

AGENDA
VILLAGE BOARD MEETING
Tuesday, September 13, 2022 at 7:30 p.m.
Jackson Municipal Complex
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. 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 any item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)
4. Presentation – TID 7 Commercial Development Marketing Framework – Christian Tscheschlok, Economic Development Washington County
5. Jackson Next Generation Housing Pilot - Authorization for Village Staff to work with Washington County to contract for Engineering Service with Short Elliott Hendrickson Inc.
6. Public Hearing – Resolution #22-14 – Final Assessment Coffee Connection Trail Project
(July Board of Public Works Approved Minutes)
7. Public Hearing – Resolution #22-16 – Final Assessment Willow Ridge Project
(August Board of Public Works Draft Minutes)
8. Public Hearing – Final Plat – Phase I Maple Fields Subdivision – Neumann Developments, Inc.
(August Plan Commission Draft Minutes)
9. Public Hearing – Amendments to the Village of Jackson Comprehensive Plan: Map 1 Future Land Use Plan 2050
10. Ordinance #22-13 Adopt Amendments to the Village of Jackson Comprehensive Plan: Map 1 Future Land Use Plan 2050
(June Plan Commission Approved Minutes)
11. Approval of Minutes for the Special Village Board Meeting of July 29, 2022 and the Village Board Meeting of August 9, 2022
12. Approval of Licenses
 - Operator's Licenses:
East Side Mart, Main Street Mart & The Village Mart: Cheyln Behling, Cynthia Blackley, James Decenzo

13. **Budget & Finance Committee**
 - Village Board Room Dais Quote for Construction – Cathedral Builders
 - 2023 Budgeting Update and Timeline
 - Review of Insurance Liability Claim – David Gogert
 - Review of WisDOT Temporary Easement South Center Street & STH 60
 14. **Board of Public Works**
 - Review of Certified Survey Map (CSM) Willow Ridge Drive
(August Board of Public Works Draft Minutes)
 15. **West Bend School District Report**
 16. **Washington County Board Report**
 17. **Greater Jackson Business Alliance Report**
 18. **Mid-Moraine Municipal Association Report**
 19. **Citizens to Address the Village Board** (Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on any item not on the agenda should present their comments now under this agenda item. In addition, although the Board can receive comments on matters not included on this agenda, it cannot discuss or take action on these matters. Each commenter will be limited to a total of 2 minutes.)
 20. **Closed Session** pursuant to Wis. Stats. §19.85(1)(c) for the purpose of 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)(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:
- Review of insurance liability claim
 - Review of personnel matters
 - Review request from Village of Richfield for sewer and water utility services
21. **Reconvene into Open Session with possible action including disallowance or approval of claim and waiving the Jackson Police Department 3-year payback agreement for Village Employee.**
 22. **Adjourn**

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



Community Development Department

Debora Sielski, Community Development Director

Public Agency Center
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003
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To: Village of Jackson Board of Trustee
From: Next Generation Housing – Jackson Pilot Project Management Team (PMT)
Date: Friday, September 9, 2022
Re: Award Recommendation for the Village of Jackson Next Generation Housing (NGH) Engineering Request for Proposals (RFP)

RFP Overview and Proposal Evaluation

On July 12, 2022, the Village of Jackson Board of Trustees authorized Village staff to work with Washington County to complete an RFP process to hire a qualified engineering firm experienced in residential subdivision development to provide design, engineering, and infrastructure construction oversight services to develop a 20-acre residential subdivision in the Village. As part of the Next Generation Housing (NGH) Initiative, this high-profile pilot development is one of three innovative developments to create quality smaller attainable homes on smaller lots for the next generation to call home. The Project Management Team (PMT) comprised of Village staff, Washington County staff, and consultants from Vandewalle and Associates prepared the RFP, attended mandatory meetings, and reviewed/scored the submittals.

The RFP was published on August 2, 2022 and a mandatory pre-proposal meeting was held on August 9, 2022. Questions from the pre-proposal meeting were answered in Addendum #1 sent out to qualifying firms on August 11, 2022. Furthermore, an Addendum #2 was shared with qualifying firms on August 18, 2022 to provide additional information regarding environmental testing and reports completed for the subject site as well as a summary of input from the Builders Forum event held on August 16, 2022.

The deadline for submittals was August 23, 2022. In total, three submittals were received from interested engineering firms. Each of the PMT members reviewed the submittals individually and scored them based on the set criteria. Some of the scoring criteria included: completeness of proposal, professional experience, capacity of the firm, proposed timeline, firms' service explanation, and the firms' work plan. Attachment A provides the PMT scores. During group scoring, a summary of the reference checks was also provided. It is important to note the submittals were reviewed based upon the firms' qualifications and completeness of the submittal. Proposed fees were not provided to the PMT until after the group scoring was completed.

The top two firms were selected for an interview. Interviews took place on September 8, 2022, with members from the Project Management Team and each of the two firms. Following the interviews, the PMT discussed strengths and weaknesses of each firm and compiled these comments into Attachment B. Scores were determined based upon the extent to which the evaluation team believes the firm has the qualifications and capability to perform the duties as outlined and to complete the scope of work in a timely manner to achieve positive results.



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PMT Recommendation for Selected Engineering Firm

Based upon the comprehensive quality-based procurement process, the PMT recommends that Short Elliott Hendrickson Inc. (SEH) be selected. Their work will be invoiced on an hourly basis at a cost not to exceed \$297,652 to provide design, engineering, and infrastructure construction oversight services for the 20-acre Next Generation Housing Subdivision in the Village. See Attachment C for details.

This firm has demonstrated a deep understanding of the Next Generation Housing Initiative and contributes over 100 years of development experience to the Jackson Project Management Team.

Although the cost of SEH is higher than other proposing firms, the PMT unanimously agrees that the overall quality, experience and capacity SEH brings to the table substantially outperforms all other proposing engineering firms. In particular, the PMT was impressed with the consistently demonstrated success of SEH in maximizing value in their projects by showing clients how to save money in construction, add housing units to a project or both which has resulted in hundreds of thousands and even millions of dollars in savings or added value to projects. The PMT believes SEH's proven ability to identify creative design/engineering alternatives could result in significant savings of infrastructure costs that may not be realized by utilizing a lower priced or less experienced firm.

As a pilot NGH development, success is vital but not guaranteed. As such, selecting a firm which fully understands the goals and objectives of NGH is of high importance to the Village, the NGH Committee, and Washington County. SEH will work with the PMT as a partner to guide the group through what is a unique public private partnership and process. Not only does SEH have a clear understanding of the project, but unlike other firms, SEH took time to identify potential project challenges and proposed solutions to those challenges.

Other major factors which led the PMT to believe SEH can provide the Village of Jackson NGH project superior engineering services includes the following:

- SEH has access to substantial resources and a proven track record providing the PMT with the confidence that their work will be completed within the tight timeframe.
- SEH has a realistic understanding of projects complexity and what's expected in terms of collaboration to satisfy several separate entities and objectives.
- SEH has extensive knowledge of all sides of the development process including project managing municipal infrastructure projects, municipal bidding processes and construction inspection and oversight.
- SEH has demonstrated their experience in designing to a budget and accurately estimating construction costs in their design process. This not only allows the PMT to determine project budgets and funding prior to receiving construction bids but also provides an understanding of the cost implications of value engineering options.



