist the training committee in planning and delivering training sessions (fire, EMS, rescue, public education, equipment).
- Present oral and written reports as required.

Public Education & Community Relations

- Support the Fire Prevention Officer in developing and presenting public education and information programs.
- Promote fire safety awareness through community outreach, media, and events.

Administrative & Miscellaneous Duties

- Attend required department meetings, trainings, and seminars.
- Operate computers for reporting, documentation, databases, email, and timesheets.
- Perform general station duties including cleaning, equipment maintenance, and clerical work.
- Maintain regular, punctual attendance and work overtime as needed.

- Perform related duties as assigned.

Knowledge, Skills & Abilities

- Thorough knowledge of modern fire suppression, prevention, EMS procedures, and equipment.
- Strong understanding of emergency management and hazard mitigation.
- Ability to read, interpret, and explain fire codes, plans, diagrams, and manuals.
- Effective written and verbal communication; sound judgment and decision-making.
- Capable of performing physically demanding work and operating under high-stress situations.
- Strong interpersonal skills for working with staff, supervisors, and the public.

Special Requirements

- Ability to lead and motivate personnel in a mixed volunteer/POC environment.
- Must possess or obtain a valid Wisconsin driver's license with no suspensions or revocations.
- No felony convictions or disqualifying criminal history.
- Proficiency in English (spoken and written).
- Ability to pass a firefighter physical exam per NFPA 1001 standards.
- Must reside within 15 miles of the Village of Jackson within 12 months of appointment.
- May be required to testify in court or operate photography equipment.

ENVIRONMENTAL ADAPTABILITY:

This position requires employees to maintain a high level of physical conditioning in accordance with NFPA 1582 standards, specifically those outlined in Section 5.1 of the 2018 edition. Firefighters must be capable of performing physically demanding tasks in extreme, unpredictable, and often hazardous environments. Duties may include operating in confined spaces, elevated areas, and adverse weather conditions during both day and night shifts. Tasks frequently involve climbing stairs or ladders while wearing heavy protective gear, advancing charged hose lines, dragging or lifting individuals weighing over 200 pounds, and working under stress without scheduled rest or hydration. Personnel must operate while wearing self-contained breathing apparatus (SCBA) and fully encapsulating protective gear, which increases physical strain and impairs communication and visibility. Members must also function effectively as part of a team, sometimes for shifts exceeding 12 hours, while maintaining sufficient strength, mobility, dexterity, vision, and hearing to safely and effectively perform life-saving operations.

The work environment includes offices, vehicles, and various outdoor settings and may expose employees to smoke, fumes, chemicals, airborne particles, noxious odors, toxic substances, and the risk of electrical shock or vibration. Firefighters occasionally work near moving mechanical parts, in high or precarious places, and with explosives. Noise levels vary from quiet in office settings to extremely loud at emergency scenes. Employees must have the physical ability to lift

and move objects up to 90 pounds independently and up to 200 pounds with assistance. Periodic physical and psychological evaluations may be required to ensure ongoing fitness for duty.

The Village of Jackson is an equal opportunity employer and, in accordance with the Americans with Disabilities Act (ADA), will provide reasonable accommodations to qualified individuals with disabilities. Prospective and current employees are encouraged to discuss potential accommodations with the employer.

Job Description Updated on _____

_____ _____
Supervisor's Signature Date

_____ _____
Employee's Signature Date

Jackson Fire Department

"Educating the Community about Fire Safety"

VILLAGE OF JACKSON
JOB DESCRIPTION

POSITION:	Captain/Paramedic
DEPARTMENT:	Jackson Fire Department
IMMEDIATE SUPERVISOR	Assistant Chief
CLASSIFICATION:	Fulltime, Hourly Non-Exempt, Union: N/A

GENERAL POSITION DESCRIPTION:

The Captain/Paramedic serves as both a Line Officer and a Command-level leader within the Jackson Fire Department, requiring the ability to operate independently and as an integral member of a team. This position is responsible for supervising and directing emergency response operations, including fire suppression, rescue, hazardous materials incidents, and emergency medical services. Captains ensure the safe and effective execution of operational tasks and are accountable for both emergency and non-emergency functions as assigned by the Department's Chain of Command.

As the ranking officer on shift, the Captain/Paramedic typically functions as the truck officer or Incident Commander in the absence of higher-ranking personnel. They may also serve as Motor Pump Operator (MPO), firefighter, or the lead paramedic on EMS calls, depending on operational needs. Captains are expected to lead by example, maintain a high standard of professionalism, and act as a critical link in departmental leadership, communication, and accountability.

