



VILLAGE OF JACKSON
VILLAGE BOARD MEETING AGENDA
Tuesday, October 14, 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. Ordinance #25-11 to Re-zone Parcels: V3_018900C, V3_019300B and V3_019300A from M-2 General Manufacturing District and Parcel V3_019300D from Planned Unit Development to I-1 Institutional and Public Service District in the Village of Jackson
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 Joint Session - Special Village Board and Plan Commission Meeting of August 21, 2025
 - b. Approval of Minutes for Village Board meeting of September 9, 2025
 - c. Review of 2026 License Agreement to Farm Public Land - Loduha
 - d. Review of Cleaning Service Agreement - N&J Professional Cleaners, LLC
 - e. Letter for Proposed Fee Increase - Mid-Moraine Municipal Court
 - f. Resolution #25-29 - Approving Changes to the Village of Jackson Urban Area Functional Classification System
6. Budget and Finance Committee
 - a. Change Order #3 – 2025 Ridgeway Drive and Chestnut Court Reconstruction Project - Advanced Construction for an increase in the amount of \$22,047.75
 - b. Change Order #1 - 2025 Hickory Lane Reconstruction Project - Vinton Construction for an Increase in the amount of \$39,952.00
 - c. Change Order #2 - 2025 Hickory Lane Reconstruction Project - Vinton Construction for an Increase in the amount of \$5,950.00
 - d. Pay Request #5 – 2025 Ridgeway Drive and Chestnut Court Reconstruction Project - Advanced Construction in the amount of \$388,971.85
 - e. Pay Request #3 - 2025 Hickory Lane Reconstruction Project - Vinton Construction in the amount of \$479,393.34
 - f. Letter of Credit Reduction - Morning Meadows Subdivision Phase 3 – Home Path Financial in the amount of \$1,169,412.00

- g. Letter of Credit Reduction - Morning Meadows Subdivision Phase 1 – Home Path Financial in the amount of \$30,912.00
 - h. Developer's Agreement Amendment and Letter of Credit Exchange - Laurel Springs Addition #1 - Bielinski Homes
7. Plan Commission
 - a. Certified Survey Map for Parcels: V3_0188, V3_018900C, V3_019300A, V3_019300B, and V3_019300D - West Bend School District
 - b. Ordinance #25-11 to Re-zone Parcels: V3_018900C, V3_019300B and V3_019300A from M-2 General Manufacturing District and Parcel V3_019300D from Planned Unit Development to I-1 Institutional and Public Service District in the Village of Jackson
 8. West Bend School District
 9. Washington County Board Report
 10. Greater Jackson Business Alliance
 11. Mid-Moraine Municipal Association Report
 12. Closed Session Pursuant to Wis. Stats. §19.85(1)(c) "considering employment, promotion, compensation, or performance evaluation data of any public employee over which the Village has jurisdiction or exercises responsibility" and §19.85(1)(g) "Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved".

The closed session is for the following purposes:

1. To Receive Information Regarding Specific Employees
13. Reconvene into Open Session with Possible Action Related to the Subject of the Preceding Closed Session
 14. Adjourn

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

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



Taking the lead in Washington County.

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, October 14, 2025, at the Jackson Municipal Complex, located at N168W19851 Main Street, Jackson, WI, 53037 on:

1. Ordinance #25-11 to Re-zone Parcels: V3_018900C, V3_019300B, and V3_019300A from M-2 General Manufacturing District to I-1 Institutional and Public Service District and to rezone Parcel V3_019300D from Planned Unit Development to I-1 Institutional and Public Service District in the Village of Jackson.

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 these meetings/hearings should be made to the Village Clerk's Office with as much advanced notice as possible. The Village Administration office is open during regular business hours, 8:00 a.m. - 4:30 p.m., Monday to Friday.

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

Dated this 26th day of September 2025.

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

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

Posted: Friday, September 26, 2025
Published: Tuesday, September 30, 2025, and Tuesday, October 7, 2025

ORDINANCE #25-11

TO REZONE PARCELS V3_018900C, V3_019300A, V3_019300B and PARCEL V3_019300D IN THE VILLAGE OF JACKSON AND TO AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO SECTION 48.34 OF THE MUNICIPAL CODE

WHEREAS, the Village Board for the Village of Jackson adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning"; and

WHEREAS, West Bend School District (hereafter property owner) owns the properties more particularly described as Parcels: V3_018900C, V3_019300A, V3_019300B and V3_019300D; and

WHEREAS, the property owner has submitted a zoning petition requesting parcels V3_018900C, V3_019300A, and V3_019300B be rezoned from M-2 General Manufacturing District to I-1 Institutional and Public Service District, and parcel V3_019300D be rezoned from Planned Unit Development to I-1 Institutional and Public Service District; and

WHEREAS, the proposed rezoning has been submitted to the Village of Jackson Plan Commission for report and recommendation; and

WHEREAS, the Village of Jackson Plan Commission considered the matter at its meeting on September 18, 2025, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on October 14, 2025; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of I-1 Institutional and Public Service District be made upon the fulfillment of certain conditions as described below; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the zoning classification is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said zoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the zoning

classification will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

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

Section 1. To amend the zoning designation of the subject properties, as described above, and depicted as Parcels: V3_018900C, V3_019300A, V3_019300B on Exhibit A, attached hereto, from M-2 General Manufacturing District to I-1 Institutional and Public Service District and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject properties.

Section 2. To amend the zoning designation of the subject property, as described above, and depicted as Parcel: V3_019300D on Exhibit A, attached hereto, from Planned Unit Development to I-1 Institutional and Public Service District, and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject property.

Section 3. That the above zoning amendments shall take effect upon the fulfillment of the following conditions:

1. The execution by the Village Board of a conditional use permit for the use of the subject property as a school
2. The execution of a definitive development agreement for the use of the subject property as a school, which development agreement shall include such terms and conditions as determined by the Village Board. including adequate provisions for the inspection, acceptance, and financial security for any improvements to be dedicated to the Village as well as traffic, parking, and pedestrian accommodations as determined by the Village Board.
3. The approval by the Village Board of a site plan for the subject property.
4. The approval by the Village Board of all civil plans for the subject property.
5. The execution and recording of a post-construction stormwater management plan for the subject property.

Section 4. Effective Date

This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

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

Introduced by: _____

Seconded by: _____

Vote: _____aye _____nay

Passed and approved _____

VILLAGE OF JACKSON

By: _____
Brian J. Heckendorf, Village President

Attest:

Jacqueline Schuh, Village Clerk

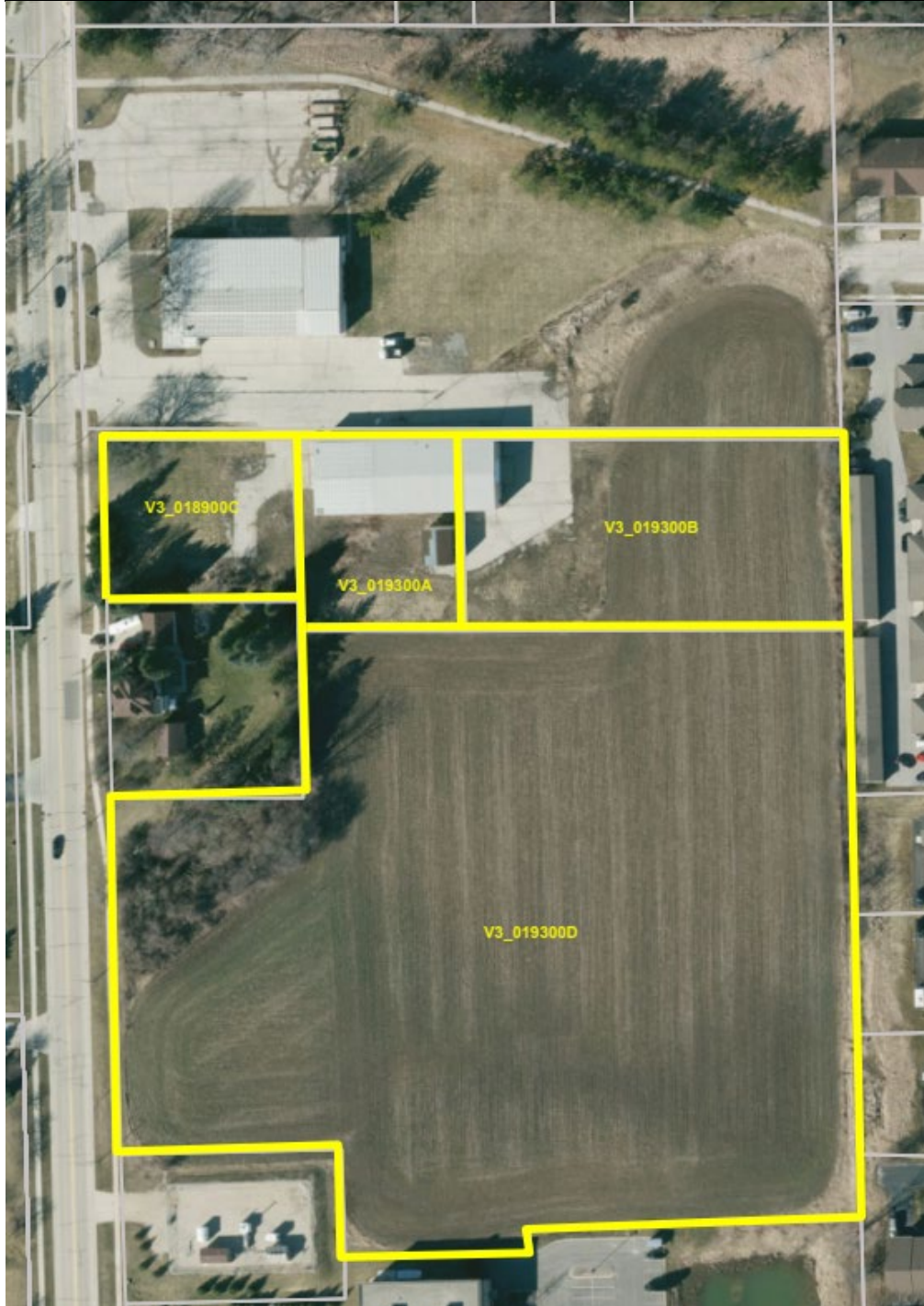
Proof of Posting:

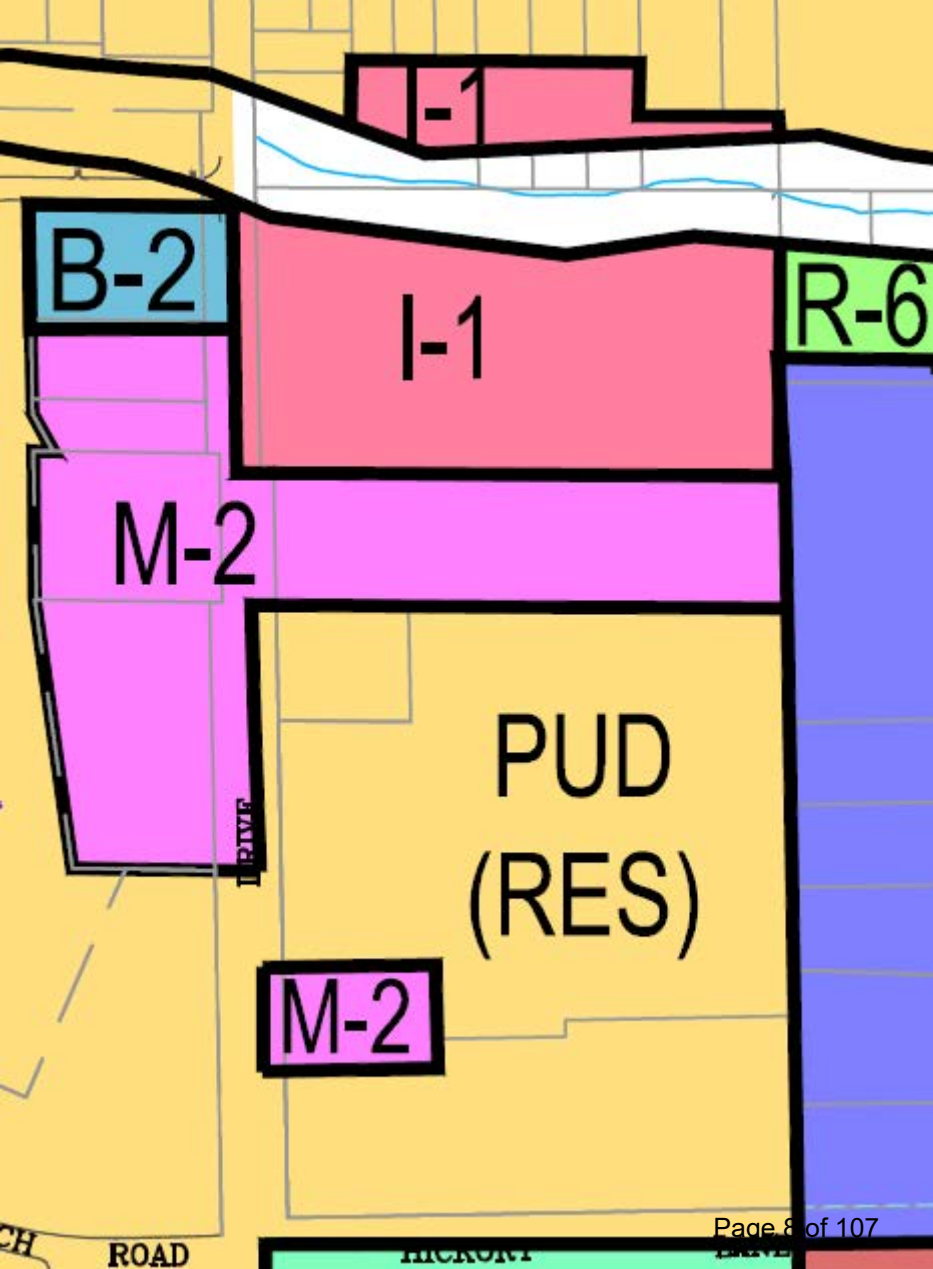
I, the undersigned, certify that I posted copies of this Ordinance on posting boards at the Jackson Municipal Complex, Post Office and one other location in the Village.

Village Official

Date

EXHIBIT A





-1

B-2

I-1

R-6

M-2

PUD
(RES)

M-2

CH

ROAD

HICKORY

VILLAGE OF JACKSON

VILLAGE BOARD MEETING

Thursday, August 21, 2025 at 7:15 PM

Minutes

1. Call to Order and Roll Call

The meeting was called to order at 7:15 PM by Pres. Heckendorf

Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Engelhardt, Tr. Kruepke, Tr. Kurtz, Tr. Olson, Dan Reik, Duane Hafemeister, Jon Molkentin, and Matt Van Eperen

Members Excused: Tr. Wells

Members Absent: None

Staff Present: Interim Administrator Chief Ryan Vossekuil, Inspections and Zoning Director Collin Johnson, and Deputy Clerk Pam Wolf

2. Joint Scoping Session - Village Code Update

- a. Presentation - Zoning Code Update - Civi Tek Consulting and Graef, with possible discussion

Craig Huebner from Graef and Tim Schwecke from Civi Tek Consulting provided an overview of the zoning code update project, including the proposed project timeline, the purpose and intention of the project, progress that has been made to date, and key considerations moving forward.

- b. Review of 2024 Zoning Code Audit and Discussion of Project Goals - Zoning Code Update, with possible Direction by Board

Discussion followed regarding potential next steps, current gaps, future timelines and suggestions from both the Commission and the Board. Members discussed their visions for the future of the Village's zoning code, highlighting key elements, areas that may allow flexibility, and how the project supports their long-term objectives. Several participants underscored the need for particular aspects of the code, while emphasizing the importance of maintaining adaptability as the Village of Jackson grows and changes.

No action was taken.

3. Adjourn

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

Vote: 10 ayes, 0 nays. Motion carried. The meeting adjourned at 8:42 PM.

Respectfully Submitted,

Pam Wolf

Deputy Clerk - Village of Jackson

DRAFT

VILLAGE OF JACKSON

VILLAGE BOARD MEETING

Tuesday, September 9, 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: Interim Administrator and Police Chief Ryan Vossekuil, Inspections and Zoning Director Collin Johnson, Parks and Recreation Director Tyler Mentzel, Engineering Technician Logan Myers, 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. 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

Pres. Heckendorf opened the floor for the public hearings at 7:30 PM.

The following residents spoke regarding Public Hearing 3a::

- James Davis - W198N170114 Ridgeway Drive - Mr. Davis inquired whether the installation of streetlights would also be assessed to residents next year.
- Chad Erdman - W198N16949 Ridgeway Drive - Mr. Erdman thought his assessment should be for work done to the sidewalk and not to the curb, that a calculation error should be the Village's responsibility and not the resident's, and indicated his property had been hooked up to the sump pump lateral prior to this project.
- Jeff Peterson - W198N16994 Ridgeway Drive - Mr. Peterson stated he was thankful for the incredible work the Village staff has done on these projects, and expressed concern that a tree near the sidewalk may cause problems down the road.
- Nick Dentice - W198N19818 and W198N19820 Chestnut Court - Mr. Dentice stated he owns two 16-family rental properties, and he only received one letter for each on

August 21st. He thinks \$37,000.00 is an excessive amount of money for approximately 80 feet of sidewalk and sump pump connections.

The following residents spoke regarding Public Hearing 3b:

- Timothy Pare - W196N16500 Hawthorn Drive - Mr. Pare requested a breakdown of the cost per household and an explanation as to why it was broken down the way it was.
- Mike and Maggie Burkwald of N164W19630 Hickory Lane - Mr. and Mrs. Burkwald believe they should only be assessed for work done completed from their sump pump to within 5 feet of the sidewalk and the Village should be responsible for any work beyond the easement. They inquired if the \$1,772.00 of shared costs should also be the responsibility of the Village, stated the restored ditches were too steep, and the approach to neighboring properties were asphalt instead of concrete.

No residents spoke regarding Public Hearings 3c or 3d.

Pres. Heckendorf thanked the residents for their comments and closed the Public Hearings.

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.)

None.

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

The motion to approve items 5a through 5c on the consent agenda was made by Tr. Olson and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

6. Budget and Finance Committee

- a. Pay Request #2 - 2025 Hickory Lane Reconstruction Project - Vinton Construction in the amount of \$353,033.25

The motion to approve Pay Request #2 for the 2025 Hickory Lane Reconstruction Project payable to Vinton Construction in the amount of \$353,033.25 was made by Tr. Wells and seconded by Tr. Olson.

Vote: 7 ayes, 0 nays. Motion carried.

- b. Pay Request #4 - 2025 Ridgeway Drive and Chestnut Court Reconstruction Project - Advanced Construction in the amount of \$374,957.76

The motion to approve Pay Request #4 for the 2025 Ridgeway Drive and Chestnut Court Reconstruction Project payable to Advanced Construction in the amount of \$374,957.76 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

- c. Resolution #25-25 - Final Resolution Authorizing Levy of Special Assessments - 2025 Ridgeway Drive and Chestnut Court Reconstruction Project

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

Extensive discussion topics included special assessment calculation procedures and lawn credits for watering not being offered to residents. Director Straehler indicated lawn repairs are guaranteed by the contractor, and, if there is a problem, they will come back to re-seed again.