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Upcoming Committee Approvals and Next Steps

September 13 – Village of Jackson Board of Trustees

September 15 – Next Generation Housing Committee

September 21 – Washington County Executive Committee

Attachments

- A. Scoring Sheet for all Submittals
- B. Interview Strengths and Weaknesses
- C. SEH Scope of Work with Timeline and Cost Documents

Attachment A
Scoring Sheet for all Submittals

Evaluation Worksheet RFP #CD22-38
Residential Subdivision Design and Engineering Services
Evaluation of the firms

Attachment A

Criteria	Max Points Possible	Points Scored					
		Davel	Parish	S.E.H.			
Completeness of Proposal Extent to which complete RFP elements are submitted.	5	2	4	5			
Professional Experience The extent to which the firm has demonstrated competence in successfully completing similar work and the firm's experience with design and engineering work for subdivision development and the extent of client satisfaction.	15	12	14	15			
Capacity/Timeline The extent to which the firm has the appropriate personnel, project experience, regulatory and scientific knowledge, equipment, and facilities to perform the scope of services of this request and to complete the scope of work to meet stated project goals of having the residential subdivision ready for home building by summer/fall of 2023.	20	5	17	20			
Firms' Service Explanation, Approach and Work Plan Evaluation of firm's service explanation, their approach, work plan and methods used to complete the scope of services outlined in this RFP.	25	8	22	25			
Proposed Fees for Professional Services Evaluation and competitiveness of fees for services.	15	13	15	10			
Total Fees:		\$217,944	\$189,540	\$297,652			
Points - Subtotal	80	40	72	75	0	0	0
Interview The extent to which the evaluation team feels the firm has the qualifications and capability to perform the duties outlined and to complete the scope of work in a timely manner and achieve positive results.	20		14	19			
Grand Total Points	100	40	86	94	0	0	0

Fee Points Calculator	Actual	
Lowest - Highest Price Proposals	GT Fees	Fee Points
Lowest	\$189,540	15
1st low	\$217,944	13
3rd low	\$297,652	10

Attachment B
Interview Strengths and Weaknesses

Interview Comments - RFP #CD22-38
Residential Subdivision Design and Engineering Services
List of strengths and weaknesses for each company

Attachment B

Parish	S.E.H.
Strengths Evan will be present and active in PMT Honest about their bidding concerns - would like to bid earlier Emphasized walkability Do not like to ask for change orders- gives organization a bad rep Has internal discussion on how to reduce infrastructure costs prior to interview Already worked on a concept plan prior to interview Personal attention- small firm they do the work from the meetings, no layers of management Evan has experience with municipal design When asked, explained NGHI Pricing even when revised is low and will be a fixed firm fee Local area projects, local firm, confirmed they have capacity	Strengths Understand NGHI Number of years of experience Municipal engineering experience Expedited timeline Value of engineering for all of their projects Shown the capacity needed to do the project Solid succession plan Continued cost analysis to save money Created an opportunities map for cost reductions and increase number of units as part of the presentation See as a long term investment and partnership Really good job problem solving to maximize efficiency and cost savings Have municipal bidding experience Would like to bid earlier in the year S.E.H. has multiple people on the team working on the project Presentation was spot on in terms of project needs Have capacity to hit the ground running
Weaknesses Did not mention NGHI until it was brought up by PMT member Did not read through addendums- asked about builders forum when summary was provided as addendum wish they would have brought the concept plan they designed or something to reference for the group Lack experience in cost estimates and construction inspection Cedar Creek Estates issues Didn't speak about design consulting and back and forth design to finalize All private development experience Didn't demo experience or strength in cost anticipation through design	Weaknesses Likely lost communication between representative attending meetings vs consulting staff doing the work Cost

Attachment C

Scope of Work with Timeline and Cost Documents

PROPOSAL FOR PROFESSIONAL SERVICES

RFP #CD22-38 Fee Proposal

Residential Subdivision Design and Engineering Services

WASHINGTON COUNTY, WI | AUGUST 23, 2022



Building a Better World
for All of Us®

Engineers | Architects | Planners | Scientists



FEE PROPOSAL

PHASE	COST
Phase 1: Design Services	\$138,900
Phase 2: Construction-Related Services	\$49,621
Phase 3: Construction Management	\$116,383
Sub-Total	\$304,904
Chapter 30	\$7,252
TOTAL	\$297,652

RATE SCHEDULE

NAME	TITLE	BILLING RATE ¹
Mike Court, PE	Sr. Project Manager	\$225.00
Brian Depies	CSM	\$166.00
Mark Mickelson, PE	Design Engineer	\$191.00
Keith Kindred, PLS	Survey PLS	\$206.00
Buffalo Big Mountain	Survey Chief	\$175.00
Daphne Williams	Survey Tech	\$106.00
Heidi Kennedy	Permit/Environmental	\$161.00
Bill Kasch	Stormwater Engineer	\$136.00
Zach Hochevar	Civil Tech	\$111.00
Robert Malzahn	Construction Engineer	\$146.00
Steve Yoss	RPR	\$120.00
Caitlin Blue	Landscape Architect	\$140.00
Kim Stanek	Accounting Support	\$125.00
Kim Wolf	Admin	\$86.00
Geotech Manager – Soil Borings and Report	Lump Sum Fees*	\$7,000.00

*Spreadsheet hours to match lump sum fee.

¹Reimbursable expenses are included in the Billing Rate



Project Understanding and Project Challenges

PROJECT UNDERSTANDING

Washington County Community Development and the Village of Jackson are seeking proposals from qualified firms to partner and provide engineering, design and construction oversight of a 20-acre residential subdivision in the Village of Jackson. This is one of three innovative developments as a part of the NGHI to create quality smaller attainable homes on smaller lots.

KEY FACTORS OF A SUCCESSFUL PARTNER INCLUDE QUALITY, SERVICE, PAST SUCCESS AND ABILITY TO FINANCIALLY BENEFIT THE COUNTY AND THE VILLAGE.

The goal for the NGHI is to develop attainable new owner-occupied housing units to fill the market void in the suburban communities. Site analysis, conceptual refinement, subdivision design, preliminary and final plat completion, regulatory permitting, construction cost estimates, bidding, contractual award and execution, pre-construction conference, field staking, staking the final plat and construction management can all be expected as a part of this project.

Designing a residential subdivision for this site has to take into account several key aspects. The gas pipeline running through this site will need to not only be limited by crossings, but also needs to be examined to determine depths to ensure water, sewer and storm sewer piping can meet necessary clearances.

From a conceptual standpoint, three road stubs from the south and one road stub from the north can be a challenge to ensure that the most cost-effective layout is attained, ensuring the highest rate of return on the NGHI investment.



