VILLAGE OF JACKSON
VILLAGE BOARD MEETING AGENDA
Tuesday, September 9, 2025 at 7:30 PM

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

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Hearings
   a. Resolution #25-25 Final Resolution Authorizing the Levy of Special Assessments Against Benefited Property Associated with the 2025 Ridgeway Drive and Chestnut Court Reconstruction Project
   b. Resolution #25-26 Final Resolution Authorizing the Levy of Special Assessments Against Benefited Property Associated with the 2025 Hickory Lane Reconstruction Project
   c. Conditional Use and Site Plan Review - N168W19490 Main Street, Parcel: V3_047700K - KARM Properties, LLC
   d. Conditional Use and Site Plan Review - N168W20788 Main Street, Parcel: V3_004000A - Center Main, LLC
4. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)
5. Consent Agenda
   a. Approval of Minutes for the Village Board Meeting of August 12, 2025
   b. Resolution #25-27 - A Resolution Declaring a State of Emergency in Response to Historic Rainfall and Flooding in August 2025
   c. Resolution #25-28 - A Resolution Waiving Certain Permit Fees in Response to the State of Emergency Declared After Historic Rainfall and Flooding in August 2025
6. Budget and Finance Committee
   a. Pay Request #2 - 2025 Hickory Lane Reconstruction Project - Vinton Construction in the amount of $353,033.25
   b. Pay Request #4 - 2025 Ridgeway Drive and Chestnut Court Reconstruction Project - Advanced Construction in the amount of $374,957.76
   c. Resolution #25-25 - Final Resolution Authorizing Levy of Special Assessments - 2025 Ridgeway Drive and Chestnut Court Reconstruction Project
   d. Resolution #25-26 - Final Resolution Authorizing Levy of Special Assessments - 2025 Hickory Lane Reconstruction Project

e. Pay Request #15 - Jackson Community Center Expansion Project - Moore Construction in the amount of $280,943.70

7. Plan Commission
   a. Conditional Use and Site Plan Review - N168W19490 Main Street, Parcel: V3_047700K - KARM Properties, LLC
   b. Conditional Use and Site Plan Review - N168W20788 Main Street, Parcel: V3_004000A - Center Main, LLC

8. Board of Public Works
   a. Proposal to Implement Annual Fee for Brush and Yard Waste Site Access - 2026
   b. Proposed Operational Changes to Brush and Bag Collection – 2026
   c. Review - 2025 Draft Stormwater Pond Compliance Report and Recommendations

9. West Bend School District

10. Washington County Board Report

11. Greater Jackson Business Alliance

12. Mid-Moraine Municipal Association Report

13. Closed Session Pursuant to Wis. Stats. §19.85(1)(e) “deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session”, and §19.85(1)(g) "Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved".

    The closed session is for the following purposes:

    1. To Discuss Development of Publicly Owned Property

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

15. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS

PLEASE TAKE NOTICE that the Village Board of the Village of Jackson, Washington County, Wisconsin has adopted a preliminary resolution declaring its intention to exercise its police power to levy special assessments pursuant to Section 66.0703, Wis. Stats., upon property within the following proposed assessment district for benefits conferred upon the property by the **2025 Ridgeway Dr. & Chestnut Ct. Reconstruction Project:**

Property Address	Tax Key Number
W198N16949 Ridgeway Dr	V3 0015011
N169W19815 Chestnut Ct	V3 0015012
N169W19821 Chestnut Ct	V3 0015013
N169W19865 Chestnut Ct	V3 0015014
N169W19862 Chestnut Ct	V3 0015015
N169W19818-20 Chestnut Ct	V3 0015016
W198N16981 Ridgeway Dr	V3 0015017
W198N16995 Ridgeway Dr	V3 0015018
W198N17011 Ridgeway Dr	V3 0015019
W198N17033 Ridgeway Dr	V3 0015020
N170W19831 Ridgeway Dr	V3 0015021
W198N17045 Ridgeway Dr	V3 0015023
W198N17048 Ridgeway Dr	V3 0015055
W198N17036 Ridgeway Dr	V3 0015087
W198N17022 Ridgeway Dr	V3 0015051
N169W19812 Ridgeway Dr	V3 0015050
W198N16992-94 Ridgeway Dr	V3 0015049
W198N16984-86 Ridgeway Dr	V3 0015048
W198N16972-74 Ridgeway Dr	V3 0015047
W198N16960-62 Ridgeway Dr	V3 0015046
W198N16946-48 Ridgeway Dr	V3 0015045

A report showing plans and specifications for the improvements, the estimated cost of improvements and a schedule of proposed assessments are on file at the Public Works Building W194 N16660 Eagle Drive, Jackson WI 53037 and may be inspected there during any business day between the hours of 7:30 AM and 4:00 PM.

YOU ARE FURTHER NOTIFIED that the Village Board will hear all interested persons, or their agents or attorneys, concerning matters contained in the preliminary resolution authorizing the assessments and the above-described report at 7:30 PM on the 9th day of September 2025 in the Jackson Municipal Complex at N168W19851 Main Street. All objections will be considered at this hearing and thereafter the amount of the assessments will be finally determined.

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS

PLEASE TAKE NOTICE that the Village Board of the Village of Jackson, Washington County, Wisconsin has adopted a preliminary resolution declaring its intention to exercise its police power to levy special assessments pursuant to Section 66.0703, Wis. Stats., upon property within the following proposed assessment district for benefits conferred upon the property by the **2025 Hickory Lane Reconstruction Project:**

Property Address	Tax Key Number
N165W19944 Hickory Ln	V3 0196070
N165W19955 Hickory Ln	V3 0196041
W198N16518 Linden Dr	V3 0196040
W198N16480 Linden Cir	V3 0196052
W197N16511 Aspen Dr	V3 0196027
W197N16508 Aspen Dr	V3 0196011
W196n16501 Hawthorn Dr	V3 0196026
W197N16477 Hawthorn Cir	V3 0196076
W197N16470 Hawthorn Cir	V3 0196084
W196N16500 Hawthorn Dr	V3 0196002
N164W19630 Hickory Ln	V3 0196001
W194N16510 Eagle Dr	V3 019800B

A report showing plans and specifications for the improvements, the estimated cost of improvements and a schedule of proposed assessments are on file at the Public Works Building W194 N16660 Eagle Drive, Jackson WI 53037 and may be inspected there during any business day between the hours of 7:30 AM and 4:00 PM.

YOU ARE FURTHER NOTIFIED that the Village Board will hear all interested persons, or their agents or attorneys, concerning matters contained in the preliminary resolution authorizing the assessments and the above-described report at 7:30 PM on the 9th day of September 2025 in the Jackson Municipal Complex at N168W19851 Main Street. All objections will be considered at this hearing and thereafter the amount of the assessments will be finally determined.

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 a public hearing at 7:30 p.m. on Tuesday, September 9, 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_047700K located at N168W19490 Main Street – KARM Properties, LLC.
2. Conditional Use and Site Plan Review for Parcel V3_004000A located at N168W20788 Main Street – Center Main, LLC.

The hearing is open to the public and all interested parties are encouraged to attend the hearing and be heard. Requests from persons with disabilities who need assistance to participate in this meeting/hearing should be made to the Village Clerk's Office with as much advanced notice as possible. 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 22nd day of August 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, August 22, 2025
Published: Tuesday, August 26, 2025, and Tuesday, September 2, 2025

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

www.villageofjacksowi.gov

RESOLUTION #25-25

FINAL RESOLUTION AUTHORIZING THE LEVY OF SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY ASSOCIATED WITH THE 2025 RIDGEWAY DRIVE AND CHESTNUT COURT RECONSTRUCTION PROJECT

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin, on the 9th day of July 2024, adopted a Preliminary Resolution declaring its intention to levy special assessments pursuant to Section 66.0703, Wisconsin Statutes upon the property benefited by the construction and reconstruction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks.

WHEREAS, the governing body held a public hearing at the Jackson Municipal Complex, located at N168W19851 Main Street at 7:30 p.m. on the 9th day of September 2025 for the purpose of hearing all interested persons who desired to speak concerning the project's improvements and assessments, and

WHEREAS, the governing body has examined Exhibit A and Exhibit B the report relating to the improvements and assessments (contained therein) and has considered the statements of those persons appearing at the public hearing,

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Jackson, Washington County, Wisconsin, as follows:

1. The report pertaining to the construction of the above-described public improvements, including plans and specifications, therefore, is adopted and approved.

2. The improvements were carried out in accordance with such report, and payment for assessing the cost to the property shall make the improvements, benefited those properties as indicated in the report.

3. The assessments shown on the report represent an exercise of police power, have been determined and completed on a reasonable basis, and are hereby confirmed. The total amount assessed is $97,047.86. The amount assessed against each of the affected properties is enumerated in the Assessment Report contained herein.

4. The assessments for all projects included in the report, are hereby combined as a single assessment, but any interested property owner may object to each assessment separately or to all of the assessments jointly, for any purpose.

5. The property owners may, at their option, pay the assessment to the Treasurer of the Village of Jackson, in one single total payment, or have the amount added as a Special Assessment at 5% annual interest to their annual property tax

statement(s) for a one-, three- or five-year term for amounts less than $5,000.00 and up to a ten-year term for amounts in excess of $5,000.00 starting on tax statement year 2025.

6. The Village Clerk shall publish this Resolution as a Class 1 notice, an Installment Assessment Notice, in accordance with Section 66.0703, Wisconsin Statutes.

7. The Village Treasurer shall mail to every interested person whose post office address is known or can with reasonable diligence be ascertained, including each property owner whose name appears on the property tax roll, a copy of this resolution, an invoice for the final assessment against the benefited property, and a contract agreement form in which the interested party shall elect their option of payment for such assessment, sign, and return to the Village Treasurer.

Introduced by:_____ Seconded by: _____

Vote: _____ ayes _____ nays Passed and Approved:_____

_____
Brian J. Heckendorf – Village President

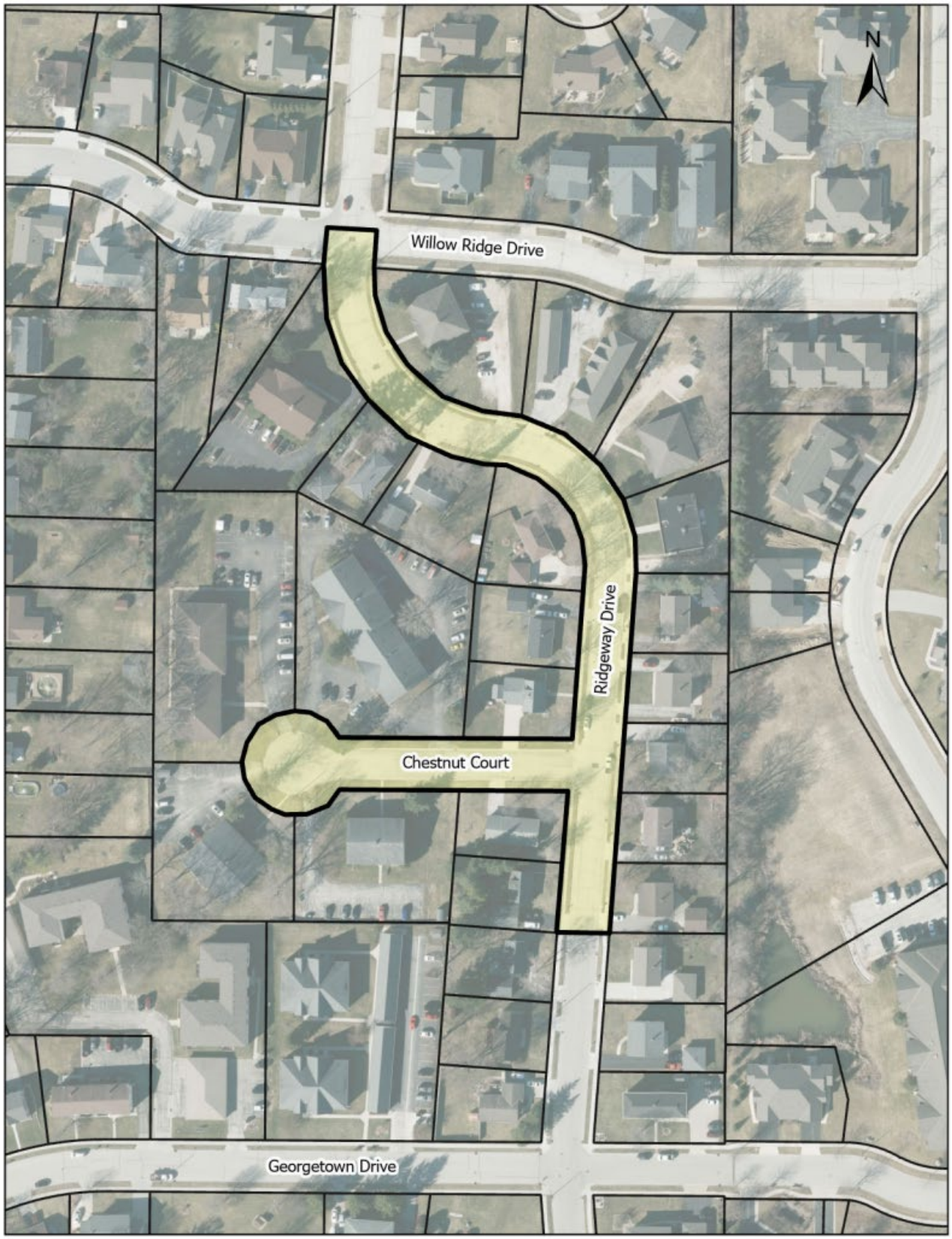
Attest:_____
Jacqueline Schuh – Village Clerk

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

Exhibit A – Final Intent to Assess – Ridgeway Drive and Chestnut Court



Village of Jackson
Ridgeway Drive & Chestnut Court Reconstruction Project 2025
Reconstruction of Ridgeway Drive from 160 ft South of Chestnut Court to Willow Ridge Drive
Reconstruction of Chestnut Court from Ridgeway Drive to Dead End
Final Property Assessment
August 26, 2025

First Name	Last Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key No	Linear Frontage	Sidewalk Installation Unit Price ($/S.F.)	Sidewalk Final (SF)	Sidewalk Assessment	Storm Sewer Unit ($/LF)	Storm Sewer - Total Quantity (LF)	Storm Sewer - Public ROW	Storm Sewer - Private	Existing Connections	Storm Assessment	Village Responsibility	Total Property Assessment	
Chad	Erdman	Jackson	WI	53037	W198 N16949 Ridgeway Drive	W198 N16949 Ridgeway Drive	V3 0015 011	80.00	$6.60	80	$528.00	$60.00	47.1	14	33.1	0	$ 2,826.00	$ -	$3,354.00	
Walter	Ganshow	Jackson	WI	53037	N169 W19815 Chestnut Court	N169 W19815 Chestnut Court	V3 0015 012	82.15	$6.60	82.15	$542.19	$60.00	0	0	0		$ -	$ -	$542.19	Corner Lot
Walter	Ganshow	Jackson	WI	53037	N169 W19815 Chestnut Court	N169 W19815 Chestnut Court	V3 0015 012	85.00	$6.60	425	$2,805.00	$60.00	0	0	0	1	$ -	$ 1,296.24	$2,805.00	4" PCV
	Chestnut Court Apartments LLC	Columbus	WI	53925	N169 W19821 Chestnut Court	PO Box 27	V3 0015 013	199.46	$6.60	997.3	$6,582.18	$60.00	62.5	11	51.5	1	$ -	$ 3,750.00	$6,582.18	
	Monza Management LLC	Oconomowoc	WI	53066	N169 W19865 Chestnut Court	1288 N. Summit Ave STE 107-128	V3 0015 014	94.25	$6.60	469.7	$3,100.02	$60.00	0	0	0	0	$ -	$ -	$3,100.02	Back of Lot
	Denco Properties LLC	Germantown	WI	53022	N169 W19862 Chestnut Court	PO Box 221	V3 0015 015	94.25	$6.60	469.9	$3,101.34	$60.00	198.1	107	91.1	0	$ 11,886.00	$ -	$14,987.34	
	Denco Properties LLC	Germantown	WI	53022	N169 W19818-20 Chestnut Court	PO Box 221	V3 0015 016	203.58	$6.60	1017.7	$6,716.82	$60.00	303.67	39	264.7	1	$ 15,882.00	$ 2,340.00	$22,598.82	3 connection with 6"
Gary & Gail	Laverenz	Jackson	WI	53037	W198 N16981 Ridgeway Drive	W198 N16981 Ridgeway Drive	V3 0015 017	85.00	$6.60	425	$2,805.00	$60.00	0	0	0		$ -	$ 1,296.24	$2,805.00	Corner Lot
Gary & Gail	Laverenz	Jackson	WI	53037	W198 N16981 Ridgeway Drive	W198 N16981 Ridgeway Drive	V3 0015 017	80.00	$6.60	80	$528.00	$60.00	47.9	12	35.9	1	$ -	$ 2,874.00	$528.00	
Paul	Rubin	Jackson	WI	53037	W198 N16995 Ridgeway Drive	W198 N16995 Ridgeway Drive	V3 0015 018	89.12	$6.60	89.12	$588.19	$60.00	49.5	12	37.5	1	$ -	$ 2,970.00	$588.19	
James & Susan	Davis Revocable Trust	Jackson	WI	53037	W198 N17011 Ridgeway Drive	W198 N17011 Ridgeway Drive	V3 0015 019	198.17	$6.60	198.16	$1,307.86	$60.00	112.4	14	98.4	0	$ 6,744.00	$ 840.00	$8,051.86	
Tyler	Sindler	Jackson	WI	53037	W198 N17033 Ridgeway Drive	W198 N17033 Ridgeway Drive	V3 0015 020	93.81	$6.60	93.71	$618.49	$60.00	0	0	0	1	$ -	$ -	$618.49	4" PCV
Michael	Gross	Colgate	WI	53017	N170 W19831 Ridgeway Drive	844 Hillside Road	V3 0015 021	75.05	$6.60	75.03	$495.20	$60.00	69.5	23	46.5	0	$ 4,170.00	$ -	$4,665.20	
	Zylka Properties Ridgeway LLC	Summit	WI	53066	W198 N17045 Ridgeway Drive	2948 Kegonsa Drive	V3 0015 023	168.86	$6.60	168.33	$1,110.98	$60.00	0	0	0	0	$ -	$ -	$1,110.98	In Inlet
Craig & Lisa	Przanowski	Florence	KY	41042	W198 N17048 Ridgeway Drive	8220 Heatherwood Drive	V3 0015 055	272.81	$6.60	267.54	$1,765.76	$60.00	62.75	40	22.8	1	$ -	$ 3,768.00	$1,765.76	
Timothy	Tatlock	Franklin	WI	53132	W198 N17036 Ridgeway Drive	3119 W Minnesota Avenue	V3 0015 087	90.00	$6.60	90	$594.00	$60.00	0	0	0	0	$ -	$ -	$594.00	No Basement
Craig & Lisa	Przanowski	Florence	KY	41042	W198 N17022 Ridgeway Drive	8220 Heatherwood Drive	V3 0015 051	59.34	$6.60	59.34	$391.64	$60.00	116.33	57	59.3	0	$ 13,775.00	$ 6,978.00	$14,166.64	
Michael	Kunkel	Campbellsport	WI	53010	N169 W19812 Ridgeway Drive	W1725 Auburn-Ashford Drive	V3 0015 050	87.03	$6.60	87.03	$574.40	$60.00	114.58	25	89.6	2	$ -	$ 6,876.00	$574.40	
Jeffrey & Gail	Peterson	Jackson	WI	53037	W198 N16992-94 Ridgeway Drive	W198 N16994 Ridgeway Drive	V3 0015 049	91.33	$6.60	91.33	$602.78	$60.00	95.75	49	46.8	1	$ -	$ 5,748.00	$602.78	
Darryl & James	Zahner	Fairfield	ME	04937	W198 N16984-86 Ridgeway Drive	145 Oakland Road	V3 0015 048	80.19	$6.60	80.19	$529.25	$60.00	132.5	47	85.5	2	$ -	$ 7,950.00	$529.25	
	Claas Living Trust	Hartland	WI	53029	W198 N16972-74 Ridgeway Drive	W278 N7291 Glacier Pass	V3 0015 047	80.19	$6.60	80.19	$529.25	$60.00	142.5	46	96.5	2	$ -	$ 8,550.00	$529.25	
Michael	Dunham	Grafton	WI	53024	W198 N16960-62 Ridgeway Drive	1675 Sharon Lane	V3 0015 046	80.19	$6.60	80.19	$529.25	$60.00	81.5	46	35.5	0	$ 4,890.00	$ -	$5,419.25	
Shelli & Bruce	Ellis	Slinger	WI	53086	W198 N16946-48 Ridgeway Drive	104 Hidden Lake Drive	V3 0015 045	80.19	$6.60	80.19	$529.25	$60.00	119.42	46	73.4	2	$ -	$ 7,164.00	$529.25	
									Totals		$36,874.86		1756	588	1168.1		$60,173.00	$62,400.48	$97,047.86	

Total Project	Assessed Sidewalk	Assessed Storm	Total Assessment	Village Responsibility
$159,448.34	$36,874.86	$60,173.00	$97,047.86	$62,400.48

RESOLUTION #25-26

FINAL RESOLUTION AUTHORIZING THE LEVY OF SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY ASSOCIATED WITH THE 2025 HICKORY LANE RECONSTRUCTION PROJECT

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin, on the 10th day of June 2025, adopted a Preliminary Resolution declaring its intention to levy special assessments pursuant to Section 66.0703, Wisconsin Statutes upon the property benefited by the construction and reconstruction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks.

WHEREAS, the governing body held a public hearing at the Jackson Municipal Complex, located at N168W19851 Main Street at 7:30 p.m. on the 9th day of September 2025 for the purpose of hearing all interested persons who desired to speak concerning the project's improvements and assessments, and

WHEREAS, the governing body has examined Exhibit A and Exhibit B the report relating to the improvements and assessments (contained therein) and has considered the statements of those persons appearing at the public hearing,

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Jackson, Washington County, Wisconsin, as follows:

1. The report pertaining to the construction of the above-described public improvements, including plans and specifications, therefore, is adopted and approved.

2. The improvements were carried out in accordance with such report, and payment for assessing the cost to the property shall make the improvements, benefited those properties as indicated in the report.

3. The assessments shown on the report represent an exercise of police power, have been determined and completed on a reasonable basis, and are hereby confirmed. The total amount assessed is $39,150.00. The amount assessed against each of the affected properties is enumerated in the Assessment Report contained herein.

4. The assessments for all projects included in the report, are hereby combined as a single assessment, but any interested property owner may object to each assessment separately or to all of the assessments jointly, for any purpose.

5. The property owners may, at their option, pay the assessment to the Treasurer of the Village of Jackson, in one single total payment, or have the amount added as a Special Assessment at 5% annual interest to their annual property tax

statement(s) for a one-, three- or five-year term for amounts less than $5,000.00 and up to a ten-year term for amounts in excess of $5,000.00 starting on tax statement year 2025.

6. The Village Clerk shall publish this Resolution as a Class 1 notice, an Installment Assessment Notice, in accordance with Section 66.0703, Wisconsin Statutes.

7. The Village Treasurer shall mail to every interested person whose post office address is known or can with reasonable diligence be ascertained, including each property owner whose name appears on the property tax roll, a copy of this resolution, an invoice for the final assessment against the benefited property, and a contract agreement form in which the interested party shall elect their option of payment for such assessment, sign, and return to the Village Treasurer.

Introduced by:_____ Seconded by: _____

Vote: _____ ayes _____ nays Passed and Approved:_____

_____
Brian J. Heckendorf – Village President

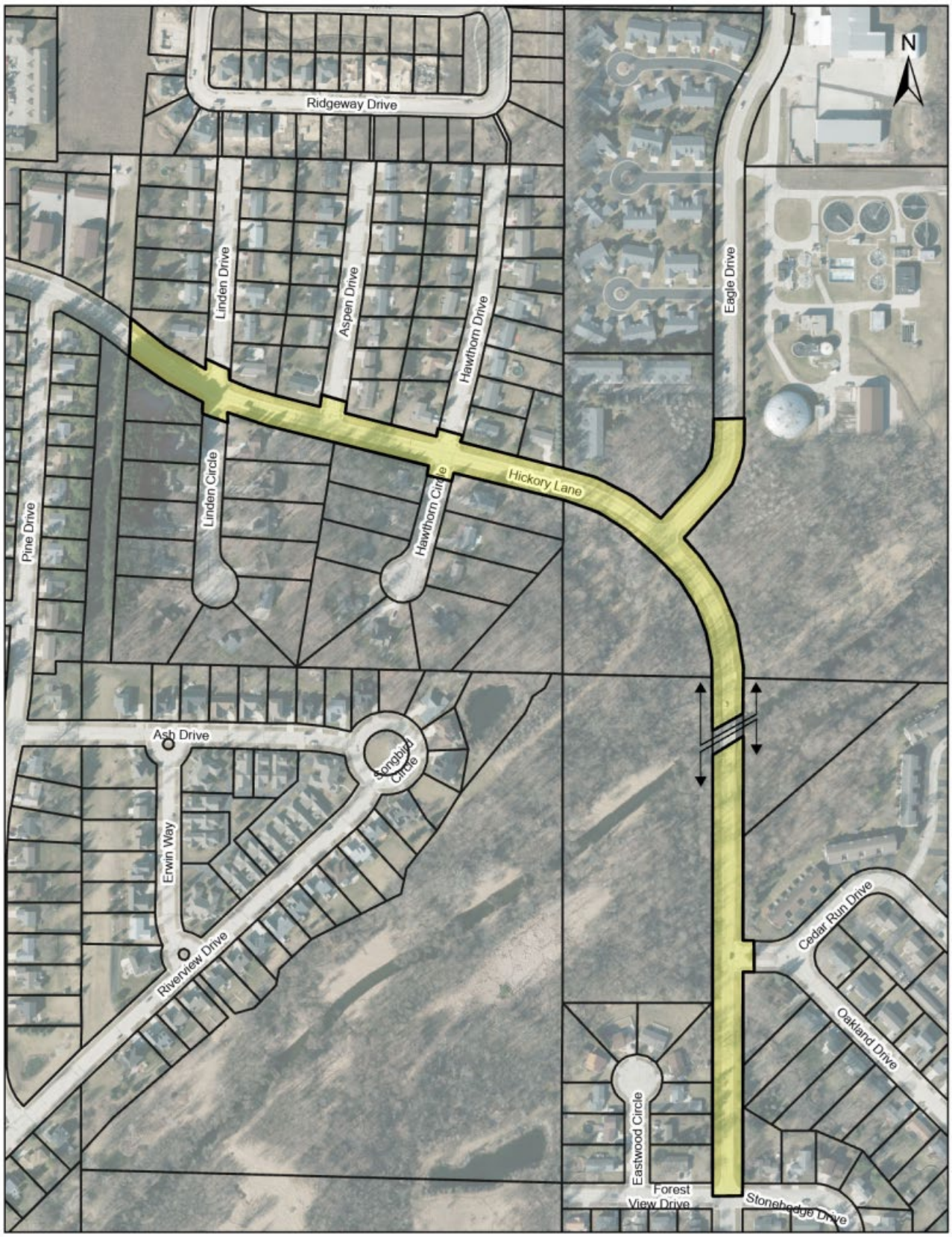
Attest:_____
Jacqueline Schuh – Village Clerk

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

Exhibit A – Final Intent to Assess - Hickory Lane



Village of Jackson
Hickory Lane Reconstruction Project 2025
Reconstruction of Hickory Lane from Stonehedge Drive to Pine Drive
Final Property Assessment
August 28, 2025

First Name	Last Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key No	Phone Number	Linear Frontage	Sidewalk Installed (S.F.)	Sidewalk Installation Unit Price ($/SF)	Sidewalk Cost ($)	Storm Sewer Cost ($/LF)	Storm Sewer Total (LF)	Storm Sewer - ROW Only (LF)	Storm Lateral Cost ($)	Final Assessment
David & Diane	Fiebig	Jackson	WI	53037	N165 W19944 Hickory Lane	N165 W19944 Hickory Lane	V3_0196070	262-488-9821	219.00	219	$6.50	$1,423.50	$35.00	89	45	$3,262.00	$4,685.50
Larry & Janice	Hamlin	Jackson	WI	53037	N165 W19955 Hickory Lane	N165 W19955 Hickory Lane	V3_0196041		0.00	0	$6.50	$0.00	$35.00	34	34	$1,722.00	$1,722.00
Jennifer	Fisher	Jackson	WI	53037	W198 N16518 Linden Drive	W198 N16518 Linden Drive	V3_0196040	414-303-5698	175.00	175	$6.50	$1,137.50	$35.00	41	41	$1,722.00	$2,859.50
Andrew & Alyissa	Scandrett	Jackson	WI	53037	W198 N16480 Linden Circle	W198 N16480 Linden Circle	V3_0196052	262-573-2137	0.00	0	$6.50	$0.00	$35.00	61	61	$1,722.00	$1,722.00
Richard & Denise	Duquaine	Jackson	WI	53037	W197 N16511 Aspen Drive	W197 N16511 Aspen Drive	V3_0196027	262-677-1972	120.00	120	$6.50	$780.00	$35.00	39	39	$1,722.00	$2,502.00
Lee & Lisa	Zacharyasz	Jackson	WI	53037	W197 N16508 Aspen Drive	W197 N16508 Aspen Drive	V3_0196011	262-305-6963	124.00	124	$6.50	$806.00	$35.00	50	50	$1,722.00	$2,528.00
William & Christina	Glisch	Jackson	WI	53037	W196 N16501 Hawthorn Drive	W196 N16501 Hawthorn Drive	V3_0196026		123.00	123	$6.50	$799.50	$35.00	0	0	$0.00	$799.50
Thomas & Lia	Scherwinski	Jackson	WI	53037	W197 N16477 Hawthorn Circle	W197 N16477 Hawthorn Circle	V3_0196076	262-347-8736	0.00	0	$6.50	$0.00	$35.00	82	82	$1,722.00	$1,722.00
Gerald & Gloria	Patoka	Jackson	WI	53037	W197 N16470 Hawthorn Circle	W197 N16470 Hawthorn Circle	V3_0196084	262-677-3991	0.00	0	$6.50	$0.00	$35.00	55	55	$1,722.00	$1,722.00
Timothy	Pare	Jackson	WI	53037	N196 N16500 Hawthorn Drive	N196 N16500 Hawthorn Drive	V3_0196002	414-416-6519	150.00	150	$6.50	$975.00	$35.00	37	37	$1,722.00	$2,697.00
Michael & Margie	Burkwald	Jackson	WI	53037	N164 W19630 Hickory Lane	N164 W19630 Hickory Lane	V3_0196001	414-418-3187	124.00	124	$6.50	$806.00	$35.00	170	48	$5,992.00	$6,798.00
Hemlock Woods Apartments LLC		Mequon	WI	53092	W194 N16510 Eagle Drive	9945 N Valley Hill Drive	V3_019800B	Noah 608-235-1474 Rachel 920-428-4035	289.00	1445	$6.50	$9,392.50	$35.00	0	0	$0.00	$9,392.50
											Totals	$16,120.00		658	492	$23,030.00	$39,150.00

Equally Shared Cost in ROW
$1,722.00

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: 07.22.2025

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: 7/24/25

Amount: $ 175.00

Payment Type: (CH) / CC / CASH

Check/Rcpt. #: 01014

Received By: CMJ

VILLAGE OF JACKSON
N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 301026
Date: 7/24/2025
Check

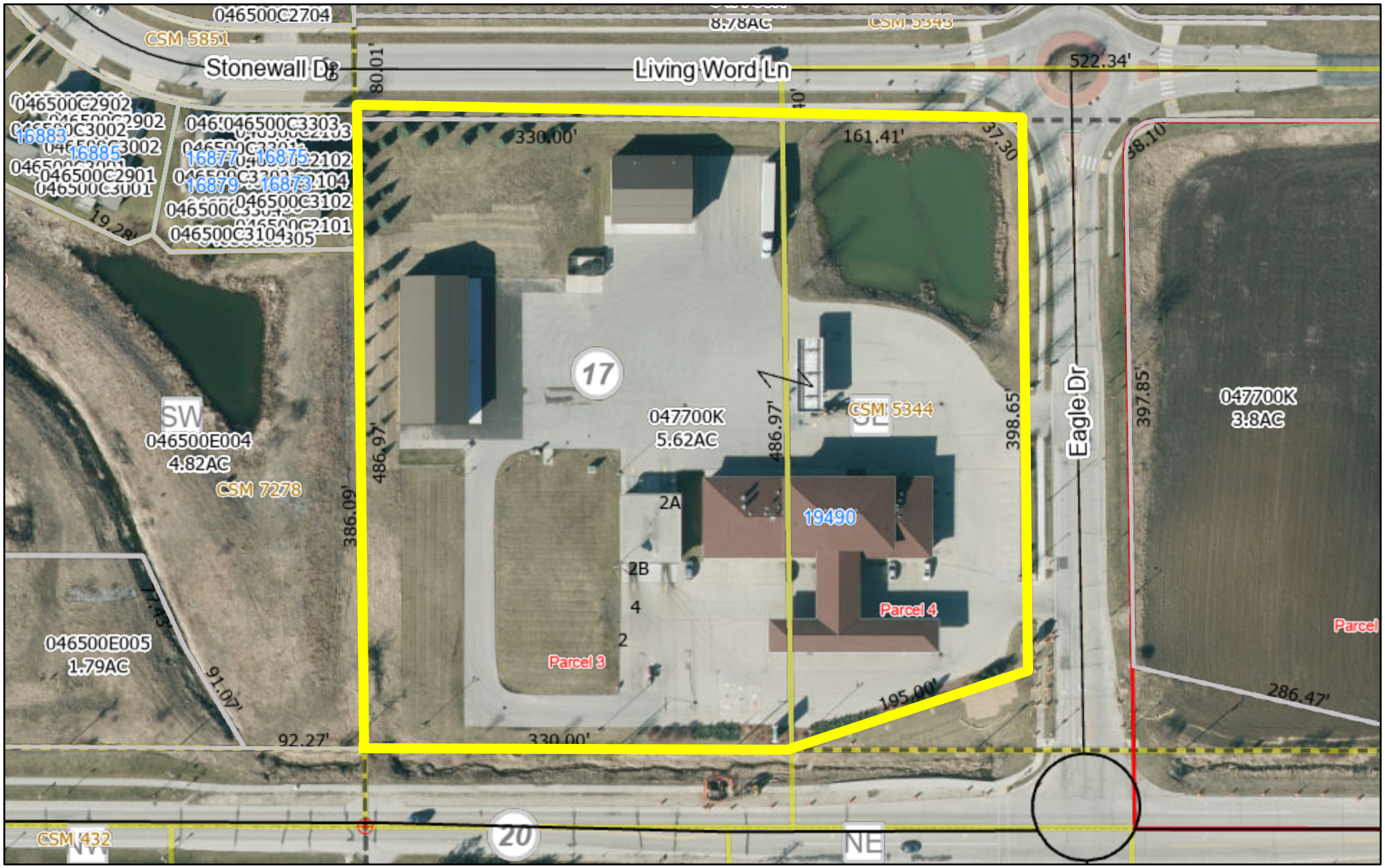
RECEIVED FROM RECEIVABLES $175.00

Type of Payment	Description	Amount
Accounting	PLANNING / ZONING FEES	175.00
	KARM COND USE APPL	