Vote: 7 ayes, 0 nays. Motion carried.

- d. Resolution #25-26 - Final Resolution Authorizing Levy of Special Assessments - 2025 Hickory Lane Reconstruction Project

The motion to approve Resolution #25-26 was made by Tr. Engelhardt and seconded by Tr. Olson.

Extensive discussion topics included how the special assessments were calculated, the resulting pitch of modified ditches, and when driveway approaches must be concrete as compared to asphalt.

Vote: 5 ayes, 2 nays. Tr. Emmrich and Tr. Kurtz voted nay. Motion carried.

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

The motion to approve Pay Request #15 for the Jackson Community Center Expansion Project to Moore Construction in the amount of \$280,943.70 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

7. Plan Commission

- a. Conditional Use and Site Plan Review - N168W19490 Main Street, Parcel: V3_047700K - KARM Properties, LLC

The motion to approve the Conditional Use and Site Plan for N168W19490 Main Street for KARM Properties, LLC, was made by Tr. Wells and seconded by Tr. Engelhardt.

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

- b. Conditional Use and Site Plan Review - N168W20788 Main Street, Parcel:
V3_004000A - Center Main, LLC

The motion to approve the Conditional Use and Site Plan for N168W20788 Main Street for Center Main, LLC, subject to the past due water bill being paid, was made by Tr. Emmrich and seconded by Tr. Kurtz.

Vote: 7 ayes, 0 nays. Motion carried.

8. Board of Public Works

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

The motion to suspend the rules and combine the discussion of agenda items 8a and 8b was made by Pres. Heckendorf and seconded by Tr. Kruepke. A roll call vote was taken:

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

Vote: 7 ayes, 0 nays. Motion carried.

The motion to not implement the fee for use of the Yard Waste Site so it remains free, and to approve the proposed operational changes to the brush and bag collection was made by Pres. Heckendorf and seconded by Tr. Kurtz.

Discussion topics included reasons for operational changes in the past, the need for more or fewer curbside collections, providing collection services after major storms, code compliance to address brush left at the curb outside of collection times, and cost offsets when residents utilize the Yard Waste Site compared to curbside pick-up.

Pres. Heckendorf amended his motion to include the following:

1. No fee for Yard Waste Site Access
2. Brush collection in Spring and Fall
3. Bag collection bi-weekly from May through November, following the same schedule as recycling.

Tr. Kurtz agreed to the amendment.

Vote: 7 ayes, 0 nays. Motion carried.

- b. Proposed Operational Changes to Brush and Bag Collection – 2026
c. Review - 2025 Draft Stormwater Pond Compliance Report and Recommendations

The motion to approve the 2025 Draft Stormwater Pond Compliance Report and Recommendations and to file with the Wisconsin Department of Natural Resources was made by Tr. Olson and seconded by Tr. Wells.

Vote: 7 ayes, 0 nays. Motion carried.

9. West Bend School District

Tr. Wells stated school is back in session and there is a new drop-off procedure.

10. Washington County Board Report

Pres. Heckendorf read a report from Washington County Executive Mike Schwab.

11. Greater Jackson Business Alliance

Nothing to report.

12. Mid-Moraine Municipal Association Report

Tr. Olson stated there is a Legislative meeting September 10th and a Dinner Meeting on September 24th.

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

The motion to proceed into closed session pursuant to Wis. Stats. §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. Matter: Aye

Tr. Wells: Aye

Vote: 7 ayes, 0 nays. Motion carried. The meeting proceeded into closed session at 8:34 PM. Those present in closed session were Board members, Interim Administrator and Police Chief Ryan Vossekuil, Fire Chief Aaron Swaney, Public Works Director Jack Straehler. Attorney Matt Parmentier and Cedar Corp Representative Matt Stephan joined the closed session virtually.

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

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

Vote: 7 ayes, 0 nays. Motion carried. The meeting proceeded into open session at 10:02 PM.

No action was taken on the closed session items.

15. Adjourn

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

Vote: 7 ayes, 0 nays. Motion carried. The meeting adjourned at 10:03 PM.

Respectfully Submitted,

Jacqueline Schuh
Village Clerk
Village of Jackson



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: 2026 – License to Farm Public Land – Robert Loduha

Meeting Date: September 30, 2025 - Board of Public Works

Background and Analysis:

This memo is to inform the Board and confirm the intent to renew the annual license agreement with Mr. Robert Loduha for farming of public land during the 2026 season.

Mr. Loduha has maintained this agreement for the past five consecutive years, consistently remaining in good standing and meeting all the terms and conditions outlined. The 2026 renewal will proceed under the same general terms as previous years, unless otherwise amended.

JS

Recommendation:

Board of Public Works recommends Village Board approve the 2026 License to Farm Public Land for Robert Loduha, contingent upon full receipt of 2025 contract payments.

2026 License Agreement to Farm Public Land

THIS LICENSE AGREEMENT TO FARM PUBLIC LAND is made this ____ day of _____, 2025, between the VILLAGE OF JACKSON, a municipal corporation, of Washington County, Wisconsin ("VILLAGE"), and Robert Loduha, ("Licensee").

WITNESSETH:

The VILLAGE is the owner of a parcel of land located in the Village of Jackson, which is vacant public land located Sec. 20, T10N, R20E PT OF NE NW LOT 2 and LOT 3 of CSM 7284 and identified by Tax Key: V3_053600J and V3_053600H. As the VILLAGE wishes to limit weed growth during 2026, the VILLAGE will grant a license to Robert Loduha for the purpose of farming. In the event the VILLAGE chooses to change the use of these subject lands as commonly defined, a "Term of Convenience" of no less than 120 days shall be provided to the Licensee. Any financial loss for the removal of planted crops, due to termination of the agreement, shall be reimbursed to the Licensee by the VILLAGE with a maximum allowable repayment in the sum of the costs incurred to date.

NOW THEREFORE, IT IS AGREED between the VILLAGE and Licensee as follows:

1. **Premises.** VILLAGE, in consideration of the covenants contained herein, agree to issue a License Agreement to Robert Loduha for the space and area referred to below as the "demised premises" for a fee upon the terms set forth for the purposes of farming.

2. **Demised Premises.** The demised premise consists of vacant public land located in Sec. 20, T10N, R20E PT OF NE NW LOT 2 and LOT 3 of CSM 7284 and identified by Tax Key: V3_053600J and V3_053600H. This land is not currently maintained by the Village of Jackson. See EXHIBIT A for map details.

3. **Term.** The term of this license agreement is from December 01, 2025, to November 30, 2026.

4. **Obligations of Licensee.**

A. **Type of Operation.** The demised premises shall be occupied and used by Licensee for farming purposes only. The licensee shall agree to plant a short crop. The Village benefits by the continued maintenance of the property. These crops may be harvested and sold by the Licensee as he/she sees fit. The Village is not entitled to any proceeds from the sale of these crops.

B. **Cleanliness, Trash, Etc.** Licensee shall maintain the demised premises in a clean, neat and sanitary condition.

5. **License Fee.** The License Fee shall be 3.8 acres at \$125.00 per acre for a total of \$475 per year. The full License Fee shall be payable upon cropping of the land, or before November 30th, 2026.

6. **Insurance.**

A. **Fire Insurance.** Licensee shall procure and keep in force fire and extended coverage insurance upon its improvements, furniture, furnishings, fixtures and equipment to their full insurable value and shall furnish the VILLAGE'S Clerk with evidence that coverage has been procured and is being maintained in full force.

B. **Liability Insurance.** Licensee shall maintain with insurance underwriters satisfactory to the VILLAGE a standard form of policy or policies of insurance in such amounts as may from time to time be approved by VILLAGE protecting both Licensee and VILLAGE against public liability, products liability and property damage. Licensee shall promptly, after the execution of this License Agreement, furnish such policy or policies for property damage growing out of any one accident or other cause in the sum of not less than \$1 million, for personal injury/death growing out of any one accident or other cause with liability of not less than \$1 million, the coverage to include products liability. It is understood that the specified amounts of insurance in no way limits the liability of Licensee, and that Licensee shall carry insurance in amounts so as to indemnify the VILLAGE from all claims, suits, demands and actions. Licensee shall furnish a certificate from the insurance carrier or carriers showing insurance to be in full force during the term of this contract or shall deposit copies of the policies that give this coverage with VILLAGE'S Clerk.

7. **Indemnity.** Licensee agrees to defend and indemnify the VILLAGE from all fines, suits, claims, demands and actions of any kind by reason of any of its operations under this license agreement and agrees to assume all the risk in the operation of its business and shall be solely responsible and answerable in damages for any accidents or injuries to persons or property.

8. **Signs.** Licensee shall not erect, install, operate or cause or permit to be erected, installed or operated in or upon the demised premises, any signs or other similar advertising device without having first obtained the approval of the VILLAGE.

9. **Land Condition at End of License.** Licensee shall disc/till the land after crops have been removed and return the land to its original condition, unless otherwise approved by the Village Board, by no later than November 30, 2026.

10. **Non-assignment or Subletting.** Licensee shall not assign this agreement and its rights, in whole or in part, except with the prior written consent of the VILLAGE.

11. Default. In the event that Licensee shall fail to pay the agreed upon License Fee the VILLAGE shall have the right to terminate this License Agreement. In the event Licensee fails to keep and perform or shall violate the terms, covenants and conditions of this license agreement on its part to be kept and performed and Licensee shall not have cured or corrected this failure or violation within ten (10) days after written notice shall have been given to Licensee, the VILLAGE shall have the right to terminate this license agreement.

Upon the occurrence one or more of the events of default, Licensee's right to possession of the demised premises shall terminate, and Licensee shall surrender possession of the demised premises immediately. In this event, Licensee grants to the VILLAGE full and free license to enter into and upon the premises or any part of them to take possession with or without process of law and to expel and remove the Licensee.

12. Not Joint Venture. It is mutually understood and agreed that nothing contained in this License Agreement is intended, or shall be construed as, in any way creating or establishing the relationship of co-partners or joint venturers between the parties or as constituting the Licensee as the agent or representative of VILLAGE for any purpose or in any manner.

13. Rules and Regulations. Licensee shall observe all of the VILLAGE'S and Washington County ordinances as well as the State of Wisconsin Statutes regarding activity on the farmed property.

14. Termination Without Cause. If this License Agreement is determined to be invalid or beyond the authority of the VILLAGE or if the Village Board without cause acts to terminate this License Agreement, Licensee shall cease using the demised premises as an extension of its operation and shall abandon the same within 10 days after written notification of the termination.

15. Entire Agreement/Amendment. The License Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This License Agreement may be modified or amended in writing, if the writing is signed by both parties and approved by the Village Board with a favorable recommendation from the Board of Public Works.

16. Severability. If any portion of this License Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a Court finds that any provision of the License Agreement is invalid or enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

17. Governing Law. The License shall be construed in accordance with the laws in the State of Wisconsin.

IN WITNESS WHEREOF, the parties hereto have executed this license agreement on the day and year first above written.

License Issuer:

Licensee:

VILLAGE OF JACKSON

Robert Loduha

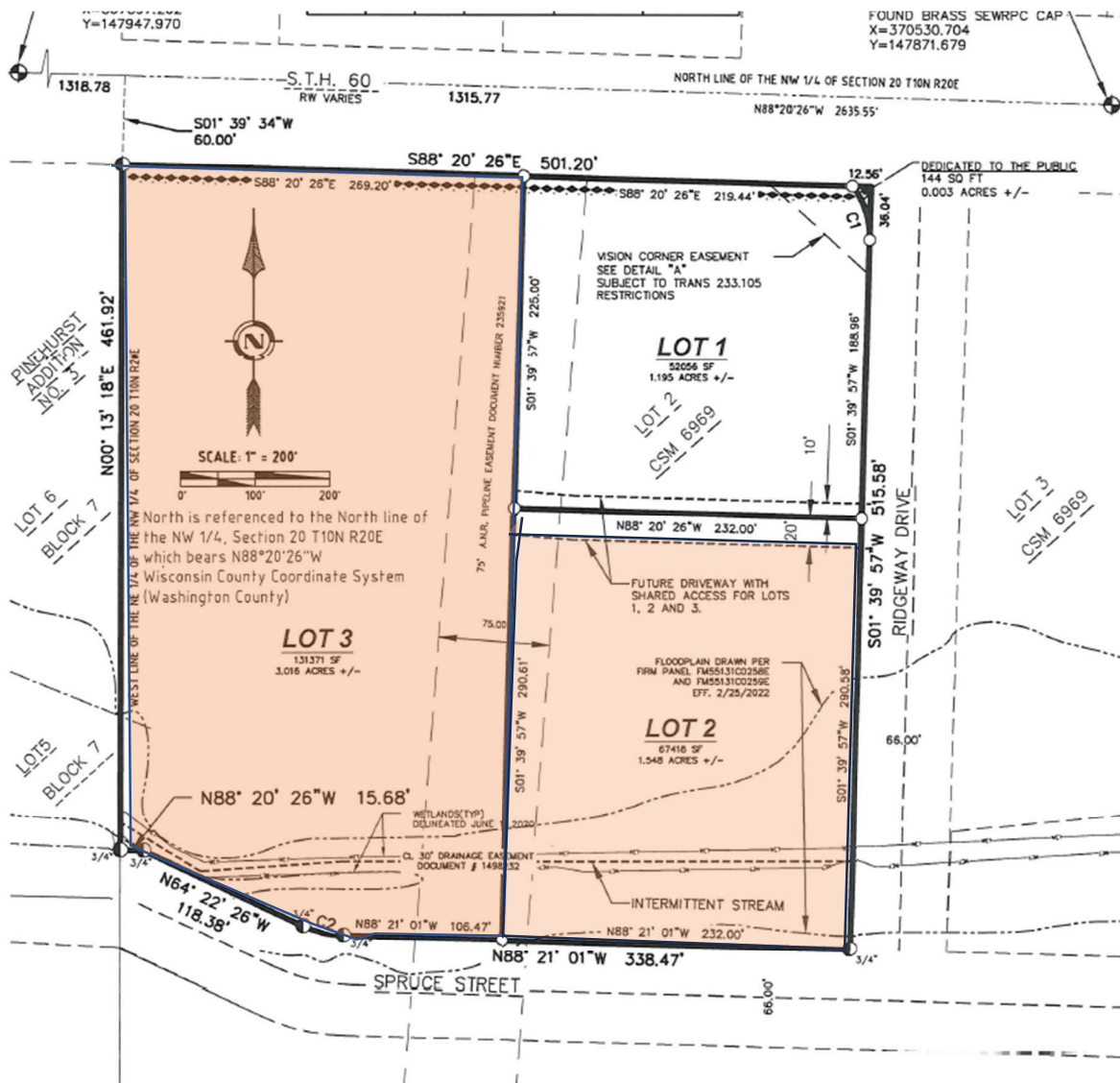
By: _____
Brian J. Heckendorf, Village President

By: _____
Robert Loduha

Attest:

Jacqueline Schuh, Village Clerk

EXHIBIT A



MEMO

DATE SEPTEMBER 16, 2025

TO	FROM	REGARDING
Parks and Recreation Commission	Tyler Mentzel Jackson Parks and Recreation Director tyler.mentzel@villageofjacksonwi.gov Phone Ext: (262) 677-9665 x113	Agenda Item #5 Review Cleaning Service Agreement – N&J Professional Cleaners, LLC

For the past four years, the Jackson Community Center has partnered with a local family to provide cleaning services for the facility. After dedicated service, the current providers have announced their retirement and will officially conclude their work with the Community Center on **October 31, 2025**.

To ensure continued cleanliness and maintenance of the facility, staff have explored several options, including securing a new contracted service and the possibility of hiring an in-house cleaning/maintenance staff member.

After review, **N&J Professional Cleaners, LLC** has submitted a proposal to provide cleaning services for both the existing Community Center and the newly expanded areas, as needed, at a cost of **\$3,000.00 per month**.

N&J Professional Cleaners, LLC, is a reputable company with proven experience, currently serving organizations such as **Glacier Hills Credit Union** and recently reached an agreement with the **Village of Jackson** to clean the **Municipal Complex**.

Staff recommend approval of the proposal from **N&J Professional Cleaners, LLC** to provide cleaning services for the Jackson Community Center effective **November 1, 2025**.

N&J Professional Cleaners, LLC

W6639 County Rd Y,
Brownsville, WI 53006
njprocleaners@gmail.com
[\(262\) 808-3373](tel:(262)808-3373)

Nicole Wergin & Jeff Wergin
Commercial Cleaning Services

Cleaning Services Estimate for:

Jackson Community Center
N165W20330 Hickory Lane,
Jackson, WI 53037
Contact: Tyler Mentzel
tyler.mentzel@villageofjackson.gov
(262) 677-9665 x113

Summary:

Cleaning Services for the Village of Jackson Community Center building at N165W20330 Hickory Lane, Jackson, WI 53037 will be provided five times per week, every weekday. Each cleaning will include the manufacturers required maintenance for all flooring, tabletop surfaces and bathrooms. Each of the bathrooms, the main hallways and entrance, and the three West Wing classrooms will be cleaned daily, as specified below. All other requested areas of the building will require varied cleaning, as specified below.

N&J Professional Cleaners, LLC will clean the rooms and areas as identified below. However, N&J Professional Cleaners, LLC realizes that it is difficult to list everything that may need cleaning and will be flexible in cleaning beyond what is listed below (within reason) on an as needed basis. We welcome and encourage open communication so that we can best service our customers to their utmost satisfaction.

Cleaning Schedule and Cleaning Duties

1. Daily Cleaning (5x per week – Monday through Friday)

- a. West Wing Classrooms (3)
 - Mop floors
 - Sanitize surfaces
 - Clean restrooms (attached)
- b. Main Hallways
 - Dust mop and mop/use floor machine the floors
 - Spot clean entrance windows
 - Sanitize door handles
- c. Gathering Hall
 - Remove trash
- d. Kitchen
 - Wipe surfaces
 - Sanitize sinks and appliances
 - Remove trash

- e. Restrooms (Entire Facility)
 - Clean and sanitize toilets, sinks, mirrors and floors
 - Refill soap, paper towels and toilet paper
 - Remove trash
 - f. Fitness Center
 - Spot mop floors as needed
 - Remove trash
- 2. Thrice Weekly (3x per week – e.g., M/W/F)**
- a. Men's and Women's Restrooms
 - Deep clean and sanitize
 - b. Kitchen
 - Deep clean counters, floor, sinks and appliances
- 3. Twice Weekly (2x per week – e.g., T/Th)**
- a. East Wing Restrooms (3)
 - Clean and sanitize toilets, sinks, mirrors and floors
 - Refill supplies
- 4. Weekly Cleaning (1x per week)**
- a. East Wing Auditorium (On Fridays)
 - Sweep and mop floor
 - Dust surfaces and clean windows if needed
 - b. Technology Center
 - Vacuum or mop floors
 - Sanitize keyboards, tables and chairs
 - c. Art Studio
 - Clean and wipe down table, floors and sinks
 - d. Office
 - Dust surfaces and vacuum floors
 - e. Gathering Hall
 - Mop floors and sanitize tables/chairs
 - f. Dance Studio
 - Clean mirrors and floors
 - g. Fitness Center
 - Full deep clean and wipe down equipment and mirrors

Service Cost Estimate

\$3000 per month. Invoices will be billed monthly and due net 15 days. Checks should be made out to N&J Professional Cleaners, LLC and mailed to 6394 Scenic Drive East, West Bend, WI 53095. Our service provided is on a month-to-month basis, and should you need to discontinue using our service please provide a month notice. Also, should something change with our ability to continue providing you with cleaning service it is our intention to also provide at least one month's notice.