PROJECT CHALLENGES

We have identified the following project challenges, how to handle them and who will provide solutions.

PROJECT MANAGEMENT TEAM

Challenge: Three entities on the Project Management Team (PMT – County, Village, Vandewalle & Associates) providing direction to the firm selected.

How to Handle: Strong project management and ability to draw a consensus of the group in a limited time. We propose a defined process on the decision making. The Project Manager will outline critical path decisions throughout the project and provide opportunity for the PMT to make a decision – with that decision being documented.

Who Best to Handle: Project Manager

DECISION MAKING

Challenge: Both the County Board and Village Board will be making decisions early in the process on concept to move forward, rather than 1 individual.

How to Handle: Strong leadership from the PMT ensuring that anticipated questions have answers prior to meetings.

Who Best to Handle: PMT and Project Manager

NEIGHBORHOOD DESIGN REFINEMENT

① **Challenge:** Meetings to review preferred concept with residents and gather input potentially leading to less efficient designs based on neighborhood concerns.

How to Handle: Strong leadership from the PMT, Project Manager and Development Manager at neighborhood and board meetings.

Who best to handle: PMT, Project Manager and Development Manager

② **Challenge:** Site constraints.

How to Handle: Identify up front with clear communication with the PMT.

Who best to Handle: Project Manager with support from the project team

③ **Challenge:** Identifying type of housing product.

How to Handle: The housing product proposed for this site will drive the lot sizes and the overall layout of the plan. We will need good direction from the PMT on product size.

Who best to Handle: Joint effort getting direction from the builders

FINANCIAL DECISIONS

Challenge: Efficiencies can be found through the concept refinement stage; however, sometimes these are not popular with the public. The goal of the NGHI must be kept in mind as the project moves forward.

How to Handle: Use financial implications and illustrations to ensure boards and committees understand the reasoning for a design.

Who Best to Handle: Project Manager and PMT

HIGH-PROFILE PILOT DEVELOPMENT – 1ST OF ITS KIND

Challenge: This high-profile project will be followed and scrutinized by individuals within the community, outside the community and outside the county.

How to Handle: Clear communication and transparency in the process is key. Regular check in meetings with not only the PMT, but also County and Village leaders will play a role in the project.

Who Best to Handle: PMT, Project Manager and Development Manager





Work Plan, Schedule, Capacity & Approach

WORK PLAN AND APPROACH

Please see the spreadsheet in the Fee Proposal with anticipated level of effort expected from our team members.

PHASE I: DESIGN

TASK 1: SITE ANALYSIS AND DATA COLLECTION

1. Conduct kickoff meeting with PMT
2. Request Village information, including GIS data, additional record drawings, fire flows, stormwater report for the basin to the north and other information as needed
3. Contact Diggers Hotline to request existing facilities be marked in the field
4. Complete field survey for the project to incorporate need information for the design and preparation of the base map survey and Alta survey
5. Complete any additional environmental due diligence
6. Research and understand utility locations for sizing and connections
7. Complete subsurface geotechnical exploration and prepare report (with partner Intertek PSI, fee included in proposal)
8. Prepare AutoCAD.dwg and PDF base drawing(s)
9. Prepare Alta survey of property; we recommended Table A requirements include items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7 (b)(2), 8, 9, 11, 13, 14,15, 16, 17, 18 and 19
10. Identify and understand site constraints and be prepared for discussions with PMT

TASK 2: NEIGHBORHOOD SITE REFINEMENT AND CONCEPTUAL DESIGN

1. Meet with prospective builders early in the process to define home product size; this will drive the final layout
2. Evaluate cost saving measures; we have identified a few below to explore
 - a. As listed in the RFP – narrower street widths, use of alleys, rolled curb, narrower sidewalk widths, etc.
 - b. Explore narrower road right-of-ways

- c. Reducing roadway length; we have ideas on how this can be accomplished without sacrificing unit count
 - d. Exploring creative ways to satisfy Village stormwater requirements and save space on site; we have ideas to be considered to accomplish this
 - e. Minimizing grading costs, as grading efforts for projects can vary substantially based on design; we pride ourselves in value engineering the grading design to work with the site and minimize these efforts, which may take some up-front efforts with the builders but will provide substantial cost savings
 - f. Well thought out utility layouts; working with the Village on proper spacing of manholes and valves along with an efficient layout of storm sewer will provide value to the project
 - g. Identifying cost savings related to construction; one example would be the use of spoil trench backfill, and we have identified others based on past projects
3. Meet with PMT and start refining the neighborhood plan
 4. Develop the conceptual plan(s)
 5. Based on PMT direction on final conceptual plan to move forward, we will provide a color rendering and high level cost estimate of construction
 6. Participate in the necessary meetings with the PMT, public, Village and County
 7. Garner approval to move forward with subdivision design and platting

TASKS 3-7: SUBDIVISION DESIGN, PLATTING AND PERMITTING

1. Prepare preliminary plat to enable preparation of a preliminary stormwater management plan, grading plan and utility layouts
2. Prepare an updated cost estimate based on above plans
3. Submit preliminary plat
4. Determine need for Chapter 30 permit and start process if needed
5. Coordinate with the utility companies to provide services
6. Prepare all necessary design and construction plans for the subdivision

7. Submit plans for approvals and permitting, including the following:
 - a. Village approval
 - b. SEWRPC 208 letter
 - c. DNR approval for sanitary sewer and water extensions
 - d. DNR approval for NOI permit
 - e. DNR Chapter 30 permit (if needed)
 - f. ANR pipeline approval
 - g. Any other identified approvals
8. Prepare specifications manual for the public bid process
9. Prepare final plat based on PMT direction and agency review comments
10. Coordinate final alignments and easements with the utility companies for gas, electric and telecom
11. Finalize final plat and submit to all require entities and agencies for approval and recording
12. Prepare final construction cost estimate

PHASE 2: CONSTRUCTION-RELATED SERVICES

TASK 1. BIDDING PHASE

Our goal would be to have the bid package ready for a February bidding. Bidding early in the year has resulted in more favorable pricing for our past projects. We will work in collaboration with the County and Village to prepare bid packages.

1. Provide complete construction bid packet in electronic format to PMT and one complete bound hard copy
2. Following approval of concept plans and Phase I work, complete design, finalize plans and provide PMT with detailed plans in "bid ready" format acceptable to the PMT for all aspects of this project
3. Coordinate, attend and perform a pre-bid meeting as necessary
4. Review contractor bids, scope bids as needed and recommend award
5. Assist with other bidding tasks as needed

TASK 2: CONTRACT AWARD AND EXECUTION

1. Prepare and distribute construction contracts
2. Develop sample construction contract to be included with the bid packet inclusive of all requirements



3. Next Generation Housing Committee and County Executive Committee funding request approval
4. Village Board approval

TASK 3: PRECONFERENCE CONSTRUCTION

1. Develop construction schedule
2. Establish lines of communication
3. Payment procedures
4. Identify private utility conflicts

TASK 4: FIELD STAKE PROJECT

Depending on the contractor selected, staking requirements may vary. We have provided the costs based on the RFP. There may be potential for savings, if some of the staking is eliminated.