This position is physically and mentally demanding, often performed under high-stress and hazardous conditions. Captains must participate in ongoing training, contribute to departmental committees, and represent the department at public events and outreach initiatives. The role is classified as FLSA non-exempt and typically follows a 48/96-hour shift schedule (56-hour work week), although day-shift assignments (e.g., 40-hour work weeks) may also be required based on departmental needs.

LICENSE/CERTIFICATION REQUIREMENTS:

Required certifications include Firefighter I and II, Fire Officer I and II (or the ability to obtain these within a reasonable time as determined by the Fire Chief), and Certified Driver/Operator-Pumper. The candidate must also be a Wisconsin Certified Inspector I and obtain Inspector II certification within one year of appointment. Additional certifications include Fire Instructor I with the ability to obtain Fire Instructor II within a timeframe set by the Fire Chief, a valid Wisconsin Emergency Medical Technician Paramedic license, and current CPR certification. Proficiency in fire and EMS operations is essential, and candidates must have completed NIMS 100, 200, 300, 400, and 700 training.

EDUCATION AND PRIOR EXPERIENCE:

A Fire Captain should possess a high school diploma or equivalent, with an associate degree or higher in Fire Protection or a related field from an accredited college or university preferred. Candidates are expected to have a valid Wisconsin driver's license and demonstrate substantial experience in both fire and EMS work. Additionally, seven years of full-time firefighting experience is preferred to ensure a well-rounded and seasoned background in emergency response and leadership.

SKILLS, KNOWLEDGE, AND ABILITIES:

The captain will be called upon to perform the following required tasks and assignments and must maintain the knowledge and skills needed to ensure they are performed successfully.

Emergency Response & Operations

- Responds to and may assume command at fire, rescue, EMS, and hazardous materials incidents.
- Implements and manages the Incident Command System (ICS) on-scene.
- Operates and oversees use of all Jackson Fire Department apparatus and support equipment.
- Performs fire suppression, ventilation, extrication, salvage, overhaul, and EMS duties up to paramedic level.
- Ensures completion of incident documentation and fire reports.
- Assists with determining fire cause and origin.

Apparatus, Equipment & Facilities Oversight

- Conducts daily inspections of apparatus, tools, and equipment.
- Performs or oversees preventative maintenance on vehicles and station equipment.
- Ensures personal protective equipment, SCBA, and medical gear are ready and compliant.

Personnel Supervision & Leadership

- Leads and supervises full-time, part-time, and paid-on-call personnel.
- Acts as shift supervisor in absence of the Assistant Chief.
- Provides mentoring and team leadership to all staff.
- Documents and evaluates subordinate performance.

Training & Development

- Assists with planning, coordinating, and delivering training in fire, rescue, EMS, and public education.
- Supports training officer in day and evening instruction sessions.
- Maintains personal certification through continuing education and departmental training.

Fire Prevention & Inspection

- Conducts fire code inspections and assists with compliance enforcement.
- Reviews building plans, oversees drills, and assists with pre-fire planning.

- Supports the Fire Prevention Officer in community education and event safety.

Administrative & Clerical Tasks
- Assists in developing and enforcing department policies.
- Reviews incident reports, inspection logs, and other documentation for accuracy.
- Participates in public relations efforts and responds to inquiries or complaints.
- Prepares reports and communicates with internal and external stakeholders.

Public Education & Community Engagement
- Assists in planning and delivering fire safety education programs.
- Participates in public events and outreach activities.
- Provides public information and media assistance as needed.

Special Requirements
- Must maintain a valid Wisconsin driver's license and EMT-Paramedic certification.
- Subject to physical fitness requirements as per NFPA standards.
- Must reside within 15 miles of the Village of Jackson within 12 months of appointment.
- Required to attend departmental meetings, court if necessary, and specialized training.
- Must be capable of effective leadership in high-stress emergency situations.

ENVIRONMENTAL ADAPTABILITY:
This position requires employees to maintain a high level of physical conditioning in accordance with NFPA 1582 standards, specifically those outlined in Section 5.1 of the 2018 edition. Firefighters must be capable of performing physically demanding tasks in extreme, unpredictable, and often hazardous environments. Duties may include operating in confined spaces, elevated areas, and adverse weather conditions during both day and night shifts. Tasks frequently involve climbing stairs or ladders while wearing heavy protective gear, advancing charged hose lines, dragging or lifting individuals weighing over 200 pounds, and working under stress without scheduled rest or hydration. Personnel must operate while wearing self-contained breathing apparatus (SCBA) and fully encapsulating protective gear, which increases physical strain and impairs communication and visibility. Members must also function effectively as part of a team, sometimes for shifts exceeding 12 hours, while maintaining sufficient strength, mobility, dexterity, vision, and hearing to safely and effectively perform life-saving operations.