Additional Comments

While we're aware that every area of the building is important, we place extra special value on the entrance and lobby area, and finally on the restrooms in the building to help keep the rest of the building as sanitary as possible.

Nicole and Jeff Wergin, the owners of N&J Professional Cleaners, deeply value our Customers and vow to maintain a happy and healthy ongoing professional relationship with the Village of Jackson Community Center, so we would implore that even the smallest of issues be brought to us personally whether it be by phone, email or in person, so that we may remedy any potential issue as promptly and satisfactory as possible.

While stated that our services are month-to-month, our intention and hope is to keep a longstanding professional and friendly relationship with all of our customers for decades to come, as all of our oldest customers are still with us to this day since the beginning of our company in 2018.

Conclusion

We value your business and realize that you have other cleaning options. We feel extremely grateful and privileged to even be considered as the cleaning option for the Village of Jackson Community Center, and we do not take your consideration lightly. Should you decide to choose N&J Professional Cleaners, LLC as your commercial cleaning service provider, we will personally do our best to accommodate the Jackson Community Center as a highly valued customer and to address any suggestions or concerns that may arise over what we hope will flourish into a long-standing professional relationship.

Respectfully Submitted
Nicole & Jeffrey Wergin
N&J Professional Cleaners, LLC

Agreement for Cleaning Services at Jackson Community Center

This Agreement for cleaning services at the Jackson Community Center is made this _____ day of _____, 2025 between the Village of Jackson, a municipal corporation, of Washington County, Wisconsin (“Village”), and N&J Professional Cleaners LLC (“Cleaning Service”)

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

1) Scope of Services

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

2) Cleaning Services Qualifications

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

3) Insurance Requirements

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

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

- A. Worker’s Compensation and Employee’s Liability
 - a. \$100,000.00 each accident
 - b. \$500,000.00 Disease-Policy Limit
 - c. \$100,000.00 Disease-Employee
- B. General Liability
 - a. \$2,000,000.00 General Aggregate
 - b. \$2,000,000.00 Products
 - c. \$1,000,000.00 Personal and Advertising
 - d. \$1,000,000.00 Each Occurrence
- C. Automobile Liability
 - a. \$1,000,000.00 Combined Single Limit
- D. Excess Liability
 - a. \$2,000,000.00 Umbrella Form

4) Terms of Contract

Contract period for the successful Cleaning Service is three (3) years and is set to begin on November 1st. The contract may be terminated by either party with a

minimum of 60 days written notice. The contract may be extended provided service rates for the following calendar year are submitted to the Parks and Recreation Director by September 1st for the following year.

5) Cost for Services

A. Cleaning Service will agree to bill the Village at a total rate of \$3,000.00.

6) Cleaning Schedule/Duties

A. Daily Cleaning (5 days per week – Monday through Friday)

- a. West Wing Classrooms (3)
 - 1. Mop Floors
 - 2. Sanitize surfaces
 - 3. Clean restrooms
- b. Main Hallways
 - 1. Dust mop and mop/use floor machine the floors
 - 2. Spot clean entrance windows
 - 3. Sanitize door handles
- c. Gathering Hall
 - 1. Remove trash
- d. Kitchen
 - 1. Wipe surfaces
 - 2. Sanitize sinks and appliances
 - 3. Remove trash
- e. Restrooms (Entire Facility)
 - 1. Clean and sanitize toilets, sinks, mirrors, and floors
 - 2. Refill soap, paper towels, and toilet paper
 - 3. Remove trash
- f. Fitness Center
 - 1. Spot mop floors as needed
 - 2. Remove trash

B. Three times per week (M/W/F)

- a. Men's and Women's Locker Rooms
 - 1. Deep clean and sanitize
- b. Kitchen
 - 1. Deep clean counters, floor, sinks and appliances

C. Twice weekly (T/Th)

- a. East Wing Restrooms (3)
 - 1. Clean and sanitize toilets, sinks, mirrors, and floors

- 2. Refill supplies
- D. Weekly Cleaning (1 time each week)
 - a. East Wing Auditorium (Fridays)
 - 1. Sweep and mop floor
 - 2. Dust surfaces and clean windows (if needed)
 - b. Technology Center
 - 1. Vacuum or mop floors
 - 2. Sanitize keyboards, tables, and chairs
 - c. Art Studio
 - 1. Clean and wipe down tables, floors, and sinks
 - d. Office
 - 1. Dust surfaces and vacuum floors
 - e. Gathering Hall
 - 1. Mop floors and sanitize tables and chairs
 - f. Dance Studio
 - 1. Clean mirrors and floors
 - g. Fitness Center
 - 1. Full deep clean and wipe down equipment and mirrors

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

Village of Jackson

N&J Professional Cleaners, LLC

By: _____
Tyler Mentzel, Parks and Recreation Director

By: _____
Jeff Wergin, Owner

Attest: _____
Jacqueline M. Schuh, Village Clerk

By: _____
Nicole Wergin, Owner



Taking the lead in Washington County.

October 14, 2025

Jerry Deschane
jdeschane@lwm-info.org

Tony Herkert
therkert@lwm-info.org

Brian J. Heckendorf
Village President
Village of Jackson
brian.heckendorf@villageofjacksonwi.gov

RE: 2025 Wisconsin Senate Bill 333 and 2025 Wisconsin Assembly Bill 320

Dear League of Wisconsin Municipalities:

My community utilizes the Mid-Moraine Municipal Court which is the largest multi-jurisdictional municipal court in the State and handles a wide variety of citations including minor drug offenses, drunken driving cases, traffic infractions and juvenile matters. The Mid-Moraine Municipal Court is the model for other multi-jurisdictional courts in the State and provides substantial cost savings to municipalities, defendants, law enforcement agencies, and the taxpayers of our communities.

My community along with the surrounding communities have found that Municipal Courts are more efficient, more cost effective, and more user friendly than Circuit Court. For example, a citation issued for an unregistered vehicle in municipal court will cost a defendant \$98.80 while the identical citation in Circuit Court would be \$175.30.

During the last 11 years, the Mid-Moraine Municipal Court has been funded by the assessment of the \$38.00 statutory "court cost" associated with each citation reaching conviction (\$33.00 to the Court and \$5.00 to the State). During the last five years, the Court has been forced to use taxpayer money to help offset the Court's expenditures due to the cost of inflation. If the court costs had been increased each year to keep up with the cost of inflation, court costs would have been at \$49.48 in 2024.

Since November 9, 2013, when the court costs were last increased from \$28.00 to \$38.00 (\$10.00 increase), inflation has gone up 30.20% from 2014 through 2024. To keep pace with inflation, court costs should be at least \$50.00. The Court receives no subsidies from the State and strictly relies on the revenue received when a defendant pays their citation to offset expenditures.

At the current rate of \$38.00 per citation, our Court is not meeting our goal of being a taxpayer neutral operation. However, if court costs were to be increased to \$50.00 per citation (\$45.00 to the Court and \$5.00 to the State) the Court will again be able to operate at a lower cost to the taxpayers of our 16 communities.

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

www.villageofjacksonwi.gov

The specific court costs that the Administrative Committee is requesting be revised are established under Wis. Stat. §814.65(1) and are referenced below.

814.65 Fees of the municipal court.

(1) Court costs. In a municipal court action, except for a financial responsibility violation under s. 344.62 (2) or for a violation of an ordinance in conformity with s. 343.51 (1m) (b) or 347.48 (2m), the municipal judge shall collect a fee of not less than \$15 nor more than \$38 \$51 on each separate matter, whether it is on default of appearance, a plea of guilty or no contest, on issuance of a warrant or summons, or the action is tried as a contested matter. Of each fee received by the judge under this subsection, the municipal treasurer shall pay monthly \$5 to the secretary of administration for deposit in the general fund and shall retain the balance for the use of the municipality.

With strong conviction, we believe that there needs to be legislation introduced to offset the increased costs associated with providing court services to our communities. There are over 200 Municipal Courts in the State of Wisconsin and if you factor in the amount of inflation during the past 10 years, the shortfall of court costs compared to expenditures has affected every municipal court in the State. If an increase is not considered, this could result in municipal courts being dissolved in the State of Wisconsin.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Brian J. Heckendorf
Village President
Village of Jackson

RESOLUTION #25-29

**APPROVAL OF CHANGES TO THE VILLAGE OF JACKSON
URBAN AREA FUNCTIONAL CLASSIFICATION SYSTEM**

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

WHEREAS the Village of Jackson Urban Area (UA) was designated by the 2020 United States Census; and

WHEREAS the Urban Area Boundary was adjusted and approved by the Wisconsin Department of Transportation (WisDOT) and the Federal Highway Administration (FHWA); and

WHEREAS functional classification is the method by which roads and streets are categorized based on the levels of mobility and access they provide; and

WHEREAS functional classification of a road or street has a bearing on federal transportation funding eligibility, and

WHEREAS FHWA and WisDOT have developed guidance for functional classification of roads and streets; and

WHEREAS WisDOT periodically reviews and updates the functional classification system of roads and streets throughout the state; and

WHEREAS these recommended functional classification changes were developed through joint review by UA officials and WisDOT planning staff; and

WHEREAS the Village Board of the Village of Jackson, Washington County, Wisconsin, on the 15th day of May 2024, adopted Resolution #24-08 Approving the Village of Jackson, Washington County, Wisconsin Adjusted Urban Area Boundary; and

WHEREAS documents showing the recommended changes are attached; and

WHEREAS WisDOT will, after local approval of the recommended functional classification changes, approve the changes and submit them to FHWA for final approval; and

WHEREAS the approved final functional classification map will be made available to the Village of Jackson after FHWA final approval; and

WHEREAS the new functional classifications will supersede the existing functional classifications in the urban area;

NOW, THEREFORE, BE IT RESOLVED that the Village of Jackson Village Board does hereby approve all recommended functional classifications.

Introduced by: _____ Seconded by: _____

Vote: ____Ayes ____ Nays

Passed and Approved: _____

Brian J. Heckendorf, Village President

Attest: _____
Jacqueline Schuh - Village Clerk

Proof of Posting:

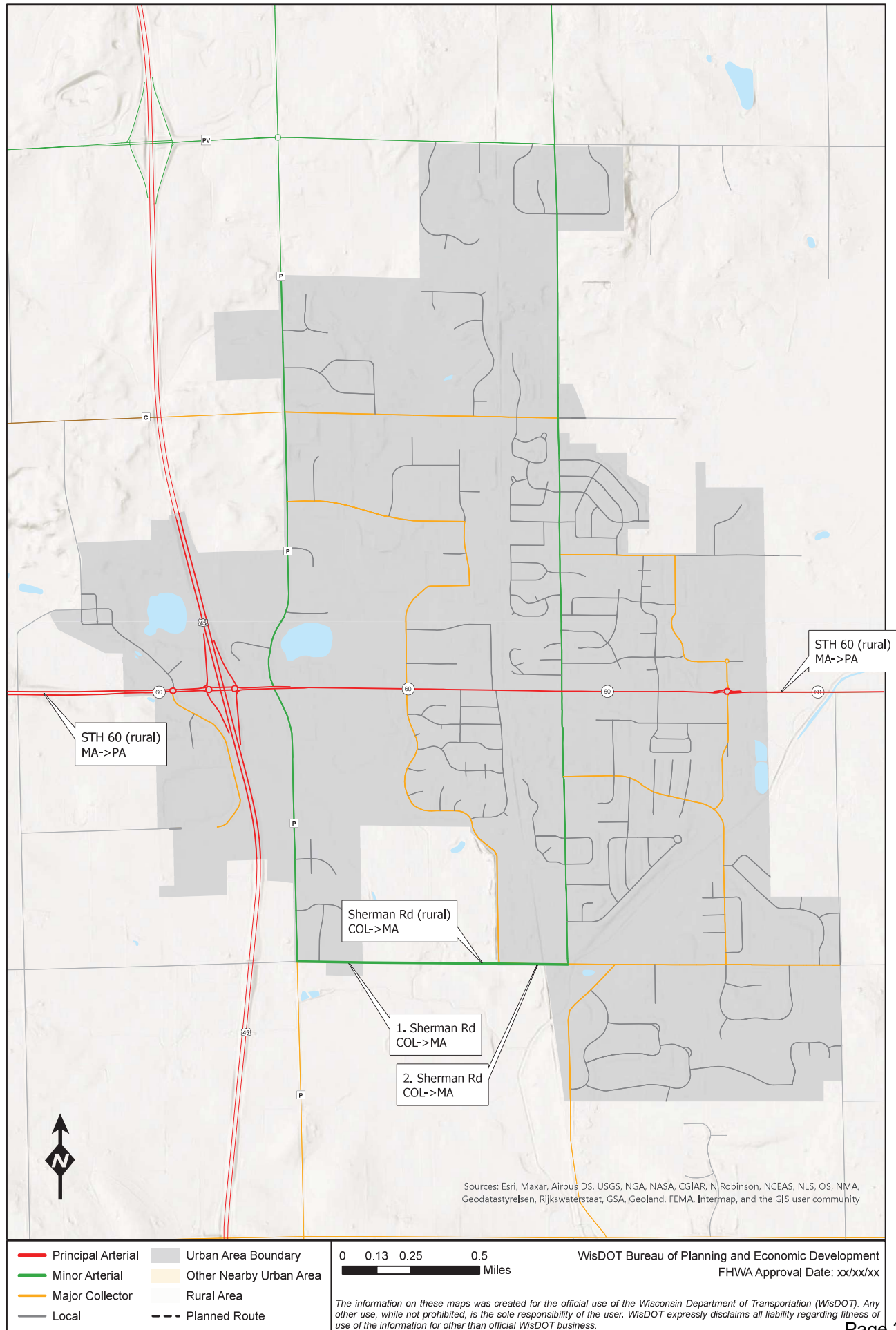
I, the undersigned, certify that I posted this Resolution on posting boards at the Jackson Municipal Complex, Jackson Community Center, and Jackson Post Office, as well as published it on the Village of Jackson website.

Village Official

Date

Jackson

Functional Classification - Recommended Changes



WisDOT Region:	South East (SE)
County:	Washington
Urban(ized) Area:	Jackson
Population:	7,962

Starting Mileage:

TOTAL
48.11

End %:	0.0%	7.6%	12.5%	18.0%	62.0%
desirable range	1% - 3%	4% - 11%	7% - 14%	3% - 16%	62% - 74%



STAFF MEMO

Village of Jackson Public Works

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

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

From: Jack Straehler, Director of Public Works

Subject: Change Order #3 – 2025 Ridgeway Drive and Chestnut Court Reconstruction Project – Advanced Construction for an increase in the amount of \$22,047.75

Meeting Date: September 30, 2025 - Board of Public Works

Background and Analysis:

This memo is to inform the Board of Change Order #3 related to the Ridgeway Drive and Chestnut Court Reconstruction Project.

This change order addresses necessary field modifications and unforeseen conditions encountered during construction. The breakdown of additional costs is as follows:

- Additional **\$6,327.75** for 143 linear feet of removal and replacement of concrete curb and gutter/driveway corrections – a credit was given in the full amount on the last professional engineering services invoice.
- Additional **\$1,062.00** for 24 linear feet of removal and replacement of concrete curb and gutter/driveway corrections – owner changes.
- Additional **\$16,380.00** for 78 linear feet of 6" PVC water service and valve box installation.
- Additional **\$13,447.00** for 119 linear feet of 2" water service and curb up boxes.
- Reduction of **\$15,169.00** for 197 feet of 1¼" water service and curb up box.

Funding for this Change Order will come from Account Numbers:
600-00-56700-400-000 (Capital Projects Repairs/Construction)
300-00-17600-000-380 (Sewer Construction Work)
200-00-18600-395-000 (Water Construction Work)

JS

Recommendation:

Board of Public Works recommends the Budget and Finance Committee and Village Board approve Change Order #3 for an increase in the amount of \$22,047.75 to Advanced Construction.

SECTION 00 63 63
CHANGE ORDER NO.: 3

Owner: Village of Jackson	Owner's Project No.
Engineer: Cedar Corporation	Engineer's Project No.: 05789-0020
Contractor: Advance Construction	Contractor's Project No.:
Project: Ridgeway Dr and Chestnut Ct	
Project: Reconstruction - REBID	
Project: Ridgeway Dr and Chestnut Ct	
Contract Name: Reconstruction - REBID	Effective Date of
Date Issued: August 26, 2025	Change Order: August 5, 2025

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

Description:

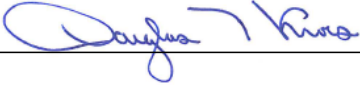
1	ADD 143 Lineal Feet of Remove/Replace Concrete Curb & Gutter (Driveway Corrections) @ \$44.25/ LF	=	\$6,327.75
2	ADD 24 Lineal Feet of Remove/Replace Concrete Curb & Gutter (Owner Changes) @ \$44.25/ LF	=	\$1,062.00
3	ADD 78 Lineal Feet of 6" PVC Water Service & Valve & Box (1 Unit) @ \$210.00/LF	=	\$16,380.00
4	ADD 119 Lineal Feet of 2" Water Service & Curb Stop & Box (3 Units) @ \$113.00/LF	=	\$13,447.00
5	DELETE 197 Lineal Feet of 1 1/4" Water Service & Curb Stop & Box (Bid Item No. 12) @ \$77.00/ LF	=	(\$15,169.00)
TOTAL			= \$22,047.75

Reason for Change Order:

- a) Change Order Item No. 1: Address/correct driveway apron openings to conform with plan detail. Engineer to reimburse Owner for related cost.
- b) Change Order Item No. 2: Changes to installed curb and gutter as directed / preferred by Owner.
- c) Change Order Item Nos. 3&4: Change in water service sizes based upon existing service sizes discovered at time of construction and as directed by Owner.
- d) Change Order Item No. 5: Deletion of equivalent quantity of 1 1/4" water services replaced by 2" and 6" water services.