1. Sanitary sewer
2. Water main
3. Storm pond
4. Storm sewer
5. Street sub-grade
6. Curb and gutter
7. Finished pavement grades
8. Sidewalk
9. Easement limits

TASK 5: STAKE FINAL PLAT

1. Set the final lot corners

PHASE 3: CONSTRUCTION MANAGEMENT

PHASE 3 OVERVIEW

1. Attend and participate in informational and organizational meetings with Village and contractors on-site as required by Village (one pre-construction meeting and construction progress meetings if necessary)
2. Provide status update and handouts for PMT meetings
3. Assist Village with project coordination and ensure construction contractor is adhering to the project sequencing plan and completing individual projects on time
4. Construction inspections/meetings and site visits as required.
5. Respond in writing to all Requests for Information (RFI) and change order review/recommendation
6. Clarify construction/design issues and revise drawings/specifications if needed
7. Provide quality control reviews and verify all work is built to project specifications and permit requirements; develop certificate of completion for each project improvement area to be signed off by construction contractor, engineering firm and the Village
8. Provide written answers to questions during construction phase as needed
9. Provide written meeting summaries for any construction meetings that occur



TASK 1. INSPECT PROJECT IMPROVEMENTS

1. Sanitary sewer
2. Watermain
3. Water and sewer services
4. Storm pond
5. Storm sewer improvements
6. Subgrade/aggregate base and pavement
7. Concrete installation
 - a. Curb and gutter
 - b. Driveway approaches
 - c. Sidewalk
8. Restoration
 - a. Roads/right-of-way

TASK 2: CONSTRUCTION MONITORING

1. Conduct periodic field visits
2. Written correspondence with contractor and subcontractors
3. Review and approve contractor's payment requests
4. Resolve contract and street/storm sewer conflicts
5. Review material and equipment, shop drawings
6. Prepare and execute contract change orders, if necessary

TASK 3: PROJECT STATUS

1. Prepare written correspondence, as necessary

TASK 4: PROJECT CLOSEOUT

1. Prepare final punch list
2. Conduct final project walk-through with Village and County staff and officials
3. Field verify contractor corrective actions
4. Advise Village and County staff and officials
5. Work with contractor(s) to develop "as-built" drawings and provide final and complete "as-built" drawings to PMT upon project completion in both hardcopy and electronic format in a version acceptable to the PMT

SCHEDULE

Our team is committed to finding **project efficiencies throughout each step** of the process, and we have already identified some **opportunities to expedite your project schedule**, outlined below.

	2022				2023									
	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT
PHASE 1: DESIGN SERVICES														
TASK 1 SITE ANALYSIS														
Project Kickoff Meeting with the PMT Following Award and Receipt of Signed Agreement														
TASK 2: NEIGHBORHOOD DESIGN REFINEMENT														
Concept Plan Development														
Public Meeting to Review Concept Plan														
Builders Forum to Review Concept Plan														
Village Board Meeting to Review Concept Plan														
Final Concept Plan Completion														
TASK 3: SUBDIVISION DESIGN														
Preliminary Plat Review/Approvals														
Engineering Design and Plan Preparation														
TASK 5: FINAL PLAT PREPARATION & SUBMITTAL														
Final Plat Review/Approvals														
Once Final Plat is Approved, Potential for Early Start Permits for Homes on Spruce Street														
PHASE 2: CONSTRUCTION-RELATED SERVICES														
TASK 1: BIDDING PHASE														
Finalize Bid Documents for Infrastructure Construction														
Advertise Bids for Infrastructure Construction														
Open Infrastructure Construction Bids														
TASK 2: CONTRACT AWARD AND EXECUTION														
Award Contract at Village Board Meeting														
Next Generation Housing Committee and County Executive Committee Meeting Approvals														
PHASE 3: CONSTRUCTION MANAGEMENT														
TASK 1: INSPECT PROJECT IMPROVEMENTS														
Begin Infrastructure Construction														
TASK 4: PROJECT CLOSEOUT														
Construction Substantial Completion														
Home Construction begins														

CAPACITY

	Availability for Washington County	Time Committed to Current Workloads
Mike Court	30% available	70% committed
Brian Depies	40% available	60% committed
Mark Mickelson	30% available	70% committed
Keith Kindred	20% available	80% committed
Robbie Malzahn	30% available	70% committed
Heidi Kennedy	20% available	80% committed

“

SEH has a staff large enough to a handle all avenues during the design and construction of the development, yet still mange to provide the personal service that is so important to a successful project.

CORY O'DONNELL | LOOS CUSTOM HOMES

”



Taking the lead in Washington County.

Assessment Report for Coffee Connection Trail Project 2021

Attached is the following information regarding the Coffee Connection Trail Project 2021:

1. Plans and Specifications used to bid the project and construct.
2. The cost of the project was \$358,572.60, the base bid was \$265,947.08 and the amount being special assessed for the project is \$76,671.24. The Engineer's Estimate amount was \$193,827.50 of the project
3. Schedule of the proposed assessment.

Staff takes the position that the schedule of proposed assessment is a fair and equitable allocation of cost and that each property list in the report is benefiting. All other properties have been reviewed and the allocation has been deemed fair and benefiting. The project consisted of the following items:

- Adjustment of existing sanitary sewer manholes
- Installation of water and sanitary sewer laterals
- Modification to existing storm sewer
- Signage
- Grading of Right of Way
- Installation of concrete and asphalt sidewalk

The Village Board has approved to special assess properties along STH 60 (Main Street), which benefit from the project. The Village along the Jackson Sewer and Water Utilities will be paying for the majority of the project, although, the Village has determined the following parts of the project will be assessed to the benefiting properties: **Sidewalk, Grading, and Minimum Signage.**

This report was compiled by Brian W. Kober, P.E., Village Engineer.

Date: July 22, 2022

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Fax: 262-677-8770

Mailing Address:
P.O. Box 637

www.villageofjackson.com

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS

PLEASE TAKE NOTICE that the Village Board of the Village of Jackson, Washington County, Wisconsin has adopted a preliminary resolution declaring its intention to exercise its police power to levy special assessments pursuant to Section 66.0703, Wis. Stats., upon property within the following proposed assessment district for benefits conferred upon the property by the **Coffee Connection Trail Project 2021**:

<u>Property Address</u>	<u>Tax Key Number</u>
N168 W2010 Main Street	V3 0191
N168 W20069 Main Street	V3 0196 069
N168 W19851 Main Street	V3 0536 00C
N168 W19851 Main Street	V3 0536 00D
N168 W19555 Main Street	V3 0533 00C
W194 N16775 Eagle Drive	V3 0197 00P

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

YOU ARE FURTHER NOTIFIED that the Village Board will hear all interested person, or their agents or attorneys, concerning matters contained in the preliminary resolution authorizing the assessments and the above-described report at 7:30 PM on the 13th day of September 2022 in the Jackson Municipal Complex at N168 W19851 Main Street. All objections will be considered at this hearing and thereafter the amount of the assessments will be finally determined.