TOTAL RECEIVED 175.00

Receipt Memo: KARM COND USE APPL / CK# 1014

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

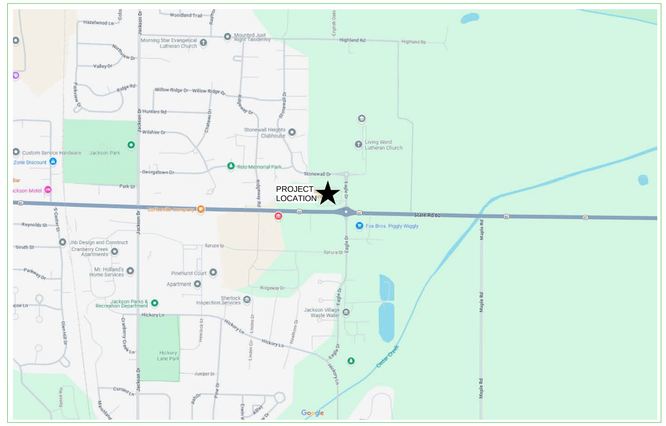
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |

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

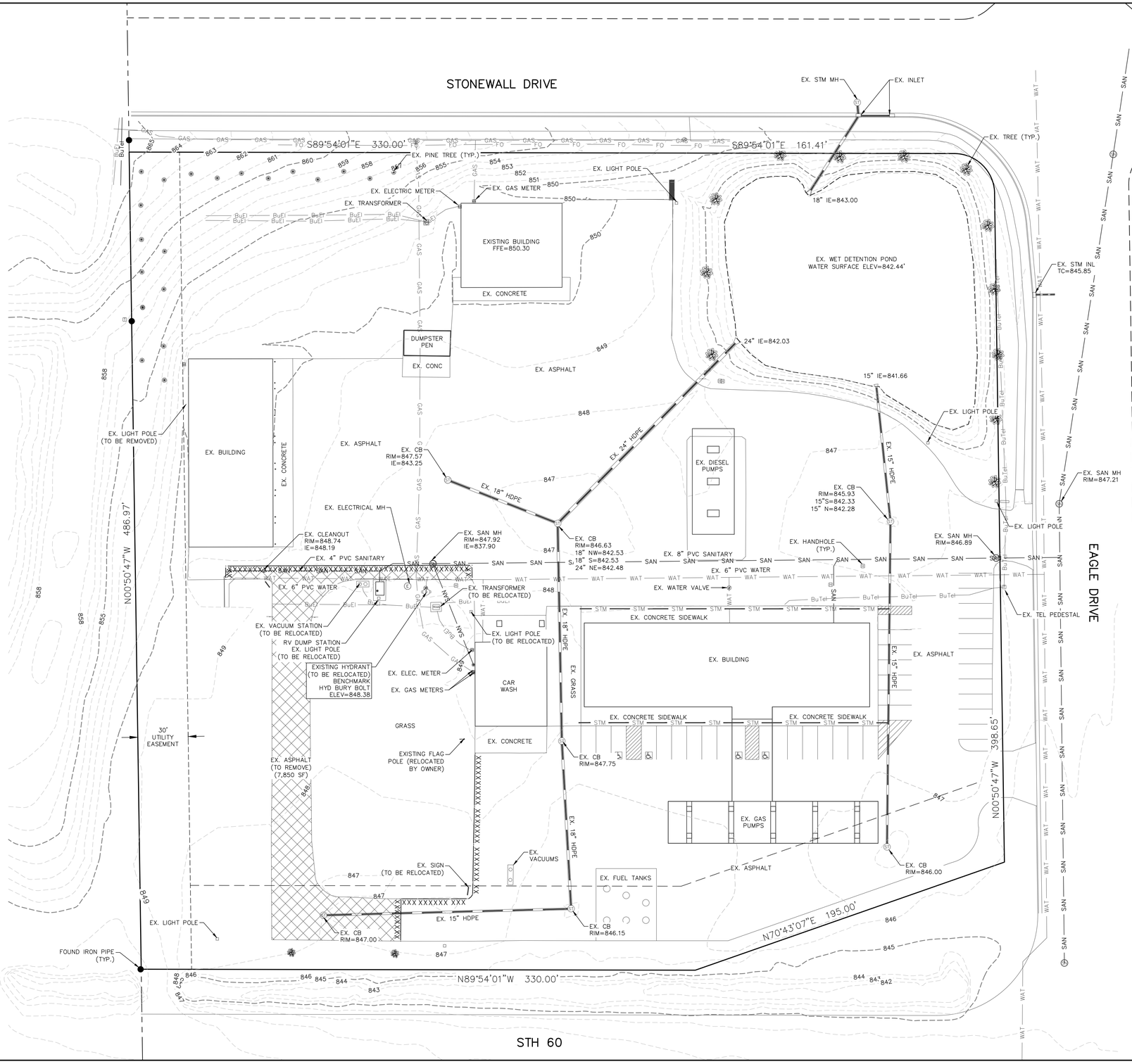
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
•
PHONE 262.677.9933
FAX 262.677.9934
•
info@design2construct.com

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

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.

NO.	DATE	REVISIONS: 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

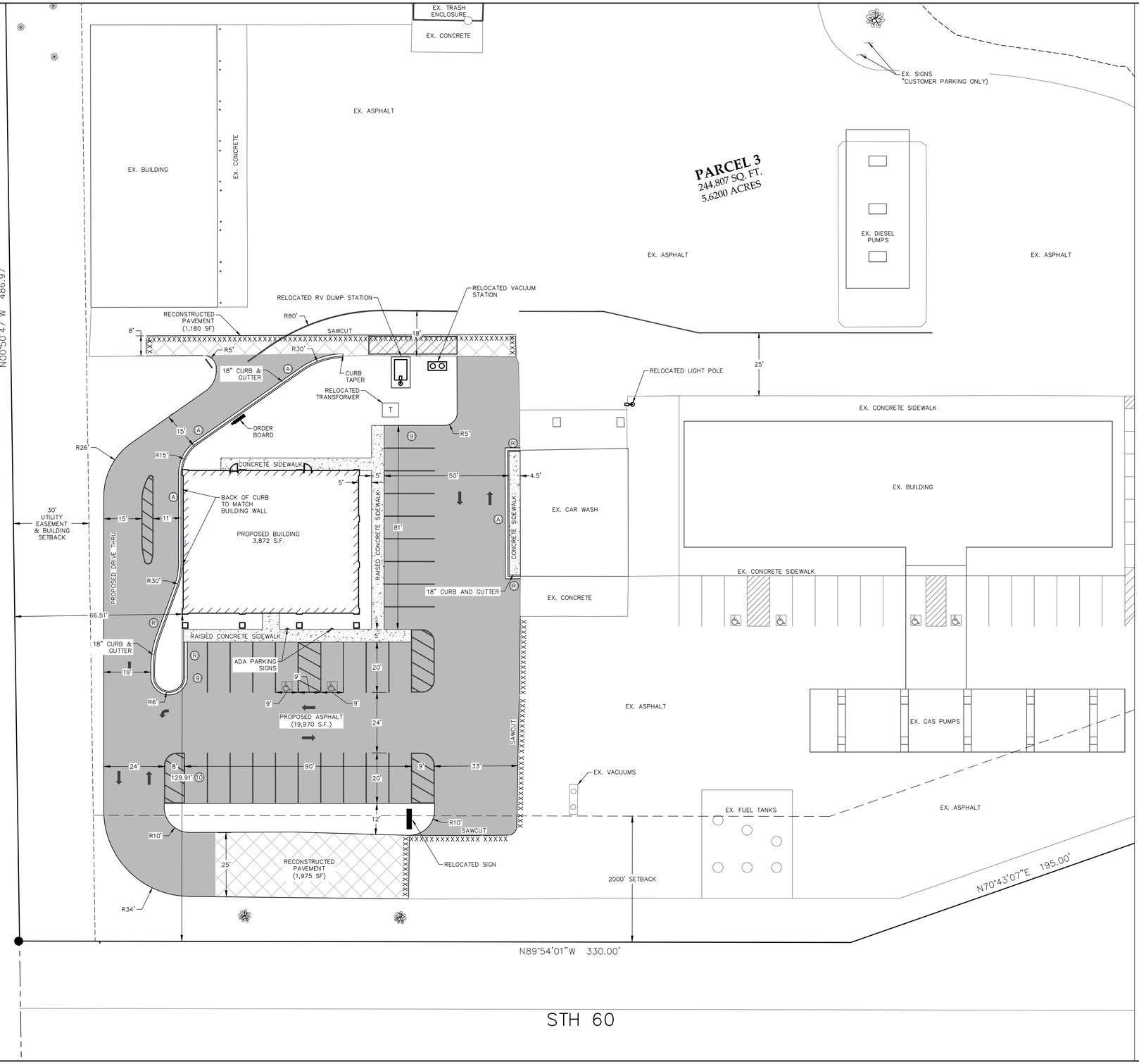
DRAWN BY: **DLC**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C1.01



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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:

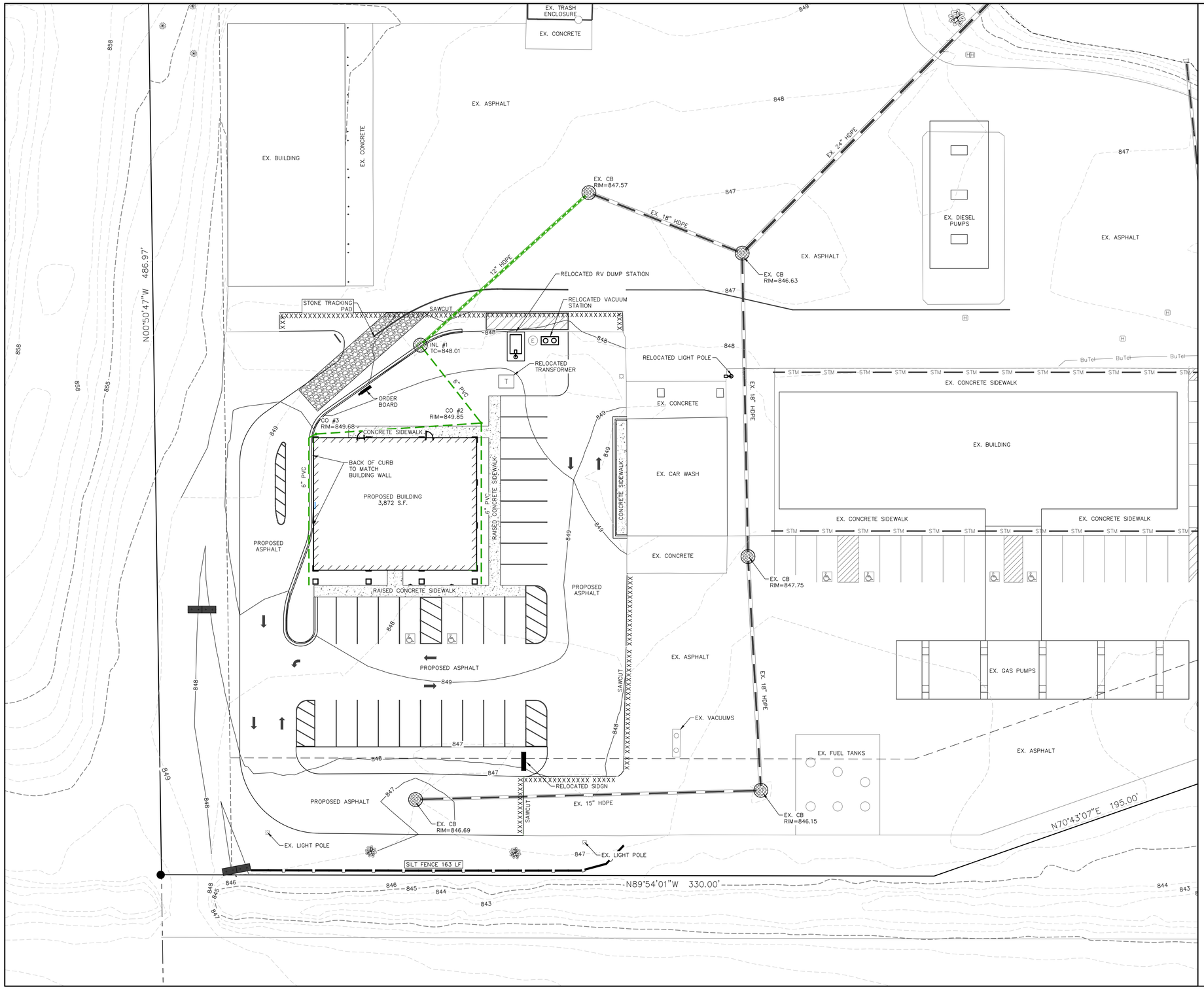
NO.	DATE	DESCRIPTION

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**



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.
- – 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

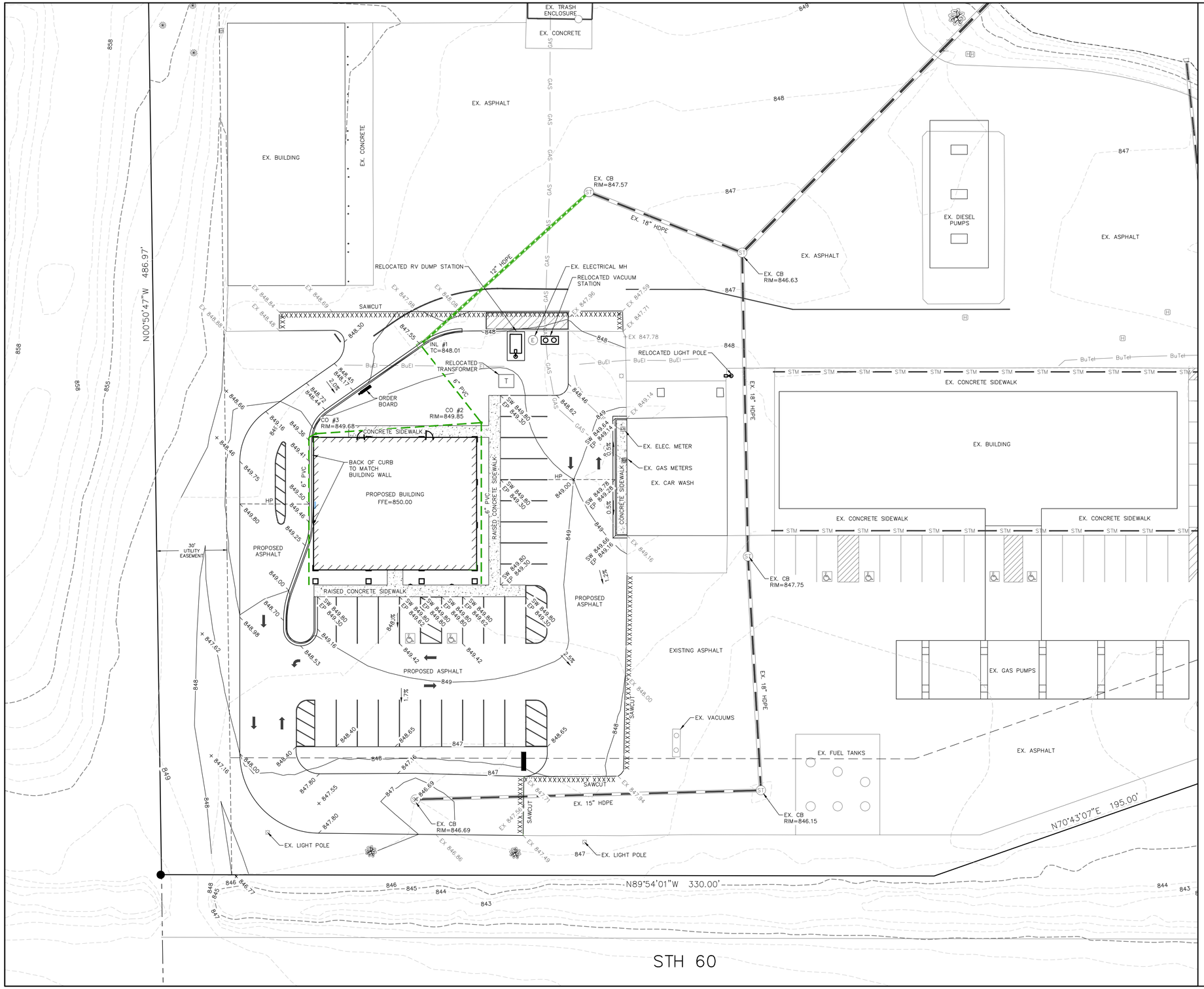
DRAWN BY: **WWS**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

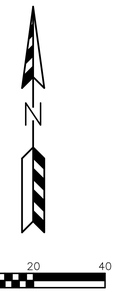
PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C1.03





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**

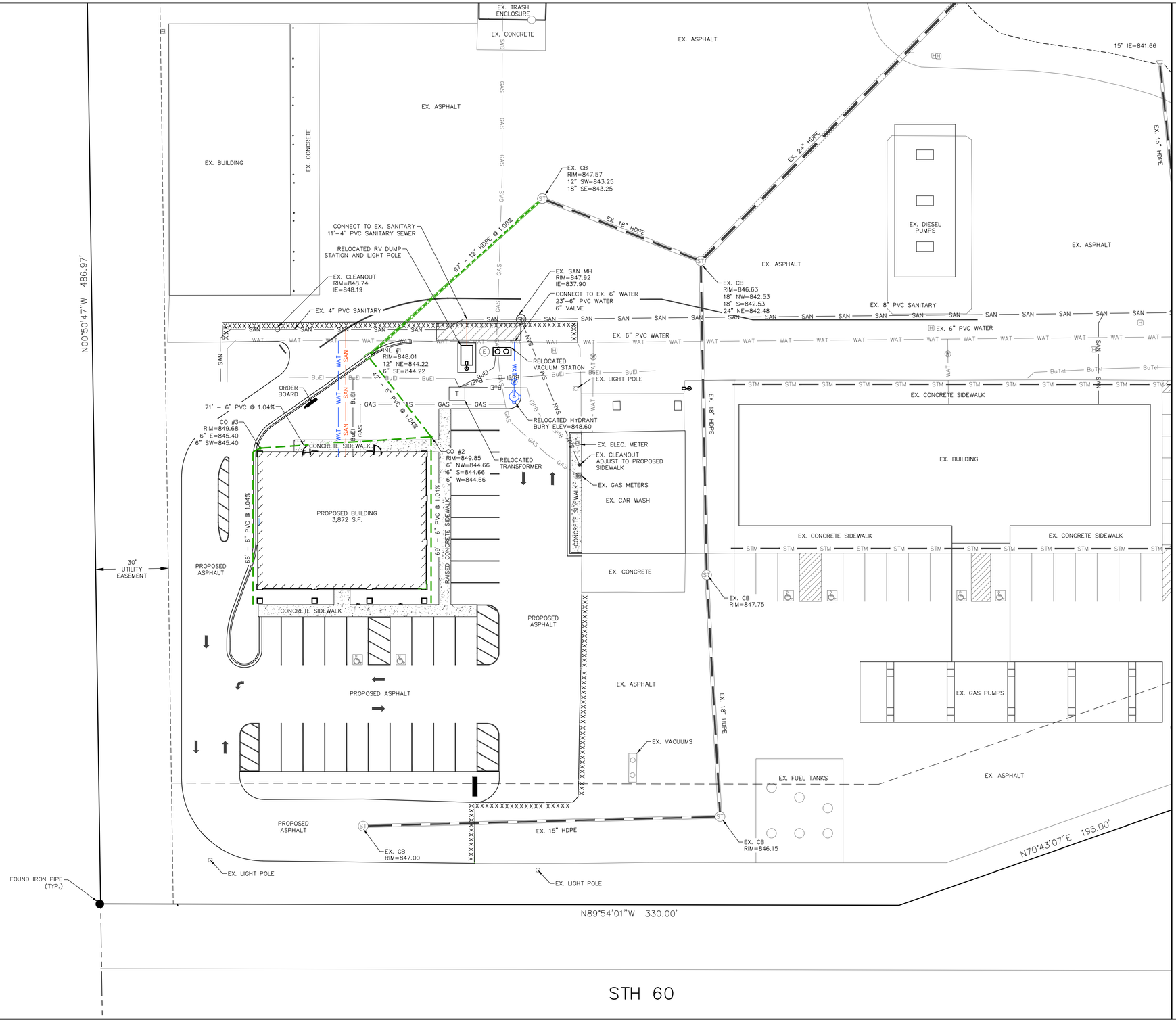
CHECKED BY: **KJP**

PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C1.04



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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 – STORM SEWER LINE.
- – GAS VALVE.
- – FIRE HYDRANT.
- – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- – STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.
- SAN SAN – PROPOSED SANITARY SEWER
- WAT WAT – PROPOSED WATER MAIN
- – 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

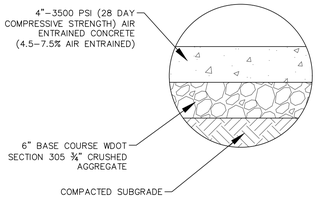
DRAWN BY: **WWS**
DESIGNED BY: **WWS**
CHECKED BY: **JDR**

PLAN DATE: **6/27/2025**

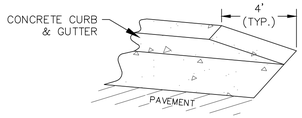
PROJECT NO: **\DE-106-19**

SUBMITTAL

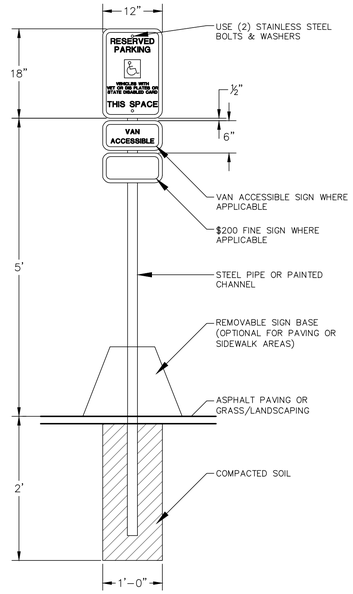
SHEET NO:
C2.01



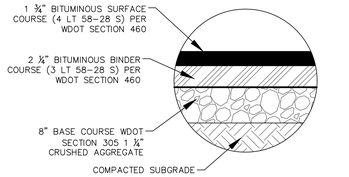
CONCRETE SIDEWALK SECTION



CURB TAPER DETAIL



NOTE: SIGN SHALL COMPY WITH CURRENT STATE AND ADA GUIDELINES



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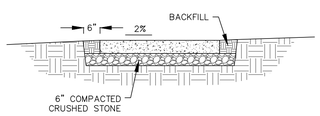
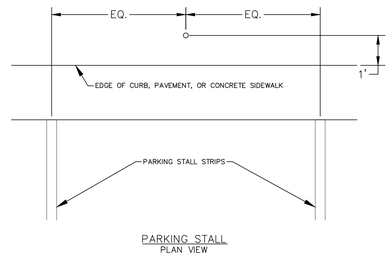
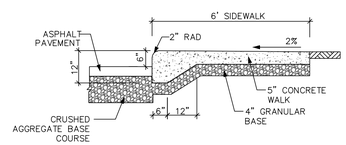


4" CONCRETE SIDEWALK

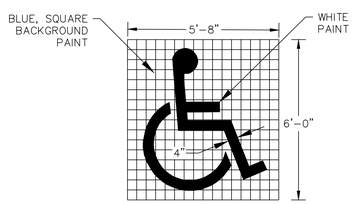


PARKING STALL
PLAN VIEW

ADA COMPLIANT ACCESSIBLE SIGN DETAIL



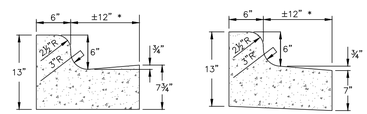
RAISED SIDEWALK DETAIL



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

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122 Wisconsin Street, West Bend, WI 53095
262.346.7800
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PROJECT TITLE:
JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:
SITE DETAILS

DRAWN BY:
WWS

DESIGNED BY:
WWS

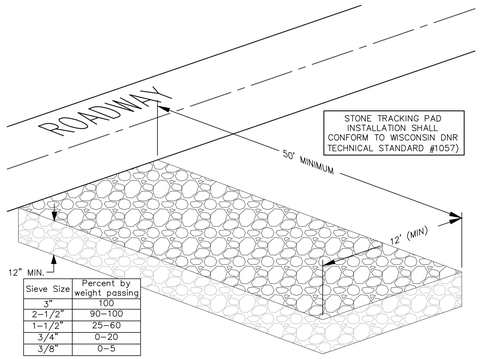
CHECKED BY:
JDR

PLAN DATE:
6/27/2025

PROJECT NO:
\DE-106-19

SUBMITTAL

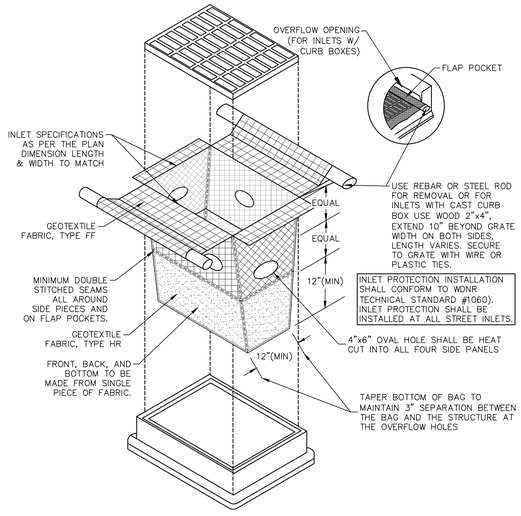
SHEET NO:
C2.02



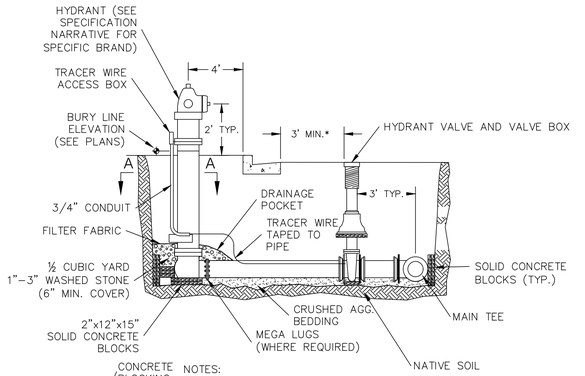
Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

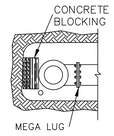
STONE TRACKING PAD DETAIL

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.

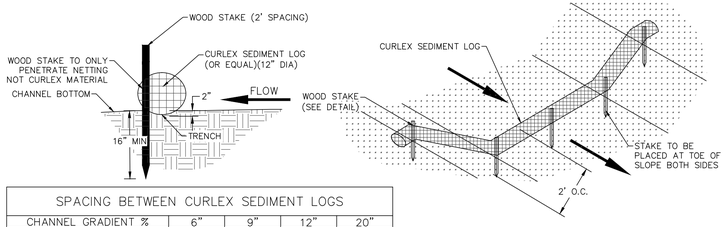
–WHERE THE HYDRANT IS INSTALLED AT THE HIGH POINT OF THE WATER MAIN ON MAINS 10 INCHES IN DIAMETER AND LARGER THE CONTRACTOR SHALL TIP THE MAIN TEE UPWARDS 45 DEGREES AND USE A 45 DEGREE FITTING TO ALLOW AIR TO ESCAPE FROM THE MAIN.

* IF 3' DISTANCE CANNOT BE ACHIEVED, LOCATE VALVE AND VALVE BOX IN THE TERRACE.

HYDRANT SETTING DETAIL

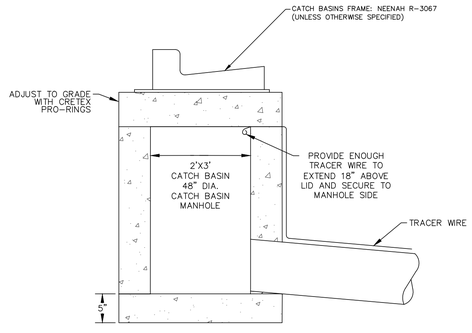
SILT FENCE INSTALLATION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1056)

SILT FENCE CONSTRUCTION (SHEET FLOW)

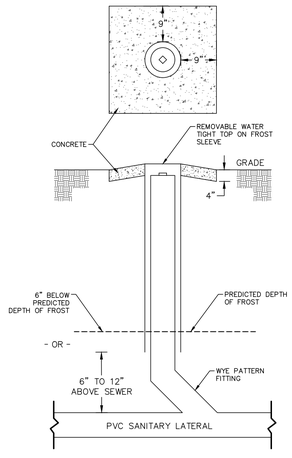


SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

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**

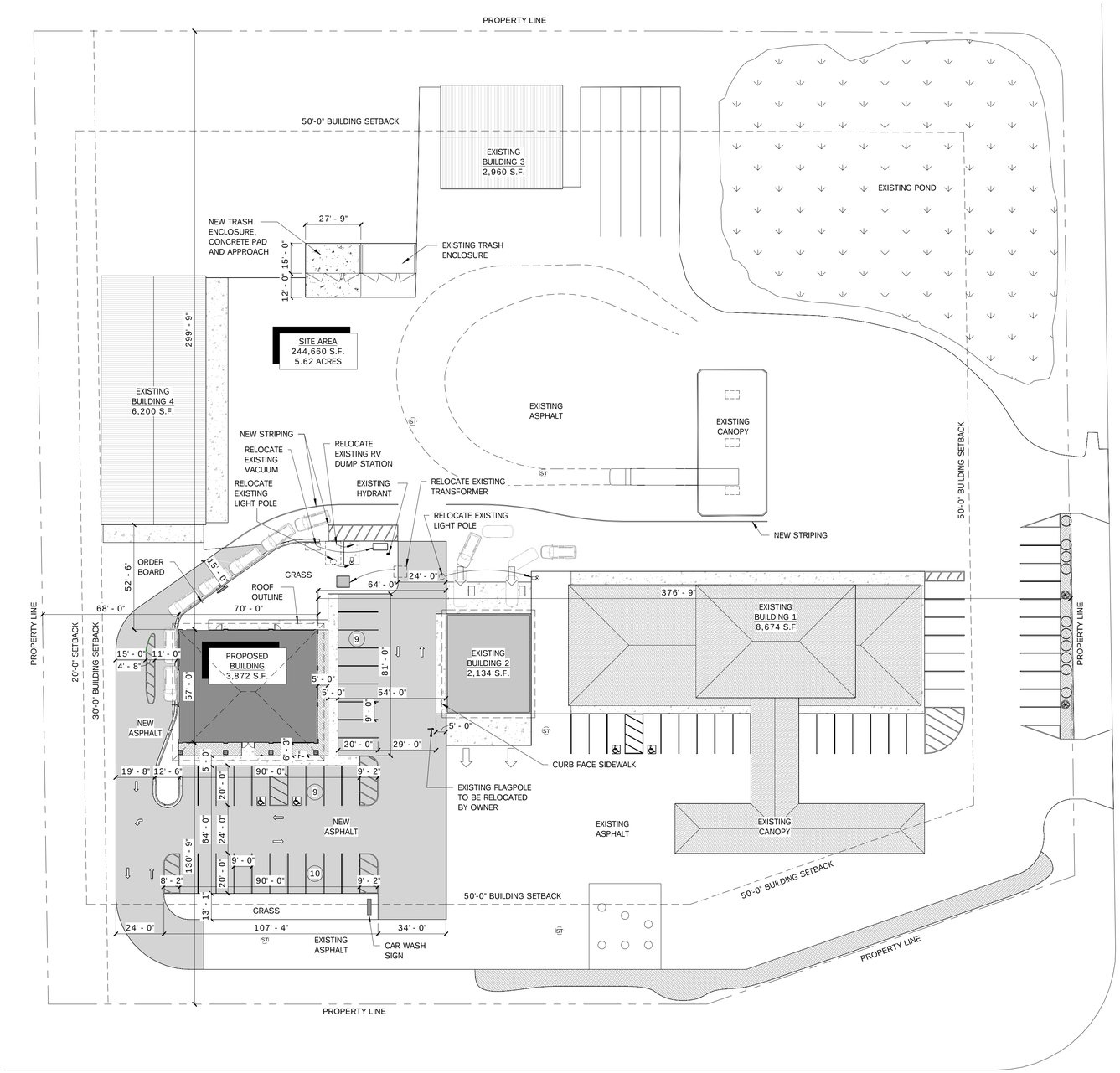
CHECKED BY: **JDR**

PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C2.03



MAIN STREET (HWY. '60')

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

N

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

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

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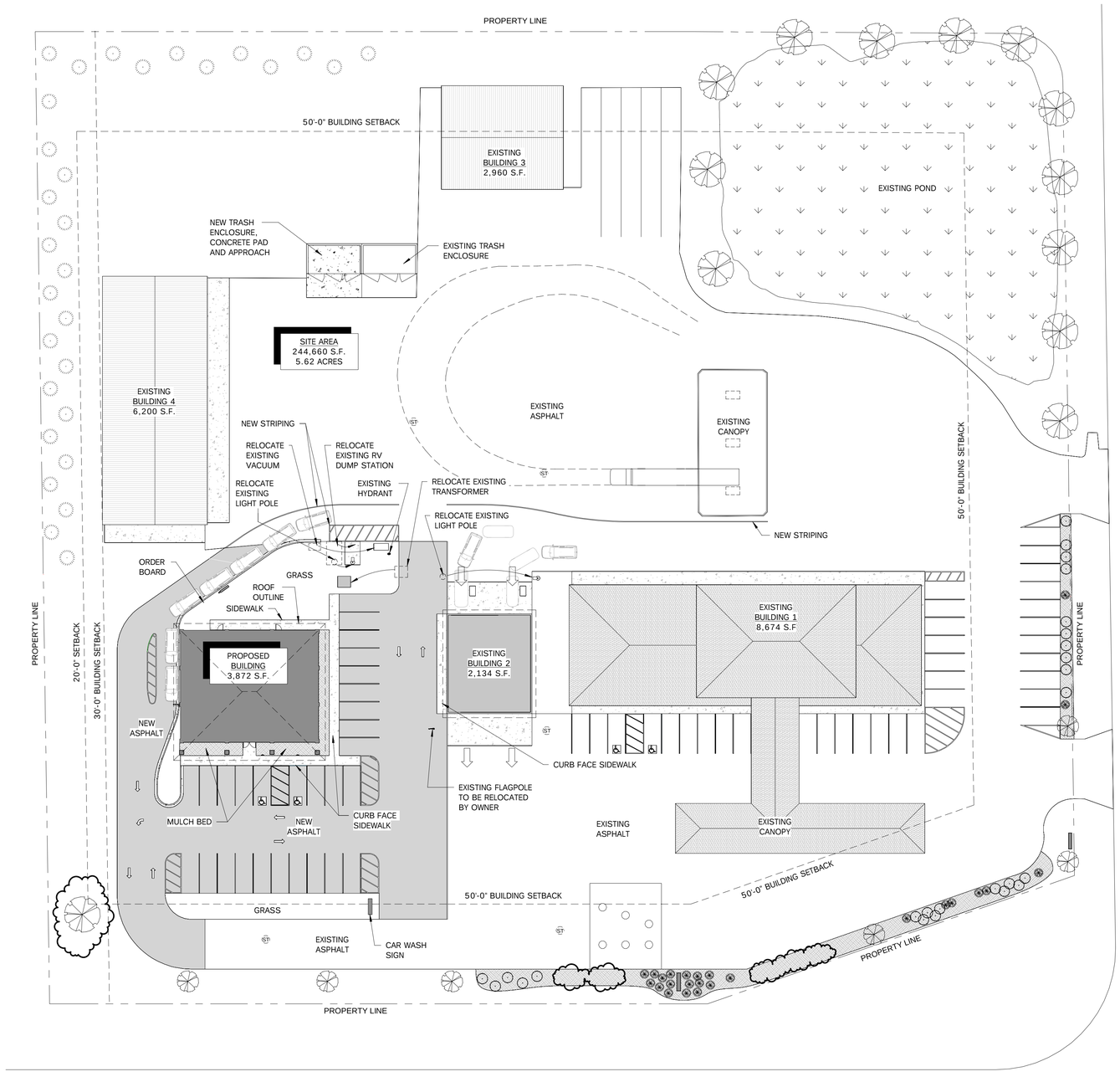