Attachments:

- a) Change Order Item Nos. 1&2: Contract Work Change Directive No. 1.
- b) Change Order Item Nos. 3-5: Email correspondence between Engineer & Contractor dated 8/7/25 & 8/18/25 respectively.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price \$ <u>1,636,443.05</u>	Original Contract Times: Substantial completion (date): <u>August 29, 2025</u> Ready for Final Payment (date): <u>September 15, 2025</u>
[Increase] from previous approved Change Orders No. <u>1</u> to No. <u>2</u> : \$ <u>97,247.32</u>	[Increase] from previous approved Change Orders No. <u>1</u> to No. <u>2</u> Substantial Completion (days): <u>14</u> Ready for Final Payment (days): <u>14</u>
Contract Price prior to this Change Order: \$ <u>1,733,690.37</u>	Contract Times prior to this Change Order: Substantial completion (date): <u>September 12, 2025</u> Ready for Final Payment (date): <u>September 29, 2025</u>
[Increase] this Change Order: \$ <u>22,047.75</u>	[Increase][Decrease] this Change Order: Substantial Completion (days): <u>0</u> Ready for Final Payment (days): <u>0</u>
Contract Price incorporating this Change Order: \$ <u>1,755,738.12</u>	Contract Times with all approved Change Orders: Substantial completion (date): <u>September 12, 2025</u> Ready for Final Payment (date): <u>September 29, 2025</u>
Recommended by Engineer (if required)	Accepted by Contractor
By: <u></u>	<u></u>
Title: <u>Senior Construction Manager</u>	<u>Project Manager</u>
Date: <u>8/25/2025</u>	<u>8/29/25</u>
Authorized by Owner	Approved by Funding Agency (if applicable)
By: _____	_____
Title: _____	_____
Date: _____	_____

SECTION 00 63 49
WORK CHANGE DIRECTIVE NO.: 1

Owner:	Village of Jackson	Owner's Project No.:	
Engineer:	Cedar Corporation	Engineer's Project No.:	05789-0020
Contractor:	Advance Construction	Contractor's Project No.:	
	Ridgeway Dr and Chestnut Ct		
Project:	Reconstruction – REBID		
	Ridgeway Dr and Chestnut Ct	Effective Date of Work	
Contract Name:	Reconstruction - REBID	Change Directive:	8/5/25
Date Issued:	8/5/25		

Contractor is directed to proceed promptly with the following change(s):

Description:

1. **ADD 143 Lineal Feet of Remove/Replace Concrete Curb & Gutter (Driveway Corrections) @ \$44.25/ LF = \$6,327.75**
2. **ADD 24 Lineal Feet of Remove/Replace Concrete Curb & Gutter (Owner Changes) @ \$44.25/ LF = \$1,062.00**

Attachments:

- 1) **Email correspondence between Engineer & Contractor dated 8/4/25, 2) Curb Removal Field Notes dated 7/31/25.**

Purpose for the Work Change Directive:

1. **Address/correct driveway apron openings to conform with plan detail. Engineer to reimburse Owner for related cost.**
2. **Make changes to installed curb and gutter as directed by Owner.**

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times:

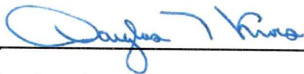
Contract Price: \$7,389.75 [increase]

Contract Time: 0 days

Basis of estimated change in Contract Price:

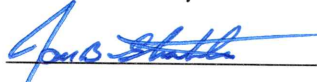
☐ Lump Sum ☒ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer

By: 
Title: Senior Construction Manager

Date: August 5, 2025

Authorized by Owner


Director of Public Works

08-06-2025

Doug Kroes

From: Shane Kofler <skofler@advconst.net>
Sent: Monday, August 4, 2025 4:17 PM
To: Doug Kroes
Cc: Matt Stephan; Jack Straehler; Logan Myers
Subject: RE: Ridgeway Drive and Chestnut Ct Reconst.: Curb Removal/Replacement - Request for Unit Cost

Doug, cost for removal and replacement of 167' of curb will be \$44.25/Lf.

If acceptable Sommers will start right away.

Please let me know.

Thanks

Shane Kofler

Advance Construction Inc

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

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

From: Doug Kroes <doug.kroes@cedarcorp.com>
Sent: Monday, August 4, 2025 9:58 AM
To: Shane Kofler <skofler@advconst.net>
Cc: Matt Stephan <matt.stephan@cedarcorp.com>; Jack Straehler <jack.straehler@villageofjacksonwi.gov>; Logan Myers <logan.myers@villageofjacksonwi.gov>
Subject: RE: Ridgeway Drive and Chestnut Ct Reconst.: Curb Removal/Replacement - Request for Unit Cost

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

Shane:

Thank you for your email In regard to driveway opening corrections, driveways with required corrections have been marked on site with lath indicating the Top of 1' Taper locations. Associated required removal limits have also been marked on site with paint on the curb pan. In regard to quantities related to all curb removal/replacement areas, below please find total quantities per category (attached please find a plan markup indicating locations, category of R/R (Highlights), and lineal footage):

- Driveway Corrections: 23 Areas, 143 Lineal Feet
- Owner Changes (Highlighted Orange): 2 Areas, 24 Lineal Feet
- Contractor Replacements (Highlighted Green): 2 Areas, 31.5 Lineal Feet

At your earliest convenience, please provide and all-inclusive Lineal Foot unit cost for:

- 167 Lineal Feet of Remove/Replace Concrete Curb & Gutter @ \$ /LF.

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

Thank you,



Douglas Kroes

Senior Construction Manager/Office Manager | Cedar Corporation

✉ doug.kroes@cedarcorp.com  W61N497 Washington Avenue
Cedarburg, WI 53012

Office 262.204.2360 **Direct** 262.204.2343 **Mobile** 920.246.6326

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

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at <http://www.cedarcorp.com/disclaimer> for more details.

CURB REMOVAL FIELD NOTES 7/31/25

05789-0020
DRAWN BY BJG
CHECKED BY RDD
DATE JANUARY 7, 2025
REVISIONS APRIL 1, 2025
REFERENCE FILE
DRAWING FILE

Cedar
CORPORATION

WEIN497 Washington Ave.
Cedarburg, WI 53012
262-204-2360
FAX 262-375-2688

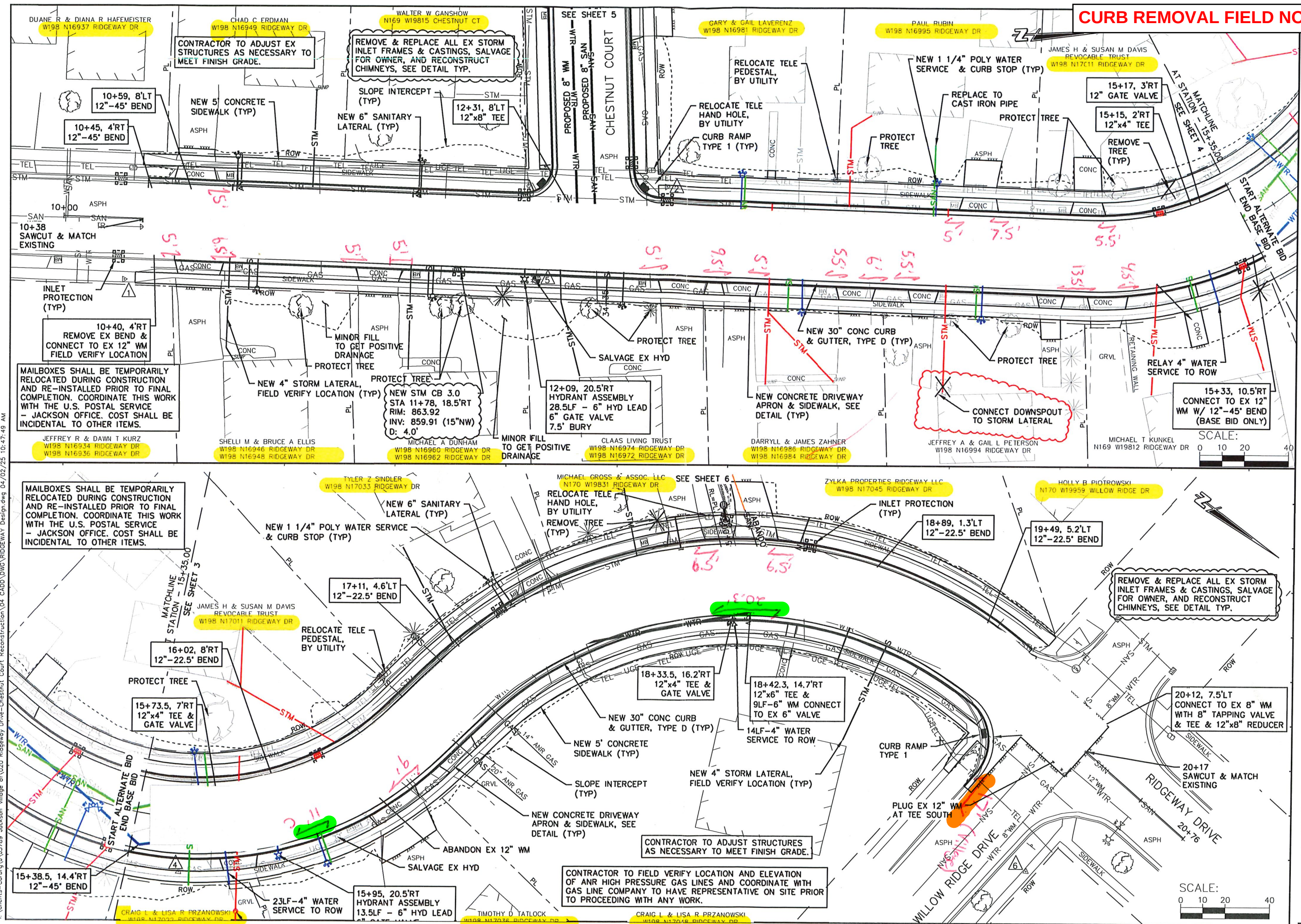
2920 Weston Commons West
Suite 142
Madison, WI 53718
FAX 608-248-4894

1692 Bellevue Street
Suite 100
920-431-3081
FAX 920-491-9020

604 Wilson Ave.
Suite 100
715-235-3081
FAX 715-235-2727

Community Infrastructure • Architecture • Environmental Services

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VILLAGE OF JACKSON
RIDGEWAY DRIVE & CHESTNUT COURT RECONSTRUCTION - REBID
WASHINGTON COUNTY, WISCONSIN
RIDGEWAY DRIVE PLAN AND PROFILE - BASE BID

SHEET NO.

3 OF 24

Doug Kroes

From: Shane Kofler <skofler@advconst.net>
Sent: Monday, August 18, 2025 7:18 AM
To: Doug Kroes
Cc: Paul Kultgen; Jack Straehler; Logan Myers; Joshua Molter; Matt Stephan
Subject: RE: Ridgeway/Chestnut Reconst.: Change Order No. 3 Items - Request for Unit Prices

Doug, see below in red for pricing.

Thanks

Shane Kofler

Advance Construction Inc

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

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

From: Doug Kroes <doug.kroes@cedarcorp.com>
Sent: Thursday, August 7, 2025 2:59 PM
To: Shane Kofler <skofler@advconst.net>
Cc: Paul Kultgen <pkultgen@advconst.net>; Jack Straehler <jack.straehler@villageofjacksonwi.gov>; Logan Myers <Logan.Myers@villageofjacksonwi.gov>; Joshua Molter <Joshua.Molter@cedarcorp.com>; Matt Stephan <matt.stephan@cedarcorp.com>
Subject: Ridgeway/Chestnut Reconst.: Change Order No. 3 Items - Request for Unit Prices

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

Shane:

In preparing contract Change Order No. 3, we have the curb removal/replacement items and in addition, we have recorded some changes to water services sizes. Below I have provided our daily quantities sheets for 2" and 6" water services installed. These sizes of water services were not provided for as bid items. Therefore, please provide all inclusive unit prices as follows:

- ADD 78 Lineal Feet of 6" PVC Water Service & Valve & Box (1 Unit) @ \$ 210 /LF
- ADD 119 Lineal Feet of 2" Water Service & Curb Stop & Box (3 Units) @ \$ 113 /LF

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

Thanks,

Item No.	0	Project No.	05789-0020	
Item	2" Water Service & Curb Stop & Box (5 Units)	Project ID	Ridgeway Dr./Chestnut Ct. Reconst. REBID	
Unit of Measure	LF	Client	Village of Jackson	
Est. Units	119	Contractor	Advance Construction	
DATE	LOCATION(Station etc.)	NO. OF UNITS	SUBTOTAL	REMARKS
5/30/2025	N169W19821 Chestnut	35	35	Installed pipe from main to curb stop.
5/30/2025	N169W19821 Chestnut	1.5	36.5	Installed pipe past curb stop.
7/1/2025	W198N17036 Ridgeway	21.5	58	Installed pipe from main to curb stop.
7/1/2025	W198N17036 Ridgeway	4	62	Installed pipe past curb stop.
7/9/2025	N169W19865 Chestnut	57	119	Installed to curb

Item No.	0	Project No.	05789-0020	
Item	6" PVC Water Service & Valve & Box (1 Unit)	Project ID	Ridgeway Dr./Chestnut Ct. Reconst. REBID	
Unit of Measure	LF	Client	Village of Jackson	
Est. Units	78	Contractor	Advance Construction	
DATE	LOCATION(Station etc.)	NO. OF UNITS	SUBTOTAL	REMARKS
6/30/2025	W198N17045 Ridgeway	78	78	Plans called out 6" water service based on Village direction. Found to be 4" once reached existing underground. Logan okayed the 6" that was installed.

Douglas Kroes

Senior Construction Manager/Office Manager | Cedar Corporation

✉ doug.kroes@cedarcorp.com



W61N497 Washington Avenue
Cedarburg, WI 53012

Office 262.204.2360

Direct 262.204.2343

Mobile 920.246.6326



STAFF MEMO

Village of Jackson Public Works

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

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

From: Jack Straehler, Director of Public Works

Subject: Change Order #1 – 2025 Hickory Lane Reconstruction Project – Vinton Construction for an increase in the amount of \$39,952.00

Meeting Date: September 30, 2025 - Board of Public Works

Background and Analysis:

This memo is to inform the Board of Change Order #1 related to the Hickory Lane Reconstruction Project. This change order addresses the necessary field modification needed to the existing water main at the intersection of Eagle Drive and Hickory Lane. The breakdown of the additional cost is as follows:

The Additional cost of **\$39,952.00** is for the excavation and reconfiguration of the existing water main at the intersection of Eagle Drive and Hickory Lane. This includes the removal of three 12" valves, approximately 70 feet of 12" ductile iron water main, one 6" gate valve with fire hydrant, and miscellaneous adjustments. It also includes the installation of one new 12" valve, approximately 50 feet of new PVC water main, the relocation of one new hydrant and gate valve, and additional miscellaneous parts. This work also includes the abandonment of a dead-end section of 12" water main south of the intersection.

Funding for this Change Order will come from Account Numbers:
600-00-56700-400-000 (Capital Projects Repairs/Construction)
300-00-17600-000-380 (Sewer Construction Work)
200-00-18600-395-000 (Water Construction Work)

JS

Recommendation:

Board of Public Works recommends the Budget and Finance Committee and Village Board approve Change Order #1 for an increase in the amount of \$39,952.00 to Vinton Construction.

DOCUMENT 00560

CONTRACT CHANGE ORDER

Order No.: CCO#1

Date: 08/04/2025

Agreement Date: _____

NAME OF PROJECT: VOJ 25-01

OWNER: **Village of Jackson**

CONTRACTOR: Vinton Construction Company

The following changes are hereby made to the CONTRACT DOCUMENTS:

Water main relocations at Eagle Drive and contract time extension.

Justification: Water main relocations added at Eagle Drive due to conflicts with storm sewer and non-functioning valve. Increased contract time/completion date due to delays in schedule caused by utility conflicts.

Change to CONTRACT PRICE:

Original Contract Price: \$ 2,156,363.50

Current Contract Price adjusted by Previous Change Order: \$ 2,156,363.50

The Contract Price due to this Change Order will be increased by: \$ 39,952.00

The new Contract Price including this Change Order will be: \$ 2,196,315.50

Change to CONTRACT TIME:

The CONTRACT TIME will be **increased** by **36** calendar days.

The date for completion of all work will be **11/3/2025**.

Accepted By: _____ Owner

Representing: Village of Jackson

Print Name/Title: _____

Date: _____

Recommended By:  Engineer

Representing: Gremmer & Associates

Print Name/Title: Ethan Wedemayer / Project Inspector

Date: 08/04/2025

Requested By:  Contractor

Representing: Vinton Construction Company

Print Name/Title: Rich Lamers, President

Date: 8-29-25



VINTON CONSTRUCTION COMPANY...Road Contractors

An Equal Opportunity Employer

P.O. Box 1987

2705 N. Rapids Road

Manitowoc, Wisconsin 54221-1987

Office 920-682-0375

Fax 920-682-2838

Attn : Village of Jackson

7/9/2025

Re: Jackson - added water main work at Hickory and Eagle Dr

Requested pricing work to include

Remove:

3 - 12" BFV

67 LF of 12" DI watermain

1 - 12"x12" Cross

1 - 12"x6" Tee

12 LF of 6" DI watermain

1 - Hydrant

1 - 6" GV

Cap and abandon ex. 12" watermain to south (across Hickory Lane)

Install:

50 LF of 12" C900 PVC watermain

1 - 12"x12" Tee

1 - 12"x6" Tee

1 - 12" BFV (**Supplied by Village**)

1 - 7' Hydrant Assembly (**Supplied by Village**)

12 LF of 6" C900 PVC watermain

1 - 6" GV

3 - 12" Sleeves (Connect to existing watermain)

No pressure test included as all piping swabbed and reconnected at time of installation

Granular backfill

Street, lawn repairs, traffic control all paid under current contract items.

TOTAL	\$	39,952.00
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Costs for a possible extension needed depending on bury depth **ARE NOT** included because at this point we are guessing since we do not know depth and what kind of hydrant is being supplied by the Village.

  Jackson Hickory Lane Sche...

 Grant Manion <gmanion@vintonwis.com>

  Reply  Reply all  Forward   ...

To: Logan Myers <Logan.Myers@villageofjacksonwi.gov>;  Jeff Chvosta; Jack Straehler <jack.straehler@villageofjacksonwi.gov>;  Ethan Wedemayer

Cc: Richard Lamers <rlamers@vintonwis.com>; Jeff Maples <jmmaples@vintonwis.com>; Steve Navarre <snavarre@vintonwis.com>; Dan Fisher <dfisher@vintonwis.com>; Brandon Check <bcheck@vintonwis.com>

Fri 8/1/2025 2:58 PM

 Jackson Hickory Lane Schedu... 91 KB

To Village of Jackson and Gremmer:

We are requesting a time extension for the Hickory Lane project in Jackson due to the utility relocation of gas, fiber, and power not being completed prior to the project start and affecting our ability to work.

Our expected start date was May 27 however; due to the gas relocation we were not able to start until June 23. Because of this we are requesting 19 working days of extension.

We began work on June 23, however due to fiber and power conflicts we had to pull out on July 3. We could not mobilize back in until 7-30. Because of these conflicts we are requesting 17 working days of extension.

Due to these utility conflicts, we feel we are entitled to 36 working days of contract extension. My schedule attached shows an anticipated completion of November 3, 2025 for this project.

Respectfully,

Grant Manion
Area Supervisor



Vinton Construction Company
1322 33rd Street
P.O. Box 137
Two Rivers, WI 54241
Mobile: 920-374-0812
gmanion@vintonwis.com



STAFF MEMO

Village of Jackson Public Works

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

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

From: Jack Straehler, Director of Public Works

Subject: Change Order #2 – 2025 Hickory Lane Reconstruction Project – Vinton Construction for an increase in the amount of \$5,950.00

Meeting Date: September 30, 2025 - Board of Public Works

Background and Analysis:

This memo is to inform the Board of Change Order #2 related to the Hickory Lane Reconstruction Project. This change order addresses the necessary field modification needed to the new 60" culvert installation.

The Additional cost of **\$5,950.00** is for the placement of native soils to create a stream substrate at the base of the new 60" culvert, as required by the Department of Natural Resources (DNR).