AFFIDAVIT OF PUBLICATION

State of Wisconsin Circuit Court Washington County

PROOF OF PUBLICATION

Telephone Number: 262-677-9001

ACCT Number: 153922

Invoice # 107043002

Account Name: Jackson, Village of

Address: Attn: Clerk
PO Box 637
Jackson WI 53037

Conley Media LLC
PO BOX 3001
Beaver Dam WI 53916
800-924-3142

IN THE MATTER OF: VOJ Coffee Connection

AD Number: 107043002

AD Cost: 32.28

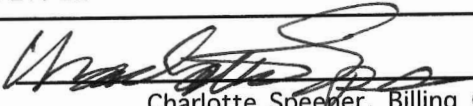
RECEIVED
SEP 01 2022
VILLAGE OF JACKSON
VILLAGE OF JACKSON

I, Charlotte Speener, being sworn, state:

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

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

8/27/22

Signed: 

Charlotte Speener, Billing Coordinator

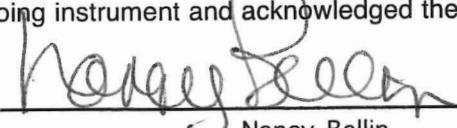
STATE OF WISCONSIN
WASHINGTON COUNTY

SS.

Personally came before me, this date of

August 27, 2022

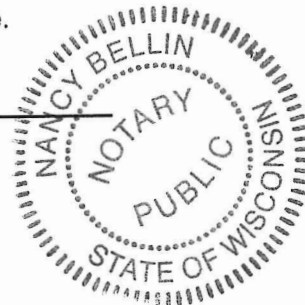
the above named Charlotte Speener to me known to be the person who executed the foregoing instrument and acknowledged the same.

Signed: 

Nancy Bellin

Notary Public, Wisconsin

My Commission expires: 10/4/22



NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS
PLEASE TAKE NOTICE that the Village Board of the Village of Jackson, Washington County, Wisconsin has adopted a preliminary resolution declaring its intention to exercise its police power to levy special assessments pursuant to Section 66.0703, Wis. Stats., upon property within the following proposed assessment district for benefits conferred upon the property by the Coffee Connection Trail Project 2021:
Property Address
Tax Key Number
N168 W2010 Main Street V3 0191
N168 W20069 Main Street V3 0196 069
N168 W19851 Main Street V3 0536 00C
N168 W19851 Main Street V3 0536 00D
N168 W19555 Main Street V3 0533 00C
W194 N16775 Eagle Drive V3 0197 00P
A report showing plans and specifications for the improvements, the estimated cost of improvements and a schedule of proposed assessments are on file at the Public Works Building W194 N16660 Eagle Drive, Jackson WI 53037 and may be inspected there during any business day between the hours of 7:30 AM and 4:00 PM.
YOU ARE FURTHER NOTIFIED that the Village Board will hear all interested person, or their agents or attorneys, concerning matters contained in the preliminary resolution authorizing the assessments and the above-described report at 7:30 PM on the 13th day of September 2022 in the Jackson Municipal Complex at N168 W19851 Main Street. All objections will be considered at this hearing and thereafter the amount of the assessments will be finally determined.
Publish: 8/27

WNAXLP

RESOLUTION #22-14

FINAL RESOLUTION AUTHORIZING THE LEVY OF SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY ASSOCIATED WITH COFFEE CONNECTION TRAIL PROJECT 2021

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin, on the 13th day of July 2021, adopted a Preliminary Resolution declaring it's intention to levy special assessments pursuant to Section 66.0703, Wisconsin Statutes upon the property benefited by the construction and reconstruction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks.

WHEREAS, the governing body held a public hearing at the Jackson Municipal Complex, located at N168W19851 Main Street at 7:30 p.m. on the 13th day of September 2022 for the purpose of hearing all interested persons who desired to speak concerning the project's improvements and assessments, and

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

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

1. The report pertaining to the construction of the above-described public improvements, including plans and specifications, therefore, is adopted and approved.
2. The improvements were carried out in accordance with such report, and payment for assessing the cost to the property shall make the improvements, benefited those properties as indicated in the report.
3. The assessments shown on the report represent an exercise of police power, have been determined and completed on a reasonable basis, and are hereby confirmed. The total amount assessed is \$76,671.24. The amount assessed against each of the affected properties is enumerated in the Assessment Report contained herein.
4. The assessments for all projects included in the report, are hereby combined as a single assessment, but any interested property owner may object to each assessment separately or to all of the assessments jointly, for any purpose.
5. The property owners may, at their option, pay the assessment to the Treasurer of the Village of Jackson, in one single total payment, or have the amount added as a Special Assessment to their annual property tax statement for the tax year 2022.

6. The Village Clerk shall publish this Resolution as a Class 1 notice, an Installment Assessment Notice, in accordance with Section 66.0703, Wisconsin Statutes.
7. The Village Treasurer shall mail to every interested person whose post office address is known or can with reasonable diligence be ascertained, including each property owner whose name appears on the property tax roll, a copy of this resolution, an invoice for the final assessment against the benefited property, and a contract agreement form in which the interested party shall elect their option of payment for such assessment, sign, and return to the Village Treasurer.

Introduced by: _____

Seconded by: _____

Vote: _____ ayes _____ nays

Passed and Approved: _____

Michael E. Schwab – Village President

Attest: _____
Jilline S. Dobratz – Village Clerk

Proof of Posting:

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

Village Official

Date

Village of Jackson
Coffeerville Connection Trail
Construction of Trail along STH 60 from Coffeerville to Eagle Drive
Final Property Assessment
July 22, 2022

Title	First Name	Last Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key No	Linear Frontage	Construction Cost per LF	Total Assessment Amount
	Jacek Kulwikowski	Lisa Zanella	Jackson	WI	53037	N168 W20101 Main Street	PO Box 166	V3 0191	150.00	\$123.61	\$18,540.82
	Flitsch Enterprises LLC		Cedarburg	WI	53012	N168 W20069 Main Street	4059 Mary Lane	V3 0196069	234.63	\$123.61	\$29,001.55
	Village of Jackson		Jackson	WI	53037	N168 W19851 Main Street	PO Box 637		1,531.29	\$123.61	\$189,275.84
	Claypool Properties LLC		Cedarburg	WI	53012	W194 N16775 Eagle Drive	N107 W5270 Sarangela Court	V3 019700P	235.66	\$123.61	\$29,128.87

2,151.58\$265,947.08

Estimated CostConstruction Cost\$265,947.08Cost per linear Foot\$123.61

Amount Assessed\$76,671.24Total Amount of Construction\$358,572.60Percentage Assessed21.38%

June 16, 2022

Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037

Attention: Brian Kober, P.E.
Director of Public Works

Subject: Project: VOJ 21-01
Coffee Connection Trail
Jackson Drive – Eagle Drive
Pay Request #5

Dear Mr. Kober:

Enclosed you will find Pay Request #5 for the Coffee Connection Trail 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; which was met with pay request #3. This is per Article 6.02.A.1 Progress Payments; Retainage, of Contract Document 00500, Agreement:

Total work completed to date	= \$ 398,152.42
Work completed, Pay Request #5	= \$ 23,207.87
Total Retainage	= \$ 8,964.32
Amount due to Contractor, Pay Request #5	= \$ 23,207.87

If you have any questions or comments, please contact me at (920) 924-5720.