1 SITE PLAN W/ LANDSACPING
SCALE: 1" = 30'-0"

N

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DESIGN2CONSTRUCT

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

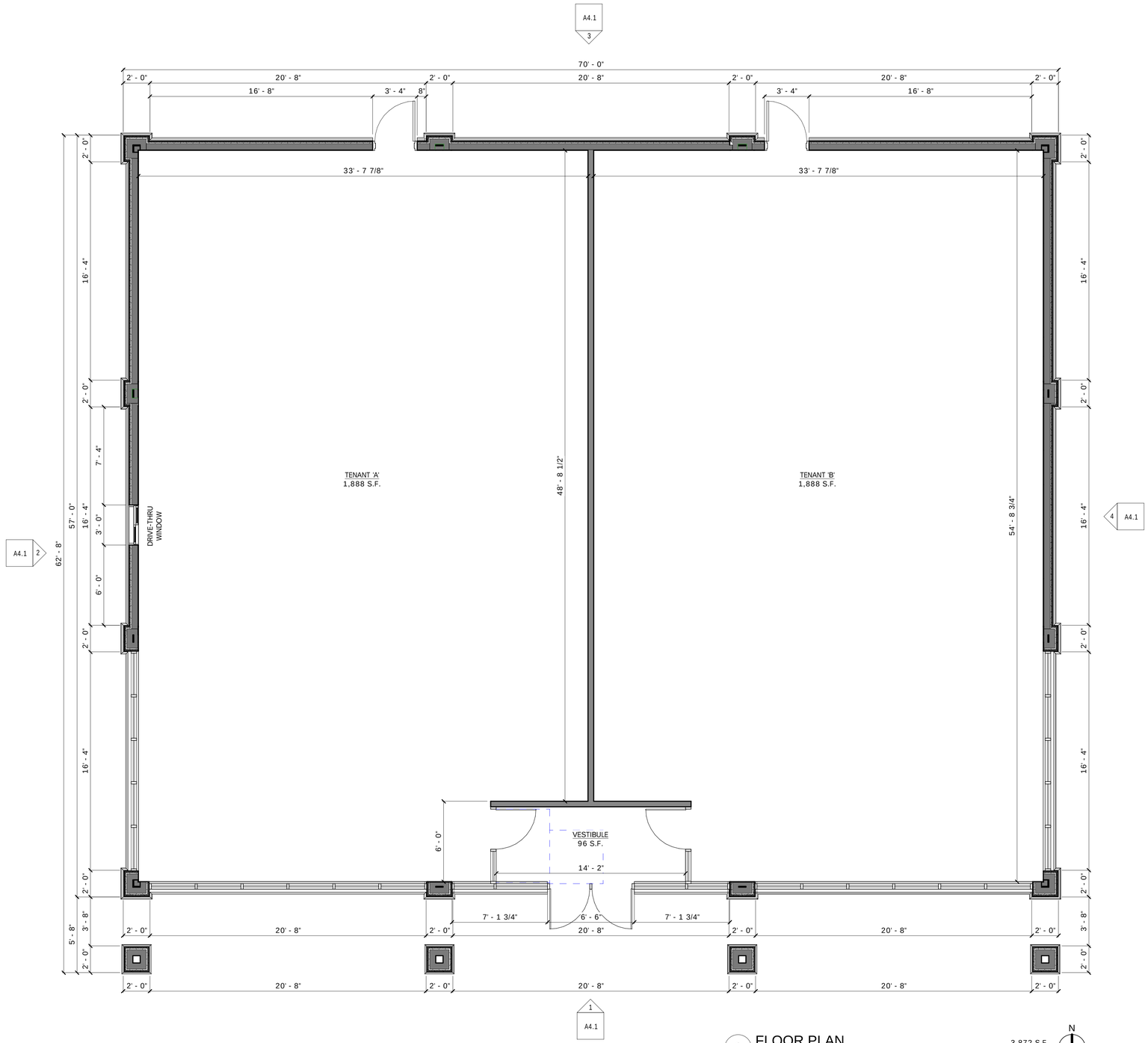
BUILDING DESIGN FOR:
JACKSON RETAIL

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

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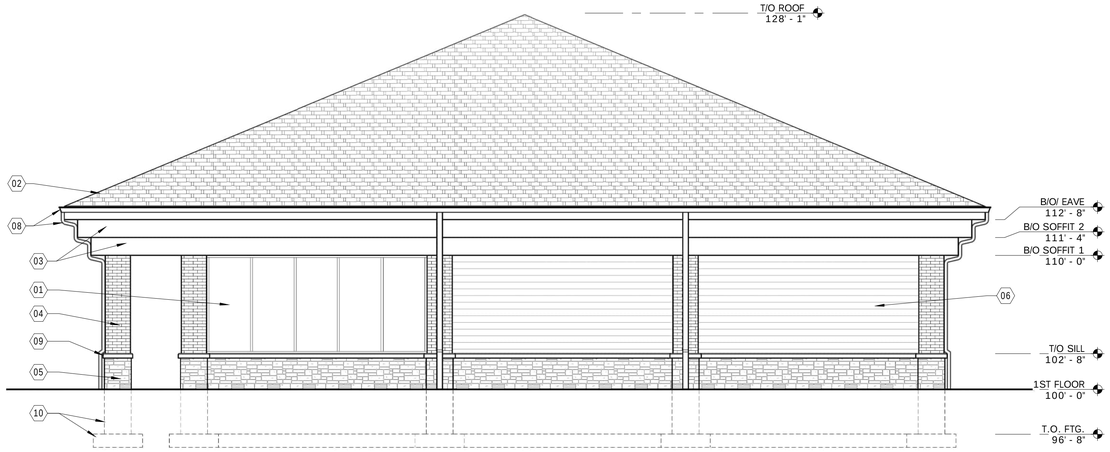
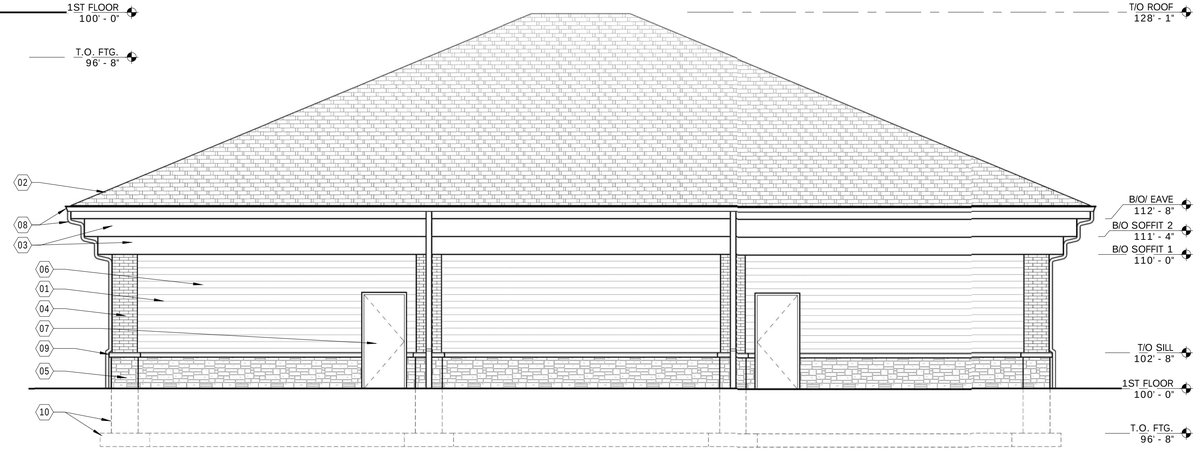
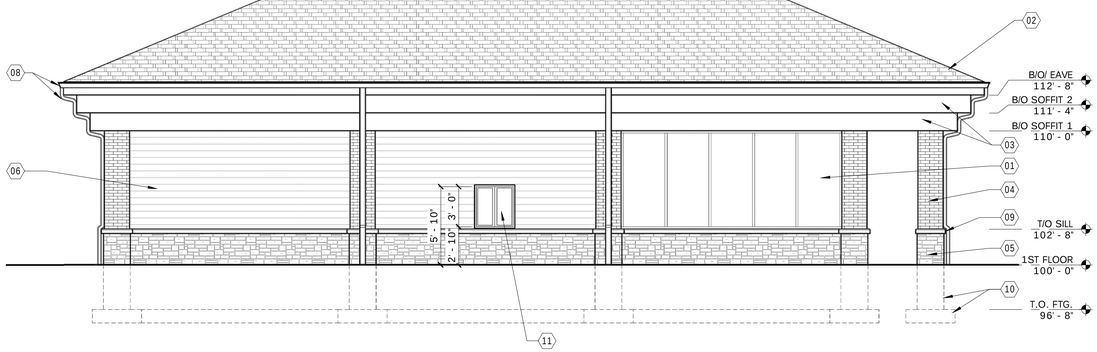


4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



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

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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 #: V3-004000A Lot Size: _____ sq. ft. Building Area: _____ sq. ft.

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

APPLICANT INFORMATION

Name(s): John Bagley / The Rusted J Resale, LLC

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 #: 87-3706224

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:
We are looking to open retail antique mall to be open Wednesday - Sunday 10Am5 pm potentially. With Rental booth space.

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 extinguish

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 Retail 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 Giesa

C0-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: 7/24/25

Amount: $ 175.00

Payment Type: CH / ~~CC / CASH~~ XXXXXXX

Check/Rcpt. #: 1009

Received By: CMJ

VILLAGE OF JACKSON
N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 301025
Date: 7/24/2025
Check

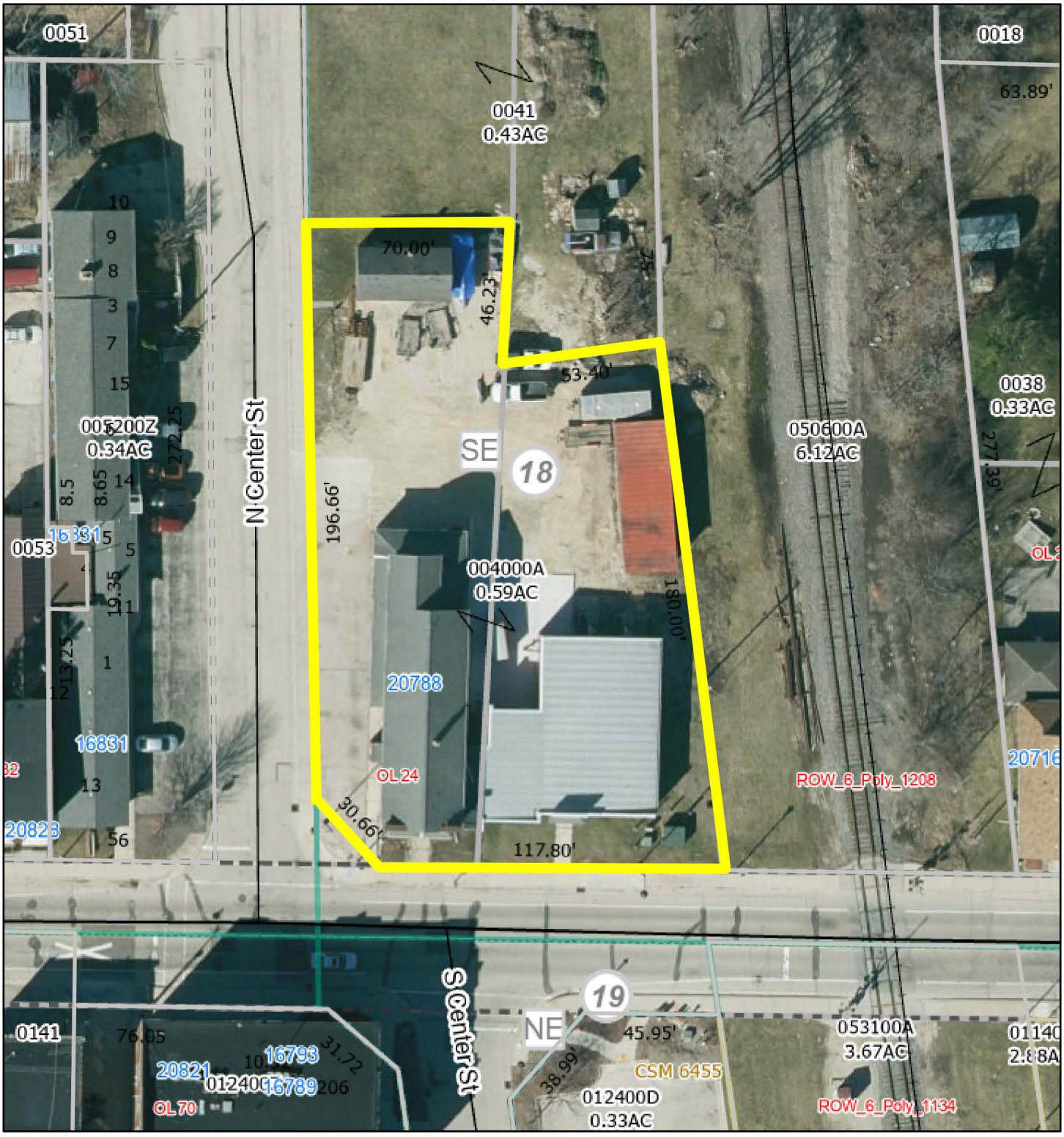
RECEIVED FROM THE RUSTED J RESALE $175.00

Type of Payment	Description	Amount
Accounting	PLANNING / ZONING FEES	175.00
	THE RUSTED J RESALE / COND USE APPL	

TOTAL RECEIVED 175.00

Receipt Memo: PLAN COMMISSION

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

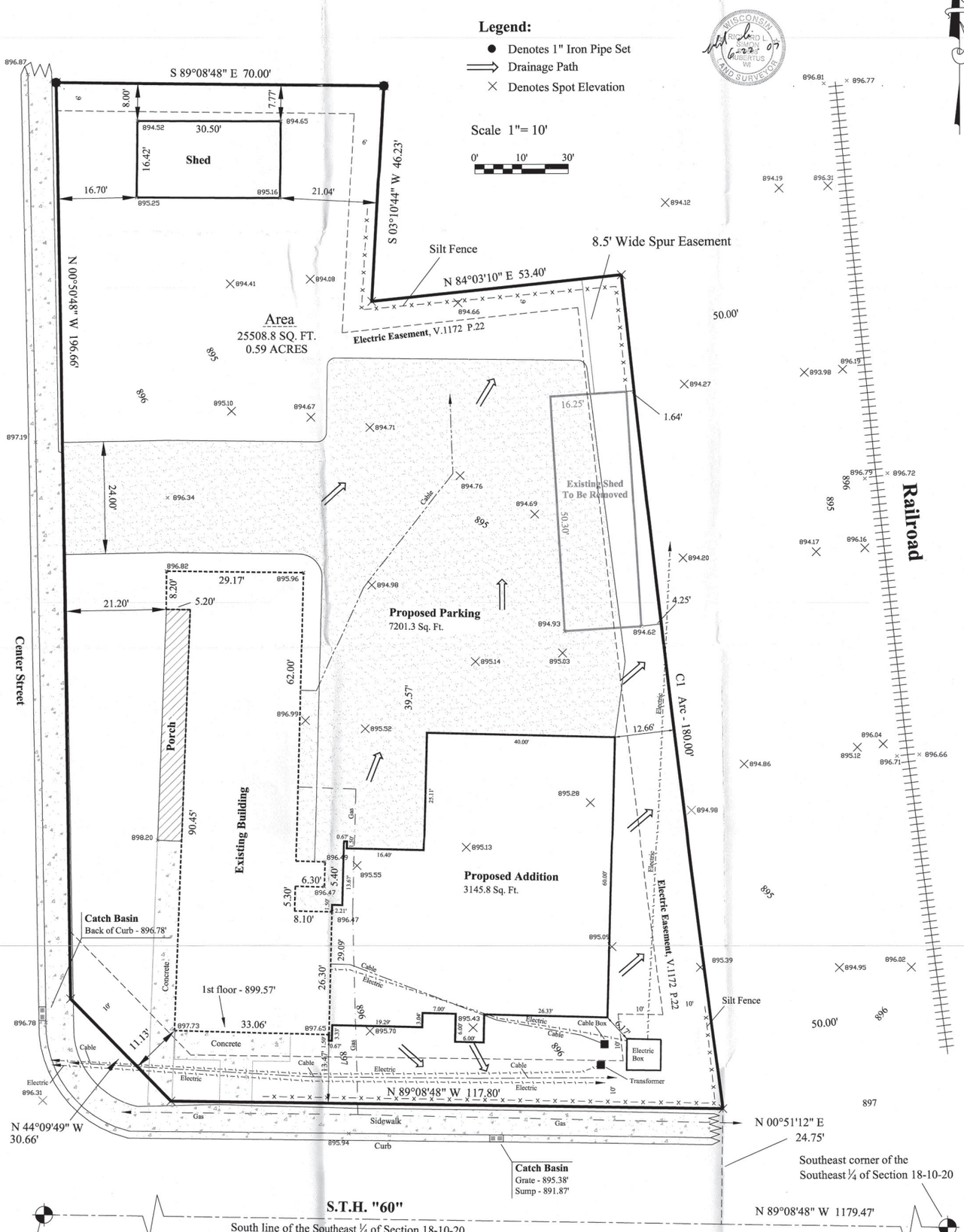
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, USDA, Esri, HERE, Garmin, FAO, NGA, EPA, USGS, Esri Community Maps Contributors

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.

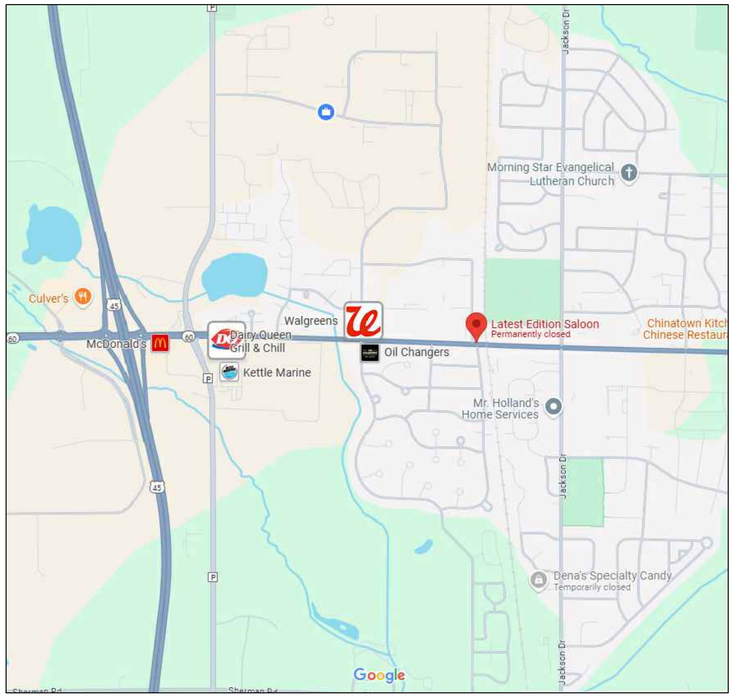
Notes:
1) Bearings or Distances in ( ) are Recorded Measurements
2) Underground Utilties shown were located on 2-20-07.
3) Elevations are referenced to the Southwest corner of the Southeast ¼ of Section 18-10-20, assumed Elevation = 883.26', per National Vertical Datum of 1929.

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.

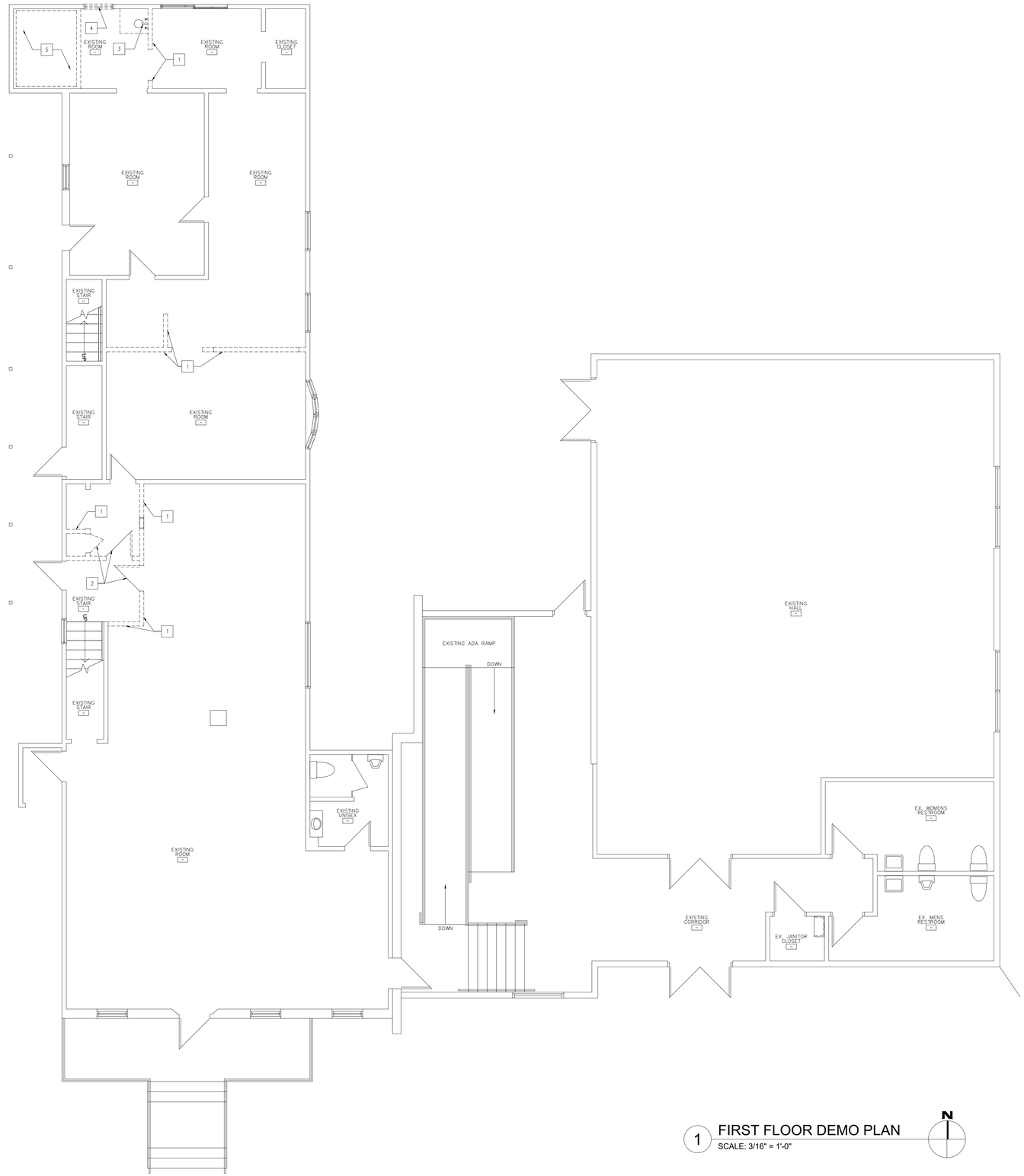
1 REMOVE EXISTING INTERIOR NON-BEARING WALL AS INDICATED.

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

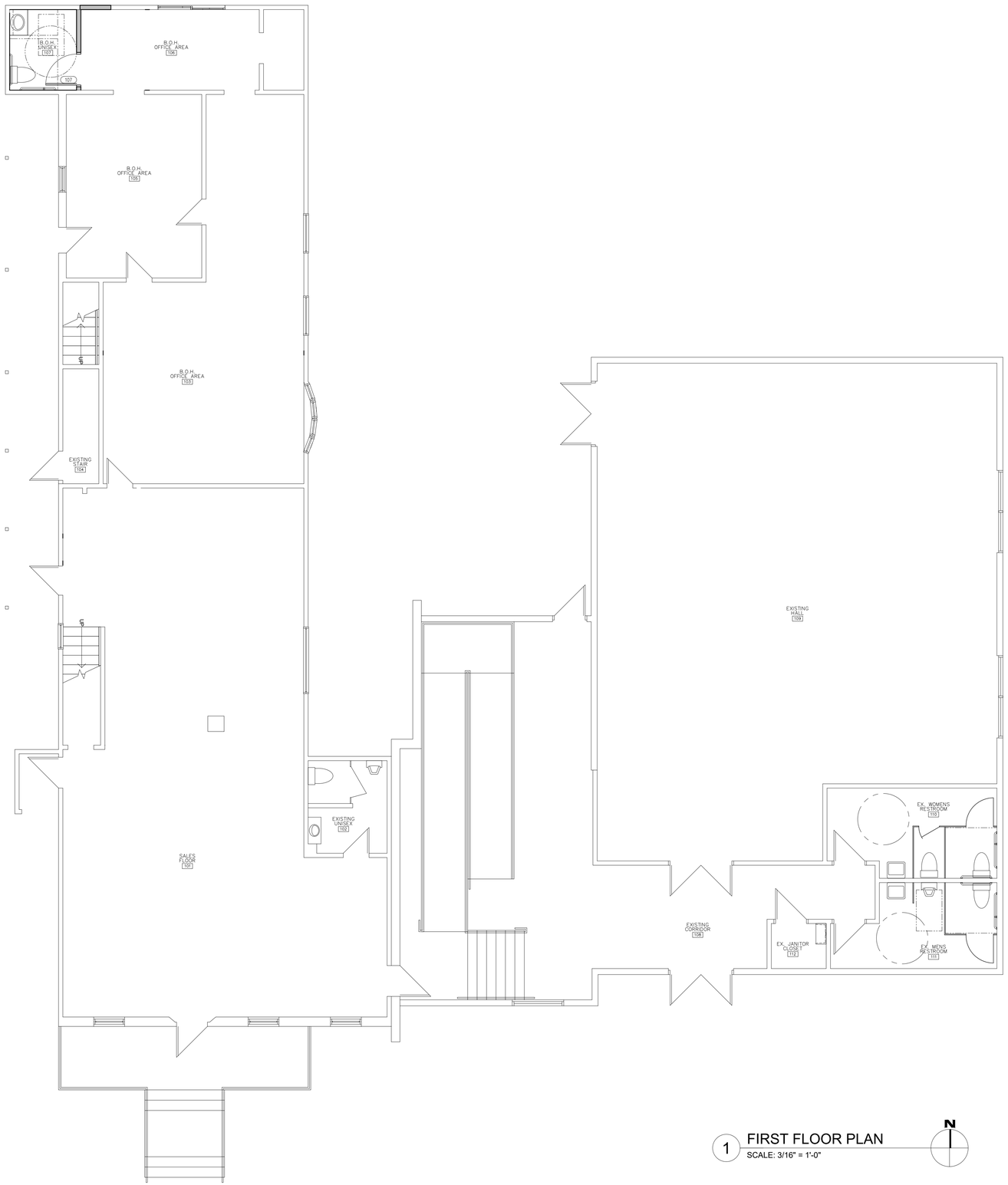
envision design
ARCHITECTURE

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.

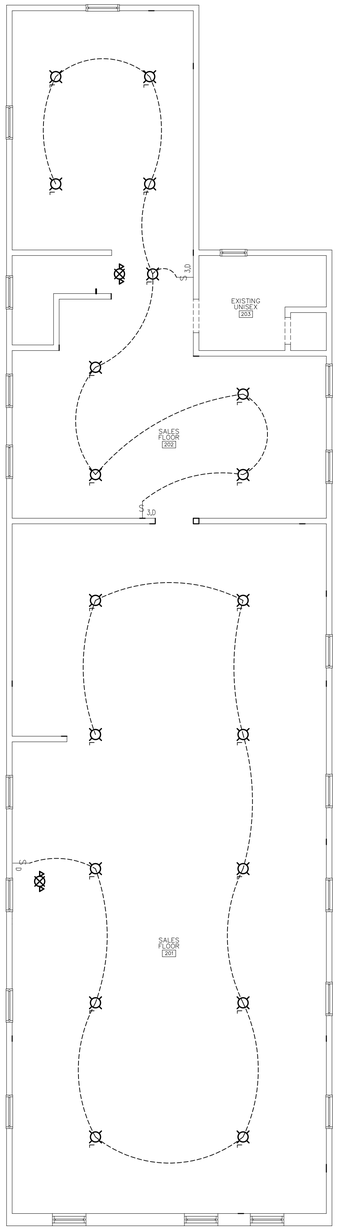
LIGHTING FIXTURES ARE SHOWN ON THE PLAN TO COMMUNICATE THE DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR SHALL PROVIDE INTERIOR SPACE PHOTOMETRIC FOR APPROVAL OF LIGHTING FIXTURES AND LIGHTING LEVELS. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE FIXTURES AND LAMPS TO MEET THE FOLLOWING MINIMUM DESIGN LIGHT LEVELS.

RECEPTION	30-50 FC
OFFICE	75 FC
HALLWAY	30 FC
KITCHEN:	80 FC
TOILET ROOM	25 FC
UTILITY / MECHANICAL ROOM	30 FC

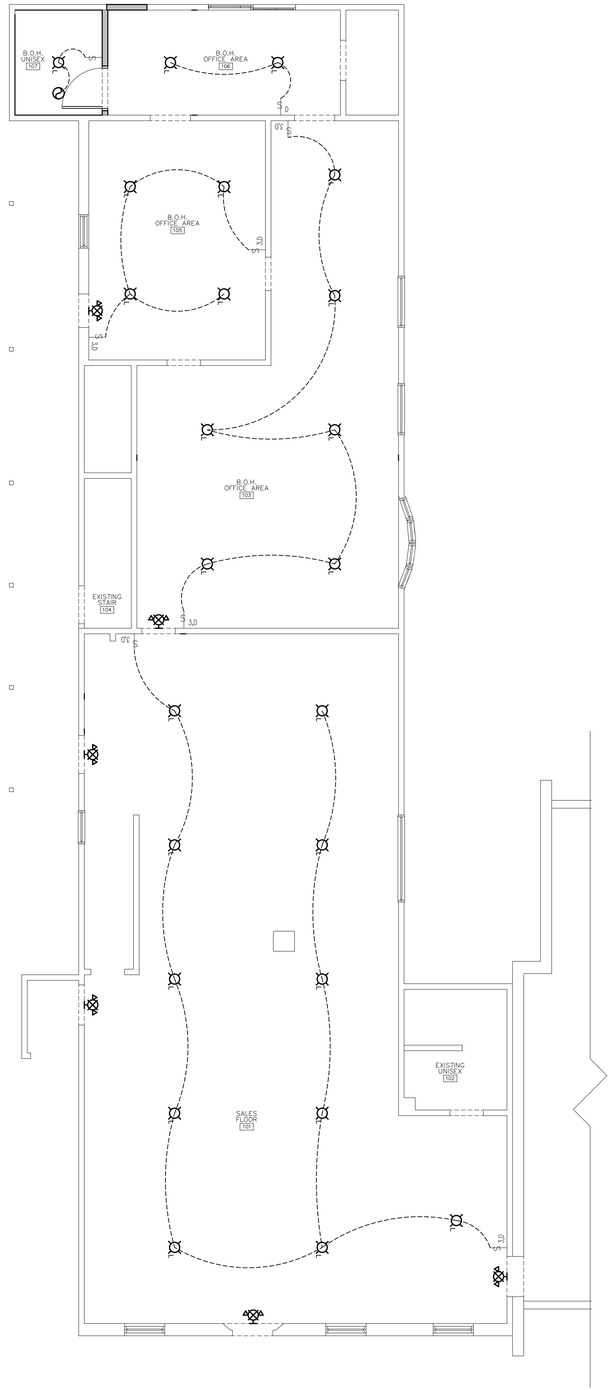
MEANS OF EGRESS ILLUMINATION - EMERGENCY LIGHTING:
DESIGN BUILD ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN EXIT/ EMERGENCY LIGHTING SYSTEM WHICH WILL ILLUMINATE PATH OF EGRESS TO ALL EXITS IN THE EVENT OF POWER FAILURE. EXIT/ EMERGENCY LIGHTING SHALL MEET ALL FEDERAL, STATE AND LOCAL CODE 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

VILLAGE OF JACKSON

VILLAGE BOARD MEETING

Tuesday, August 12, 2025 at 7:30 PM

Minutes

1. Call to Order and Roll Call

   The meeting was called to order at 7:30 PM by Pres. Heckendorf.

   Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Engelhardt, Tr. Kruepke, Tr. Kurtz, Tr. Olson, and Tr. Wells
   Members Excused: None
   Members Absent: None
   Staff Present: Administrator Jen Heidtke, Sergeant John Joerger, Inspections and Zoning Director Collin Johnson, Parks and Recreation Director Tyler Mentzel, Treasurer Darlene Smith, Public Works Director Jack Straehler, Fire Chief Aaron Swaney, and Clerk Jackie Schuh

2. Pledge of Allegiance

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

3. Ceremonial Swearing In of Natalie Bach - Fire Department

   Clerk Schuh performed the ceremonial swearing in of Natalie Bach.

4. Resolution #25-24 - Resolution in Appreciation of Service to Ronald Eickstedt

   The motion to approve Resolution #25-24 was made by Pres. Heckendorf and seconded by Tr. Emmrich.

   Pres. Heckendorf read Resolution #25-24, and extended appreciation on behalf of the Village Board, Staff, and Village of Jackson residents to Ronald Eickstedt for his 44 years of service, of which Pres. Heckendorf had the honor of co-serving 25 years with him.

   Vote: 7 ayes, 0 nays. Motion carried.