Funding for this Change Order will come from Account Numbers:
600-00-56700-400-000 (Capital Projects Repairs/Construction)
300-00-17600-000-380 (Sewer Construction Work)
200-00-18600-395-000 (Water Construction Work)

JS

Recommendation:

Board of Public Works recommends Budget and Finance Committee and Village Board approve Change Order #2 for an increase in the amount of \$5,950.00 to Vinton Construction.

DOCUMENT 00560

CONTRACT CHANGE ORDER

Order No.: CCO#2

Date: 09/24/2025

Agreement Date: _____

NAME OF PROJECT: VOJ 25-01

OWNER: **Village of Jackson**

CONTRACTOR: Vinton Construction Company

The following changes are hereby made to the CONTRACT DOCUMENTS:

Added cost for stream substrate material in cross culvert pipe.

Justification: Per DNR requirements for the 60" cross culvert pipe, 6" of natural habitat stream substrate is to be added inside the pipe.

Change to CONTRACT PRICE:

Original Contract Price: \$ 2,156,363.50

Current Contract Price adjusted by Previous Change Order: \$ 2,196,315.50

The Contract Price due to this Change Order will be increased by: \$ 5,950.00

The new Contract Price including this Change Order will be: \$ 2,202,265.50

Change to CONTRACT TIME: None

Accepted By: _____ Owner

Representing: Village of Jackson

Print Name/Title: _____

Date: _____

Recommended By:  Engineer

Representing: Gremmer & Associates

Print Name/Title: Ethan Wedemayer / Project Inspector

Date: 09/24/2025

Requested By:  Contractor

Representing: Vinton Construction Company

Print Name/Title: Michael J Maples, CEO

Date: 9-24-2025

Added stream substrate

From Scott Fletcher <sfletcher@vintonwis.com>

Date Fri 9/19/2025 1:44 PM

To Jeff Chvosta <J.Chvosta@gremmerassociates.com>

Cc Ethan Wedemayer <e.wedemayer@gremmerassociates.com>; Jeff Spaeth <J.Spaeth@gremmerassociates.com>; Grant Manion <gmanion@vintonwis.com>; Jeff Maples <jmmmaples@vintonwis.com>; Ron Raboine <rraboine@vintonwis.com>

Jeff,

We are going to be doing that 60" culvert on Hickory Rd. in Jackson next week. There was an email a while back that was asking for a price to have native material placed in the new 60" culvert to create a stream substrate. The cost to place this existing material will be a lump sum of \$5,950.00, this is assuming that there is native material on site that will be acceptable for the stream substrate. If no material is found on site, then there will need to be a new price for us to haul in acceptable material.

Please let me know if this price is accepted.

Thanks,

Scott Fletcher



Sewer Estimator/Superintendent

Sfletcher@vintonwis.com

Mobile-920-374-0824

Office-920-682-0375



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 #5 – 2025 Ridgeway Drive and Chestnut Court Reconstruction Project – Advanced Construction in the amount of \$388,971.85

Meeting Date: September 30, 2025 – Board of Public Works

Background and Analysis:

This memo is to inform the Board of Pay Request #5 from Advance Construction in the amount of \$388,971.85 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) \$129,657.28
300-00-17600-000-380 (Sewer Construction Work) \$129,657.28
200-00-18600-395-000 (Water Construction Work) \$129,657.29

If you have any questions, please let me know.

JS

Recommendation:

Board of Public Works recommends the Budget and Finance Committee and Village Board approve Pay Request #5 for Advanced Construction in the amount of \$388,971.85.

September 16, 2025

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

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

Subject: Contractor's Application for Payment No. 5
Ridgeway Drive & Chestnut Court Reconstruction - REBID
Cedar Project No. 05789-0020

Dear Mr. Straehler:

Enclosed for your use in payment to Advance Construction in the amount of \$388,971.85 is Contractor's Application for Payment No. 5.

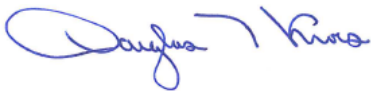
Please Note: As the Contractor has not yet received payment from the Village related to their Application for Payment No. 4, this application does not include lien waivers from subcontractors and/or material suppliers associated with Application No. 4. These lien waivers will be submitted upon the Contractor's receipt of payment for the same.

Following your review and approval, please complete the application for payment forms within the areas reserved for the Owner. Thereafter, retain one copy for your records, provide the second copy to the Contractor with payment and provide the third copy to our office.

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

Sincerely,

CEDAR CORPORATION



Douglas T. Kroes
Senior Construction Manager

Enclosed: Contractor's Application for Payment No. 5
Lien Waivers: Application for Payment No. 3

Cc: Shane Kofler, Advance Construction

Contractor's Application for Payment No. 5

Application Period: 07/26/25 - 08/29/25		Application Date: 8/29/2025
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	
3	\$22,047.75	
TOTALS	\$119,295.07	
NET CHANGE BY CHANGE ORDERS	\$119,295.07	

1. ORIGINAL CONTRACT PRICE.....	\$ 1,636,443.05
2. Net change by Change Orders.....	\$ 119,295.07
3. Current Contract Price (Line 1 ± 2).....	\$ 1,755,738.12
4. TOTAL COMPLETED AND STORED TO DATE (Column 1 total on Progress Estimates).....	\$ 1,774,076.30
5. RETAINAGE:	
a. 5% X \$877,869.06 Work Completed.....	\$ 43,893.45
b. 5% X _____ Stored Material.....	\$
c. Total Retainage (Line 5.a + Line 5.b).....	\$ 43,893.45
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 1,730,182.85
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 1,341,211.00
8. AMOUNT DUE THIS APPLICATION.....	\$ 388,971.85

Contractor's Certification

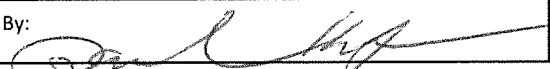
The undersigned Contractor certifies, to the best of its knowledge, the following:

(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;

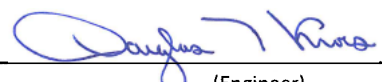
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner 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: 9/10/25
---	---------------

Payment of: \$ 388,971.85
(Line 8 or other - attach explanation of the other amount)

is recommended by:  9/16/25
(Engineer) (Date)

Payment of: \$ 388,971.85
(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: 5					
Application Period: 7/26/25 - 8/29/25							Application Date: August 29,2025					
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
Bid No.	Description			Previous Applications		This Application		Materials Stored				
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
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	53.01	\$29,155.50				53.01	\$29,155.50	94.7%
3	8" PVC Sanitary Sewer Pipe	841.00	L.F.	\$210.00	853.5	\$179,235.00				853.5	\$179,235.00	101.5%
4	6" PVC Sanitary Sewer Lateral (14 Units)	515.00	L.F.	\$165.50	147.58	\$24,424.49				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	341.5	\$44,736.50				341.5	\$44,736.50	96.7%
8	12" PVC Water Main Pipe	500.00	L.F.	\$165.00	493	\$81,345.00				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	264.66	\$52,932.00				264.66	\$52,932.00	912.6%
12	1 1/4" Water Service & Curb Stop & Box (13 Units)	619.00	L.F.	\$77.00	218.99	\$16,862.23				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	2	\$2,000.00				2	\$2,000.00	100.0%
17	4" Dia. Storm Lateral (10 Units)	620.00	L.F.	\$60.00	1192.83	\$71,569.80				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	217.59	\$761.57		275.09	\$962.82	84.4%
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			8656	\$57,129.60		8656	\$57,129.60	115.2%
22	Curb Ramp Type 1	2.00	E.A.	\$1,500.00			2	\$3,000.00		2	\$3,000.00	100.0%
23	Remove Curb & Gutter	1,710.00	L.F.	\$5.50	1710	\$9,405.00				1710	\$9,405.00	100.0%
24	30" Curb & Gutter Type "D"	1,710.00	L.F.	\$20.00			1710	\$34,200.00		1710	\$34,200.00	100.0%
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			2790.25	\$23,438.10		2790.25	\$23,438.10	85.1%
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			340	\$2,856.00		340	\$2,856.00	99.1%
29	Remove Asphalt Driveway	397.00	S.Y.	\$4.95	397	\$1,965.15	-21.5	-\$106.43		375.5	\$1,858.73	94.6%
30	Asphalt Driveway	397.00	S.Y.	\$33.00			374	\$12,342.00		374	\$12,342.00	94.2%
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	44.7	\$1,028.10		151.6	\$3,486.80	63.2%
33	EBS Backfill 1 1/4" Dense	480.00	TONS	\$16.00	213.8	\$3,420.80	53.15	\$850.40		266.95	\$4,271.20	55.6%
34	1 1/4" Dense Crushed Aggregate Base Course	1,956.00	TONS	\$16.00	1415.53	\$22,648.48	481.19	\$7,699.04		1896.72	\$30,347.52	97.0%
35	Lower Layer HMA Pavement 3-1/4"	633.00	TONS	\$90.25			580.2	\$52,363.05		580.2	\$52,363.05	91.7%
36	Upper Layer HMA Pavement 1-3/4"	341.00	TONS	\$96.00			322.68	\$30,977.28		322.68	\$30,977.28	94.6%
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: 5					
Application Period: 7/26/25 - 8/29/25							Application Date: August 29,2025					
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
Bid No.	Description			Previous Applications		This Application		Materials Stored				
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
38	Traffic Control	1.00 L.S.	\$80,000.00	1	\$80,000.00	1	\$13,000.00			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							1	\$13,000.00	100.0%
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	71.83	\$41,661.40					71.83	\$41,661.40	97.1%
A1-2	8" PVC Sanitary Sewer Pipe	468.00 L.F.	\$260.00	465	\$120,900.00					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	466	\$76,890.00					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	10	\$220.00	960	\$21,120.00	101.1%		
A1-15	Saw Cutting Roadway & Driveways	211.00 L.F.	\$3.70			223	\$825.10	223	\$825.10	105.7%		
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			2422	\$15,985.20	2422	\$15,985.20	59.4%		
A1-18	Curb Ramp Type 1	1.00 E.A.	\$1,500.00			1	\$1,500.00	1	\$1,500.00	100.0%		
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			924	\$18,480.00	924	\$18,480.00	102.1%		
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			2547.97	\$21,402.95	2547.97	\$21,402.95	237.2%		
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			12	\$100.80	12	\$100.80	100.0%		
A1-25	Remove Asphalt Driveway	102.00 S.Y.	\$4.95	102	\$504.90	-3	-\$14.85	99	\$490.05	97.1%		
A1-26	Asphalt Driveway	186.00 S.Y.	\$33.00			56	\$1,848.00	56	\$1,848.00	30.1%		
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			312.7	\$28,221.18	312.7	\$28,221.18	92.8%		
A1-32	Upper Layer HMA Pavement 1-3/4"	181.00 TONS	\$96.00			173.75	\$16,680.00	173.75	\$16,680.00	96.0%		
A1-33	Traffic Control	1.00 L.S.	\$16,000.00	1	\$16,000.00			1	\$16,000.00	100.0%		

Unit Price Progress Estimate

Contractor's Application

Project: Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID							Application Number: 5								
Application Period: 7/26/25 - 8/29/25							Application Date: August 29,2025								
A					B	C	D	E	F	G	H	I	J		
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.			
Bid No.	Description			Previous Applications		This Application		Materials Stored							
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount				
A1-34	Remove Trees	1.00	E.A.	\$1,000.00	1	\$1,000.00	1	\$5,500.00			1	\$1,000.00	100.0%		
A1-35	Lawn Restoration	1.00	L.S.	\$5,500.00							1	\$5,500.00	100.0%		
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 15 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%				
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%				
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%				
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%				
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%				
19.00	Add Lump Sum Lawn Restoration	1.00	LS	\$2,000.00			1	\$2,000.00			1	\$2,000.00	100.0%		
22.00	Add 6" HDPE Pipe Burstsd Sanitary Sewer Lateral	1,560.00	LF	\$140.00	1366	\$191,240.00			1366	\$191,240.00	87.6%				
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%				

Unit Price Progress Estimate

Contractor's Application

Project: Ridgeway Dr. & Chestnut Ct. Reconstruction - REBID						Application Number: 5							
Application Period: 7/26/25 - 8/29/25						Application Date: August 29,2025							
A				B	C	D	E	F	G	H	I	J	
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.	
Bid No.	Description			Previous Applications		This Application		Materials Stored					
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount		
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%
23.00	Add Water Service Temporary Connections w/Add'l WTM	1.00	LS	\$8,000.00	1	\$8,000.00					1	\$8,000.00	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									
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									
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									
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%
CHANGE ORDER #3													
3.00	Add 6" Water Service	78.00	LF	\$210.00			78	\$16,380.00			78	\$16,380.00	100.0%
4.00	Add 2" Water Service	119.00	LF	\$113.00			119.17	\$13,466.21			119.17	\$13,466.21	100.1%
1.00	Remove/Replace Curb/gutter Driveway corrections	143.00	lf	\$44.25			143	\$6,327.75			143	\$6,327.75	100.0%
2.00	Remove/Replace Curb/gutter (owner changes)	24.00	LF	\$44.25			24	\$1,062.00			24	\$1,062.00	100.0%
5.00	Delete 1 1/4" Water Service & Curb Stop Box (B.I. #12)	197.00	LF	77									
TOTAL						\$1,384,553.26		\$389,523.04				\$1,774,076.30	



UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

NOTICE TO CLAIMANT: THIS DOCUMENT WAIVES AND RELEASES LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL WAIVER AND RELEASE FORM.

Identifying Information

Name of Claimant: Ferguson Enterprises, LLC dba Ferguson Waterworks

Name of Customer: ADVANCE CONSTRUCTION INC

Additional Identifying Information (If Applicable):
JACKSON RIDGEWAY DR & CHE

Job Location: RIDGEWAY DRIVE JACKSON, WI 53037

Job No WISCWW*22843

Owner: VILLAGE OF JACKSON

Through Date: 2025-06-30

Unconditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. The claimant has received the following progress payment:

\$18,784.53

Exceptions

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature

Claimant's Signature: *Tina Castillo*

Claimant's Title: Tina Castillo, Credit Coordinator

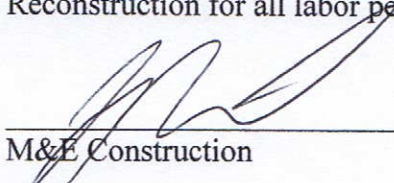
Date of Signature: 2025-09-02

0446449-1	04JUN25	192.36
0448264	12JUN25	1185.10
0447440	13JUN25	8212.52
0449003	19JUN25	134.52
0449013	19JUN25	1162.00
0446010-1	20JUN25	698.88
0447440-1	20JUN25	5208.24
0449179	20JUN25	79.01
0449289	23JUN25	315.50
0449280	24JUN25	375.22
0449570	25JUN25	542.18
0447440-2	30JUN25	679.00

Final Waiver of Lien

September 7, 2025

For Value received, we hereby waive all rights and claims for lien on building about to be erected, being erected, erected, altered or repaired and to the appurtenances there unto belonging for Village of Jackson owner, by Advance Construction, Inc. contractor, being situate in Washington County, State of Wisconsin, Ridgeway Dr and Chestnut Ct Reconstruction for all labor performed and for all material furnished



M&E Construction

9-16-2025

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 #3 – 2025 Hickory Lane Reconstruction Project - Vinton Construction in the amount of \$479,393.34

Meeting Date: September 30, 2025 – Board of Public Works

Background and Analysis:

This memo is to inform the Board of Pay Request #3 from Vinton Construction in the amount of \$479,393.34 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) \$159,797.78

300-00-17600-000-380 (Sewer Construction Work) \$159,797.78

200-00-18600-395-000 (Water Construction Work) \$159,797.78

If you have any questions, please let me know.

JS

Recommendation:

Board of Public Works recommends the Budget and Finance Committee and Village Board approve Pay Request #3 for Vinton Construction in the amount of \$479,393.34.



September 19, 2025

Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037

Attention: Jack Strahler
Director of Public Works

Subject: Project: VOJ 25-01
Hickory Lane Reconstruction
Pay Request #3

Dear Mr. Strahler:

Enclosed you will find Pay Request #3 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 #3	= \$504,624.58
Retainage, Pay Request #3 (5%)	= \$25,231.22
Amount due to Contractor, Pay Request #3	= \$479,393.34

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.		3 REVISED2
		Application Period: 8/12/25 to 9/12/25	Application Date: 9/18/2025	
To Village of Jackson (Owner):		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			1. ORIGINAL CONTRACT PRICE.....	\$ 2,156,363.50
Number	Additions	Deductions	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).....	\$ 1,251,245.28
			5. RETAINAGE:	
			a. 5% X \$1,251,245.28 Work Completed.....	\$ 62,562.26
			b. X Stored Material.....	\$
			c. Total Retainage (Line 5.a + Line 5.b).....	\$ 62,562.26
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 1,188,683.00
			7. LESS PREVIOUS REQUESTS (Line 6 from prior Application).....	\$ 709,289.66
			8. AMOUNT DUE THIS APPLICATION.....	\$ 479,393.34
			9. BALANCE TO FINISH, PLUS RETAINAGE	
			(Column G total on Progress Estimates + Line 5.c above).....	\$ 967,680.49
TOTALS				
NET CHANGE BY				
CHANGE ORDERS				

Contractor's Certification

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

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By:  Date: 9/19/25

Payment of: \$ 479,393.34

(Line 8 or other - attach explanation of the other amount)

is recommended by:  9/19/2025

(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

Page 1 of 4

Contractor: Vinton Construction Company

Application Date: 09/17/25

Payment Application #: 3 REVISED2

VCC Job: 25057

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed				Total Completed/Stored		Scheduled Vs.	Percent Complete
		Quantity	UOM	Unit Price	Amount	Previous Request		This Request		To Date		Actual	
						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	-	\$ -	538.00	\$ 2,690.00	538.00	\$ 2,690.00	\$ 635.00	80.9%
3	100-03 Removing Concrete Driveways and Sidewalk	740	SY	\$ 6.30	\$ 4,662.00	-	\$ -	589.00	\$ 3,710.70	589.00	\$ 3,710.70	\$ 951.30	79.6%
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	-	\$ -	3,657.50	\$ 88,109.18	3,657.50	\$ 88,109.18	\$ 88,109.18	50.0%
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	-	\$ -	198.00	\$ 6,771.60	198.00	\$ 6,771.60	\$ 9,302.40	42.1%
8	100-08 Base Aggregate Dense 1 1/4-Inch	8,475	TON	\$ 16.55	\$ 140,261.25	-	\$ -	4,970.00	\$ 82,253.50	4,970.00	\$ 82,253.50	\$ 58,007.75	58.6%
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	-	\$ -	125.00	\$ 9,000.00	125.00	\$ 9,000.00	\$ (720.00)	108.7%
11	100-11 Drilled Tie Bars	52	EA	\$ 10.00	\$ 520.00	-	\$ -	39.00	\$ 390.00	39.00	\$ 390.00	\$ 130.00	75.0%
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	-	\$ -	157.00	\$ 5,298.75	157.00	\$ 5,298.75	\$ 6,007.50	46.9%
16	100-16 Concrete Curb & Gutter 30-Inch Type D	835	LF	\$ 33.75	\$ 28,181.25	-	\$ -	498.00	\$ 16,807.50	498.00	\$ 16,807.50	\$ 11,373.75	59.6%
17	100-17 Concrete Sidewalk 4-Inch	9,580	SF	\$ 6.50	\$ 62,270.00	-	\$ -	7,544.00	\$ 49,036.00	7,544.00	\$ 49,036.00	\$ 13,234.00	78.7%
18	100-18 Concrete Sidewalk 6-Inch	965	SF	\$ 7.50	\$ 7,237.50	-	\$ -	1,048.00	\$ 7,860.00	1,048.00	\$ 7,860.00	\$ (622.50)	108.6%
19	100-19 Curb Ramp Detectable Warning Field Natural Patina	190	SF	\$ 28.00	\$ 5,320.00	-	\$ -	150.00	\$ 4,200.00	150.00	\$ 4,200.00	\$ 1,120.00	78.9%
20	100-20 Mobilization	1	EA	\$ 95,500.00	\$ 95,500.00	0.50	\$ 47,750.00	0.25	\$ 23,875.00	0.75	\$ 71,625.00	\$ 23,875.00	75.0%
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	52.00	\$ 416.00	72.00	\$ 576.00	\$ -	100.0%
23	100-23 Culvert Pipe Checks	42	EA	\$ 25.00	\$ 1,050.00	-	\$ -	4.00	\$ 100.00	4.00	\$ 100.00	\$ 950.00	9.5%
24	100-24 Inlet Protection Type B	20	EA	\$ 70.00	\$ 1,400.00	20.00	\$ 1,400.00	-	\$ -	20.00	\$ 1,400.00	\$ -	100.0%
25	100-25 Inlet Protection Type C	25	EA	\$ 73.00	\$ 1,825.00	25.00	\$ 1,825.00	-	\$ -	25.00	\$ 1,825.00	\$ -	100.0%
26	100-26 Topsoil, Seed, Fertilizer, and Mulch	10,000	SY	\$ 6.59	\$ 65,900.00	-	\$ -	-	\$ -	-	\$ -	\$ 65,900.00	0.0%