The work environment includes offices, vehicles, and various outdoor settings and may expose employees to smoke, fumes, chemicals, airborne particles, noxious odors, toxic substances, and the risk of electrical shock or vibration. Firefighters occasionally work near moving mechanical parts, in high or precarious places, and with explosives. Noise levels vary from quiet in office settings to extremely loud at emergency scenes. Employees must have the physical ability to lift and move objects up to 90 pounds independently and up to 200 pounds with assistance. Periodic physical and psychological evaluations may be required to ensure ongoing fitness for duty.

The Village of Jackson is an equal opportunity employer and, in accordance with the Americans with Disabilities Act (ADA), will provide reasonable accommodations to qualified individuals with disabilities. Prospective and current employees are encouraged to discuss potential accommodations with the employer.

Job Description Updated on _____

_____ _____
Supervisor's Signature Date

_____ _____
Employee's Signature Date

Jackson Fire Department

"Educating the Community about Fire Safety"

VILLAGE OF JACKSON
JOB DESCRIPTION

POSITION:	Battalion Chief
DEPARTMENT:	Jackson Fire Department
IMMEDIATE SUPERVISOR	Assistant Chief
CLASSIFICATION:	Fulltime, Non-Exempt, Union: N/A

GENERAL POSITION DESCRIPTION:

The Battalion Chief position with the Jackson Fire Department serves as both a Line Officer and an Incident Commander, requiring the ability to operate independently as well as collaboratively within a team. This leadership role is responsible for overseeing and directing the safe and effective execution of emergency responses, as well as non-emergency tasks as assigned through the Chain of Command. The Battalion Chief plays a vital role in ensuring operational continuity, acting as Incident Commander in the absence of higher-ranking officers. Due to the nature of the role, it demands a high level of physical and mental resilience, as duties are frequently performed in high-stress, emergency environments. Additional responsibilities include participating in ongoing training, serving on departmental committees, and representing the department at public events.

Battalion Chiefs are assigned according to the needs of the Village, typically working a 48/96-hour rotation (56-hour work weeks), though they may also be scheduled for standard workdays, such as a 40-hour week. They are generally the Incident Commander on fire scenes and may assume the responsibilities of the Assistant Chief when needed. As the highest-ranking officer on shift, they are in command of personnel and operations. This position is classified as FLSA non-exempt.

LICENSE/CERTIFICATION REQUIREMENTS:

The individual in this position is required to maintain a EMT Basic certification, along with Firefighter II, Fire Officer I and II, and ICS 100, 200, and 700 certifications. Maintaining additional certifications and training, including Chiefing 101 as presented by the Wisconsin State Fire Chiefs Association, as well as ICS 300, ICS 400, and Public Information Officer (PIO) training.

EDUCATION AND PRIOR EXPERIENCE:

The minimum educational requirement for this position is a high school diploma or equivalent, with an associate degree in a related field required. A bachelor's degree in a related field is preferred. Candidates should also have a minimum of Five years of experience at the rank of Captain, and while not required, ten years of full-time firefighting experience is strongly preferred.

SKILLS, KNOWLEDGE, AND ABILITIES:

The ideal candidate will possess advanced knowledge of fire suppression tactics, techniques, and equipment commonly used to contain and extinguish fires. They should demonstrate strong expertise in the implementation of the Incident Command System (ICS) and in the strategic

deployment of fire department resources to effectively manage emergency scenes. An in-depth understanding of fire behavior, particularly in relation to flammable liquids, chemicals, gases, hazardous materials, combustible materials, and electrical sources, is essential. The candidate must also have advanced operational knowledge of various fire department apparatus, including engines, ladder trucks, grass trucks, equipment trucks, tenders, and ambulances, as well as proficiency in handling all fire and rescue equipment used by the Jackson Fire Department. Additionally, a basic knowledge and understanding of HIPAA laws and procedures is required to ensure proper handling of sensitive medical information.

SPECIFIC POSITION RESPONSIBILITIES:

The Battalion Chief will be called upon to perform the following required tasks and assignments and must maintain the knowledge and skills needed to ensure they are performed successfully.