5. Proclamation Declaring Mrs. USA 2025 Sara DornBrook Day in the Village of Jackson, August 15, 2025

   President Heckendorf read the Proclamation establishing August 15, 2025, as Mrs. USA 2025 Sara DornBrook Day in the Village of Jackson.

6. Presentations

   a. Review 2024 Draft Audit of the Financial Statements - Presentation by Lucida, LLC, with Possible Discussion and Action

   Pattie Reda, Representative of Lucida, LLC, provided a brief overview of the Year-End 2024 Auditor's Report and Financial Statements. Ms. Reda noted that the items presented were a

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fair representation of the financial position of the Village of Jackson's governmental activities, their business-type activities, each of the Village's major funds, and the respective changes in financial position of the Village of Jackson.

The motion to accept the 2024 Audit was made by Tr. Engelhardt and seconded by Tr. Olson.

Vote: 7 ayes, 0 nays. Motion carried.

b. Review of 2026 Draft Budget, with Possible Discussion and Action

Village Administrator Jen Heidtke presented the Board with highlights of the 2026 Draft Budget. Per Administrator Heidtke, the proposed budget as drafted is expected to impact a sample tax bill by an increase of 5%, noting the increase as a result of a projection of diminished non-levy revenues, increased operational expenses, increased debt levy, and removal of the Capital Project levy. Administrator Heidtke recommended continued review of the Draft Budget with the Board and Staff and deferred General Fund and Capital Project direction during the Financial Management Plan discussion with Ehlers Financial Advisors.

c. 2025 Financial Management Plan Workshop #1 - Governmental Funds and Capital Project Financing - Ehlers Financial Advisors, with Possible Discussion and Action

Brian Roemer and Ariana Schmidt, representatives of Ehlers Financial Advisors, presented financial trends for the Village of Jackson, highlighting operations and capital budgeting. They gave the Board an overview of the long-range levy forecast incorporating the General Fund, Debt Service, and Capital, and provided a general assessment of the fiscal strength of the Village, as well as challenges that may emerge in the budgeting process. Directions provided by the Board included single-year borrowing, as well as any increase to be held to the 3% range.

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

Pres. Heckendorf opened the floor for the three public hearings at 9:51 PM.

Nobody present spoke regarding any of the items.

Pres. Heckendorf closed the public hearings at 9:52 PM.

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.)

None.

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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

The motion to approve items 9a through 9f on the consent agenda was made by Pres. Heckendorf and seconded by Tr. Kurtz.

Vote: 7 ayes, 0 nays. Motion carried.

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

The motion to approve Change Order #2 for the 2025 Ridgeway Drive and Chestnut Court Reconstruction Project for Advanced Construction for an increase in the amount of $13,450.00 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

   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

The motion to approve Change Order #1 for the 2025 Oaks of Jackson Surface Course for Spruce Street and Ridgeway Drive for Stark Pavement for an increase in the amount of $14,340.00 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

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

The motion to approve Pay Request #3 for the 2025 Ridgeway Drive and Chestnut Court Reconstruction Project to Advanced Construction in the amount of $447,187.01 was made by Tr. Engelhardt and seconded by Tr. Wells.

Vote: 7 ayes, 0 nays. Motion carried.

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

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The motion to approve Pay Request #1 for the 2025 Hickory Lane Reconstruction Project to Vinton Construction in the amount of $356,256.41 was made by Tr. Olson and seconded by Tr. Engelhardt.

Vote: 7 ayes, 0 nays. Motion carried.

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

The motion to approve Pay Request #17 for the 2024 Wastewater Treatment Plant Tertiary Filters and Disinfection Project to J.H. Hassinger in the amount of $86,277.10 was made by Tr. Engelhardt and seconded by Tr. Kurtz.

Vote: 7 ayes, 0 nays. Motion carried.

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

The motion to approve Reimbursement Request #14 for the 2024 Wastewater Treatment Plant from the Clean Water Fund Loan in the amount of $110,837.84 was made by Tr. Olson and seconded by Tr. Wells.

Vote: 7 ayes, 0 nays. Motion carried.

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

The motion to accept Change Order #6 for the Jackson Community Center Expansion Project to Moore Construction for a decrease in the amount of $31,446.00 was made by Tr. Emmrich and seconded by Tr. Engelhardt.

Vote: 7 ayes, 0 nays. Motion carried.

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

The motion to approve Pay Request #14 for the Jackson Community Center Expansion Project to Moore Construction in the amount of $44,940.70 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

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

The motion to approve the Construction Contract for the Dog Park at Cedar Run Park to Lowe Underground in the amount of $217,614.10 was made by Tr. Wells and seconded by Tr. Kruepke.

Discussion followed regarding potential impacts of flooding on proposed equipment and landscape materials.

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Vote: 6 ayes, 1 nays. Tr. Olson was opposed. Motion carried.

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

The motion to approve the 2025-2026 Contract Amendment #1 for the Dog Park at Cedar Run Park Project for MSA in the amount of $15,550.00 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 6 ayes, 1 nay. Tr. Olson opposed. Motion carried.

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

The motion to approve Option #1 for Renewal of Self-Insured Retention Coverage with Cities and Villages Mutual Insurance Company was made by Tr. Olson and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

11. Plan Commission

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

The motion to approve the Conditional Use and Site Plan for the Metro Hardwoods Building Expansion Project at N173W20855 Metro Court, subject to Engineer Comments, was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

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

The motion to approve the Public Participation Plan for the Village Zoning Code Update by Village Zoning consultant Civitech was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

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

The motion to introduce Ordinance #25-08 Amending Section 48-155(c) for Planned Unit Development District PUD-03 for Parcel V3_047700K for Karm Properties LLC was made by Pres. Heckendorf and seconded by Tr. Olson.

Votes: 6 ayes, 0 nays. Tr. Kruepke abstained. Motion carried.

The motion to suspend the rules for a second reading of Ordinance #25-08 was made by Pres. Heckendorf and seconded by Tr. Olson. A roll call vote was taken:

Pres. Heckendorf: Aye

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Tr. Emmrich: Aye
Tr. Engelhardt: Aye
Tr. Kurtz: Aye
Tr. Kruepke: Aye
Tr. Wells: Aye
Tr. Olson: Aye

Vote: 7 ayes, 0 nays. Motion carried.

A motion to approve the second reading of Ordinance #25-08 was made by Pres. Heckendorf and seconded by Tr. Olson.

Vote: 6 ayes, 0 nays. Tr. Kruepke abstained. Motion carried.

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

The motion to introduce Ordinance #25-09 Rezoning of Parcel V3_004000A from Planned Unit Development District (PUD) to B-2 Downtown Business District for Center Main LLC was made by Tr. Engelhardt and seconded by Tr. Emmrich.

Votes: 7 ayes, 0 nays. Motion carried.

The motion to suspend the rules for a second reading of Ordinance #25-09 was made by Pres. Heckendorf and seconded by Tr. Engelhardt. A roll call vote was taken:

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

Vote: 7 ayes, 0 nays. Motion carried.

A motion to approve the second reading of Ordinance #25-09 was made by Tr. Olson and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

12. Board of Public Works

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

The motion to introduce Ordinance #25-10 Amending Chapter 42, Section 42.86 - Limited Parking in Certain Areas; Loading Zones was made by Tr. Engelhardt and seconded by Tr. Olson.

Votes: 7 ayes, 0 nays. Motion carried.

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The motion to suspend the rules for a second reading of Ordinance #25-10 was made by Pres. Heckendorf and seconded by Tr. Olson. A roll call vote was taken:

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

Vote: 7 ayes, 0 nays. Motion carried.

A motion to approve the second reading of Ordinance #25-10 was made by Tr. Emmrich and seconded by Tr. Engelhardt.

Vote: 7 ayes, 0 nays. Motion carried.

13. Personnel Committee

a. Proposed Job Descriptions - Fire Department

The motion to approve the Proposed Job Descriptions for a Full-Time Motor Pump Operator/Paramedic, a Full-Time Captain/Paramedic, and a Full-Time Battalion Chief, with the understanding that the Battalion Chief would have EMT/Paramedic level added to the description for minimum requirements, and to remove Part-Time status as eligibility for any of the three positions, was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

14. West Bend School District

Tr. Wells reported that back-to-school is on September 2.

15. Washington County Board Report

None.

16. Greater Jackson Business Alliance

Administrator Heidtke provided a report on the Jackson Community Center Scholarship Night and an upcoming Christmas decoration contest.

17. Mid-Moraine Municipal Association Report

Tr. Olson reported the next Legislative meeting is on September 10 and the next Dinner meeting is on September 24 in Grafton.

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

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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

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

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

Vote: 7 ayes, 0 nays. Motion carried. The meeting proceeded into closed session at 10:28 PM. Those present in the closed session were the Board members and Administrator Heidtke. Director Straehler was present for item #1.

19. 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: 7 ayes, 0 nays. Motion carried. The meeting proceeded into open session at 11:20 PM.

The motion to direct Staff to draft a notice of allowance for a claim from Acuity Insurance for the amount of $6,496.65, conditioned upon a release signed by the claimant in a form approved by the Village Attorney, was made by Pres. Heckendorf and seconded by Tr. Olson.

Vote: 7 ayes, 0 nays. Motion carried.

The motion to approve the 2025/2026 Compensation Plan as discussed in Closed Session was made by Pres. Heckendorf and seconded by Tr. Kruepke.

DRAFT

Vote: 7 ayes, 0 nays. Motion carried.

20. Adjourn

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

Vote: 7 ayes, 0 nays. Motion carried. The meeting adjourned at 11:21 PM.

Respectfully Submitted,

Jacqueline Schuh
Village Clerk
Village of Jackson

DRAFT

STATE OF WISCONSIN VILLAGE OF JACKSON WASHINGTON COUNTY

RESOLUTION #25-27

A RESOLUTION DECLARING A STATE OF EMERGENCY IN RESPONSE TO HISTORIC RAINFALL AND FLOODING IN AUGUST 2025

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

WHEREAS, on August 10 and 11, 2025, the Village of Jackson experienced an exceptional rainfall event, estimated to be of a 1,000-year recurrence, which produced widespread flooding throughout the community; and

WHEREAS, record rainfall totals of 7.89 inches overwhelmed stormwater systems, damaged public infrastructure and private property, disrupted transportation corridors, and interfered with essential services, creating conditions dangerous to the health, safety, and welfare of Village residents; and

WHEREAS, response to the flooding has required significant emergency measures, including road closures, debris management, protective actions, and the coordinated efforts of Village staff, first responders, and mutual aid partners; and

WHEREAS, Wisconsin Statutes § 323.11 empowers the Village President to declare a state of emergency, and § 323.14(4)(b) provides the Village Board with the authority to ratify such a declaration; and

WHEREAS, the formal declaration of a "State of Emergency" facilitates the mobilization of emergency resources, expedites the procurement of equipment and services, and preserves the Village's eligibility for state and federal disaster assistance.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Jackson, Washington County, Wisconsin, that a "State of Emergency" is hereby declared for the entire Village of Jackson, retroactive to August 11, 2025, in direct response to the severe flooding and resulting damages from the extraordinary rainfall; and

BE IT FURTHER RESOLVED, that this "State of Emergency" shall remain in effect until such time that the conditions warranting the emergency have subsided and recovery operations are complete, as determined by the Village President or the Village Board; and

BE IT FURTHER RESOLVED, that the Village President, Village Administrator, and their designees are authorized to take all necessary actions to protect life, property, and public infrastructure, including the expenditure of funds, the procurement of equipment and services, and the implementation of emergency protective measures.

Introduced by: _____ Seconded by: _____

Vote: ____Ayes ____ Nays Passed and Approved: _____

_____
Brian J. Heckendorf, Village President

Attest: _____
Jacqueline Schuh - Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted this Resolution on posting boards at the Jackson Municipal Complex, Jackson Community Center, and Jackson Post Office, as well as published it on the Village of Jackson website.

Village Official	Date

STATE OF WISCONSIN VILLAGE OF JACKSON WASHINGTON COUNTY

RESOLUTION #25-28

A RESOLUTION WAIVING CERTAIN PERMIT FEES IN RESPONSE TO THE STATE OF EMERGENCY DECLARED AFTER HISTORIC RAINFALL AND FLOODING IN AUGUST 2025

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

WHEREAS, between the dates of August 10-11, 2025, the Village of Jackson received record rainfall totaling approximately 7.89 inches of rain over large portions of the Village; and

WHEREAS, the excessive rainfall resulted in significant localized flooding throughout the Village thereby causing substantial damage to municipal and residential property; and

WHEREAS, the Village of Jackson, Washington County, and the State of Wisconsin have all declared a State of Emergency in response to a natural disaster resulting from historic rainfall; and

WHEREAS, the Village Board desires to provide relief to residents to help process, facilitate and expedite the repairs necessary to recover from flood damages;

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Jackson, Washington County, Wisconsin, that:

1. The Village of Jackson will waive its portion of permit fees for required demolition, building, electrical, plumbing, HVAC, and zoning permits necessary to repair property damage resulting from the recent flood event. Qualifications for the waiver of fees will include the following conditions and requirements:

    a. The Property Owner must have reported storm damage via the 2-1-1 system.
    b. The storm damage must have been reported on or before August 29, 2025.
    c. Permit fees will only be waived for work that was previously permitted. Permit fees will not be waived for improvements for which permits were not obtained at the time the improvement was installed.

2. Permit applications must be submitted on or before March 1, 2026.

3. Village of Jackson staff may use reasonable discretion when applying the provisions set forth herein to address unusual circumstances and to accomplish the goals set forth in this resolution.

Introduced by: _____ Seconded by: _____

Vote: ____Ayes ____ Nays Passed and Approved: _____

_____
Brian J. Heckendorf, Village President

Attest: _____
Jacqueline Schuh - Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted this Resolution on posting boards at the Jackson Municipal Complex, Jackson Community Center, and Jackson Post Office, as well as published it on the Village of Jackson website.

Village Official	Date

STAFF MEMO

Village of Jackson Public Works

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

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

From: Jack Straehler, Director of Public Works

Subject: Pay Request #2 – 2025 Hickory Lane Reconstruction Project - Vinton Construction in the amount of $353,033.25

Meeting Date: August 26, 2025 – Board of Public Works

Background and Analysis:
This memo is to inform the Board of Pay Request #2 from Vinton Construction in the amount of $353,033.25 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) $117,677.75
300-00-17600-000-380 (Sewer Construction Work) $117,677.75
200-00-18600-395-300 (Water Construction Work) $117,677.75

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 #2 for Vinton Construction in the amount of $353,033.25.

GREMMER
& ASSOCIATES, INC.
CONSULTING ENGINEERS

93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
Phone 920-924-5720
Fax 920-924-5725

August 15, 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 #2

Dear Mr. Straehler:

Enclosed you will find Pay Request #2 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 #2	= $371,613.95
Retainage, Pay Request #2 (5%)	= $18,580.70
Amount due to Contractor, Pay Request #2	= $353,033.25

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.**	2 REVISED
	Application Period: Thru 8/11/2025	Application Date: 8/14/2025
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)		$	$746,620.70
5.	**RETAINAGE:**			
	a. 5% X $746,620.70 **Work Completed**		$	$37,331.04
	b. X **Stored Material**		$	
	c. Total Retainage (Line 5.a + Line 5.b)		$	$37,331.04
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)**		$	$709,289.66
7.	**LESS PREVIOUS REQUESTS (Line 6 from prior Application)**		$	$356,256.41
8.	**AMOUNT DUE THIS APPLICATION**		$	$353,033.25
9.	**BALANCE TO FINISH, PLUS RETAINAGE**			
	(Column G total on Progress Estimates + Line 5.c above)		$	$1,447,073.84

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: 8-15-2025

Payment of: $ $353,033.25
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ 08/15/2025
(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: 08/14/25
Payment Application #: 2 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	0.50	$ 47,750.00	$ 47,750.00	50.0%
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%
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%

Project: Jackson Hickory Lane VOJ-25-01
Contractor: Vinton Construction Company
Application Date: 08/14/25
Payment Application #: 2 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)	
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	0.50	$ 3,000.00	$ 3,000.00	50.0%
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	-	$ -	1.00	$ 5,000.00	1.00	$ 5,000.00	$ -	100.0%
Section 200 Storm Sewer Items													
38	200-01 Removing Manholes	20	EA	$ 515.00	$ 10,300.00	-	$ -	3.00	$ 1,545.00	3.00	$ 1,545.00	$ 8,755.00	15.0%
39	200-02 Removing Inlets	13	EA	$ 305.00	$ 3,965.00	-	$ -	5.00	$ 1,525.00	5.00	$ 1,525.00	$ 2,440.00	38.5%
40	200-03 Removing Storm Sewer	3,207	LF	$ 29.00	$ 93,003.00	104.00	$ 3,016.00	238.00	$ 6,902.00	342.00	$ 9,918.00	$ 83,085.00	10.7%
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%
44	200-07 Apron Endwalls for Culvert Pipe 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	200-09 Apron Endwalls for Culvert Pipe 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	-	$ -	310.00	$ 60,295.00	310.00	$ 60,295.00	$ -	100.0%
49	200-12 Storm Sewer Pipe Reinforced Concrete Class III 48-Inch	325	LF	$ 240.00	$ 78,000.00	35.00	$ 8,400.00	260.00	$ 62,400.00	295.00	$ 70,800.00	$ 7,200.00	90.8%
50	200-13 Storm Sewer Pipe Reinforced Concrete Class III 60-Inch	60	LF	$ 356.95	$ 21,417.00	-	$ -	-	$ -	-	$ -	$ 21,417.00	0.0%

Project: Jackson Hickory Lane VOJ-25-01
Contractor: Vinton Construction Company
Application Date: 08/14/25
Payment Application #: 2 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)	
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	-	$ -	33.00	$ 2,788.50	33.00	$ 2,788.50	$ 2,366.00	54.1%
53	200-16 Storm Sewer Pipe Reinforced Concrete Class IV 18-Inch	207	LF	$ 89.60	$ 18,547.20	-	$ -	51.00	$ 4,569.60	51.00	$ 4,569.60	$ 13,977.60	24.6%
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	200-19 Storm Sewer Pipe Reinforced 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	-	$ -	83.00	$ 7,250.05	83.00	$ 7,250.05	$ 8,997.05	44.6%
58	200-21 Storm Sewer Pipe Class III-A 15-Inch	188	LF	$ 76.30	$ 14,344.40	-	$ -	64.00	$ 4,883.20	64.00	$ 4,883.20	$ 9,461.20	34.0%
59	200-22 Storm Sewer Pipe Class III-A 18-Inch	152	LF	$ 90.85	$ 13,809.20	-	$ -	28.00	$ 2,543.80	28.00	$ 2,543.80	$ 11,265.40	18.4%
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	-	$ -	24.00	$ 2,620.80	24.00	$ 2,620.80	$ 109.20	96.0%
62	200-25 Storm Sewer Pipe Class III-A 36-Inch	576	LF	$ 130.00	$ 74,880.00	-	$ -	582.00	$ 75,660.00	582.00	$ 75,660.00	$ (780.00)	101.0%
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%
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	-	$ -	2.00	$ 7,640.00	2.00	$ 7,640.00	$ 15,280.00	33.3%
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	-	$ -	5.00	$ 18,350.00	5.00	$ 18,350.00	$ 29,360.00	38.5%
70	200-33 Manholes 4-FT Diameter w/ Casting	6	EA	$ 3,995.00	$ 23,970.00	-	$ -	3.00	$ 11,985.00	3.00	$ 11,985.00	$ 11,985.00	50.0%
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	-	$ -	3.00	$ 22,242.00	3.00	$ 22,242.00	$ -	100.0%
73	200-36 Manholes 7-FT Diameter w/ Casting	3	EA	$ 9,734.00	$ 29,202.00	1.00	$ 9,734.00	2.00	$ 19,468.00	3.00	$ 29,202.00	$ -	100.0%
74	200-37 Manholes 8-FT Diameter w/ Casting	3	EA	$ 12,662.00	$ 37,986.00	2.00	$ 25,324.00	1.00	$ 12,662.00	3.00	$ 37,986.00	$ -	100.0%
75	200-38 Inlets Median 2 Grate w/ Casting	2	EA	$ 4,172.00	$ 8,344.00	-	$ -	1.00	$ 4,172.00	1.00	$ 4,172.00	$ 4,172.00	50.0%
76	200-39 Bulkhead Storm Sewer 15-Inch	4	EA	$ 175.00	$ 700.00	-	$ -	-	$ -	-	$ -	$ 700.00	0.0%

Project: Jackson Hickory Lane VOJ-25-01
Contractor: Vinton Construction Company
Application Date: 08/14/25
Payment Application #: 2 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)	
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	1.00	$ 2,635.00	3.00	$ 7,905.00	$ (2,635.00)	150.0%
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	16.00	$ 1,152.00	52.50	$ 3,780.00	$ (2,628.00)	328.1%
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	1.00	$ 7,950.00	3.00	$ 23,850.00	$ 7,950.00	75.0%
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		$ 371,613.95		$ 746,620.70	$ 1,409,742.80	
	Less: 5% Retainage						$ 18,750.34		$ 18,580.70		$ 37,331.04		
	Total:						$ 356,256.41		$ 353,033.25		$ 709,289.66		
	Amount Previously Requested						$ 356,256.41		$ -		$ 356,256.41		
	Amount DueThis Request						$ -		$ 353,033.25		$ 353,033.25		

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 #4 – 2025 Ridgeway Drive and Chestnut Court Reconstruction Project – Advanced Construction in the amount of $374,957.76

Meeting Date: August 26, 2025 – Board of Public Works

Background and Analysis:
This memo is to inform the Board of Pay Request #4 from Advance Construction in the amount of $374,957.76 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) $124,985.92
300-00-17600-000-380 (Sewer Construction Work) $124,985.92
200-00-18600-395-300 (Water Construction Work) $124,985.92

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 #4 for Advanced Construction in the amount of $374,957.76.

Contractor's Application for Payment No. 4

	Application Period: 06/28/25-07/25/25	Application Date: 7/29/2025
To (Owner): Village of Jackson	From (Contractor): Advance Construction	Via (Engineer): Cedar Corporation
Project: Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID	Contract: Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID	
Owner's Contract No:	Contractor's Project No:	Engineer's Project No: 05789-0020

Application For Payment
Change Order Summary

Approved Change Orders

Number	Additions	Deductions
1	$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)**		$	**$1,384,553.26**
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)**		$	**$1,341,211.00**
7.	**LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**		$	**$966,253.24**
8.	**AMOUNT DUE THIS APPLICATION**		$	**$374,957.76**

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:
	8/7/25

Payment of: $ $374,957.76
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ 8-15-25
(Engineer) (Date)

Payment of: $ $374,957.76
(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:**	4
Application Period:	06/28/25-07/25/25	**Application Date:**	July 29, 2025

A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
				Previous Applications		This Application		Materials Stored				
Bid No.	Description			Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
1	Sanitary Manhole Chimney & Casting Replacement	1.00 E.A.	$2,000.00									
2	48" Sanitary Manhole (4 Units)	56.00 V.F.	$550.00	55.63	$30,596.50	-2.62	-$1,441.00			53.01	$29,155.50	94.7%
3	8" PVC Sanitary Sewer Pipe	841.00 L.F.	$210.00	843	$177,030.00	10.5	$2,205.00			853.5	$179,235.00	101.5%
4	6" PVC Sanitary Sewer Lateral (14 Units)	515.00 L.F.	$165.50	140	$23,170.00	7.58	$1,254.49			147.58	$24,424.49	28.7%
5	Abandon 8" Sanitary Sewer	509.00 L.F.	$10.00			509.53	$5,095.30			509.53	$5,095.30	100.1%
6	Sanitary Lateral Cleanout	1.00 E.A.	$500.00	1	$500.00					1	$500.00	100.0%
7	8" PVC Water Main Pipe	353.00 L.F.	$131.00	374	$48,994.00	-32.5	-$4,257.50			341.5	$44,736.50	96.7%
8	12" PVC Water Main Pipe	500.00 L.F.	$165.00	500	$82,500.00	-7	-$1,155.00			493	$81,345.00	98.6%
9	8" Gate Valve	1.00 E.A.	$2,562.00	1	$2,562.00					1	$2,562.00	100.0%
10	12" Gate Valve	1.00 E.A.	$4,580.00	1	$4,580.00					1	$4,580.00	100.0%
11	4" PVC Water Service & Valve & Box (1 Unit)	29.00 L.F.	$200.00	217	$43,400.00	47.66	$9,532.00			264.66	$52,932.00	912.6%
12	1 1/4" Water Service & Curb Stop & Box (13 Units)	619.00 L.F.	$77.00	89	$6,853.00	129.99	$10,009.23			218.99	$16,862.23	35.4%
13	Hydrant Assembly	3.00 E.A.	$8,520.00	3	$25,560.00					3	$25,560.00	100.0%
14	Abandon 6" Water Main	396.00 L.F.	$7.00			396	$2,772.00			396	$2,772.00	100.0%
15	Abandon 12" Water Main	490.00 L.F.	$13.00			490	$6,370.00			490	$6,370.00	100.0%
16	Salvage Hydrant and Valve	2.00 E.A.	$1,000.00	1	$1,000.00	1	$1,000.00			2	$2,000.00	100.0%
17	4" Dia. Storm Lateral (10 Units)	620.00 L.F.	$60.00	478	$28,680.00	714.83	$42,889.80			1192.83	$71,569.80	192.4%
18	Common Excavation (Including Pavement Removal)	2,400.00 C.Y.	$22.00			2400	$52,800.00			2400	$52,800.00	100.0%
19	Saw Cutting Roadway & Driveways	326.00 L.F.	$3.50			57.5	$201.25			57.5	$201.25	17.6%
20	Remove Concrete Sidewalk	4,003.00 S.F.	$0.60			4003	$2,401.80			4003	$2,401.80	100.0%
21	4" Concrete Sidewalk	7,517.00 S.F.	$6.60									
22	Curb Ramp Type 1	2.00 E.A.	$1,500.00									
23	Remove Curb & Gutter	1,710.00 L.F.	$5.50	1300	$7,150.00	410	$2,255.00			1710	$9,405.00	100.0%
24	30" Curb & Gutter Type "D"	1,710.00 L.F.	$20.00									
25	Remove Concrete Driveway Apron	704.00 S.F.	$0.60			704	$422.40			704	$422.40	100.0%
26	7" Concrete Driveway Apron & Sidewalk	3,279.00 S.F.	$8.40									
27	Remove Concrete Driveway	567.00 S.F.	$5.00			567	$2,835.00			567	$2,835.00	100.0%
28	7" Concrete Driveway	343.00 S.F.	$8.40									
29	Remove Asphalt Driveway	397.00 S.Y.	$4.95			397	$1,965.15			397	$1,965.15	100.0%
30	Asphalt Driveway	397.00 S.Y.	$33.00									
31	Gravel Driveway	5.00 S.Y.	$7.50									
32	Excavation Below Subgrade (EBS)	240.00 C.Y.	$23.00			106.9	$2,458.70			106.9	$2,458.70	44.5%
33	EBS Backfill 1 1/4" Dense	480.00 TONS	$16.00			213.8	$3,420.80			213.8	$3,420.80	44.5%
34	1 1/4" Dense Crushed Aggregate Base Course	1,956.00 TONS	$16.00			1415.53	$22,648.48			1415.53	$22,648.48	72.4%
35	Lower Layer HMA Pavement 3-1/4"	633.00 TONS	$90.25									
36	Upper Layer HMA Pavement 1-3/4"	341.00 TONS	$96.00									
37	Relocate Sign	2.00 E.A.	$300.00									

Unit Price Progress Estimate

Contractor's Application

Project:	Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID	Application Number:	4
Application Period:	06/28/25-07/25/25	Application Date:	July 29, 2025

A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
				Previous Applications		This Application		Materials Stored				
Bid No.	Description			Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
38	Traffic Control	1.00 L.S.	$80,000.00	0.75	$60,000.00	0.25	$20,000.00			1	$80,000.00	100.0%
39	*Remove Trees*	5.00 E.A.	*$1,000.00*	5	$5,000.00					5	$5,000.00	100.0%
40	Lawn Restoration	1.00 L.S.	$13,000.00									
41	Inlet Protection	10.00 E.A.	$65.00	10	$650.00					10	$650.00	100.0%
A1-1	48" Sanitary Manhole (4 Units)	74.00 V.F.	$580.00	72	$41,760.00	-0.17	-$98.60			71.83	$41,661.40	97.1%
A1-2	8" PVC Sanitary Sewer Pipe	468.00 L.F.	$260.00	468	$121,680.00	-3	-$780.00			465	$120,900.00	99.4%
A1-3	6" PVC Sanitary Sewer Lateral (7 Units)	761.00 L.F.	$165.50									
A1-4	12" PVC Water Main Pipe	486.00 L.F.	$165.00	468	$77,220.00	-2	-$330.00			466	$76,890.00	95.9%
A1-5	8" Tapping Gate Valve	1.00 E.A.	$7,035.00									
A1-6	4" PVC Water Service & Valve & Box (2 Unit)	37.00 L.F.	$200.00			43.33	$8,666.00			43.33	$8,666.00	117.1%
A1-7	1 1/4" Water Service & Curb Stop & Box (3 Units)	98.00 L.F.	$77.00			141.3	$10,880.10			141.3	$10,880.10	144.2%
A1-8	Hydrant Assembly	1.00 E.A.	$8,520.00	1	$8,520.00					1	$8,520.00	100.0%
A1-9	Salvage Hydrant and Valve	1.00 E.A.	$1,000.00			1	$1,000.00			1	$1,000.00	100.0%
A1-10	Nyloplast Yard Inlet Manhole with Grate	1.00 E.A.	$3,500.00			1	$3,500.00			1	$3,500.00	100.0%
A1-11	12" Dia PVC Storm Sewer Pipe	26.00 L.F.	$115.00			16.75	$1,926.25			16.75	$1,926.25	64.4%
A1-12	4" Dia. Storm Lateral (5 Units)	413.00 L.F.	$60.00			361	$21,660.00			361	$21,660.00	87.4%
A1-13	Storm Lateral Cleanout	2.00 E.A.	$500.00			3	$1,500.00			3	$1,500.00	150.0%
A1-14	Common Excavation (Including Pavement Removal)	950.00 C.Y.	$22.00			950	$20,900.00			950	$20,900.00	100.0%
A1-15	Saw Cutting Roadway & Driveways	211.00 L.F.	$3.70									
A1-16	Remove Concrete Sidewalk	2,376.00 S.F.	$0.60			2376	$1,425.60			2376	$1,425.60	100.0%
A1-17	4" Concrete Sidewalk	4,078.00 S.F.	$6.60									
A1-18	Curb Ramp Type 1	1.00 E.A.	$1,500.00									
A1-19	Remove Curb & Gutter	905.00 L.F.	$5.50			905	$4,977.50			905	$4,977.50	100.0%
A1-20	30" Curb & Gutter Type "D"	905.00 L.F.	$20.00									
A1-21	Remove Concrete Driveway Apron	348.00 S.F.	$0.60			348	$208.80			348	$208.80	100.0%
A1-22	7" Concrete Driveway Apron & Sidewalk	1,074.00 S.F.	$8.40									
A1-23	Remove Concrete Driveway	33.00 S.F.	$5.00			33	$165.00			33	$165.00	100.0%
A1-24	7" Concrete Driveway	12.00 S.F.	$8.40									
A1-25	Remove Asphalt Driveway	102.00 S.Y.	$4.95			102	$504.90			102	$504.90	100.0%
A1-26	Asphalt Driveway	186.00 S.Y.	$33.00									
A1-27	Gravel Driveway	16.00 S.Y.	$7.50									
A1-28	Excavation Below Subgrade (EBS)	100.00 C.Y.	$23.00			23.42	$538.66			23.42	$538.66	23.4%
A1-29	EBS Backfill 1 1/4" Dense	200.00 TONS	$16.00			46.84	$749.44			46.84	$749.44	23.4%
A1-30	1 1/4" Dense Crushed Aggregate Base Course	1,040.00 TONS	$16.00			1267.99	$20,287.84			1267.99	$20,287.84	121.9%
A1-31	Lower Layer HMA Pavement 3-1/4"	337.00 TONS	$90.25									
A1-32	Upper Layer HMA Pavement 1-3/4"	181.00 TONS	$96.00									
A1-33	Traffic Control	1.00 L.S.	$16,000.00	0.75	$12,000.00	0.25	$4,000.00			1	$16,000.00	100.0%

Unit Price Progress Estimate

Contractor's Application

Project:	Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID	**Application Number:**	4
Application Period:	06/28/25-07/25/25	**Application Date:**	July 29, 2025

A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed								
				Previous Applications		This Application		Materials Stored		Total Completed & Stored to Date (C+E+G)		% Comp.
Bid No.	Description			Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
A1-34	Remove Trees	1.00 E.A.	$1,000.00	1	$1,000.00					1	$1,000.00	100.0%
A1-35	Lawn Restoration	1.00 L.S.	$5,500.00									
A1-36	Inlet Protection	4.00 E.A.	$65.00	4	$260.00					4	$260.00	100.0%
A2-1	Nyloplast Yard Inlet Manhole with Grate	1.00 E.A.	$3,500.00			1	$3,500.00			1	$3,500.00	100.0%
A2-2	12" Dia PVC Storm Sewer Pipe	88.00 L.F.	$115.00									
A2-3	Storm Cleanout	1.00 E.A.	$500.00			1	$500.00			1	$500.00	100.0%
A2-4	Connection to Existing Catch Basin	1.00 E.A.	$500.00			1	$500.00			1	$500.00	100.0%
A2-5	Remove & Replace Concrete Sidewalk	50.00 S.F.	$26.00			50	$1,300.00			50	$1,300.00	100.0%
A2-6	Remove & Replace Curb & Gutter	25.00 L.F.	$92.00									
A2-7	Gravel Driveway Restoration	20.00 S.Y.	$7.50									
A2-8	Traffic Control	1.00 L.S.	$200.00			1	$200.00			1	$200.00	100.0%
A2-9	Lawn Restoration	1.00 L.S.	$1,250.00									
A2-10	Inlet Protection	2.00 E.A.	$65.00	2	$130.00					2	$130.00	100.0%
	CHANGE ORDER #1											
1.00	Add 1S Each Storm Lateral/Sump discharge Connections	15.00 E.A.	$500.00			23	$11,500.00			23	$11,500.00	153.3%
2.00	Delete Water Service Curb Box Materials	(16.00) E.A.	$73.00			-14	-$1,022.00			-14	-$1,022.00	87.5%
3.00	Add 4" Diameter Storm Lateral Cleanout	1.00 E.A.	$450.00			1	$450.00			1	$450.00	100.0%
5.00	Add 6" Dia. Storm Lateral	220.00 LF	$65.00			202.17	$13,141.05			202.17	$13,141.05	91.9%
6.00	Add 6" Dia. Storm Lateral Cleanout	1.00 EA	$500.00			2	$1,000.00			2	$1,000.00	200.0%
7.00	Add 2'x3' Catch Basins w/3067 Castings	2.00 EA	$3,800.00			2	$7,600.00			2	$7,600.00	100.0%
8.00	Add Repplace Catch Basin Castins 2/3070 (2'x2') castings	7.00 EA	$900.00			4	$3,600.00			4	$3,600.00	57.1%
9.00	Add Ctach Basin Chimney Reconstruction using 2' round rings	7.00 EA	$2,000.00			7	$14,000.00			7	$14,000.00	100.0%
10.00	Add Replace Caatch Basing Castings w/3067 (2'x3') castings	2.00 EA	$838.00			2	$1,676.00			2	$1,676.00	100.0%
11.00	Add Catch Basin Chimney Reconstruction using 2'x3' rings	2.00 EA	$2,000.00			2	$4,000.00			2	$4,000.00	100.0%
12.00	Add San. MH Barrel Joint Leak Repair - Chemical Grout	1.00 EA	$3,000.00			1	$3,000.00			1	$3,000.00	100.0%
13.00	Add Remove Trees (Bid Item #A1-34)	2.00 EA	$1,000.00									
14.00	Delete 12" Dia. PVC Storm Sewer Pipe (Bid Item #A2-2)	(88.00) LF	$115.00									
15.00	Add 6" Dia PVC Storm Sewer Pipe	88.00 LF	$65.00			81	$5,265.00			81	$5,265.00	92.0%
16.00	Add 12"x6" Reducing Fitting	1.00 EA	$275.00			1	$275.00			1	$275.00	100.0%
17.00	Delete Remove & Replace Curb & Gutter (Bid Item #A2-6)	(25.00) LF	$92.00									
18.00	Delete Lump Sum Lawn Restoration (Bid Item #A2-9)	(1.00) LS	$1,250.00									
19.00	Add Lump Sum Lawn Restoration	1.00 LS	$2,000.00									
20.00	Delete 6" PVC Sanitary Sewer Lateral (14 Units)	(515.00) LF	$165.50									
21.00	Delete 6" PVC Sanitary Sewer Lateral (7units)(Bid Item #A1-3)	(761.00) LF	$165.50									
22.00	Add 6" HDPE Pipe Bursted Sanitary Sewer Lateral	1,560.00 LF	$140.00	1420	$198,800.00	-54	-$7,560.00			1366	$191,240.00	87.6%

Unit Price Progress Estimate

Contractor's Application

Project:	Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID								**Application Number:**	4	
Application Period:	06/28/25-07/25/25								**Application Date:**	July 29, 2025	
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
				Previous Applications		This Application		Materials Stored				
Bid No.	Description			Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
	Add Water Service Temporary Connections w/Add'l WTM											
23.00	Capping	1.00 LS	$8,000.00			1	$8,000.00			1	$8,000.00	100.0%
24.00	Add Investigation of Existing Water Main Location	1.00 LS	$3,292.32			1	$3,292.32			1	$3,292.32	100.0%
	CHANGE ORDER #2											
1.00	Credit Sanitary Lateral Pipe Bursting(6" vs 4" Material Cost)	1,050.00 LF	-$2.00			1087	-$2,174.00			1087	-$2,174.00	103.5%
2.00	Add 12" Dia RCP Storm Sewer Pipe	34.00 LF	$95.00			34	$3,230.00			34	$3,230.00	100.0%
	Add Lump Sump Investigation of Existing Water Main Location											
3.00	6/11/25	1.00 LS	$7,040.00			1	$7,040.00			1	$7,040.00	100.0%
	Add Lump Sum Cutting & Capping Existing 12" Water Main											
4.00	6/12/25	1.00 LS	$5,280.00			1	$5,280.00			1	$5,280.00	100.0%
	Add 6" Water Service	78.00 LF										
	Add 2" Water Service	119.17 LF										
	TOTAL				$1,009,595.50		$374,957.76				$1,384,553.26	

STAFF MEMO

Village of Jackson Public Works

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

UPDATED MEMO

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

From: Jack Straehler, Director of Public Works

Subject: Review – 2025 Ridgeway Drive and Chestnut Court Reconstruction Project – Final Assessment

Meeting Date: August 26, 2025 – Board of Public Works

Background and Analysis:
This memo is to inform the Board as part of the 2025 Ridgeway Drive and Chestnut Court Reconstruction Project the Village undertook infrastructure improvements and standardization of sidewalk dimensions throughout the Village and project corridor. These improvements not only enhanced public infrastructure but also directly benefited adjacent private properties.