Unit Cost Breakdown

Project: Jackson Hickory Lane VOJ-25-01

Page 2 of 4

Contractor: Vinton Construction Company

Application Date: 09/17/25

Payment Application #: 3 REVISED2

VCC Job: 25057

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed				Total Completed/Stored		Scheduled Vs.	Percent Complete
		Quantity	UOM	Unit Price	Amount	Previous Request		This Request		To Date		Actual	
						Quantity	Amount	Quantity	Amount	Quantity	Amount	Add(Deduct)	
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	-	\$ -	30.00	\$ 3,600.00	30.00	\$ 3,600.00	\$ -	100.0%
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	0.50	\$ 3,000.00	0.25	\$ 1,500.00	0.75	\$ 4,500.00	\$ 1,500.00	75.0%
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	15.00	\$ 60.00	483.00	\$ 1,932.00	\$ (60.00)	103.2%
36	100-36 Sawing Concrete	124	LF	\$ 5.00	\$ 620.00	70.00	\$ 350.00	4.00	\$ 20.00	74.00	\$ 370.00	\$ 250.00	59.7%
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	2.00	\$ 1,030.00	5.00	\$ 2,575.00	\$ 7,725.00	25.0%
39	200-02 Removing Inlets	13	EA	\$ 305.00	\$ 3,965.00	5.00	\$ 1,525.00	18.00	\$ 5,490.00	23.00	\$ 7,015.00	\$ (3,050.00)	176.9%
40	200-03 Removing Storm Sewer	3,207	LF	\$ 29.00	\$ 93,003.00	342.00	\$ 9,918.00	2,068.00	\$ 59,972.00	2,410.00	\$ 69,890.00	\$ 23,113.00	75.1%
41	200-04 Abandoning Storm Sewer	40	CY	\$ 255.00	\$ 10,200.00	-	\$ -	40.00	\$ 10,200.00	40.00	\$ 10,200.00	\$ -	100.0%
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 Gate	1	EA	\$ 3,565.00	\$ 3,565.00	-	\$ -	1.00	\$ 3,565.00	1.00	\$ 3,565.00	\$ -	100.0%
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 Gate	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	295.00	\$ 70,800.00	-	\$ -	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%
51	200-14 Storm Sewer Pipe Reinforced Concrete Class IV 12-Inch	34	LF	\$ 84.00	\$ 2,856.00	-	\$ -	33.00	\$ 2,772.00	33.00	\$ 2,772.00	\$ 84.00	97.1%

Unit Cost Breakdown

Project: Jackson Hickory Lane VOJ-25-01

Page 3 of 4

Contractor: Vinton Construction Company

Application Date: 09/17/25

VCC Job: 25057

Payment Application #: 3 REVISED2

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed Previous Request				Total Completed/Stored To Date		Scheduled Vs. Actual	Percent Complete
		Quantity	UOM	Unit Price	Amount	Quantity	Amount	This Request		Quantity	Amount	Add(Deduct)	
								Quantity	Amount				
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	151.00	\$ 13,529.60	202.00	\$ 18,099.20	\$ 448.00	97.6%
54	200-17 Storm Sewer Pipe Reinforced Concrete Class IV 24-Inch	43	LF	\$ 135.00	\$ 5,805.00	-	\$ -	44.00	\$ 5,940.00	44.00	\$ 5,940.00	\$ (135.00)	102.3%
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	107.00	\$ 9,346.45	190.00	\$ 16,596.50	\$ (349.40)	102.2%
58	200-21 Storm Sewer Pipe Class III-A 15-Inch	188	LF	\$ 76.30	\$ 14,344.40	64.00	\$ 4,883.20	101.00	\$ 7,706.30	165.00	\$ 12,589.50	\$ 1,754.90	87.8%
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		\$ -	691.00	\$ 24,185.00	691.00	\$ 24,185.00	\$ (22,470.00)	1410.2%
64	200-27 Storm Sewer Pipe PVC 6-Inch	12	LF	\$ 35.00	\$ 420.00	-	\$ -	15.00	\$ 525.00	15.00	\$ 525.00	\$ (105.00)	125.0%
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	4.00	\$ 15,280.00	6.00	\$ 22,920.00	\$ -	100.0%
68	200-31 Catch Basins 5-FT Diameter w/ Casting	1	EA	\$ 5,870.00	\$ 5,870.00	-	\$ -	1.00	\$ 5,870.00	1.00	\$ 5,870.00	\$ -	100.0%
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	10.00	\$ 36,700.00	\$ 11,010.00	76.9%
70	200-33 Manholes 4-FT Diameter w/ Casting	6	EA	\$ 3,995.00	\$ 23,970.00	3.00	\$ 11,985.00	2.00	\$ 7,990.00	5.00	\$ 19,975.00	\$ 3,995.00	83.3%
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	3.00	\$ 29,202.00	-	\$ -	3.00	\$ 29,202.00	\$ -	100.0%
74	200-37 Manholes 8-FT Diameter w/ Casting	3	EA	\$ 12,662.00	\$ 37,986.00	3.00	\$ 37,986.00	-	\$ -	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	-	\$ -	2.00	\$ 350.00	2.00	\$ 350.00	\$ 350.00	50.0%
77	200-40 Connect to Existing Storm Sewer Lateral	3	EA	\$ 195.00	\$ 585.00	-	\$ -	23.00	\$ 4,485.00	23.00	\$ 4,485.00	\$ (3,900.00)	766.7%

Unit Cost Breakdown

Project: Jackson Hickory Lane VOJ-25-01

Page 4 of 4

Contractor: Vinton Construction Company

Application Date: 09/17/25

Payment Application #: 3 REVISED2

VCC Job: 25057

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed				Total Completed/Stored		Scheduled Vs.	Percent Complete
		Quantity	UOM	Unit Price	Amount	Previous Request		This Request		To Date		Actual	
						Quantity	Amount	Quantity	Amount	Quantity	Amount	Add(Deduct)	
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	3.00	\$ 7,905.00	-	\$ -	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	-	\$ -	2.00	\$ 2,340.00	2.00	\$ 2,340.00	\$ -	100.0%
82	300-03 Water Main PVC 8-Inch	16	LF	\$ 72.00	\$ 1,152.00	52.50	\$ 3,780.00	-	\$ -	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	3.00	\$ 23,850.00	-	\$ -	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		\$ 746,620.70		\$ 504,624.58		\$ 1,251,245.28	\$ 905,118.23	
	Less: 5% Retainage						\$ 37,331.04		\$ 25,231.22		\$ 62,562.26		
	Total:						\$ 709,289.66		\$ 479,393.34		\$ 1,188,683.00		
	Amount Previously Requested						\$ 709,289.66		\$ -		\$ 709,289.66		
	Amount DueThis Request						\$ -		\$ 479,393.34		\$ 479,393.34		



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: Letter of Credit Reduction - Morning Meadows Subdivision Phase 3 – Home Path Financial in the amount of \$1,169,412.00

Meeting Date: September 30, 2025 – Board of Public Works

Background and Analysis:

The Village of Jackson has received and reviewed the letter of credit reduction request in the amount of \$1,169,412.00, as submitted by Home Path Financial, dated August 26, 2025, for the Morning Meadows Phase 3 subdivision.

This reduction corresponds to the completion and installation of public improvements within Phase 3.

Approval of this request will result in a \$113,850.00 balance for the Phase 3 letter of credit, for the final lift of asphalt and streetlights which will need to be completed and verified.

JS

Recommendation:

Board of Public Works recommends Budget and Finance and Village Board approve the letter of credit reduction for Morning Meadows Subdivision Phase 3 in the amount of \$1,169,412.00 to Home Path Financial.



08/26/25

Village of Jackson
Attn: Jack Straehler
N168W19851 Main St
Jackson, WI 53037

Re: Morning Meadows Phase 3

Mr. Straehler,

Please consider this letter our formal request for a bond reduction for the subdivision surety referenced above. We are requesting a reduction in the amount of \$1,169,412 for Phase 3, leaving a surety balance of \$113,850.

Please provide written approval at your earliest convenience or contact me with questions or comments.

Sincerely,
William Gentil

Acquisitions and Development Group
Home Path Financial Limited Partnership

Surety Calculations for Public Improvements

Morning Meadows Phase III

Home Path Financial.LP

Location: Village of Jackson

Date: 31-Jul-23

Item Number	Description	Unit	Estimated Quantity	Extension
1	Connect to Phase 2 Sanitary	EA	1	
2	48" Precast Concrete Manhome with Frame	EA	1	
3	8" SDR-35 PVC Sanitary Sewer	LF	1	
4	6" PVC Sanitary Laterals	EA	62	
Subtotal	Sanitary Sewer			\$396,685.00
5	Connect to Existing	EA	1	
6	Hydrant Assemblies W/6" Gate Valve & Box	EA	6	
7	8" C-900 PVC Water Main	LF	1958	
8	6" CL-52 Ductile Iron Hydrant Lead	LF	171	
9	8" gate Valve	EA	5	
10	1.25" Water Lateral	EA	62	
11	Tapping Saddle, 1.25" corp stop, curb stop, & box	EA	62	
Subtotal	Water Main			\$419,145.00
13	18" RCP Storm Sewer	LF	192	
14	12" CMP Hydrant Driveway Culverts with Stone	EA	6	
15	18" RCP End Section W/Trash Guard	EA	12	
Subtotal	Storm Sewer			\$52,050.00
17	9" Stone Base Course W/Shoulder	SY	6050	
18	30" Concrete Curb and Gutter	LF	685	
19	3" Asphalt Binder Course	SY	6050	
20	2' Aggregate Shoulder	LF	3340	
21	2" Asphalt Surface Course	SY	6050	
22	2' Aggregate Shoulder	LF	3340	
Subtotal	Roadway			\$248,000.00
Improvement Totals				\$1,115,880.00
	15% Contingency			\$167,382.00
SURETY TOTAL				\$1,283,262.00

ROADWAY CONSTRUCTION -2023

6,050 SY 9" Stone Base Course, Includes Extra 2' each side under shoulder
685 LF 30" Concrete Curb & Gutter including 3 plowable noses
6,050 SY 3" Asphalt Binder Course 3 LT 58-28S
3,340 LF 2' Aggregate Shoulder

ROADWAY CONSTRUCTION 2023 WORK

\$180,000.00

ROADWAY CONSTRUCTION - 2024 WORK (BUDGET)

6,050 SY 2" Asphalt Surface Course 4LT 58-28S
3,340 LF 2' Aggregate Shoulder

ROADWAY CONSTRUCTION 2024 WORK

\$68,000.00

TOTAL ROADWAY CONSTRUCTION

248,000.00

RELEASE FORM 4

**UNCONDITIONAL WAIVER AND RELEASE
UPON FINAL PAYMENT**

The undersigned has been paid in full for all labor, services, equipment or material furnished to

Home Path Financial Limited Partnership on the job of
(Owner)

Morning Meadows Phase 3, Jackson, WI and does hereby
(Job Description)

waive and release any right of mechanic's lien, stop notice, or any right against a labor and material bond on the job, except for disputed claims for extra work in the amount of
none .

NOTICE: This document waives rights unconditionally and states that you have been paid for giving up those rights. This document is enforceable against you if you sign it, even if you have not been paid. If you have not been paid, use the conditional release form.

Company: D.F. Tomasini Contractors, Inc.
(Company Name)

By:  Date: 2/20/2025
(Signature)

Mike Benish, President
(Name and Title)

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2

TO OWNER: PROJECT: APPLICATION NO: Retainage 10 Distribution to:
Home Path Financial Limited Patnerhsip Morning Meadows Phase 3
19345 W. Capital Dr., Suite 104 Jackson, WI
Pewaukee, WI 53045
FROM CONTRACTOR: VIA ARCHITECT:
D.F. Tomasini Contractors, Inc. raSmith
N70 W25176 Indian Grass Lane 16745 W. Bluemound Rd.
Sussex, WI 53089 Brookfield, WI 53045

CONTRACT FOR: Site Improvements

CONTRACT DATE: 7/26/2023

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM \$ 1,457,000.00
- 2. Net change by Change Orders \$ (5,894.74)
- 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 1,451,105.26
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 1,451,105.26
- 5. RETAINAGE:
 - a. 0 % of Completed Work \$ 0.00 (Column D + E on G703)
 - b. % of Stored Material \$ 0.00 (Column F on G703)Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00
- 6. TOTAL EARNED LESS RETAINAGE \$ 1,451,105.26 (Line 4 Less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 1,436,594.21
- 8. CURRENT PAYMENT DUE \$ 14,511.05
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 0.00 (Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$30,693.26	\$36,588.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$30,693.26	\$36,588.00
NET CHANGES by Change Order	(\$5,894.74)	

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.

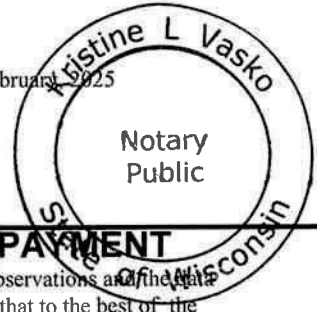
CONTRACTOR: D.F. TOMASINI CONTRACTORS, INC.

By: Michael W. Benish Date: 2/20/25
Mike Benish, President

State of: Wisconsin County of: Waukesha
Subscribed and sworn to before me this 20th day of February, 2025

Notary Public: Kristine L. Vasko

My Commission expires: 09/25/28



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the 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 any supporting documents that are changed to conform with the amount certified.)
ARCHITECT

APPROVED
By Ken Frank at 9:49 am, Mar 12, 2025

By: _____

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.

CONTINUATION SHEET

AIA DOCUMENT G703

2 of 2

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

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

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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C-G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%		
1	Sanitary Sewer	396,685.00	396,685.00	-	-	396,685.00	100.00%	-	
2	Water Main	419,145.00	419,145.00	-	-	419,145.00	100.00%	-	
3	Storm Sewer	52,050.00	52,050.00	-	-	52,050.00	100.00%	-	
4	Roadway Construction 2023	169,990.00	169,990.00	-	-	169,990.00	100.00%	-	
5	Roadway Construction 2024	66,210.00	66,210.00	-	-	66,210.00	100.00%	-	
6	Site Grading	352,920.00	352,920.00	-	-	352,920.00	100.00%	-	
7	Change Order #1	(24,492.00)	(24,492.00)	-	-	(24,492.00)	100.00%	-	
8	Change Order #2	13,483.94	13,483.94	-	-	13,483.94	100.00%	-	
9	Change Order #3	(12,096.00)	(12,096.00)	-	-	(12,096.00)	100.00%	-	
10	Change Order #4	3,585.00	3,585.00	-	-	3,585.00	100.00%	-	
11	Change Order #5	8,758.59	8,758.59	-	-	8,758.59	100.00%	-	
12	Change Order #6	4,865.73	4,865.73	-	-	4,865.73	100.00%	-	
		1,451,105.26	1,451,105.26	-	-	1,451,105.26	100%	-	-

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity



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: Letter of Credit Reduction - Morning Meadows Subdivision Phase 1 – Home Path Financial in the amount of \$30,912.00

Meeting Date: September 30, 2025 – Board of Public Works

Background and Analysis:

The Village of Jackson has received and reviewed the letter of credit reduction request in the amount of \$30,912.00, as submitted by Home Path Financial, dated August 26, 2025, for the Morning Meadows Phase 1 subdivision.

This reduction corresponds to the completion and installation of the remaining required public improvements within Phase 1, including the installation of streetlights.

Approval of this request will result in a \$0 balance for the Phase 1 letter of credit, indicating that all necessary work has been satisfactorily completed and verified.

JS

Recommendation:

Board of Public Works recommends Budget and Finance and Village Board approve the letter of credit reduction for Morning Meadows Subdivision Phase 1 in the amount of \$30,912.00 to Home Path Financial.



08/26/25

Village of Jackson
Attn: Jack Straehler
N168W19851 Main St
Jackson, WI 53037

Re: Morning Meadows Phase 1

Mr. Straehler,

Please consider this letter our formal request for a bond reduction for the subdivision surety referenced above. We are requesting a reduction in the amount of \$30,912 for Phase 1, leaving a surety balance of \$0.

Please provide written approval at your earliest convenience or contact me with questions or comments.

Sincerely,
William Gentil

Acquisitions and Development Group
Home Path Financial Limited Partnership

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2

TO OWNER:
Home Path Financial LP
5116 N 126th Street
Butler, WI 53007

PROJECT:
Morning Meadows Subdivision P1 & P2
Jackson, WI

FROM CONTRACTOR:
D.F. Tomasini Contractors, Inc.
N70 W25176 Indian Grass Lane
Sussex, WI 53089

VIA ARCHITECT:
raSmith
16745 W. Bluemound Road
Brookfield, WI 53005

APPLICATION NO: Retainage 13 **Distribution to:** 

PERIOD TO: 10/20/22

PROJECT NOS: DFT#2163

CONTRACT FOR: Site Improvements

CONTRACT DATE: 9/2/2020

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	1,978,965.00
2. Net change by Change Orders	\$	581,534.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	2,560,499.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	2,560,499.00
5. RETAINAGE:		
a. % of Completed Work (Column D + E on G703)	\$	0.00
b. % 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 Less Line 5 Total)	\$	2,560,499.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	2,539,036.50
8. CURRENT PAYMENT DUE	\$	21,462.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

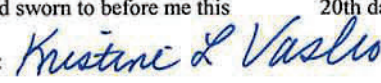
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$644,835.00	\$63,301.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$644,835.00	\$63,301.00
NET CHANGES by Change Order	\$581,534.00	

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.