Sincerely,



Todd Drew
Project Inspector
Gremmer & Associates, Inc.

Project VOI 21-01
Coffee Connection Trail
Jackson Drive - Eagle Drive

Pay Request #5
Poblocki Paving - Prime Contractor

Poblocki Paving				Pay Request #1		Pay Request #2		Pay Request #3		Pay Request #4		Pay Request #5		Cumulative Totals		% Complete		
Item No.	Description	Unit	Total	Unit Price	Bid Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total			
100-01	Removing Small Pipe Culverts	EACH	1	\$200.00	\$200.00		\$0.00		\$0.00	1.00	\$200.00		\$0.00	\$0.00	1	\$200.00	100%	
100-02	Removing Concrete Pavement	SY	65	\$30.00	\$1,950.00		\$0.00		\$0.00	63.00	\$1,890.00		\$0.00	\$0.00	63	\$1,890.00	97%	
100-03	Removing Asphaltic Surface	SY	35	\$12.00	\$420.00		\$0.00		\$0.00	84.00	\$1,008.00		\$0.00	\$0.00	84	\$1,008.00	240%	
100-04	Removing Curb & Gutter	LF	350	\$11.00	\$3,850.00		\$0.00		\$0.00	350.00	\$3,850.00		\$0.00	\$0.00	350	\$3,850.00	100%	
100-05	Removing Concrete Sidewalk	SY	65	\$30.00	\$1,950.00		\$0.00		\$0.00	47.00	\$1,410.00		\$0.00	\$0.00	47	\$1,410.00	72%	
100-06	Excavation Common	CY	637	\$66.00	\$42,042.00		\$0.00	550	\$36,300.00	316.00	\$20,856.00		\$0.00	\$0.00	866	\$57,156.00	136%	
100-07	Base Aggregate Dense 3/4-Inch	TON	104	\$32.00	\$3,328.00		\$0.00		\$0.00	105.12	\$3,363.84		\$0.00	\$0.00	105	\$3,363.84	101%	
100-08	Base Aggregate Dense 1 1/4-Inch	TON	1,135	\$29.00	\$32,915.00		\$0.00	1,252.94	\$36,335.26	270.40	\$7,841.60		\$0.00	\$0.00	1,523.34	\$44,176.86	134%	
100-09	Breaker Run	TON	180	\$29.00	\$5,220.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	0	\$0.00	0%	
100-10	Concrete Driveway 6-Inch	SY	31	\$90.00	\$2,790.00		\$0.00		\$0.00	31.33	\$2,819.70		\$0.00	\$0.00	31	\$2,819.70	101%	
100-11	Drilled Tie Bars	EACH	36	\$15.00	\$540.00		\$0.00		\$0.00	47.00	\$705.00		\$0.00	\$0.00	47	\$705.00	131%	
100-12	Asphaltic Surface	TON	370	\$114.00	\$42,180.00		\$0.00		\$0.00	433.30	\$49,399.20		\$0.00	\$0.00	433	\$49,399.20	117%	
100-13	Concrete Curb & Gutter 30-Inch Type D	LF	350	\$66.00	\$23,100.00		\$0.00		\$0.00	350.00	\$23,100.00		\$0.00	\$0.00	350	\$23,100.00	100%	
100-14	Concrete Curb Pedestrian	LF	25	\$78.00	\$1,950.00		\$0.00		\$0.00	25.00	\$1,950.00		\$0.00	\$0.00	25	\$1,950.00	100%	
100-15	Concrete Sidewalk 4-Inch	SF	2,910	\$6.30	\$18,333.00		\$0.00		\$0.00	2000.00	\$12,600.00	95.57	\$602.09	\$0.00	2096	\$13,202.09	72%	
100-16	Concrete Sidewalk 6-Inch	SF	755	\$8.80	\$6,644.00		\$0.00		\$0.00	1380.00	\$12,144.00	171.20	\$1,506.56	\$0.00	1551	\$13,650.56	205%	
100-17	Curb Ramp Detectable Warning Field Yellow	SF	135	\$30.00	\$4,050.00		\$0.00		\$0.00	154.00	\$4,620.00		\$0.00	\$0.00	154	\$4,620.00	114%	
100-18	Curb Ramp Detectable Warning Field Radial Yellow	SF	101	\$30.00	\$3,030.00		\$0.00		\$0.00	106.00	\$3,180.00		\$0.00	\$0.00	106	\$3,180.00	105%	
100-19	Lawn Restoration	SY	4,456	\$10.14	\$45,183.84		\$0.00		\$0.00	4010.00	\$40,661.40	1198.01	\$12,147.82	173.38	\$1,758.07	5381	\$54,567.29	121%
100-20	Silt Fence	LF	1,895	\$2.00	\$3,790.00	1956	\$3,912.00	260	\$520.00		\$0.00		\$0.00	\$0.00	2216	\$4,432.00	117%	
100-21	Inlet Protection Type A	EACH	1	\$105.00	\$105.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	0	\$0.00	0%	
100-22	Inlet Protection Type C	EACH	6	\$105.00	\$630.00	6	\$630.00		\$0.00		\$0.00		\$0.00	\$0.00	6	\$630.00	100%	
100-23	Temporary Ditch Checks	LF	24	\$30.00	\$720.00	24	\$720.00		\$0.00		\$0.00		\$0.00	\$0.00	24	\$720.00	100%	
100-24	Culvert Pipe Checks	EACH	8	\$185.00	\$1,480.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	0	\$0.00	0%	