Please find below a summary of the assessment methodology used and the resulting costs to benefiting property owners:

Sump Pump Connections

- Properties with existing sump pump connections to the Village storm sewer system were not assessed for the new installation and connection to the storm sewer.
- Properties without prior connection to the Village storm sewer system were assessed $60.00 per linear foot for the pipe installed from the storm sewer main to the foundation of the respective property.

Sidewalk Standardization

- Property owners with existing sidewalk were assessed for the additional 1-foot width required to meet current Village standards. This was calculated at a rate of $6.60 per square foot based on the total length of sidewalk along their property.
- Property owners without existing sidewalk were assessed for the full installation of a 5-foot-wide sidewalk at a rate of $6.60 per square foot based on the total length of sidewalk along their property.
- Properties within the A&R pipeline easement were not assessed for sidewalk installation.

The total assessed cost for the Ridgeway Drive and Chestnut Court Reconstruction Project is $97,047.86.

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 2025 Ridgeway Drive and Chestnut Court – Final Assessment in the amount of $97,047.86.

Village of Jackson
Ridgeway Drive & Chestnut Court Reconstruction Project 2025
Reconstruction of Ridgeway Drive from 160 ft South of Chestnut Court to Willow Ridge Drive
Reconstruction of Chestnut Court from Ridgeway Drive to Dead End
Final Property Assessment
August 26, 2025

First Name	Last Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key No	Linear Frontage	Sidewalk Installation Unit Price ($/S.F.)	Sidewalk Final (SF)	Sidewalk Assessment	Storm Sewer Unit ($/LF)	Storm Sewer - Total Quantity (LF)	Storm Sewer - Public ROW	Storm Sewer - Private	Existing Connections	Storm Assessment	Village Responsibility	Total Property Assessment	
Chad	Erdman	Jackson	WI	53037	W198 N16949 Ridgeway Drive	W198 N16949 Ridgeway Drive	V3 0015 011	80.00	$6.60	80	$528.00	$60.00	47.1	14	33.1	0	$ 2,826.00	$ -	$3,354.00	
Walter	Ganshow	Jackson	WI	53037	N169 W19815 Chestnut Court	N169 W19815 Chestnut Court	V3 0015 012	82.15	$6.60	82.15	$542.19	$60.00	0	0	0		$ -	$ -	$542.19	Corner Lot
Walter	Ganshow	Jackson	WI	53037	N169 W19815 Chestnut Court	N169 W19815 Chestnut Court	V3 0015 012	85.00	$6.60	425	$2,805.00	$60.00	0	0	0	1	$ -	$ 1,296.24	$2,805.00	4" PCV
	Chestnut Court Apartments LLC	Columbus	WI	53925	N169 W19821 Chestnut Court	PO Box 27	V3 0015 013	199.46	$6.60	997.3	$6,582.18	$60.00	62.5	11	51.5	1	$ -	$ 3,750.00	$6,582.18	
	Monza Management LLC	Oconomowoc	WI	53066	N169 W19865 Chestnut Court	1288 N. Summit Ave STE 107-128	V3 0015 014	94.25	$6.60	469.7	$3,100.02	$60.00	0	0	0	0	$ -	$ -	$3,100.02	Back of Lot
	Denco Properties LLC	Germantown	WI	53022	N169 W19862 Chestnut Court	PO Box 221	V3 0015 015	94.25	$6.60	469.9	$3,101.34	$60.00	198.1	107	91.1	0	$ 11,886.00	$ -	$14,987.34	
	Denco Properties LLC	Germantown	WI	53022	N169 W19818-20 Chestnut Court	PO Box 221	V3 0015 016	203.58	$6.60	1017.7	$6,716.82	$60.00	303.67	39	264.7	1	$ 15,882.00	$ 2,340.00	$22,598.82	3 connection with 6"
Gary & Gail	Laverenz	Jackson	WI	53037	W198 N16981 Ridgeway Drive	W198 N16981 Ridgeway Drive	V3 0015 017	85.00	$6.60	425	$2,805.00	$60.00	0	0	0		$ -	$ 1,296.24	$2,805.00	Corner Lot
Gary & Gail	Laverenz	Jackson	WI	53037	W198 N16981 Ridgeway Drive	W198 N16981 Ridgeway Drive	V3 0015 017	80.00	$6.60	80	$528.00	$60.00	47.9	12	35.9	1	$ -	$ 2,874.00	$528.00	
Paul	Rubin	Jackson	WI	53037	W198 N16995 Ridgeway Drive	W198 N16995 Ridgeway Drive	V3 0015 018	89.12	$6.60	89.12	$588.19	$60.00	49.5	12	37.5	1	$ -	$ 2,970.00	$588.19	
James & Susan	Davis Revocable Trust	Jackson	WI	53037	W198 N17011 Ridgeway Drive	W198 N17011 Ridgeway Drive	V3 0015 019	198.17	$6.60	198.16	$1,307.86	$60.00	112.4	14	98.4	0	$ 6,744.00	$ 840.00	$8,051.86	
Tyler	Sindler	Jackson	WI	53037	W198 N17033 Ridgeway Drive	W198 N17033 Ridgeway Drive	V3 0015 020	93.81	$6.60	93.71	$618.49	$60.00	0	0	0	1	$ -	$ -	$618.49	4" PCV
Michael	Gross	Colgate	WI	53017	N170 W19831 Ridgeway Drive	844 Hillside Road	V3 0015 021	75.05	$6.60	75.03	$495.20	$60.00	69.5	23	46.5	0	$ 4,170.00	$ -	$4,665.20	
	Zylka Properties Ridgeway LLC	Summit	WI	53066	W198 N17045 Ridgeway Drive	2948 Kegonsa Drive	V3 0015 023	168.86	$6.60	168.33	$1,110.98	$60.00	0	0	0	0	$ -	$ -	$1,110.98	In Inlet
Craig & Lisa	Przanowski	Florence	KY	41042	W198 N17048 Ridgeway Drive	8220 Heatherwood Drive	V3 0015 055	272.81	$6.60	267.54	$1,765.76	$60.00	62.75	40	22.8	1	$ -	$ 3,768.00	$1,765.76	
Timothy	Tatlock	Franklin	WI	53132	W198 N17036 Ridgeway Drive	3119 W Minnesota Avenue	V3 0015 087	90.00	$6.60	90	$594.00	$60.00	0	0	0	0	$ -	$ -	$594.00	No Basement
Craig & Lisa	Przanowski	Florence	KY	41042	W198 N17022 Ridgeway Drive	8220 Heatherwood Drive	V3 0015 051	59.34	$6.60	59.34	$391.64	$60.00	116.33	57	59.3	0	$ 13,775.00	$ 6,978.00	$14,166.64	
Michael	Kunkel	Campbellsport	WI	53010	N169 W19812 Ridgeway Drive	W1725 Auburn-Ashford Drive	V3 0015 050	87.03	$6.60	87.03	$574.40	$60.00	114.58	25	89.6	2	$ -	$ 6,876.00	$574.40	
Jeffrey & Gail	Peterson	Jackson	WI	53037	W198 N16992-94 Ridgeway Drive	W198 N16994 Ridgeway Drive	V3 0015 049	91.33	$6.60	91.33	$602.78	$60.00	95.75	49	46.8	1	$ -	$ 5,748.00	$602.78	
Darryl & James	Zahner	Fairfield	ME	04937	W198 N16984-86 Ridgeway Drive	145 Oakland Road	V3 0015 048	80.19	$6.60	80.19	$529.25	$60.00	132.5	47	85.5	2	$ -	$ 7,950.00	$529.25	
	Claas Living Trust	Hartland	WI	53029	W198 N16972-74 Ridgeway Drive	W278 N7291 Glacier Pass	V3 0015 047	80.19	$6.60	80.19	$529.25	$60.00	142.5	46	96.5	2	$ -	$ 8,550.00	$529.25	
Michael	Dunham	Grafton	WI	53024	W198 N16960-62 Ridgeway Drive	1675 Sharon Lane	V3 0015 046	80.19	$6.60	80.19	$529.25	$60.00	81.5	46	35.5	0	$ 4,890.00	$ -	$5,419.25	
Shelli & Bruce	Ellis	Slinger	WI	53086	W198 N16946-48 Ridgeway Drive	104 Hidden Lake Drive	V3 0015 045	80.19	$6.60	80.19	$529.25	$60.00	119.42	46	73.4	2	$ -	$ 7,164.00	$529.25	
									Totals		$36,874.86		1756	588	1168.1		$60,173.00	$62,400.48	$97,047.86	

Total Project	Assessed Sidewalk	Assessed Storm	Total Assessment	Village Responsibility
$159,448.34	$36,874.86	$60,173.00	$97,047.86	$62,400.48

RESOLUTION #25-25

FINAL RESOLUTION AUTHORIZING THE LEVY OF SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY ASSOCIATED WITH THE 2025 RIDGEWAY DRIVE AND CHESTNUT COURT RECONSTRUCTION PROJECT

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin, on the 9th day of July 2024, adopted a Preliminary Resolution declaring its intention to levy special assessments pursuant to Section 66.0703, Wisconsin Statutes upon the property benefited by the construction and reconstruction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks.

WHEREAS, the governing body held a public hearing at the Jackson Municipal Complex, located at N168W19851 Main Street at 7:30 p.m. on the 9th day of September 2025 for the purpose of hearing all interested persons who desired to speak concerning the project's improvements and assessments, and

WHEREAS, the governing body has examined Exhibit A and Exhibit B the report relating to the improvements and assessments (contained therein) and has considered the statements of those persons appearing at the public hearing,

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Jackson, Washington County, Wisconsin, as follows:

1. The report pertaining to the construction of the above-described public improvements, including plans and specifications, therefore, is adopted and approved.

2. The improvements were carried out in accordance with such report, and payment for assessing the cost to the property shall make the improvements, benefited those properties as indicated in the report.

3. The assessments shown on the report represent an exercise of police power, have been determined and completed on a reasonable basis, and are hereby confirmed. The total amount assessed is $97,047.86. The amount assessed against each of the affected properties is enumerated in the Assessment Report contained herein.

4. The assessments for all projects included in the report, are hereby combined as a single assessment, but any interested property owner may object to each assessment separately or to all of the assessments jointly, for any purpose.

5. The property owners may, at their option, pay the assessment to the Treasurer of the Village of Jackson, in one single total payment, or have the amount added as a Special Assessment at 5% annual interest to their annual property tax

statement(s) for a one-, three- or five-year term for amounts less than $5,000.00 and up to a ten-year term for amounts in excess of $5,000.00 starting on tax statement year 2025.

6. The Village Clerk shall publish this Resolution as a Class 1 notice, an Installment Assessment Notice, in accordance with Section 66.0703, Wisconsin Statutes.

7. The Village Treasurer shall mail to every interested person whose post office address is known or can with reasonable diligence be ascertained, including each property owner whose name appears on the property tax roll, a copy of this resolution, an invoice for the final assessment against the benefited property, and a contract agreement form in which the interested party shall elect their option of payment for such assessment, sign, and return to the Village Treasurer.

Introduced by:_____ Seconded by: _____

Vote: _____ ayes _____ nays Passed and Approved:_____

_____
Brian J. Heckendorf – Village President

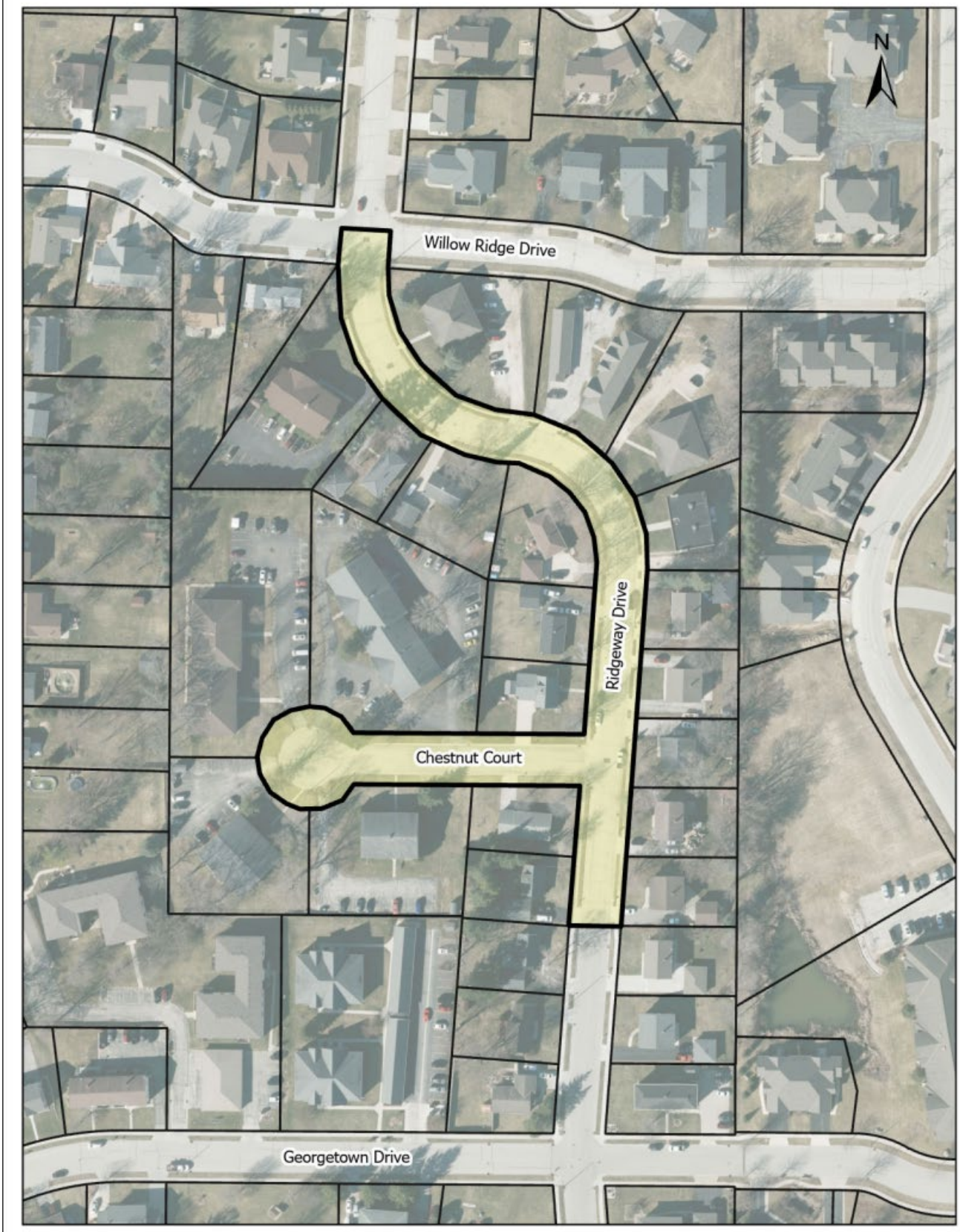
Attest:_____
Jacqueline Schuh – Village Clerk

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

Exhibit A – Final Intent to Assess – Ridgeway Drive and Chestnut Court



Village of Jackson
Ridgeway Drive & Chestnut Court Reconstruction Project 2025
Reconstruction of Ridgeway Drive from 160 ft South of Chestnut Court to Willow Ridge Drive
Reconstruction of Chestnut Court from Ridgeway Drive to Dead End
Final Property Assessment
August 26, 2025

First Name	Last Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key No	Linear Frontage	Sidewalk Installation Unit Price ($/S.F.)	Sidewalk Final (SF)	Sidewalk Assessment	Storm Sewer Unit ($/LF)	Storm Sewer - Total Quantity (LF)	Storm Sewer - Public ROW	Storm Sewer - Private	Existing Connections	Storm Assessment	Village Responsibility	Total Property Assessment	
Chad	Erdman	Jackson	WI	53037	W198 N16949 Ridgeway Drive	W198 N16949 Ridgeway Drive	V3 0015 011	80.00	$6.60	80	$528.00	$60.00	47.1	14	33.1	0	$ 2,826.00	$ -	$3,354.00	
Walter	Ganshow	Jackson	WI	53037	N169 W19815 Chestnut Court	N169 W19815 Chestnut Court	V3 0015 012	82.15	$6.60	82.15	$542.19	$60.00	0	0	0		$ -	$ -	$542.19	Corner Lot
Walter	Ganshow	Jackson	WI	53037	N169 W19815 Chestnut Court	N169 W19815 Chestnut Court	V3 0015 012	85.00	$6.60	425	$2,805.00	$60.00	0	0	0	1	$ -	$ 1,296.24	$2,805.00	4" PCV
	Chestnut Court Apartments LLC	Columbus	WI	53925	N169 W19821 Chestnut Court	PO Box 27	V3 0015 013	199.46	$6.60	997.3	$6,582.18	$60.00	62.5	11	51.5	1	$ -	$ 3,750.00	$6,582.18	
	Monza Management LLC	Oconomowoc	WI	53066	N169 W19865 Chestnut Court	1288 N. Summit Ave STE 107-128	V3 0015 014	94.25	$6.60	469.7	$3,100.02	$60.00	0	0	0	0	$ -	$ -	$3,100.02	Back of Lot
	Denco Properties LLC	Germantown	WI	53022	N169 W19862 Chestnut Court	PO Box 221	V3 0015 015	94.25	$6.60	469.9	$3,101.34	$60.00	198.1	107	91.1	0	$ 11,886.00	$ -	$14,987.34	
	Denco Properties LLC	Germantown	WI	53022	N169 W19818-20 Chestnut Court	PO Box 221	V3 0015 016	203.58	$6.60	1017.7	$6,716.82	$60.00	303.67	39	264.7	1	$ 15,882.00	$ 2,340.00	$22,598.82	3 connection with 6"
Gary & Gail	Laverenz	Jackson	WI	53037	W198 N16981 Ridgeway Drive	W198 N16981 Ridgeway Drive	V3 0015 017	85.00	$6.60	425	$2,805.00	$60.00	0	0	0		$ -	$ 1,296.24	$2,805.00	Corner Lot
Gary & Gail	Laverenz	Jackson	WI	53037	W198 N16981 Ridgeway Drive	W198 N16981 Ridgeway Drive	V3 0015 017	80.00	$6.60	80	$528.00	$60.00	47.9	12	35.9	1	$ -	$ 2,874.00	$528.00	
Paul	Rubin	Jackson	WI	53037	W198 N16995 Ridgeway Drive	W198 N16995 Ridgeway Drive	V3 0015 018	89.12	$6.60	89.12	$588.19	$60.00	49.5	12	37.5	1	$ -	$ 2,970.00	$588.19	
James & Susan	Davis Revocable Trust	Jackson	WI	53037	W198 N17011 Ridgeway Drive	W198 N17011 Ridgeway Drive	V3 0015 019	198.17	$6.60	198.16	$1,307.86	$60.00	112.4	14	98.4	0	$ 6,744.00	$ 840.00	$8,051.86	
Tyler	Sindler	Jackson	WI	53037	W198 N17033 Ridgeway Drive	W198 N17033 Ridgeway Drive	V3 0015 020	93.81	$6.60	93.71	$618.49	$60.00	0	0	0	1	$ -	$ -	$618.49	4" PCV
Michael	Gross	Colgate	WI	53017	N170 W19831 Ridgeway Drive	844 Hillside Road	V3 0015 021	75.05	$6.60	75.03	$495.20	$60.00	69.5	23	46.5	0	$ 4,170.00	$ -	$4,665.20	
	Zylka Properties Ridgeway LLC	Summit	WI	53066	W198 N17045 Ridgeway Drive	2948 Kegonsa Drive	V3 0015 023	168.86	$6.60	168.33	$1,110.98	$60.00	0	0	0	0	$ -	$ -	$1,110.98	In Inlet
Craig & Lisa	Przanowski	Florence	KY	41042	W198 N17048 Ridgeway Drive	8220 Heatherwood Drive	V3 0015 055	272.81	$6.60	267.54	$1,765.76	$60.00	62.75	40	22.8	1	$ -	$ 3,768.00	$1,765.76	
Timothy	Tatlock	Franklin	WI	53132	W198 N17036 Ridgeway Drive	3119 W Minnesota Avenue	V3 0015 087	90.00	$6.60	90	$594.00	$60.00	0	0	0	0	$ -	$ -	$594.00	No Basement
Craig & Lisa	Przanowski	Florence	KY	41042	W198 N17022 Ridgeway Drive	8220 Heatherwood Drive	V3 0015 051	59.34	$6.60	59.34	$391.64	$60.00	116.33	57	59.3	0	$ 13,775.00	$ 6,978.00	$14,166.64	
Michael	Kunkel	Campbellsport	WI	53010	N169 W19812 Ridgeway Drive	W1725 Auburn-Ashford Drive	V3 0015 050	87.03	$6.60	87.03	$574.40	$60.00	114.58	25	89.6	2	$ -	$ 6,876.00	$574.40	
Jeffrey & Gail	Peterson	Jackson	WI	53037	W198 N16992-94 Ridgeway Drive	W198 N16994 Ridgeway Drive	V3 0015 049	91.33	$6.60	91.33	$602.78	$60.00	95.75	49	46.8	1	$ -	$ 5,748.00	$602.78	
Darryl & James	Zahner	Fairfield	ME	04937	W198 N16984-86 Ridgeway Drive	145 Oakland Road	V3 0015 048	80.19	$6.60	80.19	$529.25	$60.00	132.5	47	85.5	2	$ -	$ 7,950.00	$529.25	
	Claas Living Trust	Hartland	WI	53029	W198 N16972-74 Ridgeway Drive	W278 N7291 Glacier Pass	V3 0015 047	80.19	$6.60	80.19	$529.25	$60.00	142.5	46	96.5	2	$ -	$ 8,550.00	$529.25	
Michael	Dunham	Grafton	WI	53024	W198 N16960-62 Ridgeway Drive	1675 Sharon Lane	V3 0015 046	80.19	$6.60	80.19	$529.25	$60.00	81.5	46	35.5	0	$ 4,890.00	$ -	$5,419.25	
Shelli & Bruce	Ellis	Slinger	WI	53086	W198 N16946-48 Ridgeway Drive	104 Hidden Lake Drive	V3 0015 045	80.19	$6.60	80.19	$529.25	$60.00	119.42	46	73.4	2	$ -	$ 7,164.00	$529.25	
									Totals		$36,874.86		1756	588	1168.1		$60,173.00	$62,400.48	$97,047.86	

Total Project	Assessed Sidewalk	Assessed Storm	Total Assessment	Village Responsibility
$159,448.34	$36,874.86	$60,173.00	$97,047.86	$62,400.48

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

UPDATED MEMO

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

From: Jack Straehler, Director of Public Works

Subject: Review – 2025 Hickory Lane Reconstruction Project – Final Assessment

Meeting Date: August 26, 2025 – Board of Public Works

Background and Analysis:
This memo is to inform the Board as part of the 2025 Hickory Lane Reconstruction Project, the Village undertook infrastructure improvements to address longstanding drainage issues and to standardize sidewalk dimensions throughout the Village and project corridor. These improvements not only enhanced public infrastructure but also directly benefited adjacent private properties.

Please find below a summary of the assessment methodology used and the resulting costs to benefiting property owners:

Sump Pump Connections

- Existing Connections: Property owners with sump pumps previously connected to the Village storm sewer system were assessed an equal shared cost of $1,722.00.
- New Connections: Property owners without prior sump pump connections to the Village storm sewer system were assessed the base cost of $1,722.00, plus $35.00 per linear foot from the right-of-way line to the foundation wall of their respective homes.

Sidewalk Standardization

- Property owners with existing sidewalk were assessed for the additional 1-foot width required to meet current Village standards. This was calculated at a rate of $6.50 per square foot based on the total length of sidewalk along their property.
- Property owners without existing sidewalk were assessed for the full installation of a 5-foot-wide sidewalk at a rate of $6.50 per square foot based on the total length of sidewalk along their property.

The total assessed cost for the 2025 Hickory Lane Reconstruction Project is $39,150.00.

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 2025 Hickory Lane Reconstruction Project – Final Assessment in the amount of $39,150.00.

Village of Jackson
Hickory Lane Reconstruction Project 2025
Reconstruction of Hickory Lane from Stonehedge Drive to Pine Drive
Final Property Assessment
August 28, 2025

First Name	Last Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key No	Phone Number	Linear Frontage	Sidewalk Installed (S.F.)	Sidewalk Installation Unit Price ($/SF)	Sidewalk Cost ($)	Storm Sewer Cost ($/LF)	Storm Sewer Total (LF)	Storm Sewer - ROW Only (LF)	Storm Lateral Cost ($)	Final Assessment
David & Diane	Fiebig	Jackson	WI	53037	N165 W19944 Hickory Lane	N165 W19944 Hickory Lane	V3_0196070	262-488-9821	219.00	219	$6.50	$1,423.50	$35.00	89	45	$3,262.00	$4,685.50
Larry & Janice	Hamlin	Jackson	WI	53037	N165 W19955 Hickory Lane	N165 W19955 Hickory Lane	V3_0196041		0.00	0	$6.50	$0.00	$35.00	34	34	$1,722.00	$1,722.00
Jennifer	Fisher	Jackson	WI	53037	W198 N16518 Linden Drive	W198 N16518 Linden Drive	V3_0196040	414-303-5698	175.00	175	$6.50	$1,137.50	$35.00	41	41	$1,722.00	$2,859.50
Andrew & Alyissa	Scandrett	Jackson	WI	53037	W198 N16480 Linden Circle	W198 N16480 Linden Circle	V3_0196052	262-573-2137	0.00	0	$6.50	$0.00	$35.00	61	61	$1,722.00	$1,722.00
Richard & Denise	Duquaine	Jackson	WI	53037	W197 N16511 Aspen Drive	W197 N16511 Aspen Drive	V3_0196027	262-677-1972	120.00	120	$6.50	$780.00	$35.00	39	39	$1,722.00	$2,502.00
Lee & Lisa	Zacharyasz	Jackson	WI	53037	W197 N16508 Aspen Drive	W197 N16508 Aspen Drive	V3_0196011	262-305-6963	124.00	124	$6.50	$806.00	$35.00	50	50	$1,722.00	$2,528.00
William & Christina	Glisch	Jackson	WI	53037	W196 N16501 Hawthorn Drive	W196 N16501 Hawthorn Drive	V3_0196026		123.00	123	$6.50	$799.50	$35.00	0	0	$0.00	$799.50
Thomas & Lia	Scherwinski	Jackson	WI	53037	W197 N16477 Hawthorn Circle	W197 N16477 Hawthorn Circle	V3_0196076	262-347-8736	0.00	0	$6.50	$0.00	$35.00	82	82	$1,722.00	$1,722.00
Gerald & Gloria	Patoka	Jackson	WI	53037	W197 N16470 Hawthorn Circle	W197 N16470 Hawthorn Circle	V3_0196084	262-677-3991	0.00	0	$6.50	$0.00	$35.00	55	55	$1,722.00	$1,722.00
Timothy	Pare	Jackson	WI	53037	N196 N16500 Hawthorn Drive	N196 N16500 Hawthorn Drive	V3_0196002	414-416-6519	150.00	150	$6.50	$975.00	$35.00	37	37	$1,722.00	$2,697.00
Michael & Margie	Burkwald	Jackson	WI	53037	N164 W19630 Hickory Lane	N164 W19630 Hickory Lane	V3_0196001	414-418-3187	124.00	124	$6.50	$806.00	$35.00	170	48	$5,992.00	$6,798.00
Hemlock Woods Apartments LLC		Mequon	WI	53092	W194 N16510 Eagle Drive	9945 N Valley Hill Drive	V3_019800B	Noah 608-235-1474 Rachel 920-428-4035	289.00	1445	$6.50	$9,392.50	$35.00	0	0	$0.00	$9,392.50
											Totals	$16,120.00		658	492	$23,030.00	$39,150.00

Equally Shared Cost in ROW
$1,722.00

RESOLUTION #25-26

FINAL RESOLUTION AUTHORIZING THE LEVY OF SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY ASSOCIATED WITH THE 2025 HICKORY LANE RECONSTRUCTION PROJECT

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin, on the 10th day of June 2025, adopted a Preliminary Resolution declaring its intention to levy special assessments pursuant to Section 66.0703, Wisconsin Statutes upon the property benefited by the construction and reconstruction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks.

WHEREAS, the governing body held a public hearing at the Jackson Municipal Complex, located at N168W19851 Main Street at 7:30 p.m. on the 9th day of September 2025 for the purpose of hearing all interested persons who desired to speak concerning the project's improvements and assessments, and

WHEREAS, the governing body has examined Exhibit A and Exhibit B the report relating to the improvements and assessments (contained therein) and has considered the statements of those persons appearing at the public hearing,

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Jackson, Washington County, Wisconsin, as follows:

1. The report pertaining to the construction of the above-described public improvements, including plans and specifications, therefore, is adopted and approved.

2. The improvements were carried out in accordance with such report, and payment for assessing the cost to the property shall make the improvements, benefited those properties as indicated in the report.

3. The assessments shown on the report represent an exercise of police power, have been determined and completed on a reasonable basis, and are hereby confirmed. The total amount assessed is $39,150.00. The amount assessed against each of the affected properties is enumerated in the Assessment Report contained herein.

4. The assessments for all projects included in the report, are hereby combined as a single assessment, but any interested property owner may object to each assessment separately or to all of the assessments jointly, for any purpose.

5. The property owners may, at their option, pay the assessment to the Treasurer of the Village of Jackson, in one single total payment, or have the amount added as a Special Assessment at 5% annual interest to their annual property tax

statement(s) for a one-, three- or five-year term for amounts less than $5,000.00 and up to a ten-year term for amounts in excess of $5,000.00 starting on tax statement year 2025.

6. The Village Clerk shall publish this Resolution as a Class 1 notice, an Installment Assessment Notice, in accordance with Section 66.0703, Wisconsin Statutes.

7. The Village Treasurer shall mail to every interested person whose post office address is known or can with reasonable diligence be ascertained, including each property owner whose name appears on the property tax roll, a copy of this resolution, an invoice for the final assessment against the benefited property, and a contract agreement form in which the interested party shall elect their option of payment for such assessment, sign, and return to the Village Treasurer.