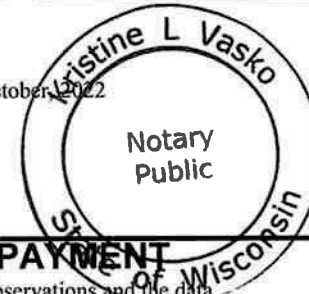
CONTRACTOR: D.F. TOMASINI CONTRACTORS, INC.

By:  Date: 10/20/22
Kirk Dexheimer, President

State of: Wisconsin County of: Waukesha
Subscribed and sworn to before me this 20th day of October, 2022

Notary Public: 

My Commission expires: 09/25/24



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the 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.

CONTINUATION SHEET

AIA DOCUMENT G703

2 of 2

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

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

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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C-G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%		
1	Sanitary Sewer Phase 1	293,265.00	293,265.00	-	-	293,265.00	100.00%	-	
2	Water Main Phase 1	169,940.00	169,940.00	-	-	169,940.00	100.00%	-	
3	Storm Sewer Phase 1	46,745.00	46,745.00	-	-	46,745.00	100.00%	-	
4	Sanitary Sewer Phase 2	267,860.00	267,860.00	-	-	267,860.00	100.00%	-	
5	Water Main Phase 2	244,605.00	244,605.00	-	-	244,605.00	100.00%	-	
6	Storm Sewer Phase 2	34,825.00	34,825.00	-	-	34,825.00	100.00%	-	
7	Site Grading 1 & 2	622,500.00	622,500.00	-	-	622,500.00	100.00%	-	
8	Roadway Construction Phase 1 Fall 2020	74,300.00	74,300.00	-	-	74,300.00	100.00%	-	
9	Roadway Construction Phase 2 Spring 2021	157,925.00	157,925.00	-	-	157,925.00	100.00%	-	
10	Roadway Construction 2022 Work Budget	67,000.00	67,000.00	-	-	67,000.00	100.00%	-	
11	Change Order #1R	28,650.00	28,650.00	-	-	28,650.00	100.00%	-	
12	Change Order #2	5,800.00	5,800.00	-	-	5,800.00	100.00%	-	
13	Change Order #3R	112,700.00	112,700.00	-	-	112,700.00	100.00%	-	
14	Change Order #4	470,700.00	470,700.00	-	-	470,700.00	100.00%	-	
15	Change Order #5	8,815.00	8,815.00	-	-	8,815.00	100.00%	-	
16	Change Order #7	13,320.00	13,320.00	-	-	13,320.00	100.00%	-	
17	Change Order #8	(63,301.00)	(63,301.00)	-	-	(63,301.00)	100.00%	-	
18	Change Order #9	4,850.00	4,850.00	-	-	4,850.00	100.00%	-	
		2,560,499.00	2,560,499.00	-	-	2,560,499.00	100%	-	-

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

**UNCONDITIONAL WAIVER AND RELEASE
UPON PROGRESS PAYMENT**

The undersigned has been paid in full for all labor, services, equipment or material furnished to

Home Path Financial, LP
(Owner)

on the job of

Morning Meadows Phase 1 & 2
(Name)

located at:

Morning Meadows Subdivision, Jackson, WI
(Job Description)

and does hereby release any mechanic's lien, stop notice, or any bond right that the undersigned has on the above referenced job to the following extent. This release covers a progress for labor, services, equipment, or materials, furnished to owner through

Pay App #10 thur 10/20/21

only, and does not

(Date/Invoice or Pay Application #)

cover any retentions retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment.

NOTICE: This document waives rights unconditionally and states that you have been paid for giving up those rights. This document is enforceable against you if you sign it, even if you have not been paid. If you have not been paid, use the conditional release form.

Company: D.F. Tomasini Contractors, Inc.
(Company Name)

By:


(Signature)

Date: 10/20/2021

Kirk Dexheimer, President
(Name and Title)



STAFF MEMO

Village of Jackson Public Works

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

CC: Darlene Smith, Village Treasurer

From: Jack Straehler, Director of Public Works
Jackie Schuh, Village Clerk

Subject: Developer's Agreement Amendment and Letter of Credit Exchange – Laurel Springs Addition #1 – Bielinski Homes

Meeting Date: October 14, 2025 – Budget and Finance Committee

Background and Analysis:

The Village of Jackson has reviewed and accepted a request from Bielinski Homes to exchange their current Letter of Credit, valued at \$34,500.00 and held at Old National Bank, for a cash deposit of the same amount. This Letter of Credit was originally issued for the installation of street trees in the Laurel Springs Addition #1 subdivision.

Attorney Matt Parmentier has prepared an amendment to the Developer's Agreement to formalize this change. Upon Village Board approval and the execution and recording of the amendment, Bielinski Homes will provide a cashier's check for \$34,500.00, payable to the Village of Jackson.

Once the payment is received, the Village will issue a release of the Letter of Credit to Old National Bank. The funds deposited will be held in a depository account at Westbury Bank in accordance with Village financial policies.

Recommendation:

Approval of the Developer's Agreement Amendment for Laurel Springs Addition #1. Furthermore, approval is granted for the release of the Letter of Credit in the amount of \$34,500.00, contingent upon Bielinski Homes submitting an equivalent amount \$34,500.00 to be held in a depository account. These funds shall remain in the account until all outstanding work on the project has been satisfactorily completed and verified in accordance with the terms of the agreement.

	AMENDMENT TO DEVELOPERS AGREEMENT	
Document Number		
Return Address:	Jacqueline M. Schuh, Clerk Village of Jackson N168 W19851 Main Street Jackson, WI 53037	
Parcel I.D. Number:		
		Recording Area

Attached is an Amendment to the Developers Agreement recorded in Washington County, Wisconsin Register of Deeds on 2021-05-17 at 10:53:00 AM as Document #1532504. This Amendment was approved at a meeting of the Village of Jackson Board of Trustees.

Dated this _____ day of October, 2025.

VILLAGE OF JACKSON

By: _____
Jacqueline M. Schuh, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF WASHINGTON)

Personally came before me this _____ day of October, 2025, the above named Jacqueline M. Schuh, to be known to be the person who executed the foregoing instrument and acknowledges the same.

Notary Public – State of Wisconsin
My Commission expires: _____

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE

AMENDMENT

THIS AMENDMENT is made this _____ day of October, 2025, by and between Bielinski Homes, Inc. (“Developer”), and the Village of Jackson, a municipal corporation of the State of Wisconsin, located in Washington County (“Village”).

WHEREAS, the Developer and the Village entered into a Development Agreement (“Agreement”) dated June 11, 2019 regarding a single-family development in the Village known as Laurel Springs Addition No. 1; and

WHEREAS, the Developer posted a letter of credit for the benefit of the Village pursuant to Section III, which letter of credit served as the financial guarantee for the Developer’s performance of the terms and conditions of the Agreement, including the completion of a landscaping plan (“Letter of Credit”); and

WHEREAS, the remaining balance of the Letter of Credit as of the date of this Amendment is \$34,500; and

WHEREAS, the Developer and the Village agree that the Letter of Credit may be released in exchange for the Developer depositing the sum of \$34,500 in a new, segregated FDIC insured depository account for the exclusive benefit of the Village (“Account”);

NOW, THEREFORE, in consideration of the approval by the Village of the cash depository account described herein, it is agreed as follows:

SECTION I. DEPOSITORY ACCOUNT FOR THE BENEFIT OF THE VILLAGE

- A. **Deposit** The Village does hereby release and surrender its rights and benefits to the Letter of Credit in exchange for the Developer depositing the sum of \$34,500 in the Account. Notwithstanding anything to the contrary, the cash deposit is for the exclusive benefit of the Village and both withdrawals from the account or the closure of the Account must be expressly approved in writing by the Village. Furthermore, the Developer does hereby approve withdrawals from the Account at the direction of the Village in response to the Developer’s non-performance of any term or condition of the Agreement. Notwithstanding the preceding, the Village retains all rights and remedies established by the Agreement.
- B. **Landscaping** The cash deposit secures the Developer’s performance of its remaining landscaping obligations which are set forth in **Exhibit A**, which is attached and incorporated by reference. The Village shall release its rights to the account within 30 days of the Developer’s completion of the work described in **Exhibit A**.

SECTION II. MISCELLANEOUS

- A. **Remedies Not Exclusive** The remedies provided in this Amendment are not exclusive. The Village may use any other remedies available to it under the Agreement or in law or equity in addition to, or in lieu of, the remedies provided herein.
- B. **Amendment** This Amendment is authorized by the parties as evidenced by their signatures below as well as pursuant to the authority of Section VIII of the Agreement.

BIELINSKI HOMES, INC.

Dated: _____

By: _____
Frank Bielinski, Vice-President

Subscribed and sworn to before me this
_____ day of October, 2025

Notary Public, State of Wisconsin
My Commission expires: _____

VILLAGE OF JACKSON

Dated: _____

By: _____
Brian J. Heckendorf, President

Subscribed and sworn to before me this
_____ day of October, 2025

Notary Public, State of Wisconsin
My Commission expires: _____

Attest:

Jacqueline M. Schuh, Clerk

Subscribed and sworn to before me this
_____ day of October, 2025

Notary Public, State of Wisconsin
My Commission expires: _____

This document drafted by Atty. Matthew Parmentier

Revised 10/2/25

Street Tree Plan

Add 7-8 Trees on Jackson Dr.

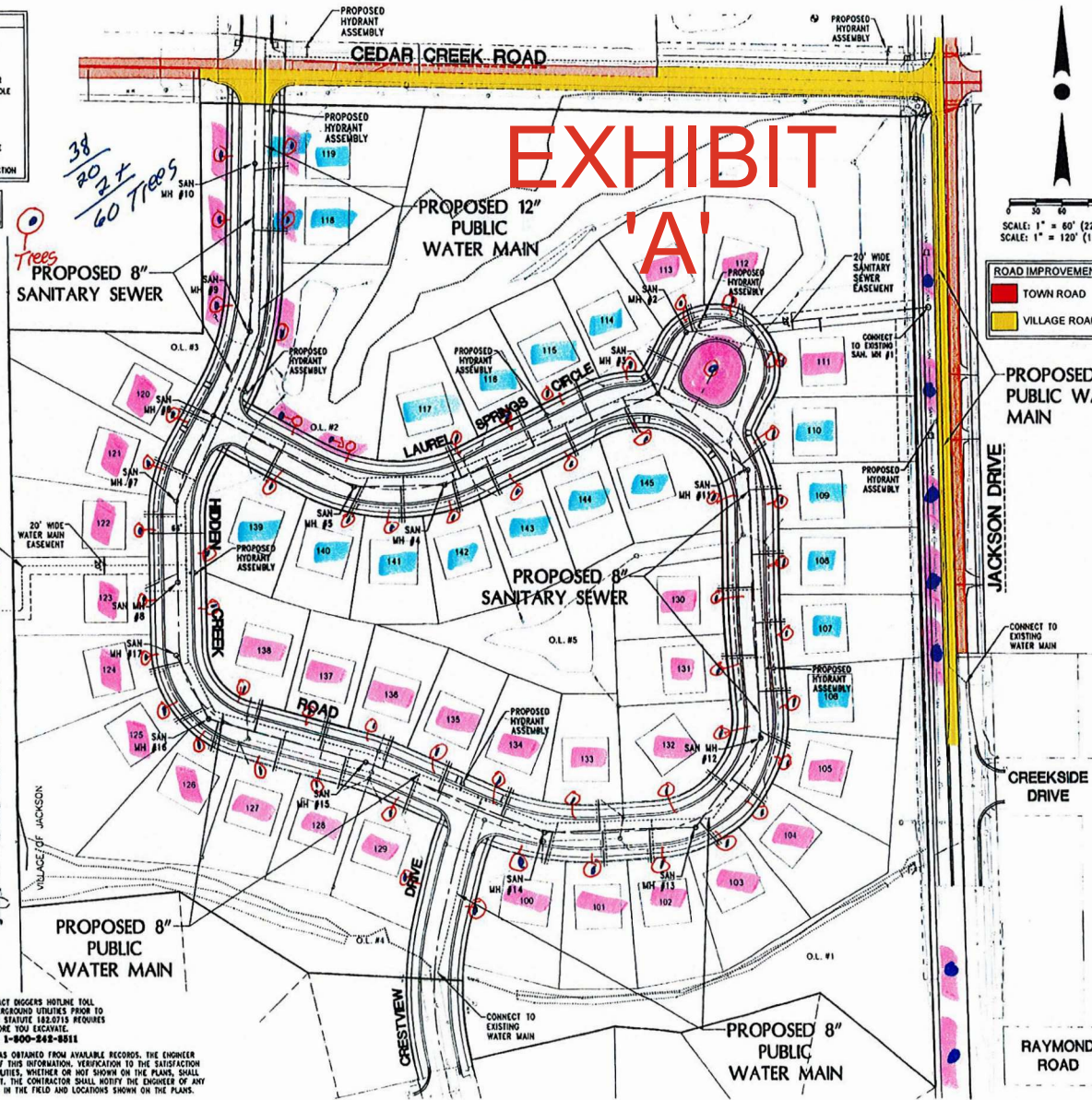
10/2/25
order
for installation

Do not
order (homes not
built)

LEGEND

---	EXISTING CONTOUR
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER MAIN
---	PROPOSED HYDRANT
---	PROPOSED WATER VALVE
---	PROPOSED STORM SEWER
---	PROPOSED STORM MANHOLE
---	PROPOSED STORM INLET
---	PROPOSED STORM END SECTION

NOTE:
ALL MATERIALS SHALL BE APPROVED BY THE VILLAGE OF JACKSON PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.



SCALE: 1" = 60' (22"x34")
SCALE: 1" = 120' (11"x17")

ROAD IMPROVEMENT LEGEND

[Red Box]	TOWN ROAD
[Yellow Box]	VILLAGE ROAD

LOT	SAN LAT DIST. FROM MANHOLE	WAT LAT DIST. FROM APPURTENANCE
100	107	125.1
101	107	125.1
102	107	125.1
103	107	125.1
104	107	125.1
105	107	125.1
106	107	125.1
107	107	125.1
108	107	125.1
109	107	125.1
110	107	125.1
111	107	125.1
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195	107	125.1
196	107	125.1
197	107	125.1
198	107	125.1
199	107	125.1
200	107	125.1

LATERAL NOTES

EXISTING LATERALS: EXISTING SANITARY SEWER LATERALS TO NOT BE UTILIZED SHALL BE CAPPED AND ABANDONED AS DIRECTED BY THE VILLAGE ENGINEER.

NEW LATERALS: ALL NEW LATERAL CONNECTIONS TO THE EXISTING SANITARY SEWER MAIN SHALL BE FLEXIBLE TAP SADDLES MANUFACTURED BY PERCO AND ALL VETS SHALL BE BASED ON GRAVITY FLOW.

MANHOLE AND VALVE NOTE

ALL MANHOLES AND VALVES TO BE SET TO FINISH GRADE. MANHOLES TO BE SET TO FINISH GRADE WITH CAST IRON MANHOLE RINGS AND VALVE BOXES SHALL BE SET TO FINISH GRADE AT TIME OF SURFACE COURSE PAVING.

BACKFILL NOTES

SPILL BACKFILL: SPILL BACKFILL MAY BE USED FOR UTILITY TRENCHES CONTINGENT ON TESTING AND APPROVED BY THE VILLAGE OF JACKSON. ALL SPILL BACKFILL TO BE USED MUST MEET THE STATE OF WISCONSIN SPECIFICATIONS FOR UTILITY BACKFILL.

SANITARY SEWER NOTES

SANITARY SEWER: ALL 8" PVC SEWER PIPE SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 8.10.3 (TRENCH).

- ALL SANITARY MANHOLES SHALL BE 48" DIA. WITH A MINIMUM 8-1000 GALLONS AND SELF-SEALING 180 DEGREE LOCKING TOPS WITH NO HOLES AND MEET THE REQUIREMENTS SET FORTH IN SECTION 8.10.3.
- 8-18" PVC PIPE SHALL BE USED FOR SANITARY SEWERS LESS THAN 18 FEET DEEP.
- 8-30" PVC PIPE SHALL BE USED FOR SANITARY SEWERS DEEPER THAN 18 FEET.
- ALL SANITARY SEWER LATERALS FOR SINGLE FAMILY LOTS SHALL BE 4" DIA. 30-36 PVC & MAKE OF QUALIFIED PVC FITTING MEETING ASTM D-3035.
- SANITARY CATCHES SHALL BE SIZED WITH AN EXTERNAL ROOF AS SHOWN IN THE DETAILS.

TRACER WIRE NOTE

CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER OR 10 GAUGE ALUMINUM) PER PER 802.01(10). PLASTIC WIRE MAY BE TAPED TO PLASTIC DRAIN PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 10 TO 20 FEET AND AT ALL BODIES. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.

WATER MAIN NOTES

WATERMAIN: ALL 8", 10", 12" & 16" WATERMAIN CONSTRUCTED AS PART OF THIS PLAN SHALL BE PVC, C-900, CLASS 150 (18-140).

- PVC PIPE SHALL HAVE PUSH-ON JOINTS WITH RUBBER GASKET.
- WATER MAIN SERVICES FOR SINGLE FAMILY LOTS SHALL BE 1 1/4" POLYETHYLENE TUBING.
- HYDRANTS SHALL BE SET AT 5 FEET BELOW THE BACK OF CURB WITH THE HOISTE ELEVATION 20 INCHES ABOVE FINISH GRADE.
- HYDRANT TIES SHALL BE USED FOR EACH INSTANT BRANCH.
- ALL WATERMAIN (AND SERVICES) CALLER FOR ON THESE PLANS ARE TO BE INSTALLED WITH CLASS "B" BEDDING AS SPECIFIED IN OIL 4.3.0, LAYING OF WATERMAIN, AND FILE NO. 34, PART 18 (SDWS).

TRACER WIRE NOTE

CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 GAUGE SOLID COPPER) PER PER 802.01(10). PLASTIC WIRE MAY BE TAPED TO PLASTIC PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 10 FEET AND AT ALL BODIES. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.



PROJECT:
LAUREL SPRINGS ADD. NO. 1
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF JACKSON, WISCONSIN
BY: BRELINSKI HOMES
PEWaukee, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
01/26/2018	INITIAL
06/20/2018	FOR VILLAGE COMMENTS
06/28/2018	CONSTRUCTION PLANS
02/29/2019	FOR ROAD WATER CHANGING
03/04/2019	PLUMBING LISTS
03/29/2019	CIVIL PLANS
04/04/2019	CIVIL CONSTRUCTION SET
DATE:	
APRIL 30, 2019	
JOB NUMBER:	
16029	
DESCRIPTION:	
OVERALL SANITARY SEWER & WATER MAIN SYSTEM PLAN	
SHEET	
C3.00	



October 10th, 2025

Dear Village of Jackson,

Bielinski Homes, Inc. has agreed to install street trees per plan dated 10/2/25 (attached above) on all finished homes, any common areas of Laurel Springs Addition #2 Subdivision and (7) additional trees on Jackson Drive no later than November 30th, 2025, which all trees will have a 1-year warranty from the date of planting from Bielinski Homes.