Emergency Response & Operations

- Serves as Incident Commander on fire, EMS, rescue, hazardous materials, and technical rescue incidents unless relieved by a higher-ranking officer.
- Implements and oversees the Incident Command System (ICS) during all emergency operations.
- Operates fire apparatus, pumps, aerial devices, and support equipment efficiently in both emergent and non-emergent situations.
- Leads fire suppression efforts, determines appropriate tactics, and directs ventilation, forcible entry, salvage, overhaul, cleanup, and evacuation operations.
- Assists in determining the cause and origin of fires.
- Responds to medical emergencies, performs emergency medical care, assesses patient conditions, collects care data, and ensures proper EMS documentation and reporting.
- Oversees vehicle extrication and technical rescue operations including confined space, ice/water rescues, and roadway incidents.
- Monitors EMS supply inventory, ensures timely restocking, and coordinates with dispatch to determine effective response strategies.

Team Leadership & Supervision

- Directly supervises and manages career, part-time, and paid-on-call personnel.
- Functions as officer-in-charge during assigned shifts and assumes command in the absence of the Fire Chief or Assistant Chief.
- Presides over department meetings as required.
- Oversees staff scheduling, training compliance, performance evaluations, and team development.
- Ensures enforcement of department policies, promotes morale, and facilitates effective communication across ranks.
- Leads by example in both emergency and non-emergency situations, fostering a culture of safety, accountability, and service.

Training & Development

- Plans, organizes, and leads department-wide training in fire suppression, EMS, HAZMAT, technical rescue, and public education.
- Coordinates both daytime and evening sessions, ensuring training meets departmental and regulatory standards.
- Reviews reports and subordinate work for accuracy and compliance.
- Mentors' personnel and develops future leadership within the department.

Fire Prevention, Inspection & Education

- Oversees fire inspections of residential, commercial, industrial properties, and special events for code compliance.
- Enforces local ordinances and state laws related to fire prevention and safety.
- Coordinates with other departments on construction plan reviews, new developments, and community safety standards.
- Supervises public education efforts, supports outreach initiatives, and collaborates with the Fire Prevention Officer to manage community risk reduction.

Administrative & Budgetary Responsibilities

- Assists in developing, calculating, and managing the department's annual operating budget.
- Prepares oral and written reports, reviews fire incident and EMS documentation for accuracy and compliance.
- Maintains departmental standards for personnel, equipment, apparatus, and facility readiness.
- Participates in policy development and ensures consistent enforcement across the department.
- Represents the department at Village Board, Budget & Finance, and Police & Fire Commission meetings as required.

Public Relations & Communication

- Acts as department liaison to dispatch, local officials, external agencies, and the general public.
- Oversees internal and external communications to ensure clarity, professionalism, and transparency.
- Promotes public trust and department visibility through effective community engagement, event participation, and media interaction.

Support & Ancillary Duties

- Ensures daily equipment checks, vehicle maintenance, and station cleanliness/readiness.
- Maintains punctual attendance, flexible scheduling (including overtime and extended shifts), and availability for special assignments.
- Participates in public events, safety campaigns, and education programs to uphold the department's public image and mission.

ENVIRONMENTAL ADAPTABILITY: This position requires employees to maintain a high level of physical conditioning in accordance with NFPA 1582 standards, specifically those outlined in Section 5.1 of the 2018 edition. Firefighters must be capable of performing physically demanding tasks in extreme, unpredictable, and often hazardous environments. Duties may include operating in confined spaces, elevated areas, and adverse weather conditions during both day and night shifts. Tasks frequently involve climbing stairs or ladders while wearing heavy protective gear, advancing charged hose lines, dragging or lifting individuals weighing over 200 pounds, and working under stress without scheduled rest or hydration. Personnel must operate while wearing self-contained breathing apparatus (SCBA) and fully encapsulating protective gear, which increases physical strain and impairs communication and visibility. Members must also function effectively as part of a team, sometimes for shifts exceeding 12 hours, while maintaining sufficient strength, mobility, dexterity, vision, and hearing to safely and effectively perform life-saving operations.

The work environment includes offices, vehicles, and various outdoor settings and may expose employees to smoke, fumes, chemicals, airborne particles, noxious odors, toxic substances, and the risk of electrical shock or vibration. Firefighters occasionally work near moving mechanical parts, in high or precarious places, and with explosives. Noise levels vary from quiet in office settings to extremely loud at emergency scenes. Employees must have the physical ability to lift and move objects up to 90 pounds independently and up to 200 pounds with assistance. Periodic physical and psychological evaluations may be required to ensure ongoing fitness for duty.

The Village of Jackson is an equal opportunity employer and, in accordance with the Americans with Disabilities Act (ADA), will provide reasonable accommodations to qualified individuals with disabilities. Prospective and current employees are encouraged to discuss potential accommodations with the employer.

Job Description Updated on _____

_____ _____

Supervisor's Signature Date

_____ _____

Employee's Signature Date