Introduced by:_____ Seconded by: _____

Vote: _____ ayes _____ nays Passed and Approved:_____

_____
Brian J. Heckendorf – Village President

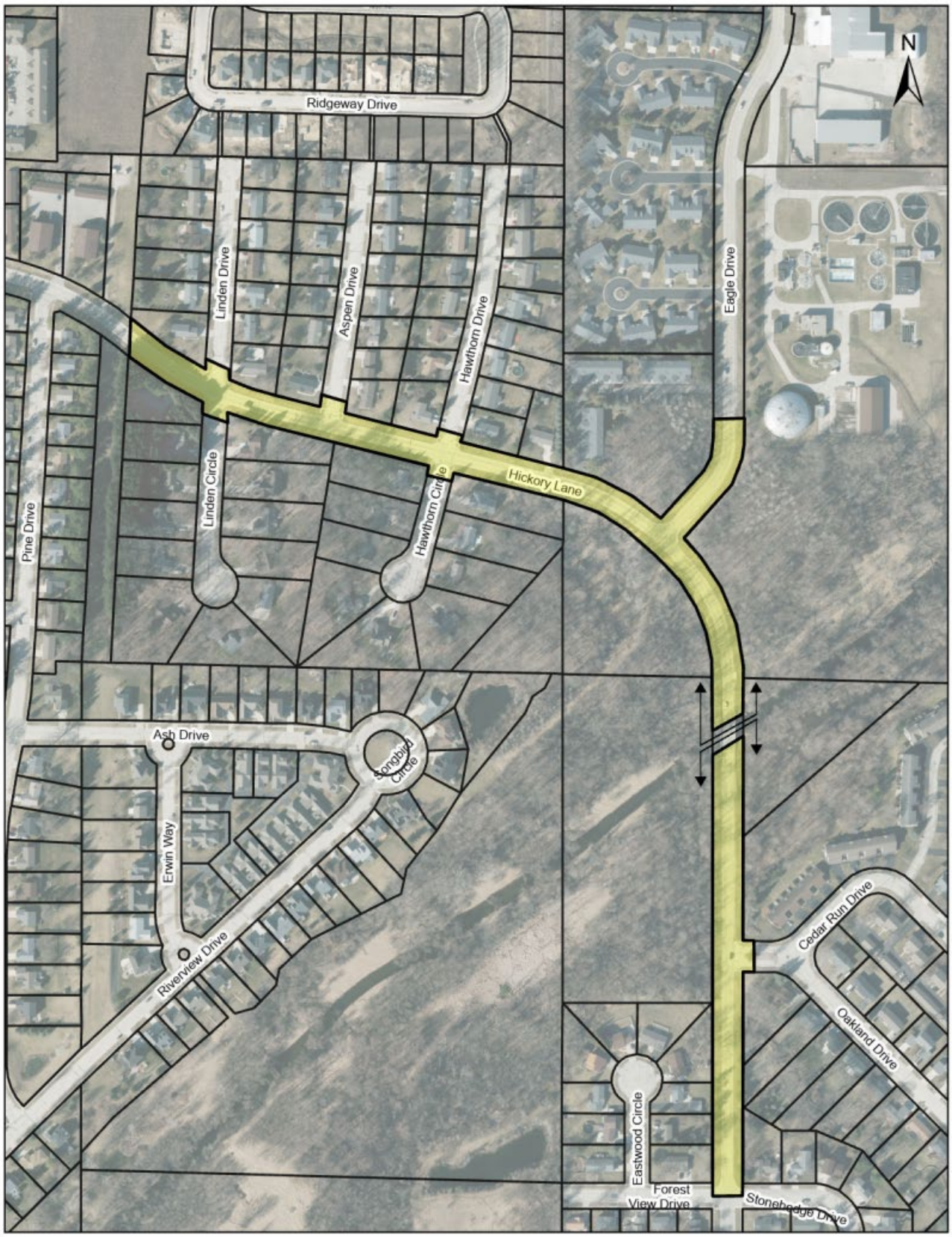
Attest:_____
Jacqueline Schuh – Village Clerk

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

Exhibit A – Final Intent to Assess - Hickory Lane



Village of Jackson
Hickory Lane Reconstruction Project 2025
Reconstruction of Hickory Lane from Stonehedge Drive to Pine Drive
Final Property Assessment
August 28, 2025

First Name	Last Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key No	Phone Number	Linear Frontage	Sidewalk Installed (S.F.)	Sidewalk Installation Unit Price ($/SF)	Sidewalk Cost ($)	Storm Sewer Cost ($/LF)	Storm Sewer Total (LF)	Storm Sewer - ROW Only (LF)	Storm Lateral Cost ($)	Final Assessment
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Thomas & Lia	Scherwinski	Jackson	WI	53037	W197 N16477 Hawthorn Circle	W197 N16477 Hawthorn Circle	V3_0196076	262-347-8736	0.00	0	$6.50	$0.00	$35.00	82	82	$1,722.00	$1,722.00
Gerald & Gloria	Patoka	Jackson	WI	53037	W197 N16470 Hawthorn Circle	W197 N16470 Hawthorn Circle	V3_0196084	262-677-3991	0.00	0	$6.50	$0.00	$35.00	55	55	$1,722.00	$1,722.00
Timothy	Pare	Jackson	WI	53037	N196 N16500 Hawthorn Drive	N196 N16500 Hawthorn Drive	V3_0196002	414-416-6519	150.00	150	$6.50	$975.00	$35.00	37	37	$1,722.00	$2,697.00
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											Totals	$16,120.00		658	492	$23,030.00	$39,150.00

Equally Shared Cost in ROW
$1,722.00

Village of Jackson Community Center Addition
Application and Certification for Payment
August 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 #15
MCS Project # 23033

Enclosed for your use in payment to Moore Construction Services is Pay Application #15 for $280,943.70. This is the FINAL INVOICE for retainage only.

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 #15 dated August 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

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

VIA ARCHITECT:

APPLICATION NO: 15
PERIOD TO: 8/31/2025
CONTRACT FOR: Jackson Community Center
CONTRACT DATE: 8/8/2023
PROJECT NOS: 23033 / / /
INVOICE NO: 3889

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	$	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. 0 % of Completed Work *(Columns D + E on G703)*	$	0.00
b. 0 % of Stored Material *(Column F on G703)*	$	0.00
Total Retainage *(Lines 5a + 5b, or Total in Column I of G703)*	$	0.00
6. TOTAL EARNED LESS RETAINAGE *(Line 4 minus Line 5 Total)*	$	5,618,874.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT *(Line 6 from prior Certificate)*	$	5,337,930.30
8. CURRENT PAYMENT DUE	$	280,943.70
9. BALANCE TO FINISH, INCLUDING RETAINAGE *(Line 3 minus Line 6)*	$	63,011.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 333,109.00	$ 333,109.00
Total approved this month	$ 0.00	$ 0.00
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: 8/31/25
State of: WI
County of: Waukesha
Subscribed and sworn to before me this 31 day of Aug 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.

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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: 15
APPLICATION DATE: 8/31/2025
PERIOD TO: 8/31/2025
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					
01	Concrete	326,528.00	326,528.00	0.00	0.00	326,528.00	100	0.00	0.00
02	Concrete Floor	2,995.00	2,995.00	0.00	0.00	2,995.00	100	0.00	0.00
03	Masonry	168,168.00	168,168.00	0.00	0.00	168,168.00	100	0.00	0.00
04	Metal Fabrications	383,684.00	383,684.00	0.00	0.00	383,684.00	100	0.00	0.00
05	Colf Form Framing & Gyp	399,101.00	399,101.00	0.00	0.00	399,101.00	100	0.00	0.00
06	General Trades & Carpentry	544,552.00	544,552.00	0.00	0.00	544,552.00	100	0.00	0.00
07	Roofing	366,500.00	366,500.00	0.00	0.00	366,500.00	100	0.00	0.00
08	EIFS	107,769.00	107,769.00	0.00	0.00	107,769.00	100	0.00	0.00
09	Air Barrier	43,600.00	43,600.00	0.00	0.00	43,600.00	100	0.00	0.00
10	Aluminum Storefront Systems	294,902.00	294,902.00	0.00	0.00	294,902.00	100	0.00	0.00
11	Safety Laminates	76,293.00	76,293.00	0.00	0.00	76,293.00	100	0.00	0.00
12	Tile & Flooring	140,417.00	140,417.00	0.00	0.00	140,417.00	100	0.00	0.00
13	Acoustical Ceiling TIle	94,776.00	94,776.00	0.00	0.00	94,776.00	100	0.00	0.00
14	Wall Coverings & Painting	95,546.00	95,546.00	0.00	0.00	95,546.00	100	0.00	0.00
15	Fire Suppression	51,000.00	51,000.00	0.00	0.00	51,000.00	100	0.00	0.00
16	Plumbing	207,506.00	207,506.00	0.00	0.00	207,506.00	100	0.00	0.00
17	HVAC	498,717.00	498,717.00	0.00	0.00	498,717.00	100	0.00	0.00
18	Electrical	299,091.00	299,091.00	0.00	0.00	299,091.00	100	0.00	0.00
19	Low Voltage	121,208.00	121,208.00	0.00	0.00	121,208.00	100	0.00	0.00
20	Earthwork	169,162.00	169,162.00	0.00	0.00	169,162.00	100	0.00	0.00
21	Pavement	68,530.00	68,530.00	0.00	0.00	68,530.00	100	0.00	0.00
22	Fencing	148,115.00	148,115.00	0.00	0.00	148,115.00	100	0.00	0.00
	GRAND TOTAL								

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101210ACD44

AIA® Document G703™ – 1992

Continuation Sheet

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APPLICATION DATE: 8/31/2025
PERIOD TO: 8/31/2025
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	0.00
24	Utilities	112,932.00	112,932.00	0.00	0.00	112,932.00	100	0.00	0.00
25	Artificial Surfacing	41,086.00	41,086.00	0.00	0.00	41,086.00	100	0.00	0.00
26	Wood Floor Rein & Stripe	20,387.00	20,387.00	0.00	0.00	20,387.00	100	0.00	0.00
27	General Conditions	331,963.00	331,963.00	0.00	0.00	331,963.00	100	0.00	0.00
28	Performance Bond	54,000.00	54,000.00	0.00	0.00	54,000.00	100	0.00	0.00
29	Building Permit	11,902.00	11,902.00	0.00	0.00	11,902.00	100	0.00	0.00
30	Construction Managment Fee	320,084.00	320,084.00	0.00	0.00	320,084.00	100	0.00	0.00
31	Liability Insurance	43,065.00	43,065.00	0.00	0.00	43,065.00	100	0.00	0.00
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	3,832.00	0.00	0.00	3,832.00	100	0.00	0.00
34	Allowance Soil Borings	3,134.00	3,134.00	0.00	0.00	3,134.00	100	0.00	0.00
	GRAND TOTAL	5,681,885.00	5,618,874.00	0.00	0.00	5,618,874.00	99	63,011.00	0.00

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101210ACD44

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 21, 2025

Agenda Item: Item #3

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

From: Collin Johnson, Director of Inspections & Zoning

Subject: Conditional Use and Site Plan Review - N168 W19490 Main Street, Parcel: V3_047700K – KARM Properties, LLC

Background and Analysis:

KARM Properties, LLC, the property owner, is proposing to construct a standalone commercial spec building on their existing site. The proposed 3,872 sf. building would contain two tenant spaces including a drive-thru along the west side of the building. The current PUD was recently updated to allow for drive-thru operations as a conditional use in addition to the current conditional uses which include mini-storage and truck parking. The owner now seeks conditional use and site plan approval in order to begin development.

The current site consists of 5.620-acres (244,807 sf.). Existing development includes the main building which houses the convenience store, liquor store, laundromat, restaurant, and offices (8,698 sf.). Additional standalone buildings include a two-bay carwash (2,810 sf.), a private parking garage (3,000 sf.) and a commercial storage building (5,600 sf.). Total existing building coverage amounts to 20,108 sf. or 8.21% of the total site area. The proposed new building would add 3,872 sf. bringing the total amount of building coverage to 23,980 sf. or just 9.80% of the total lot size and well below the 60% building coverage maximum established under Ordinance 48-155(e) below.

Assuming each tenant space is used as a restaurant, a minimum of one parking stall for each 250 sf. of floor area, plus one space for each employee is required under Ordinance Section 48-177. This equates to a minimum of 16 required parking stalls for guests. The proposed development adds 28 new parking stalls leaving an additional 12 stalls for employees. This is compliant with Village code.

Sec. 48-155. PUD-03 KARM Planned Unit Development District. (Updated 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 and (3) vehicular drive-thru.

(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 & Zoning Impacts:

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

Site Plan:

See attached location map and site plan.

Additional Staff Comments:

Building Inspection/Zoning:

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

Engineering:

The civil engineering plan set was complete and provided detailed plan sheets. I did not see any issue or concern with the proposed site from a civil engineering review. A memo from Jacob Rosbeck, P.E. states that the existing storm water detention facility was sized to accommodate 4.44 acres of impervious area. The site will have 3.71 acres of impervious area with this proposed building addition, so it appears that the existing on-site detention facility will serve this additional development. I would recommend that the designer provide the Village with a complete copy of the storm water management report referenced by Mr. Rosbeck such that the Village can have it on file.

Review Procedures:

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

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 proposed Conditional Use and Site Plan amendments for KARM Properties, LLC located at N168 W19490 Main Street, Jackson, WI.

Attachments:

1. Plan Commission Application
2. Location Map
3. Site Plan

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: 07.22.2025

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: 7/24/25

Amount: $ 175.00

Payment Type: (CH) / CC / CASH

Check/Rcpt. #: 01014

Received By: CMJ

VILLAGE OF JACKSON
N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 301026
Date: 7/24/2025
Check

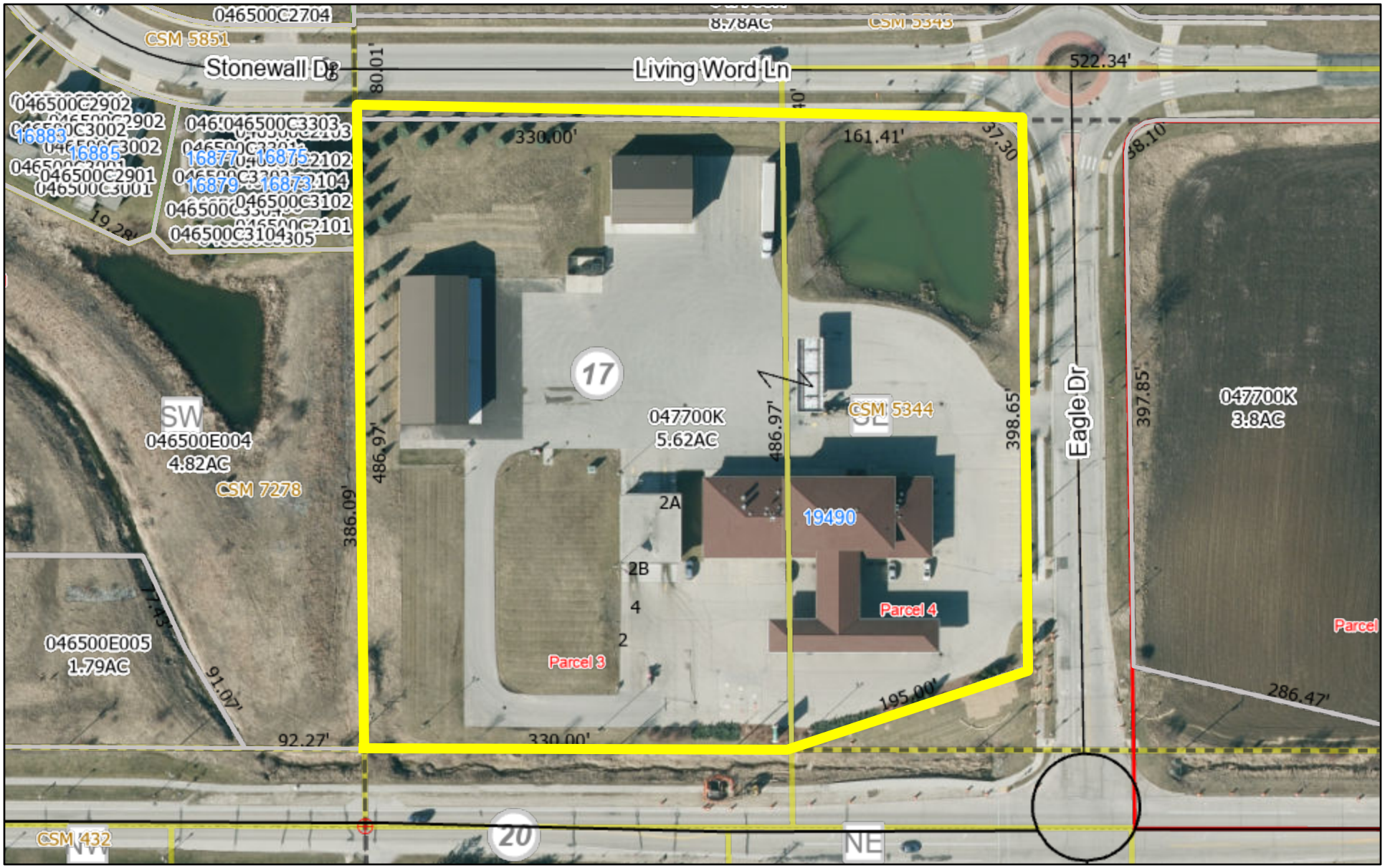
RECEIVED FROM RECEIVABLES $175.00

Type of Payment	Description	Amount
Accounting	PLANNING / ZONING FEES	175.00
	KARM COND USE APPL	

TOTAL RECEIVED 175.00

Receipt Memo: KARM COND USE APPL / CK# 1014

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

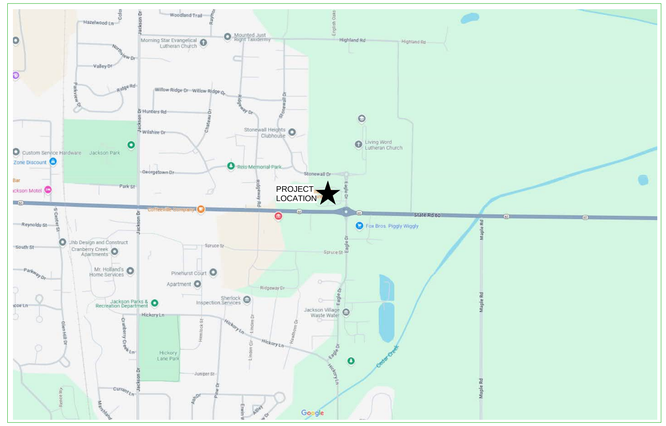
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |

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

DESIGN

•

CONSTRUCTION

PHONE (262) 677-9933
FAX (262) 677-9934

•

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

ARCHITECT — MARK HERTZFELDT

SUPERVISING PROFESSIONAL — MH

PROJECT MANAGER — JASON HERNKE

PROJECT NO. — 24-00215

DATE — 06.26.2025

SEAL

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

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.

STONEWALL DRIVE

EAGLE DRIVE

STH 60

S89°54'01"E 330.00'

S89°54'01"E 161.41'

N00°50'47"W 486.97'

N00°50'47"W 398.65'

N70°43'07"E 195.00'

N89°54'01"W 330.00'

EX. STM MH

EX. INLET

EX. TREE (TYP.)

EX. PINE TREE (TYP.)

EX. LIGHT POLE

EX. ELECTRIC METER

EX. TRANSFORMER

EX. GAS METER

18" IE=843.00

EXISTING BUILDING
FFE=850.30

EX. CONCRETE

EX. WET DETENTION POND
WATER SURFACE ELEV=842.44'

EX. STM INL
TC=845.85

DUMPSTER
PEN

EX. CONC

EX. ASPHALT

24" IE=842.03

15" IE=841.66

EX. LIGHT POLE
(TO BE REMOVED)

EX. BUILDING

EX. CONCRETE

EX. ASPHALT

EX. CB
RIM=847.57
IE=843.25

EX. 24" HDPE

EX. 18" HDPE

EX. DIESEL
PUMPS

EX. 15" HDPE

EX. CB
RIM=845.93
15"S=842.33
15" N=842.28

EX. LIGHT POLE

EX. SAN MH
RIM=847.21

EX. ELECTRICAL MH

EX. CLEANOUT
RIM=848.74
IE=848.19

EX. 4" PVC SANITARY

EX. SAN MH
RIM=847.92
IE=837.90

EX. CB
RIM=846.63
18" NW=842.53
18" S=842.53
24" NE=842.48

EX. 8" PVC SANITARY

EX. 6" PVC WATER

EX. TRANSFORMER
(TO BE RELOCATED)

EX. WATER VALVE

EX. HANDHOLE
(TYP.)

EX. SAN MH
RIM=846.89

EX. LIGHT POLE

EX. TEL PEDESTAL

EX. VACUUM STATION
(TO BE RELOCATED)

RV DUMP STATION
EX. LIGHT POLE
(TO BE RELOCATED)

EX. LIGHT POLE
(TO BE RELOCATED)

EX. CONCRETE SIDEWALK

EXISTING HYDRANT
(TO BE RELOCATED)
BENCHMARK
HYD BURY BOLT
ELEV=848.38

EX. ELEC. METER

EX. GAS METERS

CAR
WASH

EX. BUILDING

EX. ASPHALT

30'
UTILITY
EASEMENT

GRASS

EX. CONCRETE

EX. CONCRETE SIDEWALK

EX. CB
RIM=847.75

EXISTING FLAG
POLE (RELOCATED
BY OWNER)

EX. ASPHALT
(TO REMOVE)
(7,850 SF)

EX. GAS
PUMPS

EX. ASPHALT

EX. SIGN
(TO BE RELOCATED)

EX. VACUUMS

EX. FUEL TANKS

EX. CB
RIM=846.00

EX. 15" HDPE

EX. CB
RIM=847.00

EX. CB
RIM=846.15

EX. LIGHT POLE

FOUND IRON PIPE
(TYP.)

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

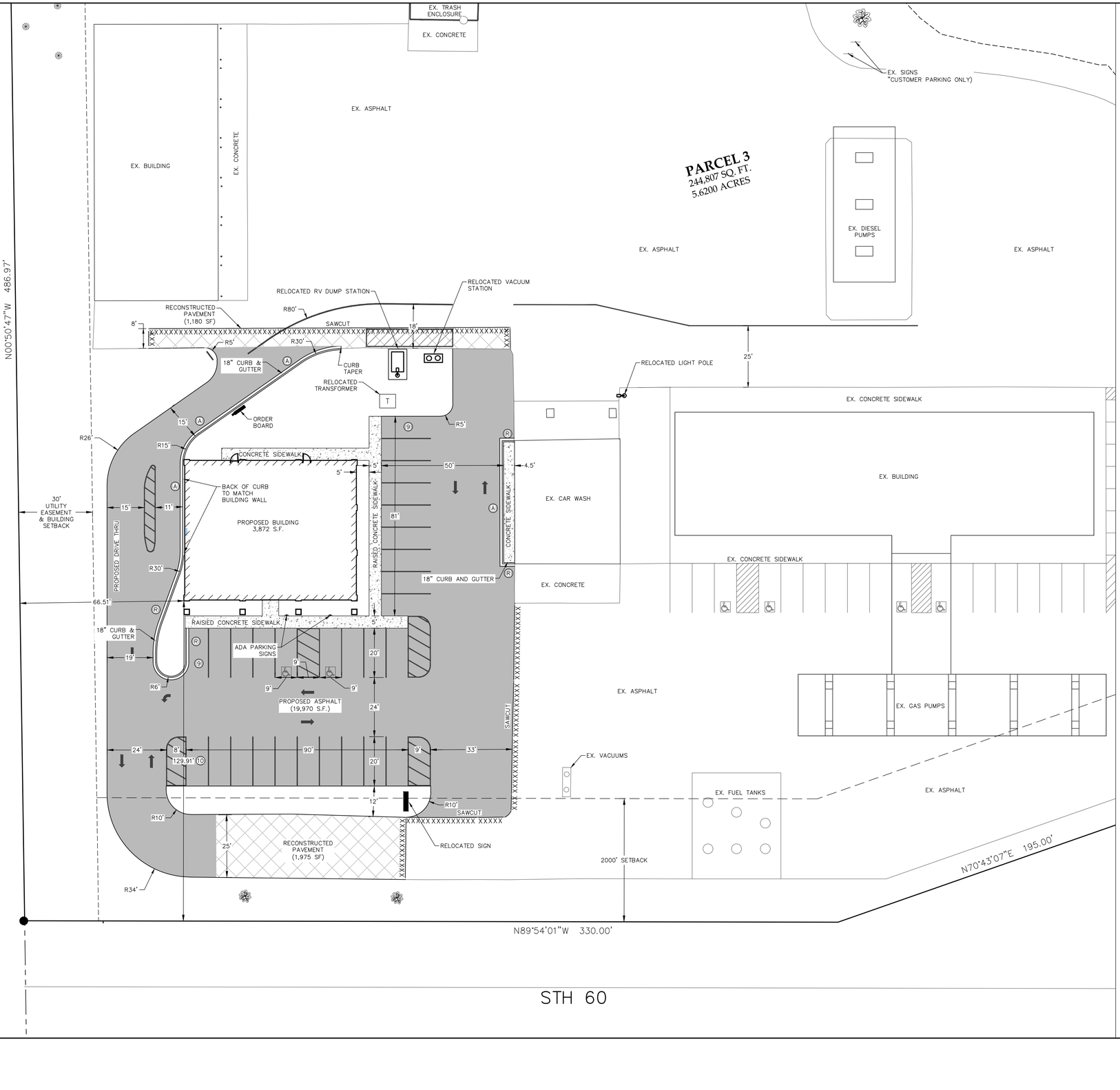
DRAWN BY: **DLC**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C1.01



N

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:

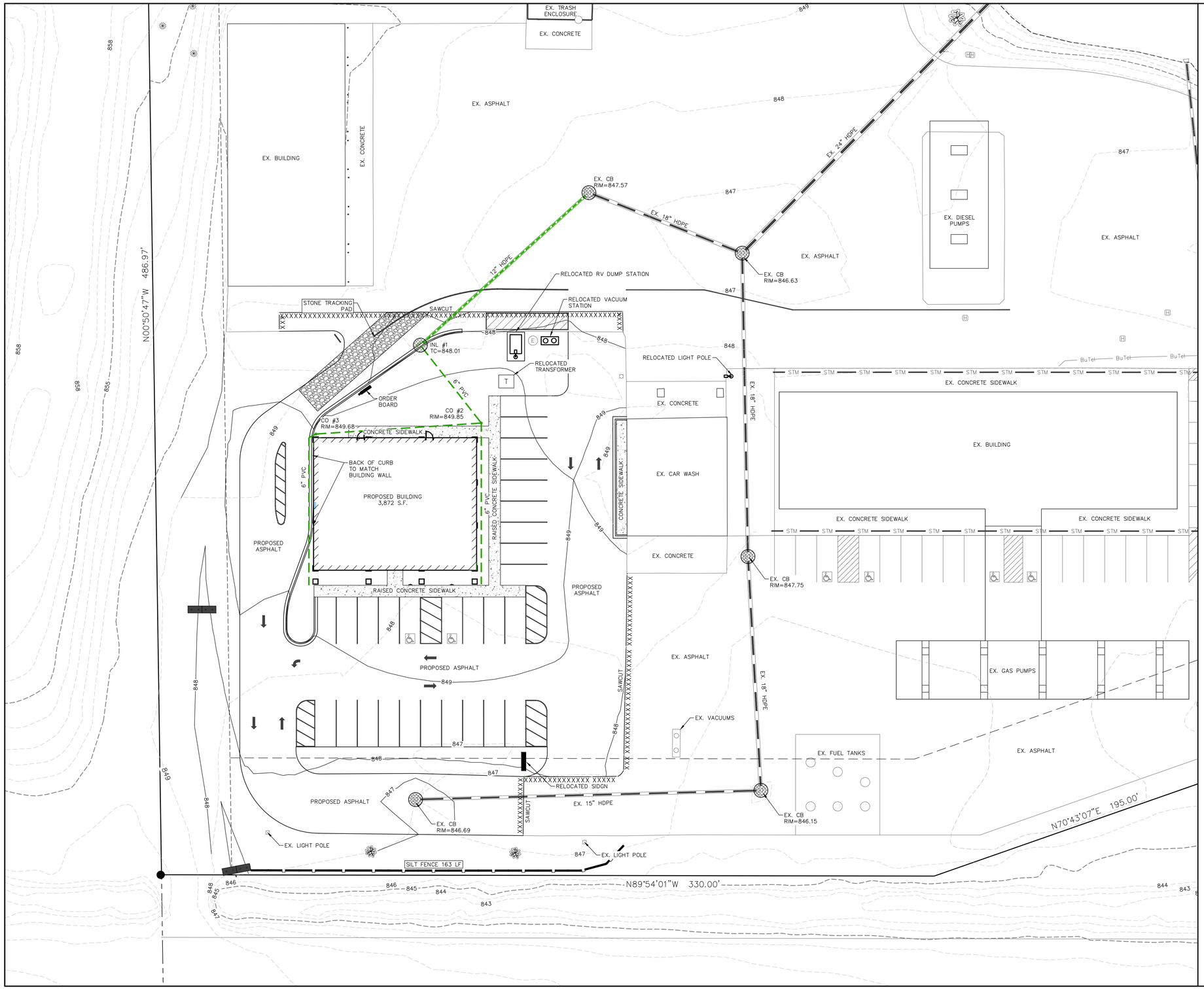
NO.	DATE	DESCRIPTION

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**



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.
- – 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

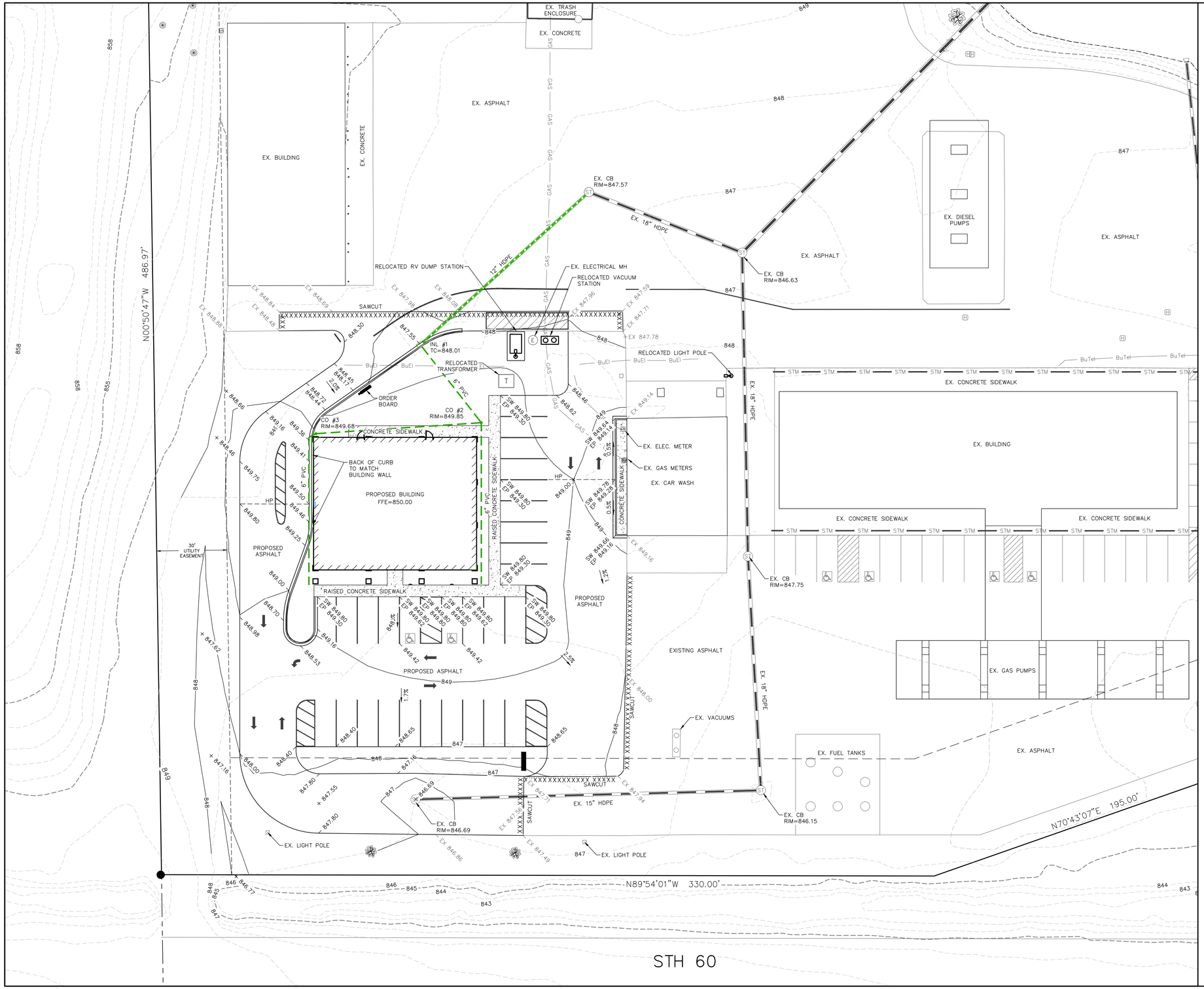
DRAWN BY: **WWS**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