Sincerely,

John Donovan

Acquisitions & Development Manager

Bielinski Homes

Office - 262.548.5570

Cell - 414-587-8081

bielinski.com

Office - 262.548.5570

Cell - 414-587-8081



STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: September 18, 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 and Zoning

Subject: Certified Survey Map for Parcels V3_0188, V3_018900C, V3_019300B, V3_019300A, and V3_019300D – West Bend School District

Background and Analysis:

West Bend School District seeks Village review and approval of a Certified Survey Map (CSM) for various properties identified as Parcels: V3_0188, V3_018900C, V3_019300B, V3_019300A, and V3_019300D located in the Village of Jackson. The CSM, if approved, would create a new separate parcel consisting of 13.59-acres (591,898 sf.) in area. The CSM was prepared in advance of construction of the proposed new elementary school for the district.

Comprehensive Plan & Zoning Impacts:

The properties are primarily designated as Government and Institutional under the Village Comprehensive Plan with a small triangular portion at the northeast corner designated as wetlands district. The properties are currently multi-zoned as I-1 Institutional and Public Service, M-2 General Manufacturing, and Planned Unit Development (PUD) however, rezoning of all parcels to I-1 Institutional and Public Service has also been requested by the applicant.

Site Plan:

See attached location map and Certified Survey Map (DRAFT).

Additional Staff Comments:

Building Inspection and Zoning

Staff recommends approval of the CSM as submitted.

Review Procedures:

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

Notice Requirements:

- Posting on the agenda

Potential Action:

Motion to recommend the Village Board approve the Certified Survey Map for Parcels V3_0188, V3_018900C, V3_019300B, V3_019300A, and V3_019300D.

Attachments:

1. PC Application
2. Location Map
3. Certified Survey Map (DRAFT)

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☒ CERTIFIED SURVEY MAP

☐ New ☐ New ☐ CONCEPT PLAN

☐ Amendment ☐ Amendment ☐ COMP. PLAN AMENDMENT

☐ Special Use ☐ Special Use ☐ OTHER _____

(For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: W204N16722 Jackson Dr., Unit: _____ Jackson, WI

Parcel #: V3-019300A - D Lot Size: 618,378 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): Tim Harder

Mailing Address: 735 S. Main St. West Bend State WI Zip 53095

Office: (262) 306-4800 Cell: (_____) Fax: (_____)

Email: tharder@wbsd-schools.org

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

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

Mailing Address: _____ State _____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): West Bend School District No. 1

Address: 735 S. Main St. West Bend State WI Zip 53095

Office: (262) 306-4800 Cell: (_____) Fax: (_____)

Email: tharder@wbsd-schools.org

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Kapur inc.

Primary Contact: Brian Sandberg

Address: 7711 N. Port Washington Rd. State WI Zip 53217

Office: (414) 751-7266 Cell: (414) 491-7842 Fax: (_____)

Email: bsandberg@kapurinc.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: Certified Survey Map for the purpose combining 5 parcels in the Village of Jackson and the right of way dedication of a portion of Jackson Drive

Provide a brief overview of proposed use(s) of entire property and/or lease space: _____
Response will be provided in future conditional use application

Hours of Operation: Response will be provided in future conditional use application

Provide a brief overview of proposed daily on-site operations: _____
Response will be provided in future conditional use application

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.: _____
Response will be provided in future conditional use application

Describe all businesses, properties and other entities located adjacent to the proposed use: _____
Response will be provided in future conditional use application

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: _____
Response will be provided in future conditional use application

Describe any proposed grading, and/or stormwater management plan: _____
Response will be provided in future conditional use application

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____
Response will be provided in future conditional use application

Describe any proposed on-site security measures including site lighting: _____
Response will be provided in future conditional use application

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____
Response will be provided in future conditional use application

Describe the projected traffic circulation and impacts: _____
Response will be provided in future conditional use application

List all setbacks from rights-of-way and property lines and height limitations: _____
Response will be provided in future conditional use application

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: _____
Response will be provided in future conditional use application

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☐ No ☐ Yes If yes, explain: _____
Response will be provided in future conditional use application

Describe any proposed signage including type, size, and location: _____
Response will be provided in future conditional use application

If construction is proposed, describe proposed exterior building materials (type, color, etc.): _____
Response will be provided in future conditional use application

Describe any site-specific features/constraints, etc.: _____
Response will be provided in future conditional use application

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
Response will be provided in future conditional use application

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____
Response will be provided in future conditional use application

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
Response will be provided in future conditional use application

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

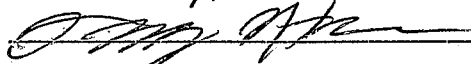
Response will be provided in future conditional use application

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): Timothy Harder

Applicant Signature: 

Co-Applicant Name (Print): Jennifer Wimmer

CO-Applicant Signature: 

Date of Application: August 7, 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.

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:	<u>8-8-25</u>
Amount: \$	<u>150.00</u>
Payment Type:	<u>CH</u> / CC / CASH
Check/Rcpt. #:	<u>272146</u>
Received By:	<u>cmj</u>

Washington County

Owner (s):

WEST BEND SCHOOL DIST NO 1

Location:

NW-NW,Sect. 20, T10N,R20E

Mailing Address:

WEST BEND SCHOOL DIST NO 1

735 S MAIN ST

WEST BEND, WI 53095

School District:

6307 - WEST BEND SCHOOL

Request Mailing Address Change

Tax Parcel ID Number:Tax District:

0188

V3-VILLAGE OF JACKSON

Status:

Active

Alternate Tax Parcel Number:Government Owned:Acres:

01-24-2019

5.1200

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

V OF JACKSON ASSRS PLAT NW NW PT OF OL 107 DOC 1466509

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

W204N16722 JACKSON DR JACKSON, WI 53037

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted Tax	Bill Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2024	☐	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	☐	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	☐	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	☐	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	☐	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	☐	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	☐	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	☐	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	☐	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	☐	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total							\$0.00

If your taxes are 3 years or more delinquent, please contact the Treasurer's Office for additional fees due. (262) 335-4324.

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to August 31, 2025.

Assessments

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 302643

Date: 8/12/2025

Check

RECEIVED
FROM WEST BEND JOINT SCHOOL

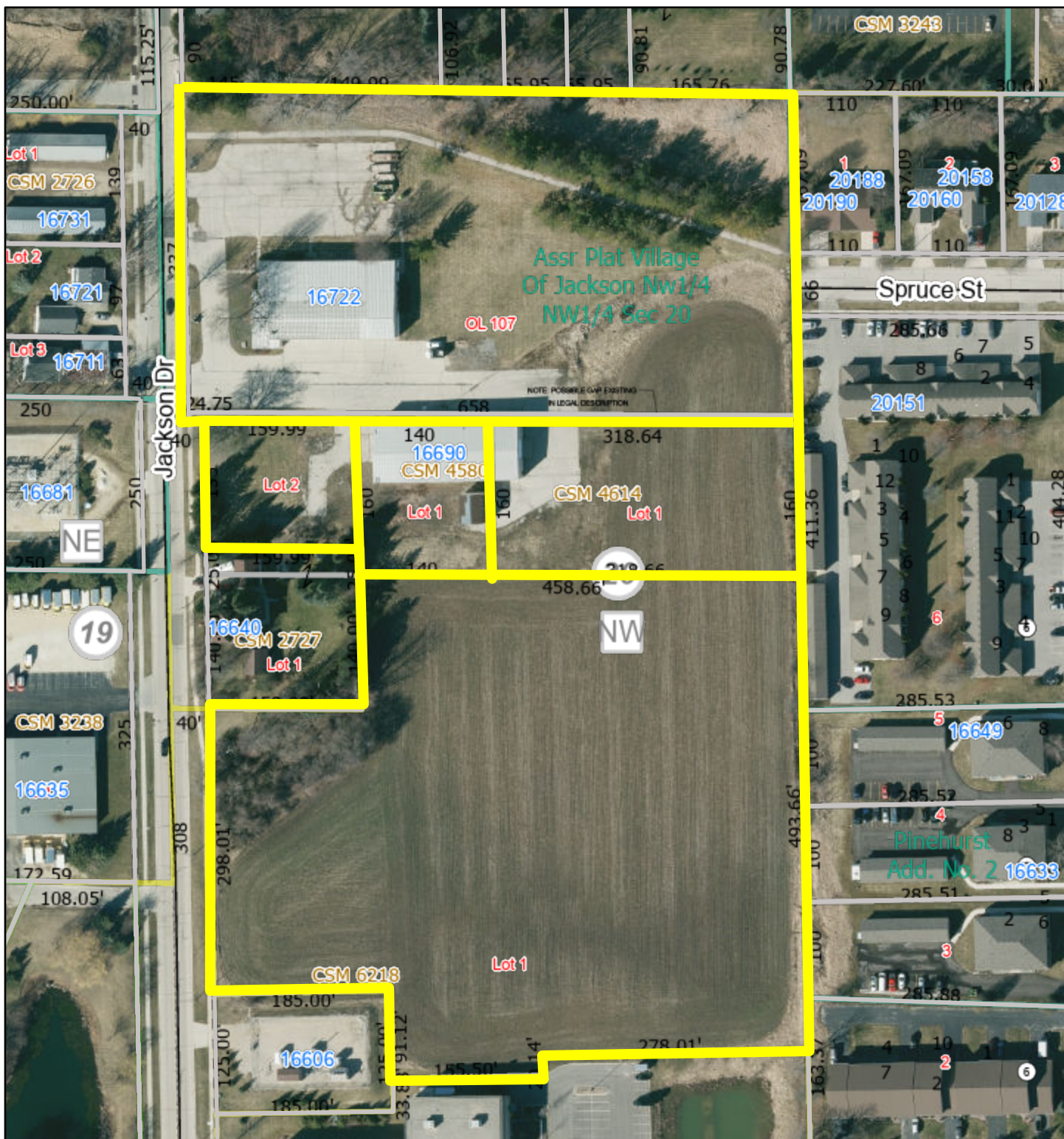
\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	150.00
	CSM	

TOTAL RECEIVED	150.00
----------------	--------

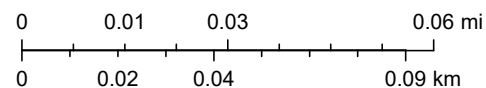
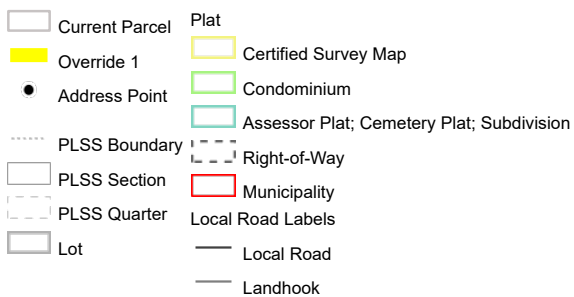
Receipt Memo: CSM/CK#272146

West Bend School District



8/12/2025, 12:17:06 PM

1:1,774



CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CERTIFIED SURVEY MAP NO. 2727, LOT 1 OF CERTIFIED SURVEY MAP NO. 4580, LOT 1 OF CERTIFIED SURVEY MAP NO. 4614, LOT 1 OF CERTIFIED SURVEY MAP NO. 6218, AND PART OF OUTLOT 107 IN ASSESSOR'S PLAT OF THE VILLAGE OF JACKSON, ALL IN THE N.W 1/4 OF THE N.W 1/4 AND THE N.W 1/4 OF THE S.W 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

Surveyor Certificate:

I, Brian E. Sandberg, Professional Land Surveyor, hereby certify that I have surveyed and mapped the following land herein described:

Lot 2 of Certified Survey Map No 2727, Lot 1 of Certified Survey Map No 4580, Lot 1 of Certified Survey Map No 4614, Lots 1 of Certified Survey Map No 6218, and part of Outlot 107 in ASSESSOR'S PLAT of the Village of Jackson, all in the NW 1/4 of NW 1/4 and the NW 1/4 of the SW 1/4 of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Commencing at the NW corner of said Section 20; thence S00°14'08"W along the West line of the Northwest 1/4 of said Section 20, 355.12 feet; thence S88°23'34"E, 24.75 feet to a point on the East right of way of Jackson Drive; thence continue S88°23'34"E, along the North line of Outlot 107 of said Assessor's Plat of the Village of Jackson, 633.85 feet; thence S00°13'47"W along the East line of Certified Survey Map No 6218 and it's Northerly extension thereof, 1000.11 feet to the northeast corner of Lot 2 of said Certified Survey Map; thence N89°45'52"W along the North line of said Lot 2, 278.01 feet to a point along the said North line of Lot 2; thence S00°14'08"W, 20.14 feet; thence N89°45'52"W along a Northerly line of said Lot 2; 155.50 feet; thence N00°14'08"E along the Westerly line of said Lot 1 of said Certified Survey Map No 6218, 91.12 feet; thence N89°45'52"W along a Southerly line of said Lot 1, 185.00 feet to a point on said East right of way line of Jackson Drive; thence N00°14'08"E along said East line, 298.02 feet to the southwest corner of Lot 1 Certified Survey Map No. 2727; thence S88°20'38"E, along the south line of said LOT 1, 159.99 feet; thence N00°14'08"E, along the east line of said Lot 1 165.00 feet; thence N88°20'38"W along the north line of said Lot 1, 159.99 feet to the east right of way line of Jackson Drive; thence N00°14'08"E along the east line of Jackson Drive, also being the west line of Lot 2 said Certified Survey Map No 2727, 135.00 feet; thence N88°20'38"W, 15.27 feet to a point on said East right of way line; thence N00°14'08"E along said East line, 345.90 feet to the point of beginning.

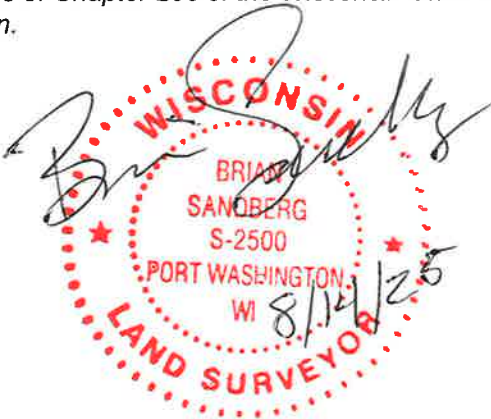
Said lot containing approximately 591,989 sq. ft. or 13.59 acres of land.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter or the Village of Jackson, Wisconsin.

Dated this 14th day of August, 2025.



Professional Land Surveyor



CERTIFIED SURVEY MAP NO. _____

LOTS 2 OF CERTIFIED SURVEY MAP NO. 2727, LOT 1 OF CERTIFIED SURVEY MAP NO. 4580, LOT 1 OF CERTIFIED SURVEY MAP NO. 4614, LOT 1 OF CERTIFIED SURVEY MAP NO. 6218, AND PART OF OUTLOT 107 IN ASSESSOR'S PLAT OF THE VILLAGE OF JACKSON, ALL IN THE N.W 1/4 OF THE N.W 1/4 AND THE N.W 1/4 OF THE S.W 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

Owner's Certificate of Dedication;

We, _____, owners, do hereby certify the we caused the land described on this map to be surveyed, divided, mapped and dedicated as shown. We also certify that this map is required by s. 236.34 to be submitted to the Village of Jackson Plan Commission and the Village Board for approval.

Dated this ____ day of _____, 2025.

- Owner

STATE OF WISCONSIN)
_____)ss

Personally came before me this ____ day of _____, 2025, the above named _____ to me know to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ Wisconsin

My commission expires _____.

- Owner



CERTIFIED SURVEY MAP NO. _____

LOTS 2 OF CERTIFIED SURVEY MAP NO. 2727, LOT 1 OF CERTIFIED SURVEY MAP NO. 4580, LOT 1 OF CERTIFIED SURVEY MAP NO. 4614, LOT 1 OF CERTIFIED SURVEY MAP NO. 6218, AND PART OF OUTLOT 107 IN ASSESSOR'S PLAT OF THE VILLAGE OF JACKSON, ALL IN THE N.W 1/4 OF THE N.W 1/4 AND THE N.W 1/4 OF THE S.W 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

Village of Jackson Plan Commission Approval:

This Certified Survey Map is hereby approved by the Village of Jackson Plan Commission on this _____ day of _____, 2025.

Brian J. Heckendorf
Plan Commission Chair

Jacqueline Schuh
Village Clerk

Village of Jackson - Village Board Approval:

This Certified Survey Map is hereby approved by the Village of Jackson - Village Board on this _____ day of _____, 2025.

Brian J. Heckendorf
Plan Commission Chair

Jacqueline Schuh
Village Clerk



ORDINANCE #25-11

TO REZONE PARCELS V3_018900C, V3_019300A, V3_019300B and PARCEL V3_019300D IN THE VILLAGE OF JACKSON AND TO AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO SECTION 48.34 OF THE MUNICIPAL CODE

WHEREAS, the Village Board for the Village of Jackson adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning"; and

WHEREAS, West Bend School District (hereafter property owner) owns the properties more particularly described as Parcels: V3_018900C, V3_019300A, V3_019300B and V3_019300D; and

WHEREAS, the property owner has submitted a zoning petition requesting parcels V3_018900C, V3_019300A, and V3_019300B be rezoned from M-2 General Manufacturing District to I-1 Institutional and Public Service District, and parcel V3_019300D be rezoned from Planned Unit Development to I-1 Institutional and Public Service District; and

WHEREAS, the proposed rezoning has been submitted to the Village of Jackson Plan Commission for report and recommendation; and

WHEREAS, the Village of Jackson Plan Commission considered the matter at its meeting on September 18, 2025, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on October 14, 2025; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of I-1 Institutional and Public Service District be made upon the fulfillment of certain conditions as described below; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the zoning classification is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said zoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the zoning

classification will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

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

Section 1. To amend the zoning designation of the subject properties, as described above, and depicted as Parcels: V3_018900C, V3_019300A, V3_019300B on Exhibit A, attached hereto, from M-2 General Manufacturing District to I-1 Institutional and Public Service District and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject properties.

Section 2. To amend the zoning designation of the subject property, as described above, and depicted as Parcel: V3_019300D on Exhibit A, attached hereto, from Planned Unit Development to I-1 Institutional and Public Service District, and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject property.

Section 3. That the above zoning amendments shall take effect upon the fulfillment of the following conditions:

1. The execution by the Village Board of a conditional use permit for the use of the subject property as a school
2. The execution of a definitive development agreement for the use of the subject property as a school, which development agreement shall include such terms and conditions as determined by the Village Board. including adequate provisions for the inspection, acceptance, and financial security for any improvements to be dedicated to the Village as well as traffic, parking, and pedestrian accommodations as determined by the Village Board.
3. The approval by the Village Board of a site plan for the subject property.
4. The approval by the Village Board of all civil plans for the subject property.
5. The execution and recording of a post-construction stormwater management plan for the subject property.

Section 4. Effective Date

This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

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

Introduced by: _____

Seconded by: _____

Vote: _____aye _____nay

Passed and approved _____

VILLAGE OF JACKSON

By: _____
Brian J. Heckendorf, Village President

Attest:

Jacqueline Schuh, Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on posting boards at the Jackson Municipal Complex, Post Office and one other location in the Village.

Village Official

Date

EXHIBIT A