100-25	Posts Wood 4x6-Inch X 14-FT	EACH	20	\$390.00	\$7,800.00		\$0.00		\$0.00		\$0.00		\$18.00	\$7,020.00	18	\$7,020.00	90%	
100-26	Signs Type II Reflective F	SF	135.0	\$26.00	\$3,510.00		\$0.00		\$0.00		\$0.00		\$99.00	\$2,574.00	99	\$2,574.00	73%	
100-27	Traffic Control	LS	1	\$8,556.00	\$8,556.00	1	\$8,556.00		\$0.00		\$0.00		\$0.00	\$0.00	1	\$8,556.00	100%	
100-28	Geotextile Type SAS	SY	600	\$2.40	\$1,440.00		\$0.00	397	\$952.80		\$0.00		\$0.00	\$0.00	397	\$952.80	66%	
100-29	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	621	\$10.86	\$6,744.06		\$0.00		\$0.00	148.00	\$1,607.28		\$0.00	572.00	\$6,211.92	720	\$7,819.20	116%
100-30	Marking Crosswalk Epoxy Ladder Pattern 24-Inch	LF	88	\$44.36	\$3,903.68		\$0.00		\$0.00		\$0.00		\$70.00	\$3,105.20	70	\$3,105.20	80%	
100-31	Sawing Asphalt	LF	225	\$2.50	\$562.50		\$0.00	465.5	\$1,163.75		\$0.00		\$0.00	\$0.00	465.5	\$1,163.75	207%	
100-32	Sawing Concrete	LF	115	\$3.00	\$345.00		\$0.00	54	\$162.00		\$0.00		\$0.00	\$0.00	54	\$162.00	47%	
Culvert Pipe Reinforced Concrete Horizontal Elliptical Class HE-III 14x23-Inch																		
200-01		LF	--	\$180.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	0	\$0.00	NA	
Apron Endwalls for Culvert Pipe Reinforced Concrete Horizontal Elliptical 14x23-Inch																		
200-02		EACH	--	\$1,060.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	0	\$0.00	NA	
200-03	Storm Sewer Pipe Class III-A 12-Inch	LF	51	\$138.00	\$7,038.00	51	\$7,038.00		\$0.00		\$0.00		\$0.00	\$0.00	51	\$7,038.00	100%	
200-04	Inlet Covers Type MS	EACH	1	\$748.00	\$748.00	1	\$748.00		\$0.00		\$0.00		\$0.00	\$0.00	1	\$748.00	100%	
200-05	Inlets Median I Grate	EACH	1	\$748.00	\$748.00	1	\$748.00		\$0.00		\$0.00		\$0.00	\$0.00	1	\$748.00	100%	
200-06	Connect to Existing Storm Sewer Structure	EACH	1	\$900.00	\$900.00	1	\$900.00		\$0.00		\$0.00		\$0.00	\$0.00	1	\$900.00	100%	
200-07	Storm Sewer Pipe PVC SDR-35 6-Inch	LF	36	\$53.00	\$1,908.00	36	\$1,908.00		\$0.00		\$0.00		\$0.00	\$0.00	36	\$1,908.00	100%	
300-01	Adjusting Sanitary Sewer Manhole	EACH	9	\$1,620.00	\$14,580.00	9	\$14,580.00		\$0.00		\$0.00		\$0.00	\$0.00	9	\$14,580.00	100%	
400-01	Adjusting Water Valves	EACH	9	\$600.00	\$5,400.00	8	\$4,800.00		\$0.00		\$0.00		\$0.00	\$0.00	8	\$4,800.00	89%	
400-02	Adjusting Hydrants	EACH	1	\$1,734.00	\$1,734.00	1	\$1,734.00		\$0.00		\$0.00		\$0.00	\$0.00	1	\$1,734.00	100%	
400-03	Relocating Hydrant	EACH	1	\$8,370.00	\$8,370.00	1	\$8,370.00		\$0.00		\$0.00		\$0.00	\$0.00	1	\$8,370.00	100%	
500-01	Posts Wood 4x6-Inch X 16-FT	EACH	1	\$410.00	\$410.00		\$0.00		\$0.00		\$0.00		\$1.00	\$410.00	1	\$410.00	100%	
500-02	Posts Tubular Steel 2x2 X 16-FT	EACH	1	\$410.00	\$410.00		\$0.00		\$0.00		\$0.00		\$1.00	\$410.00	1	\$410.00	100%	
500-03	Signs Type II Reflective H	SF	10.5	\$26.00	\$273.00		\$0.00		\$0.00		\$0.00		\$9.18	\$1,018.68	39	\$1,018.68	373%	
500-04	Relocate Sign	EACH	1	\$350.00	\$350.00		\$0.00		\$0.00		\$0.00		\$2.00	\$700.00	2	\$700.00	200%	
500-05	Marking Line Epoxy 4-Inch	LF	141	\$5.34	\$752.94		\$0.00		\$0.00	173.00	\$923.82		\$0.00	\$0.00	173	\$923.82	123%	
500-06	Marking Stop Line Epoxy 18-Inch	LF	76	\$25.00	\$1,900.00		\$0.00		\$0.00	96.00	\$2,400.00		\$0.00	\$0.00	96	\$2,400.00	126%	
500-07	Removing Pavement Marking	LF	337	\$2.34	\$788.58		\$0.00		\$0.00	463.00	\$1,083.42		\$0.00	\$0.00	463	\$1,083.42	137%	
Sanitary Sewer Pipe PVC SDR-35 6-Inch, including all fittings (VOI 21-02)																		
600-01		LF	50	\$660.00	\$33,000.00	50	\$33,000.00		\$0.00		\$0.00		\$0.00	\$0.00	50	\$33,000.00	100%	
TOTAL					\$358,572.60		\$87,644.00		\$75,433.81		\$197,610.26		\$14,256.47		\$23,207.87		\$398,152.42	111.04%