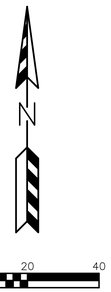
PLAN DATE: **6/27/2025**

PROJECT NO: **\DE-106-19**

SUBMITTAL

SHEET NO:
C1.03





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**

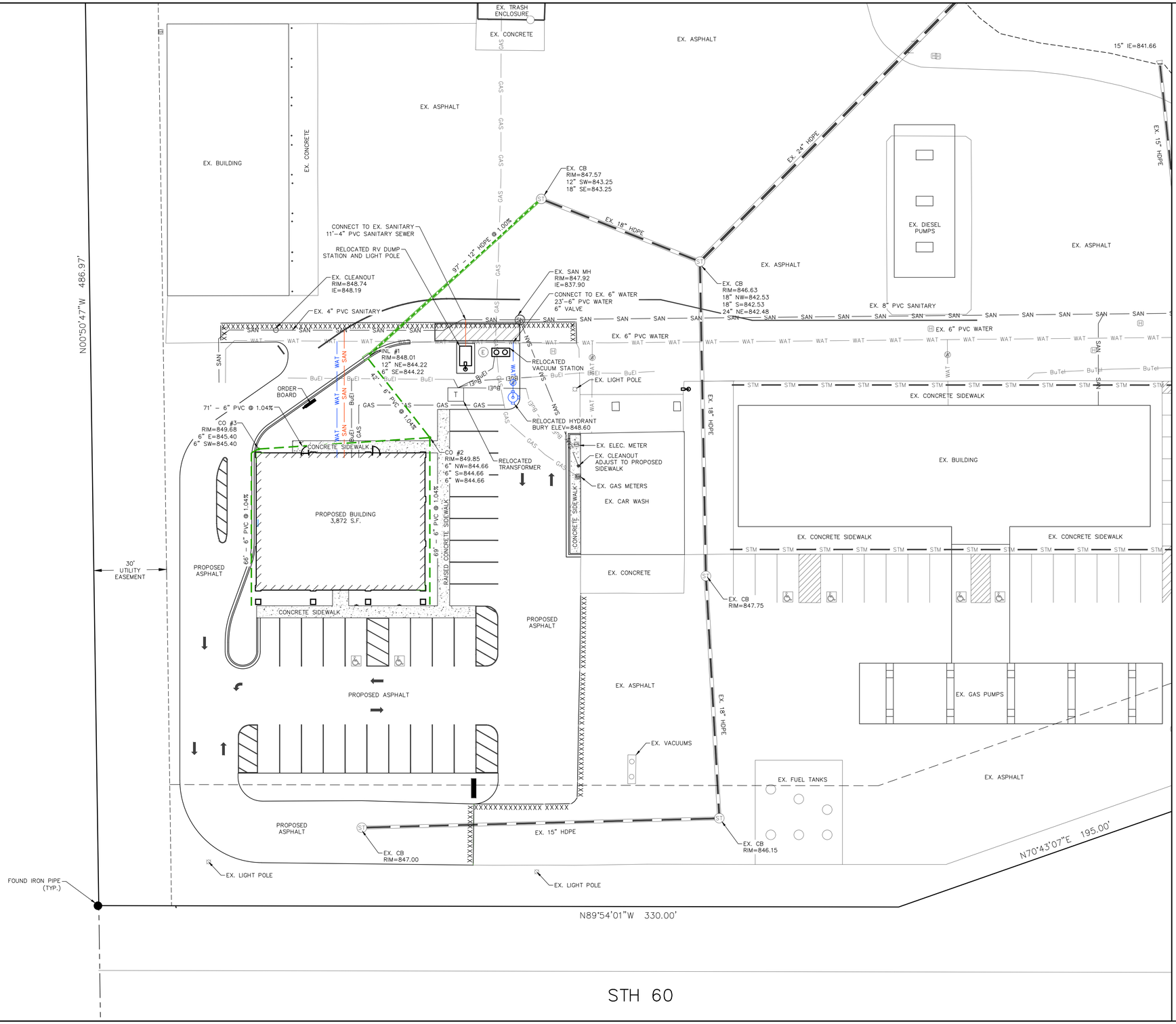
CHECKED BY: **KJP**

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

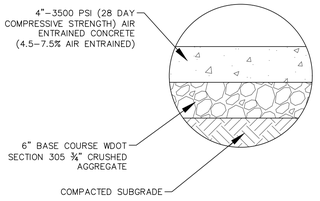
DRAWN BY: **WWS**
DESIGNED BY: **WWS**
CHECKED BY: **JDR**

PLAN DATE: **6/27/2025**

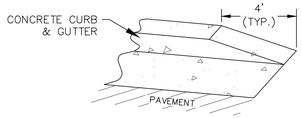
PROJECT NO: **\DE-106-19**

SUBMITTAL

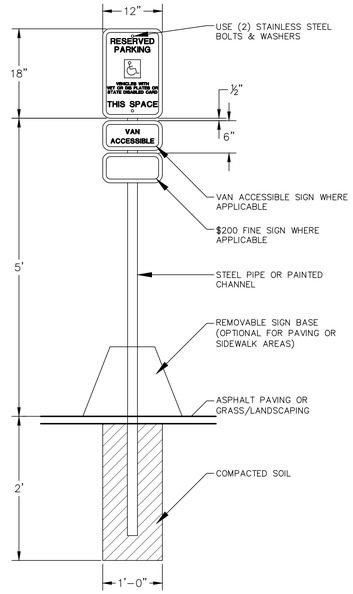
SHEET NO:
C2.01



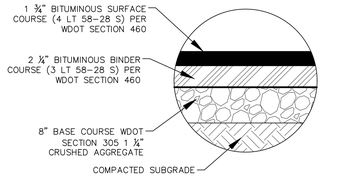
CONCRETE SIDEWALK SECTION



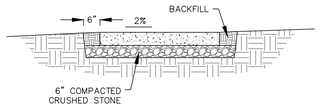
CURB TAPER DETAIL



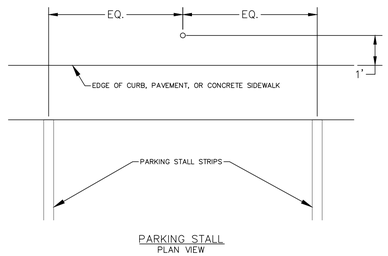
NOTE: SIGN SHALL COMPY WITH CURRENT STATE AND ADA GUIDELINES



ASPHALT PAVEMENT SECTION

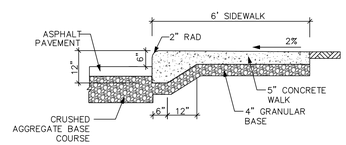


4" CONCRETE SIDEWALK

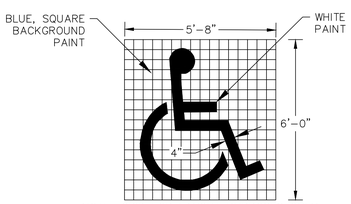


PARKING STALL
PLAN VIEW

ADA COMPLIANT ACCESSIBLE SIGN DETAIL



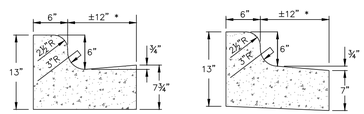
RAISED SIDEWALK DETAIL



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

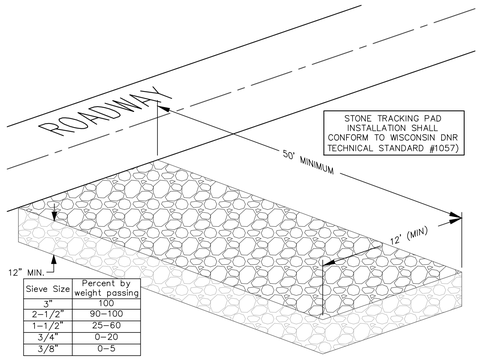
CHECKED BY:
JDR

PLAN DATE:
6/27/2025

PROJECT NO:
\DE-106-19

SUBMITTAL

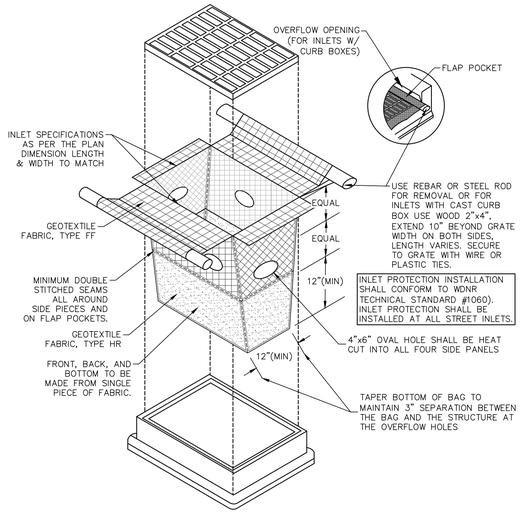
SHEET NO:
C2.02



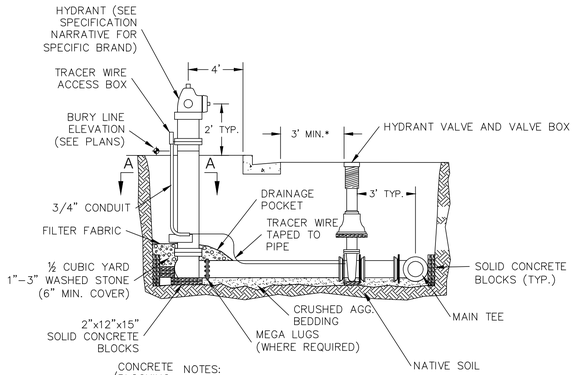
Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

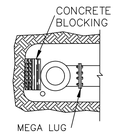
STONE TRACKING PAD DETAIL

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



TYPE D-HR INLET PROTECTION DETAIL





SECTION A-A

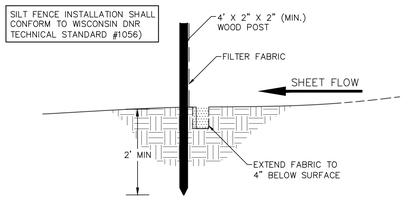
NOTES:

– THE HYDRANT AND HYDRANT VALVE SHALL BE CONNECTED TO THE MAIN TEE BY MEGA LUGS AS REQUIRED.

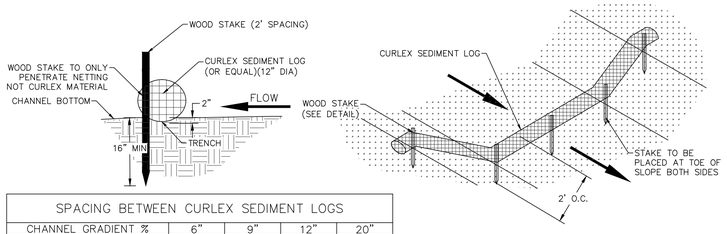
–WHERE THE HYDRANT IS INSTALLED AT THE HIGH POINT OF THE WATER MAIN ON MAINS 10 INCHES IN DIAMETER AND LARGER THE CONTRACTOR SHALL TIP THE MAIN TEE UPWARDS 45 DEGREES AND USE A 45 DEGREE FITTING TO ALLOW AIR TO ESCAPE FROM THE MAIN.

* IF 3' DISTANCE CANNOT BE ACHIEVED, LOCATE VALVE AND VALVE BOX IN THE TERRACE.

HYDRANT SETTING DETAIL

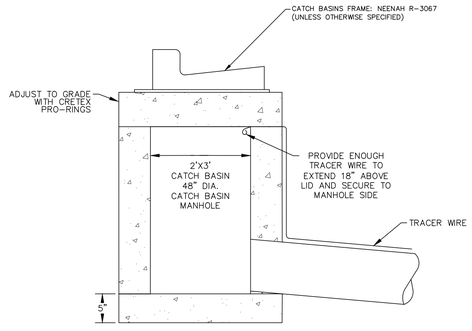


SILT FENCE CONSTRUCTION (SHEET FLOW)

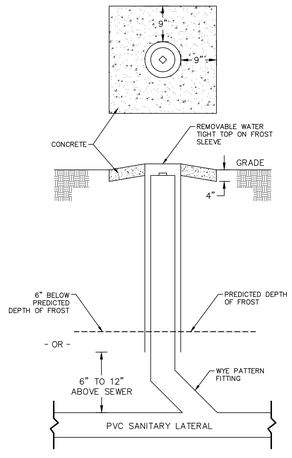


SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

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**

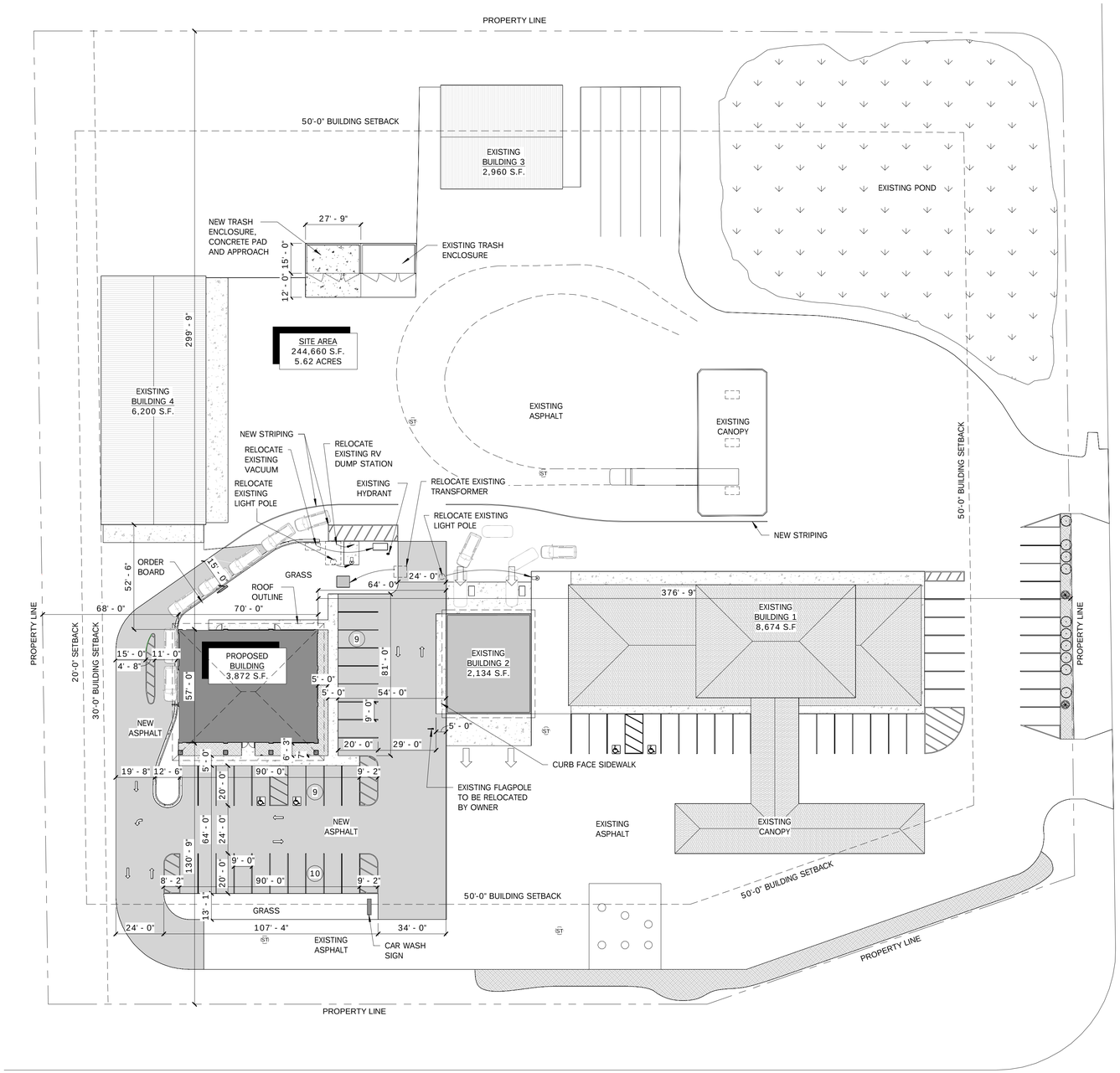
PROJECT NO: **\DE-106-19**

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: BUILDING HEIGHT: FRONT YARD SETBACK: SIDE YARD SETBACK: REAR YARD SETBACK:	35'-0" 28'-1" 50'-0" 20'-0" 25'-0"
PARKING STALL REQUIREMENTS: RESTAURANT: 1/250 SF (1,936 SF) 1/EMPLOYEE RETAIL: 1/300 SF (1,936 SF) TOTAL	 8 6 7 21
TOTAL PARKING PROVIDED: HANDICAP PARKING REQUIRED: HANDICAP PARKING PROVIDED:	28 (INCL. 2 H.C. STALLS) 2 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

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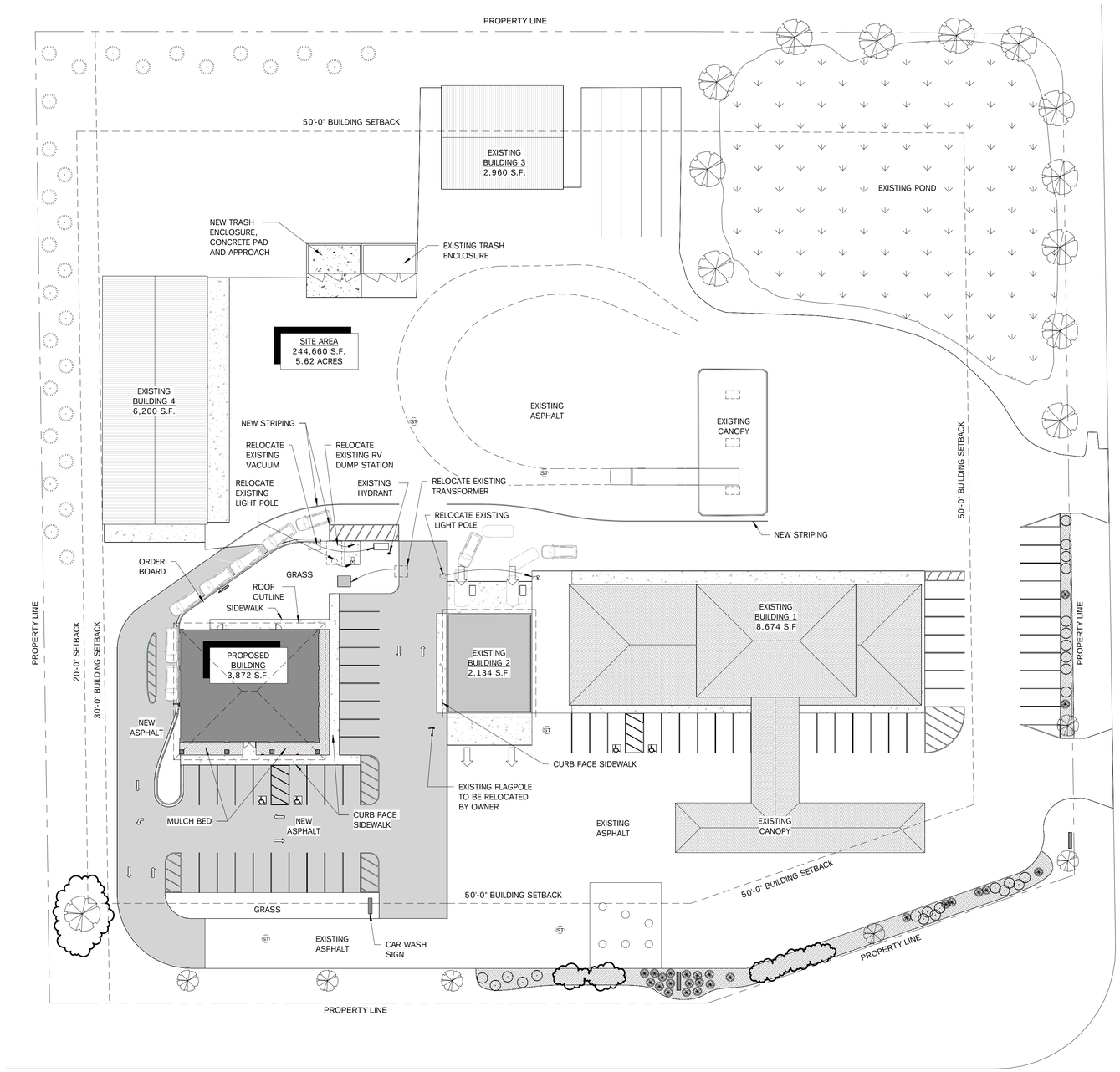

1 SITE PLAN W/ LANDSACPING
SCALE: 1" = 30'-0"

N

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NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
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info@design2construct.com

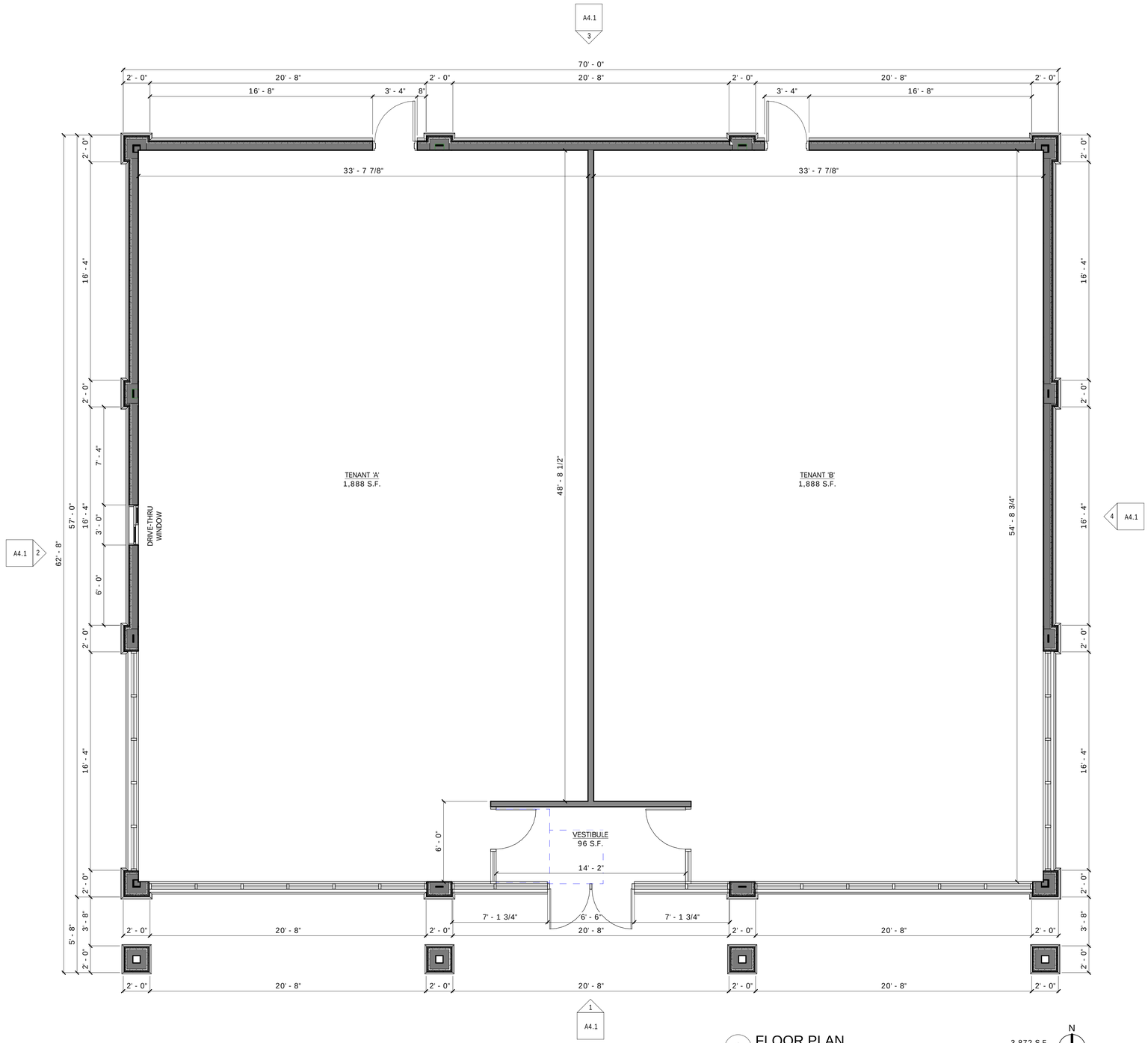
BUILDING DESIGN FOR:
JACKSON RETAIL

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

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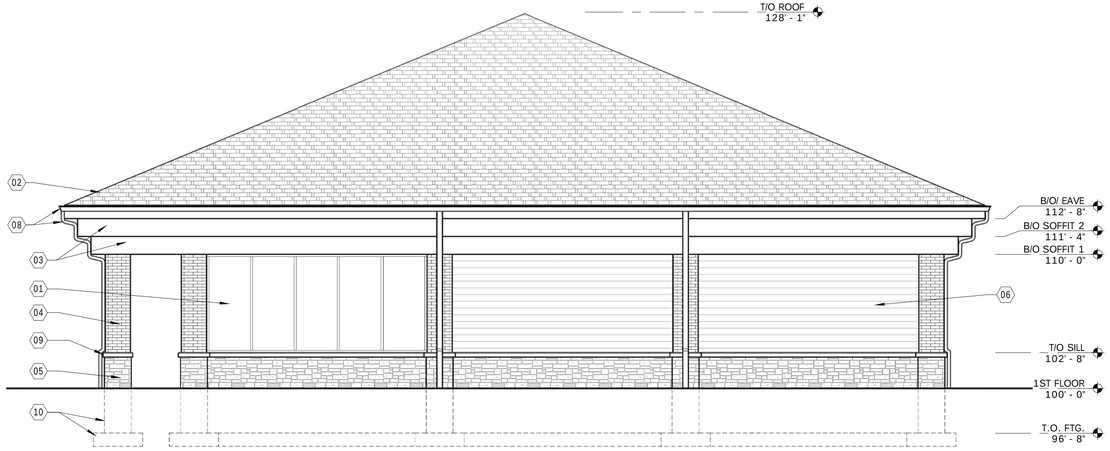
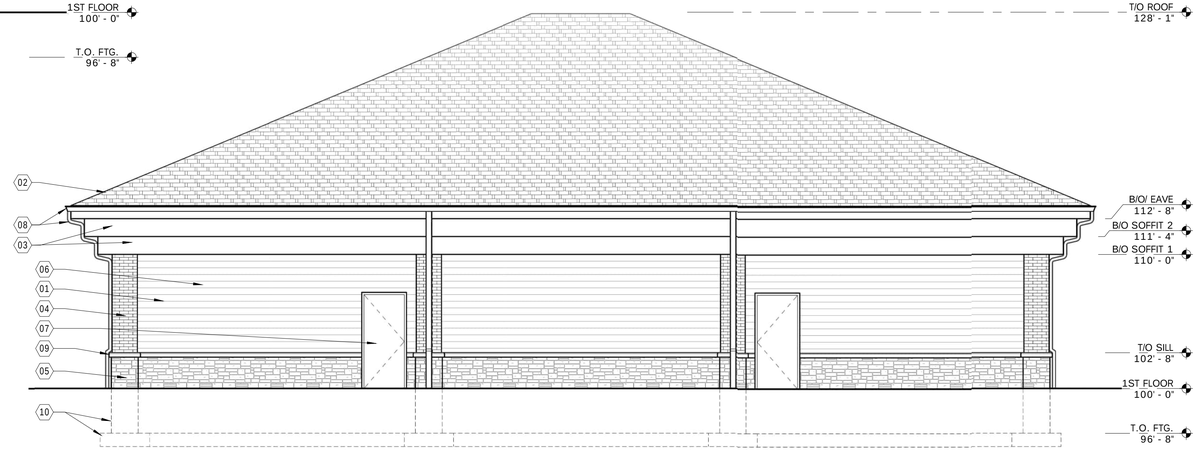
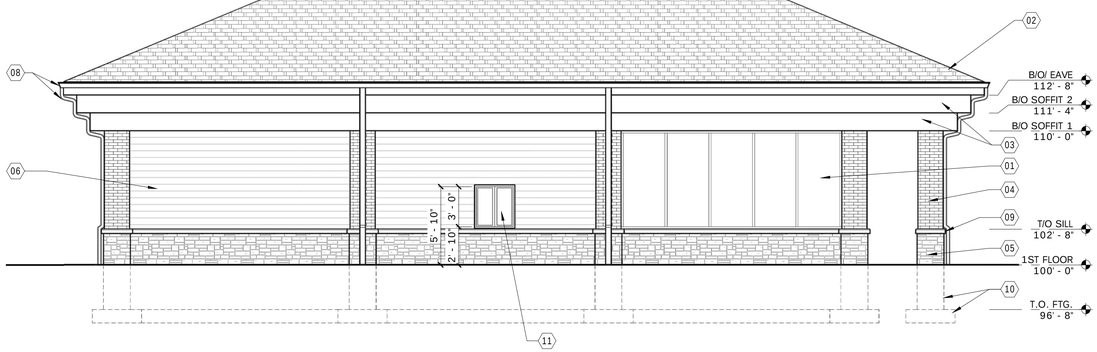


4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



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

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STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 21, 2025

Agenda Item: Item #4

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

From: Collin Johnson, Director of Inspections and Zoning

Subject: Conditional Use and Site Plan Review – N168W20788 Main Street, Parcel V3_004000A – Center Main, LLC – John Bagley

---

Description:

The new property owner, Center Main, LLC, intends to operate a retail antique resale business in what was previously home to The Latest Edition, a tavern that operated for several years in the Village. The property was recently rezoned from Planned Unit Development (PUD) to B-2 Downtown Business District.

The owner has submitted a conditional use and site plan review application to the Village requesting use approvals for the proposed business as well as approval of the proposed site plan as detailed below and on the submitted documents included in this packet.

The property consists of 0.59 acres. The main structure includes the original tavern comprised of a 2,633 sf. first floor and a 2,025 sf. second floor. There is also a 3,145 sf. addition constructed in 2007. Additionally, there are also two outbuildings located on the parcel.

Site plan improvements include demolition of the easterly outbuilding, potential demolition of the north outbuilding (TBD), a new paved parking lot which will include fourteen new parking stalls in addition to the five to six that exist currently. One ADA van accessible stall is also proposed along with private sidewalks for site access, and a refuse enclosure area. Village parking Ordinance Section 48-177 requires one parking stall for each 300 sf. of floor area, excluding storage areas. There is approximately 4,400 sf. of proposed retail floor area requiring a minimum of 15 off-street parking spaces. Off-street parking areas must also be paved. Proposed parking is consistent with Village requirements.

Comprehensive Plan & Zoning Impacts:

The property is currently designated as mixed-use under the 2050 Comprehensive Plan and is currently zoned B-2 Downtown Business District outlined below. The proposed use is consistent with both.

> ***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

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 approval of the Conditional Use and Site Plan as requested upon satisfaction of overdue water bill in the amount of $296.92 (Due August 5th).

Engineering:

Based on Village responses, it sounds like there will be no work in the Village Right-of-Way. The work proposed will not increase any storm water runoff. I did not see detailed proposed grading plan, however, the work proposed should not negatively affect adjacent properties as there is no increase in impervious surface area.

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.

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 Motions:

Motion to recommend Village Board approve the Conditional Use and Site Plan for Center Main, LLC located at N168W20788 Main Street, Jackson, WI, conditioned upon satisfaction of overdue water utility bill in the amount of $296.92.

Attachments:

1. Plan Commission Application
2. Location Map and Plat of Survey
3. Building/Site Plans

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 #: V3-004000A Lot Size: _____ sq. ft. Building Area: _____ sq. ft.

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

APPLICANT INFORMATION

Name(s): John Bagley / The Rusted J Resale, LLC

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 #: 87-3706224

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:
We are looking to open retail antique mall to be open Wednesday - Sunday 10Am5 pm potentially. With Rental booth space.

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 extinguish

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 Retail 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: John H. Bagler

Co-Applicant Name (Print): Jessica Giesa

C0-Applicant Signature: Jessica Giesa

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: 7/24/25

Amount: $ 175.00

Payment Type: CH / ~~CC / CASH~~ XXXXXXX

Check/Rcpt. #: 1009

Received By: CMJ

VILLAGE OF JACKSON
N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 301025
Date: 7/24/2025
Check

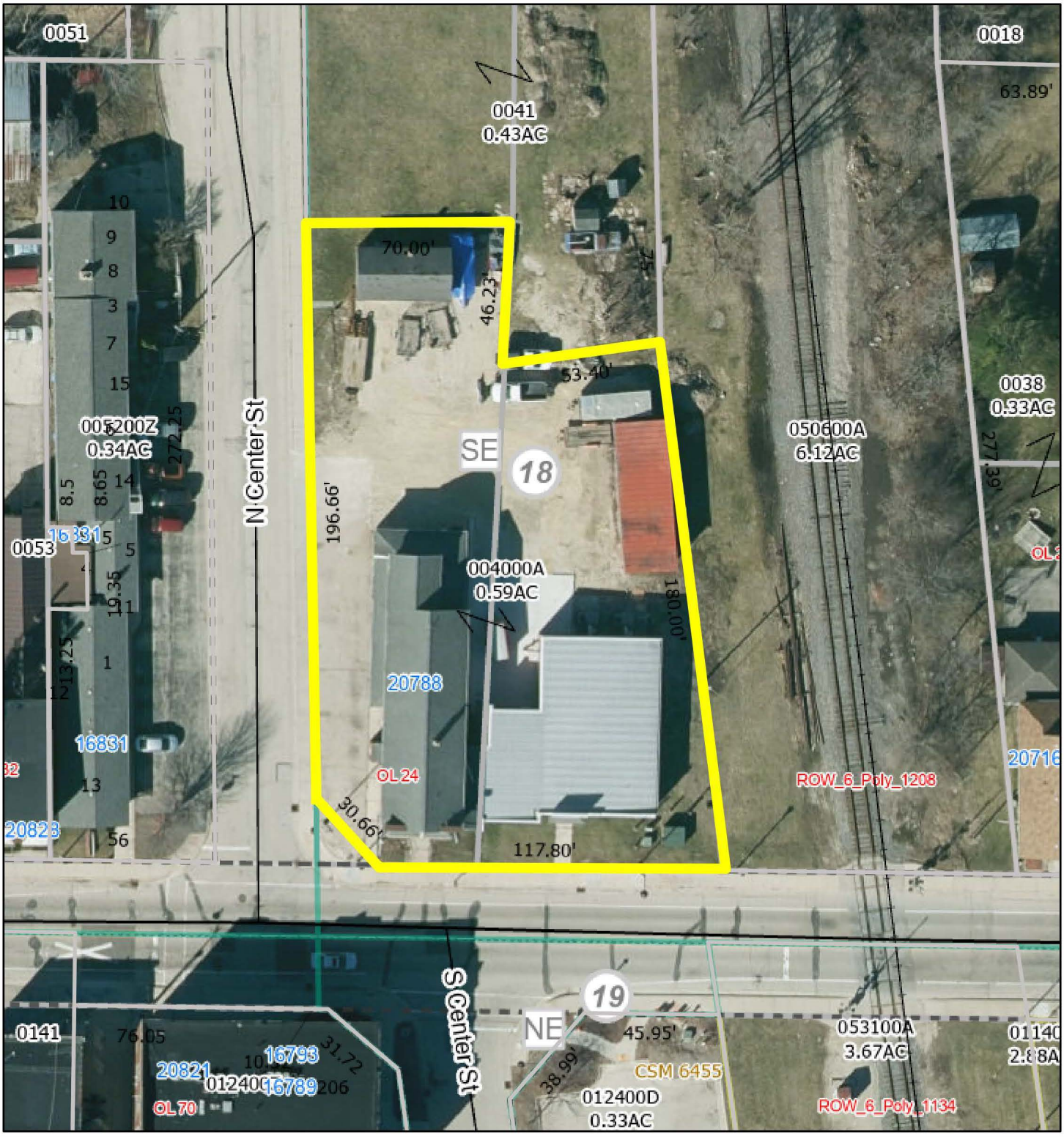
RECEIVED FROM THE RUSTED J RESALE $175.00

Type of Payment	Description	Amount
Accounting	PLANNING / ZONING FEES	175.00
	THE RUSTED J RESALE / COND USE APPL	

TOTAL RECEIVED 175.00

Receipt Memo: PLAN COMMISSION

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

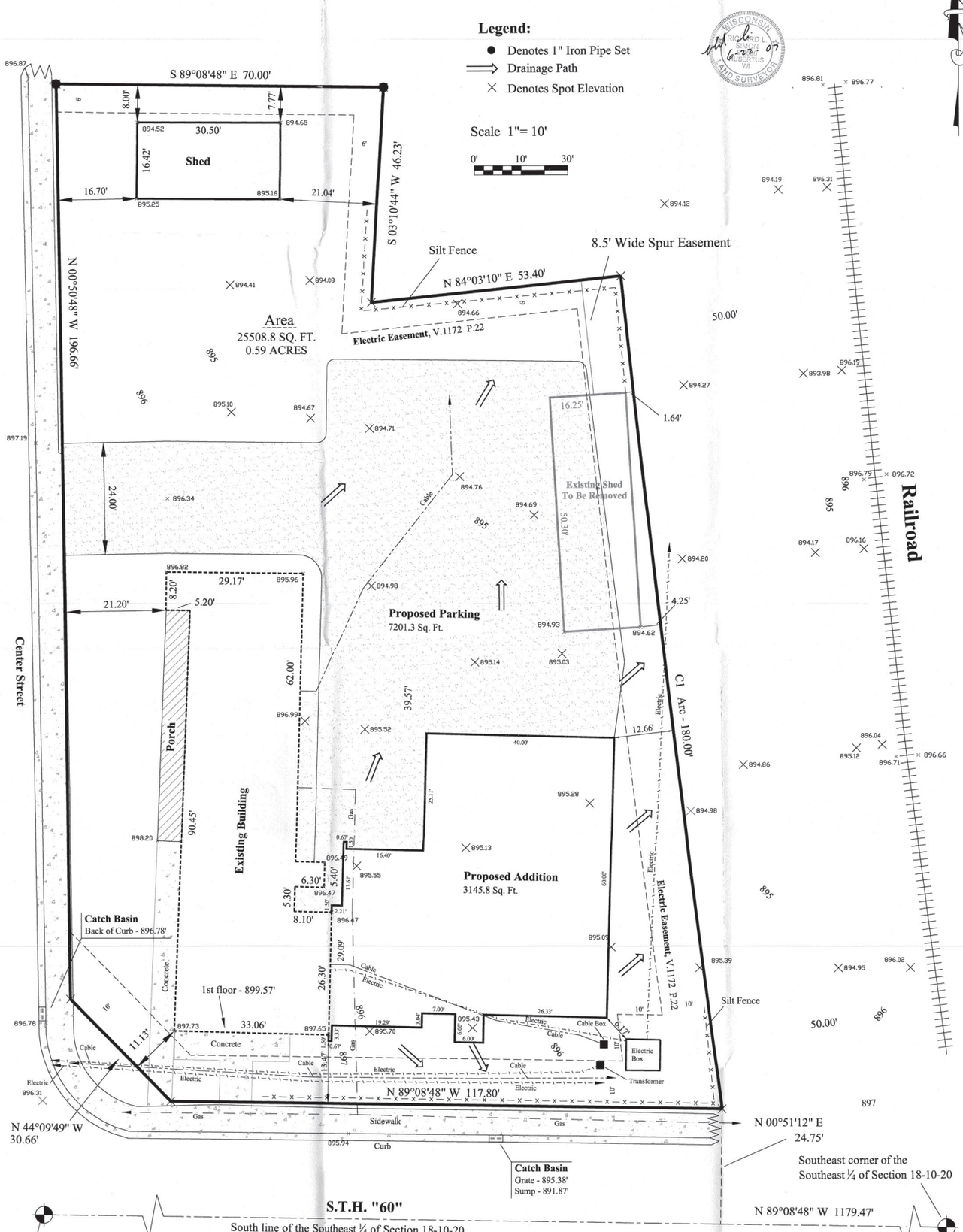
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, U.S. Census Bureau

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.

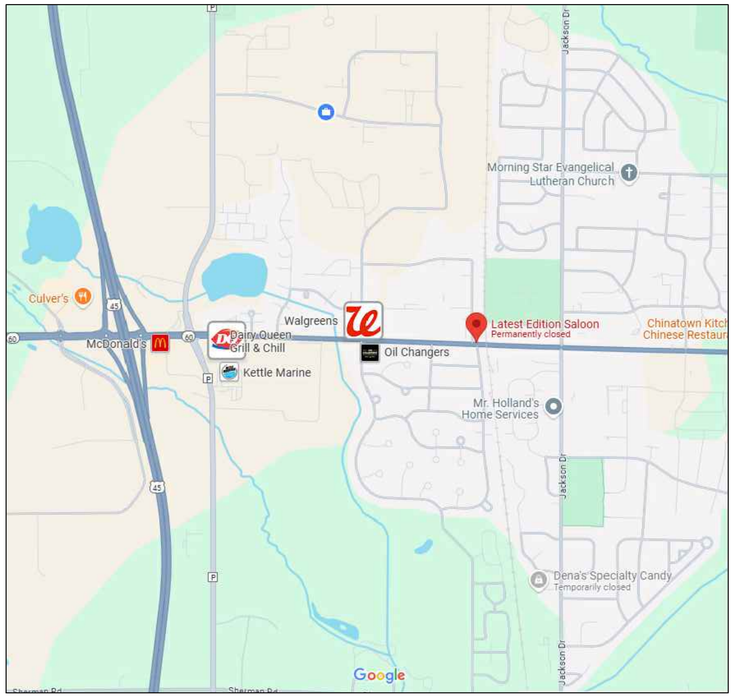
Notes:
1) Bearings or Distances in ( ) are Recorded Measurements
2) Underground Utilties shown were located on 2-20-07.
3) Elevations are referenced to the Southwest corner of the Southeast ¼ of Section 18-10-20, assumed Elevation = 883.26', per National Vertical Datum of 1929.

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
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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
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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.

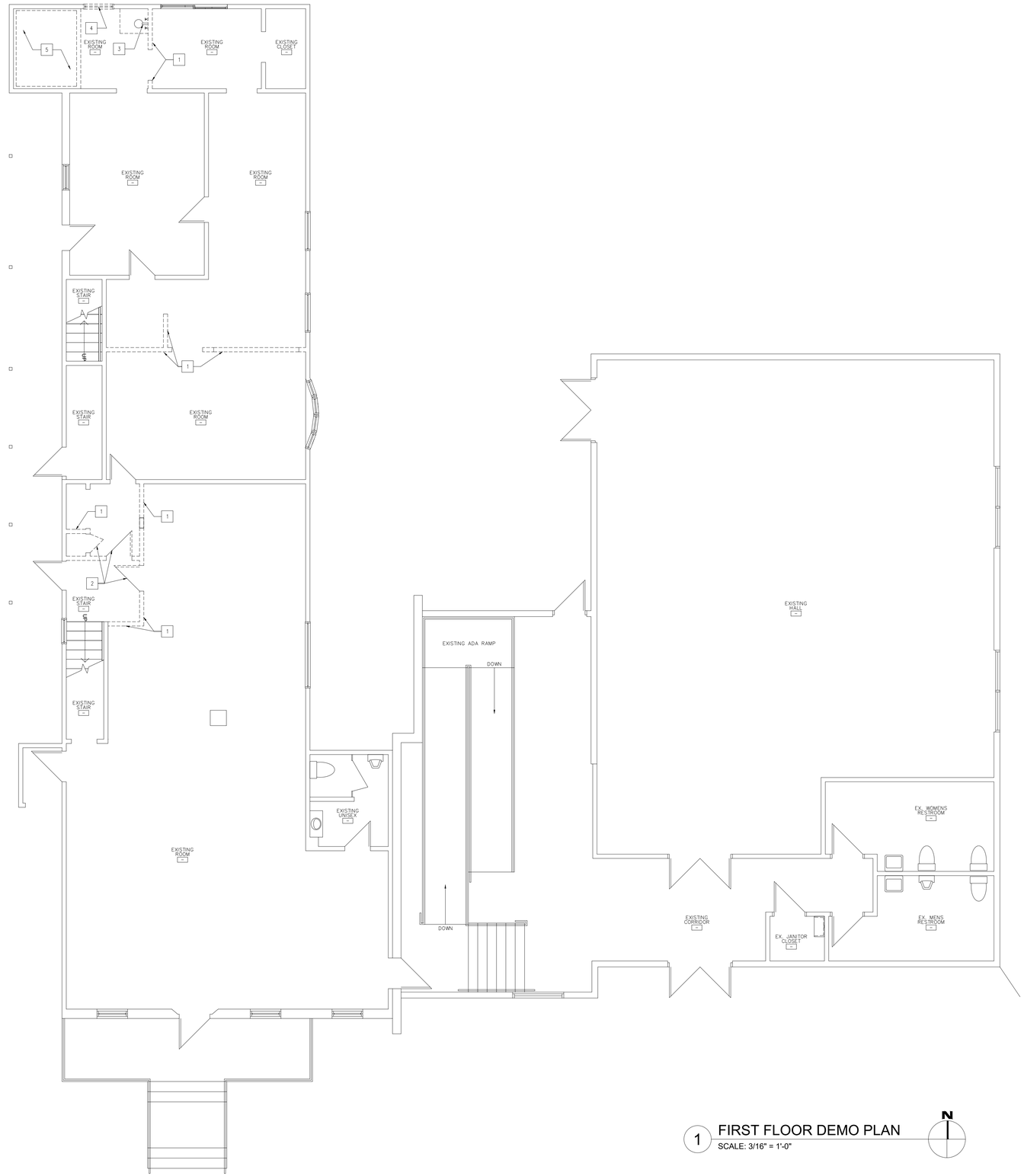
1 REMOVE EXISTING INTERIOR NON-BEARING WALL AS INDICATED.

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
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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
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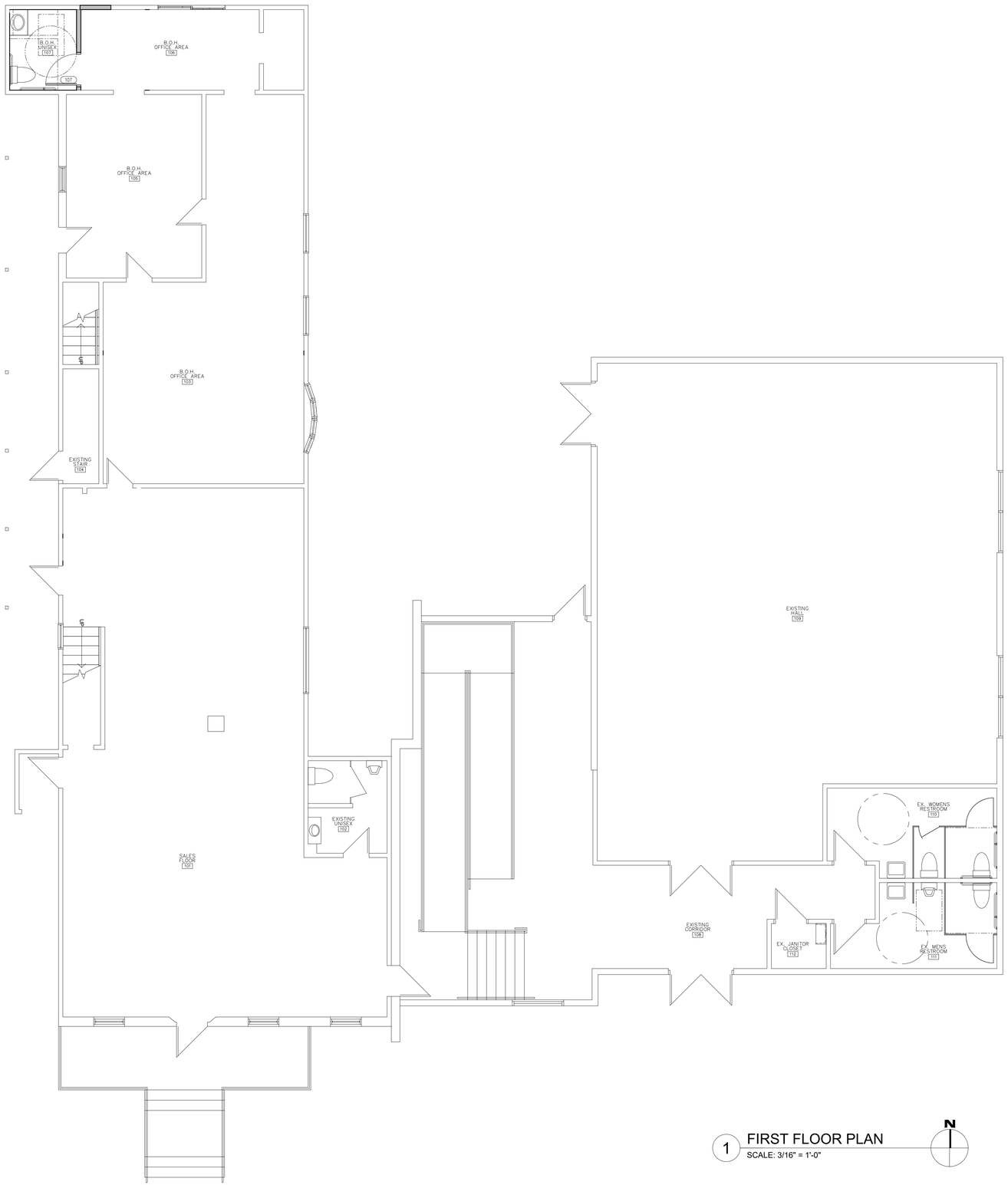
PROJECT NUMBER 25-010
SET USE SCHEMATIC
DATE 05.23.2025
SHEET D2.2



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
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XX.XX.XXXX	XX.XX.XXXX
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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
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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.

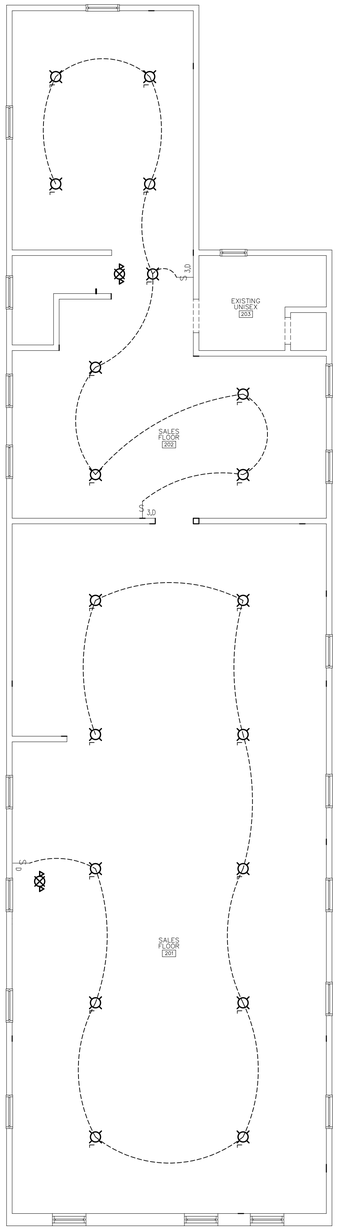
LIGHTING FIXTURES ARE SHOWN ON THE PLAN TO COMMUNICATE THE DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR SHALL PROVIDE INTERIOR SPACE PHOTOMETRIC FOR APPROVAL OF LIGHTING FIXTURES AND LIGHTING LEVELS. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE FIXTURES AND LAMPS TO MEET THE FOLLOWING MINIMUM DESIGN LIGHT LEVELS.

RECEPTION	30-50 FC
OFFICE	75 FC
HALLWAY	30 FC
KITCHEN:	80 FC
TOILET ROOM	25 FC
UTILITY / MECHANICAL ROOM	30 FC

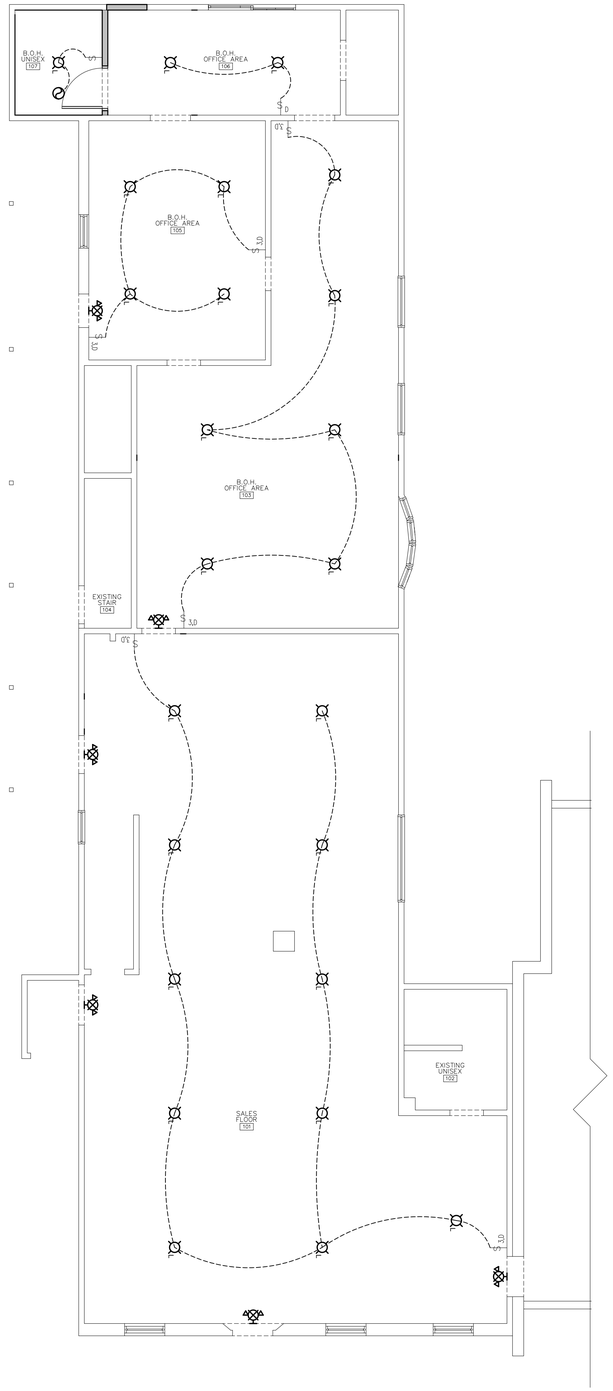
MEANS OF EGRESS ILLUMINATION - EMERGENCY LIGHTING:
DESIGN BUILD ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN EXIT/ EMERGENCY LIGHTING SYSTEM WHICH WILL ILLUMINATE PATH OF EGRESS TO ALL EXITS IN THE EVENT OF POWER FAILURE. EXIT/ EMERGENCY LIGHTING SHALL MEET ALL FEDERAL, STATE AND LOCAL CODE 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
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XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER 25-010
SET USE SCHEMATIC
DATE 05.23.2025
SHEET A3.1

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: Proposal to Implement Annual Fee for Brush and Yard Waste Site Access - 2026

Meeting Date: August 26, 2025 – Board of Public Works

Background and Analysis:
Over the years, the Village has provided residents with access cards to use the brush and yard waste site at no charge. This service has been a valuable convenience for our community and continues to be widely used.

Currently, there is no fee associated with obtaining or renewing an access card. The only existing charge is a $20.00 replacement fee for lost cards.

To help offset the operational and maintenance costs of the site, I am proposing the introduction of an annual fee of $20.00 per access card. This fee would be assessed per card/household and would apply to continued use of the site each year.

We currently have approximately 750 active cards in the system. Implementing this annual fee could generate an estimated $15,000.00 in revenue annually for the Village General Fund. Annually the Village pays approximately $15,000.00 to chip brush and yard waste dropped off at the yard waste site or picked up curbside.

I recommend we consider implementing this fee beginning January 1, 2026, allowing sufficient time for notice and communication to residents.

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 request to Implement an annual $20.00 Fee for Brush & Yard Waste Site Access to Village residents.

Taking the lead in Washington County

STAFF MEMO

Village of Jackson Public Works

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

UPDATED MEMO

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

From: Jack Straehler, Director of Public Works

Subject: Proposed Operational Changes to Brush and Bag Collection – 2026

Meeting Date: August 26, 2025 – Board of Public Works

Background and Analysis:

For many years, the Village of Jackson has provided curbside brush and bag collection as a service to residents. Traditionally, this service began at the end of April and continued weekly through May. From June through September, collection occurred monthly, with a return to weekly pickups in October and November, ending with the first major snowfall of the season.

In addition to curbside pickup, residents with a valid access card, obtained from the Public Works Department have been permitted to drop off brush and yard waste bags at the Village's yard waste site until the operational change in March 2025 when brush was no longer accepted.

2025 Operational Change and Impact

In 2025, the Village implemented an operational change that prohibited brush drop off at the Village's brush and yard waste site due to ongoing issues with nonpermitted materials being dumped. As a result of this change, staff observed a significant increase in the volume of brush placed curbside. This has substantially increased the time and resources required to maintain the previous collection schedule.

Proposed Operational Changes for 2026

In response to the challenges experienced in 2025, the Public Works Department is proposing the following changes for the 2026 season and beyond:

- Village Brush and Yard Waste Site Access
  - The brush and yard waste site will once again accept both residential brush and bagged yard waste with no pile size or quantity restriction at **NO CHARGE**.
- Curbside Collection Schedule
  - Bag Collection: Weekly on Monday from May through November, ending at the first major snowfall of the season.
  - Brush Collection: Limited to two curbside pickups per year, one in April & one in November.
    - Concluding any major storm the Village will conduct a collection of any damaged tree limbs and brush placed out at the curb.

Outside of these times brush will not be picked up and will need to be brought to the Village Brush and Yard Waste site.

These changes are intended to streamline operations, reduce strain on staff and equipment, and maintain the quality and sustainability of services provided to Village residents.

I recommend we consider implementing this operational change beginning January 1, 2026.

If you have any questions, please let me know.

JS

Recommendation:
Recommend the Village Board approve the proposed operational changes for 2026 as presented.

STAFF MEMO

Village of Jackson Public Works

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

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

From: Jack Straehler, Director of Public Works

Subject: Review - 2025 Draft Stormwater Pond Compliance Report and Recommendations

Meeting Date: August 26, 2025 – Board of Public Works

Background and Analysis:
As part of our ongoing compliance with the Village's Municipal Storm Sewer System (MS4) regulations and the requirements under our Wisconsin Pollutant Discharge Elimination System (WPDES) permit, the Village contracted CDM Smith to conduct a comprehensive inspection of all stormwater ponds within the Village of Jackson.

The inspection covered all 70 stormwater ponds located in the Village, of which 58 are privately owned and 12 are owned by the Village.

To summarize the report, all 70 ponds were found to be in compliance with the Village's WPDES permit requirements. No ponds were identified as needing dredging or immediate repairs. All ponds require a level of routine maintenance, such as vegetation management, debris removal, or inlet/outlet upkeep.

The draft report includes a recommended inspection cycle of every five (5) years.
However, based on current pond conditions, the consultant noted that a 10-year inspection cycle could be considered proper if the Village prefers.

Next Steps:
Staff will finalize the report with CDM Smith. A final version will be filed as part of our permit documentation. Staff will prepare individualized reports for all ponds, including specific recommendations for each privately owned pond, along with the appropriate inspection fee per pond invoiced as outlined below:
Field Inspection: $1,100.00
Field Survey: $900.00
Total per pond: $2,000.00

These reports and invoices will be mailed to the respective property owners.

If you have any questions, please let me know.

JS

Recommendation:
Board of Public Works recommends the Village Board approve the 2025 Draft Stormwater Pond Compliance Report and Recommendations and file with the Wisconsin Department of Natural Resources.

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To: *Jack Straehler, Village of Jackson Director of Public Works*

From: *Matthew J Bednarski, PE*

Date: *August 4, 2025*

Subject: *Stormwater Pond Compliance Report and Recommendations*

1.0 Introduction

1.1 Background of Project

The Village of Jackson (Village) is located in Washington County, Wisconsin. The Village consists of approximately 2,177 acres as of 2020. The village land use consists of residential, commercial, industrial, agricultural and undeveloped land uses. Cedar Creek and Jackson Creek, tributaries of the Milwaukee River, run through the Village.

The Village holds a Wisconsin Pollutant Discharge Elimination System (WPDES) permit for stormwater discharge into Cedar Creek as part of the Milwaukee River watershed. This permit is required under the State of Wisconsin's Municipal Separate Storm Sewer System (MS4) regulations. As part of its permit, the Village developed a compliance report in 2017. This report covers the requirements for the WPDES MS4 permit and the actions the Village of Jackson has taken to meet those requirements including:

- Certify existing stormwater ponds and develop computations (WinSLAMM Analysis) that demonstrate the Village's compliance with State Statute NR151
- Establish baselines for the expected operations and maintenance for those stormwater ponds; and
- Develop procedures for inspecting and reporting for those stormwater ponds.

The 2017 report includes a recommendation to certify stormwater ponds every five years to maintain their water quality benefit as covered in the Village's permit.

The Village retained CDM Smith to conduct field inspections and provide engineering expertise to maintain compliance with its WPDES permit. This report serves as the documentation of the compliance with the WPDES MS4 permit.

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Specifically, this report documents the inspection of 70 stormwater ponds. Recommendations for maintenance at each pond is included in Appendix A.

2.0 Summary of 2017 Stormwater Facility Baseline Report

This section provides a brief overview and summary of the 2017 Stormwater Facility Baseline Report. The purpose of the report was to document the stormwater quality at the time of the assessment (2017) and provide a baseline condition for stormwater management ponds within the Village of Jackson. Stormwater quality computations for stormwater management facilities were performed in accordance with WDNR requirements and guidance. Total suspended solids (TSS) reduction was evaluated for 47 ponds using the WinSLAMM software (v10.2.0)

The 47 stormwater ponds covered 843.50 acres, approximately 43% of the total area of the Village of Jackson. The total TSS and phosphorus reduction of all the ponds due to stormwater management were estimated to be 22.62% and 22.08%, respectively.

The report recommended the following measures to improve the performance of the stormwater ponds:

- Increase the size and depth of existing ponds, including:
  - Ponds 15, 17, and 43 have open adjacent land suitable for expansion
  - Ponds 27, 29, 30, and 46 have filled with greater than 2 feet of sediment since their time of construction and would benefit from being dredged
- Modifying the existing storm sewer system to direct additional discharge from undetained source areas to existing detention ponds.
- Constructing additional wet ponds for water quality treatment.
- Modifying street sweeping practices to increase regularity and efficiency.

3.0 Methodology

Inspections help monitor the safety, longevity, and effectiveness of the stormwater ponds over time. CDM Smith engineering staff visually inspected each pond for the condition of the following:

- Pond embankment and spillway, including stability and vegetation
- Riser and principal spillway, including pipe condition and erosion
- Permanent pool, including vegetation and visible pollution
- Pond dry areas, including vegetation and sediment accumulation
- Outfalls into ponds, including erosion and rip rap condition

Signs of erosion, excessive vegetation, inflow or outlet structure blockages, and emergency overflow obstructions are signs that a stormwater pond may not be operating as intended. CDM Smith staff clearly identified the extent and location of problems observed during inspections. Photographs of relevant pond features (e.g., outlet structures, bank erosion, emergency spillway) were taken and documented.

Additionally, a topographic survey of the pond's permanent volume was taken by CDM Smith's subconsultant, M Squared Engineering Inc. This survey measured the pond's anticipated storage volume during normal dry-weather conditions.

4.0 Inspection Results

All 70 ponds inspected remain compliant with the Village's WPDES permit. **Table 4-1** presents a summary of inspection results. The individual pond reports can be found in **Appendix A**. Twelve ponds were in good condition with no excessive vegetation, signs of erosion, or obstructions to inlets and outlets. Eight ponds were identified as having no outlet structure visible. Moreover, inspectors could not identify inlet and emergency overflow areas for Pond 44. Similarly, no emergency overflow area was identified for Pond 62. Pond 37 was not inspected since the pond has been dry for 18 years.

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Table 4-1 Summary of Pond Inspection Results

Pond	Erosion	Excessive Vegetation	Blocked inlet or outlet	Pond Depth [feet]	2017 Pond Depth [feet]	Pond Volume [CY]	2017 Pond Volume [CY]	Notes	Recommendation
1&2		x		4.8	5.2	5791	6610		Remove Bank Trees and Shrubs
3	x	x	x	5.7	6	11798	12061		Repair Erosion, Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
4		x	x					No permanent pool	Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
5		x	x	6.6	6.9	3772	4034		Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
6	x	x		4.3	4.4	9898	10336		Repair Erosion, Remove Bank Trees and Shrubs
7	x			4.8	6	4057	4333		Repair Erosion
8&9	x	x	x	4.4	4.9	4051	4332	Small signs of erosion on the bank	Repair Erosion, Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
10		x				37.9	49		Remove Bank Trees and Shrubs
11	x	x	x			19	20	No clear outlet structure was identified	Repair Erosion, Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
12		x		5.26	5.26	7990	8137		Remove Bank Trees and Shrubs
13		x		4.8	4.8	740	740		Remove Bank Trees and Shrubs
14				3.2	3.9	974	1057		
15	x	x		4.3	4.8	941	1006		Repair Erosion, Remove Bank Trees and Shrubs
16				4.1	4.7	792	847		
17		x		3.4	3.4	1172	1172	No outlet structure visible	Remove Bank Trees and Shrubs
18	x	x	x	5.2	5.6	1636	1750		Repair Erosion, Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
19		x		4.9	4.9	325	325		Remove Bank Trees and Shrubs
20		x		5.7	5.9	949	1015	No outlet structure visible	Remove Bank Trees and Shrubs
21	x	x	x	5.9	5.9	1591	1701		Repair Erosion, Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
22	x	x	x	2.8	4.5	878	1064		Repair Erosion, Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)

Pond	Erosion	Excessive Vegetation	Blocked inlet or outlet	Pond Depth [feet]	2017 Pond Depth [feet]	Pond Volume [CY]	2017 Pond Volume [CY]	Notes	Recommendation
23	x	x	x	4.5	5.2	1666	1782		Repair Erosion, Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
24			x					No permanent pool; Outlet structure was obscured by tall grass	Clear Blockage from Pipe(s)
25		x	x					No permanent pool; Pond was in good condition	Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
26	x	x	x	0.3	1.5	33	147		Repair Erosion, Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
27		x	x	5	5	892	954		Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
28				4.8	6.4	600	642		
29		x		1.2	2.9	93	135	Pond was in good condition	Remove Bank Trees and Shrubs
30				0.7	0.9	24	26		
31		x		3.8	4.9	1399	1496	Pond was in good condition	Remove Bank Trees and Shrubs
32		x		4.9	5.4	5846	6252		Remove Bank Trees and Shrubs
33	x	x	x	4.3	4.3	945	1007		Repair Erosion, Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
34		x		1.2	2.4	117	125		Remove Bank Trees and Shrubs
35		x		6.1	6.9	2566	2744		Remove Bank Trees and Shrubs
36	x	x	x	4.5	4.6	1252	1339		Repair Erosion, Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
37								No permanent pool; Outlet structure needs repair	
38	x	x	x	3.1	5.6	403	1124		Repair Erosion, Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
39		x		1.5	5.1	180	506		Remove Bank Trees and Shrubs
40		x		4.6	5.9	2210	2363		Remove Bank Trees and Shrubs
41	x	x		5.5	5.5	89	89		Repair Erosion, Remove Bank Trees and Shrubs
42		x		9.8	9.8	4699	4699		Remove Bank Trees and Shrubs

Pond	Erosion	Excessive Vegetation	Blocked inlet or outlet	Pond Depth [feet]	2017 Pond Depth [feet]	Pond Volume [CY]	2017 Pond Volume [CY]	Notes	Recommendation
43	x			4.7	4.7	1155	1155	No visible outlet structure identified	Repair Erosion
44		x		1.8	1.8	300	303		Remove Bank Trees and Shrubs
45		x	x	6.9	7.9	1303	1394	No visible inlet, outlet or overflow areas identified	Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
46				4.1	5	2550	2727		
47				1.7	4.4	207	922	Pond was in good condition	
48	x			8.5	n/a	15253.8	n/a	Pond was in good condition but litter scattered around the pond and inlet structure	Repair Erosion
49				6.7	n/a	8806.2	n/a		
50				4.5	n/a	1204.8	n/a	Pond was in good condition	
51	x	x		4.9	n/a	6532	n/a	Pond was in good condition	Repair Erosion, Remove Bank Trees and Shrubs
52		x	x	11.3	n/a	1339.5	n/a		Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
53	x			0.1	n/a	48.8	n/a		Repair Erosion
54				5.9	n/a	1124.9	n/a	No visible outlet structure identified	
55				0.3	n/a	11.6	n/a	Pond was in good condition	
56				0	n/a	9	n/a	Pond was in good condition	
57				1.7	n/a	183.7	n/a	Pond was in good condition	
58	x	x	x	5.1	n/a	575.1	n/a	Vegetation that could block the emergency spillway was observed	Repair Erosion, Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
59	x			6.1	n/a	15276	n/a		Repair Erosion
60	x			5.3	n/a	12429.9	n/a	No visible outlet structure identified	Repair Erosion

Pond	Erosion	Excessive Vegetation	Blocked inlet or outlet	Pond Depth [feet]	2017 Pond Depth [feet]	Pond Volume [CY]	2017 Pond Volume [CY]	Notes	Recommendation
61				3.7	n/a	378.7	n/a		
62		x	x	10.9	n/a	2578.4	n/a	Pond was in good condition	Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
63				3.7	n/a	500.4	n/a	No emergency overflow area identified	
64		x		2.7	n/a	262	n/a	No visible outlet structure identified	Remove Bank Trees and Shrubs
65				4.3	n/a	7026.3	n/a	No visible outlet structure identified	
66a		x		6.1	n/a	1106.4	n/a	Pond was in good condition	Remove Bank Trees and Shrubs
66b		x		4.9	n/a	418.9	n/a		Remove Bank Trees and Shrubs
67		x	x	5.4	n/a	5348.8	n/a	Old inlet structure sitting on top of rip-rap may cause blockages	Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
68	x		x	4.3	n/a	2065.8	n/a		Repair Erosion, Clear Blockage from Pipe(s)
69	x	x	x	3.1	n/a	113.2	n/a		Repair Erosion, Remove Bank Trees and Shrubs, Clear Blockage from Pipe(s)
70		x		0.7	n/a	23.8	n/a		Remove Bank Trees and Shrubs
70a		x		0.2	n/a	12.6	n/a		Remove Bank Trees and Shrubs

5.0 Conclusion

The stormwater pond inspections yielded some common results. Primarily none of the ponds have reached the point at which sediment will need to be removed from the permanent pool. Some of the ponds require maintenance at this time. Maintenance includes:

1. Repair of erosion, particularly in locations where stormwater enters or exits the pond. Erosion in these locations can shorten the useful life of the pond. These repairs can be accomplished by placing topsoil and seed or sod to repair turf. In some cases, erosion will need to be repaired with rip rap or an equivalent reinforcing product.

2. Removal of excessive vegetation from the banks of the pond. Roots from trees and large shrubs can cause damage to the berm of the pond and allow for stormwater water to bypass the pond during rain events potentially resulting in downstream flooding.

3. Clearing blockages at inlets and outlets. Blockages, such as excessive vegetation or debris can cause the pond to fail in its function and potentially overflow during smaller rain events (event smaller than the design frequency of the pond). Overflows can result in downstream flooding.

In some cases, ponds need maintenance in more than one of the areas listed above.

Future Inspections

It is recommended that ponds are inspected on a regular basis. Inspections should consist of visual inspection for erosion, excessive vegetation, and inlet/outlet pipe blockages. Visual inspections can occur on an annual basis, but should not exceed five years. Inspections should also include a regular check of the volume and depth of the permanent pool. The water quality benefits of the pond are tied directly to the volume of water in the pool itself. When the volume of water reaches 50% of the baseline volume as established in the 2017 report, sediment should be removed (note that ponds 48 through 70 have their baseline set as part of the 2025 inspections). Sediment removal and disposal may require permitting from the Wisconsin Department of Natural Resources. Discussions with the WDNR should take place prior to beginning sediment removal.

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