Pay Quantity differs from Requested Quantity
Total Difference of \$ 5,574.25

Work completed, previous estimate	\$14,256.47	
Work completed, this estimate	\$23,207.87	
Total work completed	\$398,152.42	
Retainage, this estimate	\$0.00	
Total retainage, previous estimates	\$0.00	
Total retainage	\$8,964.32	Max retainage to hold=
Amount due to contractor, this estimate	\$23,207.87	\$8,964.32



P.O. Box 13456
Wauwatosa, WI 53213-0456

Ph: 414.476.9130 Fax: 414.476.9132

INVOICE: 110575

Date: 5/31/2022

Your PO:

Terms: Upon Completion

Salesperson: KOUTNICK

Contract #: C29212 P1

Job #: 21CK0024

BILL Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

SITE Coffee Connection Trail
Asphalt Paving Project
Jackson, WI 53037

Project #: VOJ-21-01
Pay Application #5 - FINAL

<u>DESCRIPTION</u>	<u>PRICE</u>
Work completed per attached detail	398,152.42
Less pay application #1	-88,244.00
Less pay application #2	-75,408.06
Less pay application #3	-197,610.26
Less pay application #4	-13,682.22
TOTAL AMOUNT DUE	23,207.88

**Project VOJ 21-01
Coffee Connection Trail
Jackson Drive - Eagle Drive**

**Pay Request #4
Poblocki Paving - Prime Contractor**

				Poblocki Paving		Pay Request #1		Pay Request #2		Pay Request #3		Pay Request #4		Pay Request #5		Cumulative Totals		% Complete
Item No.	Description	Unit s	Total	Unit Price	Bid Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	
100-01	Removing Small Pipe Culverts	EACH	1	\$200.00	\$200.00		\$0.00		\$0.00	1.00	\$200.00		\$0.00		\$0.00	1	\$200.00	100%
100-02	Removing Concrete Pavement	SY	65	\$30.00	\$1,950.00		\$0.00		\$0.00	63.00	\$1,890.00		\$0.00		\$0.00	63	\$1,890.00	97%
100-03	Removing Asphaltic Surface	SY	35	\$12.00	\$420.00		\$0.00		\$0.00	84.00	\$1,008.00		\$0.00		\$0.00	84	\$1,008.00	240%
100-04	Removing Curb & Gutter	LF	350	\$11.00	\$3,850.00		\$0.00		\$0.00	350.00	\$3,850.00		\$0.00		\$0.00	350	\$3,850.00	100%
100-05	Removing Concrete Sidewalk	SY	65	\$30.00	\$1,950.00		\$0.00		\$0.00	47.00	\$1,410.00		\$0.00		\$0.00	47	\$1,410.00	72%
100-06	Excavation Common	CY	637	\$66.00	\$42,042.00		\$0.00	550	\$36,300.00	316.00	\$20,856.00		\$0.00		\$0.00	866	\$57,156.00	136%
100-07	Base Aggregate Dense 3/4-Inch	TON	104	\$32.00	\$3,328.00		\$0.00		\$0.00	105.12	\$3,363.84		\$0.00		\$0.00	105	\$3,363.84	101%
100-08	Base Aggregate Dense 1 1/4-Inch	TON	1,135	\$29.00	\$32,915.00		\$0.00	1252.94	\$36,335.26	270.40	\$7,841.60		\$0.00		\$0.00	1523.34	\$44,176.86	134%
100-09	Breaker Run	TON	180	\$29.00	\$5,220.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-10	Concrete Driveway 6-Inch	SY	31	\$90.00	\$2,790.00		\$0.00		\$0.00	31.33	\$2,819.70		\$0.00		\$0.00	31	\$2,819.70	101%
100-11	Drilled Tie Bars	EACH	36	\$15.00	\$540.00		\$0.00		\$0.00	47.00	\$705.00		\$0.00		\$0.00	47	\$705.00	131%
100-12	Asphaltic Surface	TON	370	\$114.00	\$42,180.00		\$0.00		\$0.00	433.30	\$49,396.20		\$0.00		\$0.00	433	\$49,396.20	117%
100-13	Concrete Curb & Gutter 30-Inch Type D	LF	350	\$66.00	\$23,100.00		\$0.00		\$0.00	350.00	\$23,100.00		\$0.00		\$0.00	350	\$23,100.00	100%
100-14	Concrete Curb Pedestrian	LF	25	\$78.00	\$1,950.00		\$0.00		\$0.00	25.00	\$1,950.00		\$0.00		\$0.00	25	\$1,950.00	100%
100-15	Concrete Sidewalk 4-Inch	SF	2,910	\$6.30	\$18,333.00		\$0.00		\$0.00	2000.00	\$12,600.00	95.57	\$602.09		\$0.00	2096	\$13,202.09	72%
100-16	Concrete Sidewalk 6-Inch	SF	755	\$8.80	\$6,644.00		\$0.00		\$0.00	1380.00	\$12,144.00	171.20	\$1,506.56		\$0.00	1551	\$13,650.56	205%
100-17	Curb Ramp Detectable Warning Field Yellow	SF	135	\$30.00	\$4,050.00		\$0.00		\$0.00	154.00	\$4,620.00		\$0.00		\$0.00	154	\$4,620.00	114%
100-18	Curb Ramp Detectable Warning Field Radial Yellow	SF	101	\$30.00	\$3,030.00		\$0.00		\$0.00	106.00	\$3,180.00		\$0.00		\$0.00	106	\$3,180.00	105%
100-19	Lawn Restoration	SY	4,456	\$10.14	\$45,183.84		\$0.00		\$0.00	4010.00	\$40,661.40	1198.01	\$12,147.82	173.38	\$1,758.07	5381	\$54,567.29	121%
100-20	Silt Fence	LF	1,895	\$2.00	\$3,790.00	1956	\$3,912.00	260	\$520.00		\$0.00		\$0.00		\$0.00	2216	\$4,432.00	117%
100-21	Inlet Protection Type A	EACH	1	\$105.00	\$105.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-22	Inlet Protection Type C	EACH	6	\$105.00	\$630.00	6	\$630.00		\$0.00		\$0.00		\$0.00		\$0.00	6	\$630.00	100%
100-23	Temporary Ditch Checks	LF	24	\$30.00	\$720.00	24	\$720.00		\$0.00		\$0.00		\$0.00		\$0.00	24	\$720.00	100%
100-24	Culvert Pipe Checks	EACH	8	\$185.00	\$1,480.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-25	Posts Wood 4x6-Inch X 14-FT	EACH	20	\$390.00	\$7,800.00		\$0.00		\$0.00		\$0.00		\$0.00	18.00	\$7,020.00	18	\$7,020.00	90%
100-26	Signs Type II Reflective F	SF	135.0	\$26.00	\$3,510.00		\$0.00		\$0.00		\$0.00		\$0.00	99.00	\$2,574.00	99	\$2,574.00	73%
100-27	Traffic Control	LS	1	\$8,556.00	\$8,556.00	1	\$8,556.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$8,556.00	100%
100-28	Geotextile Type SAS	SY	600	\$2.40	\$1,440.00		\$0.00	397	\$952.80		\$0.00		\$0.00		\$0.00	397	\$952.80	66%
100-29	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	621	\$10.86	\$6,744.06		\$0.00		\$0.00	148.00	\$1,607.28		\$0.00	572.00	\$6,211.92	720	\$7,819.20	116%
100-30	Marking Crosswalk Epoxy Ladder Pattern 24-Inch	LF	88	\$44.36	\$3,903.68		\$0.00		\$0.00		\$0.00		\$0.00	70.00	\$3,105.20	70	\$3,105.20	80%
100-31	Sawing Asphalt	LF	225	\$2.50	\$562.50		\$0.00	465.5	\$1,163.75		\$0.00		\$0.00		\$0.00	465.5	\$1,163.75	207%
100-32	Sawing Concrete	LF	115	\$3.00	\$345.00		\$0.00	54	\$162.00		\$0.00		\$0.00		\$0.00	54	\$162.00	47%
200-01	Culvert Pipe Reinforced Concrete Horizontal Elliptical Class HE-III 14x23-Inch	LF	--	\$180.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	NA
200-02	Apron Endwalls for Culvert Pipe Reinforced Concrete Horizontal Elliptical 14x23-Inch	EACH	--	\$1,060.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	NA
200-03	Storm Sewer Pipe Class III-A 12-Inch	LF	51	\$138.00	\$7,038.00	51	\$7,038.00		\$0.00		\$0.00		\$0.00		\$0.00	51	\$7,038.00	100%
200-04	Inlet Covers Type MS	EACH	1	\$748.00	\$748.00	1	\$748.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$748.00	100%
200-05	Inlets Median 1 Grate	EACH	1	\$748.00	\$748.00	1	\$748.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$748.00	100%
200-06	Connect to Existing Storm Sewer Structure	EACH	1	\$900.00	\$900.00	1	\$900.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$900.00	100%
200-07	Storm Sewer Pipe PVC SDR-35 6-Inch	LF	36	\$53.00	\$1,908.00	36	\$1,908.00		\$0.00		\$0.00		\$0.00		\$0.00	36	\$1,908.00	100%
300-01	Adjusting Sanitary Sewer Manhole	EACH	9	\$1,620.00	\$14,580.00	9	\$14,580.00		\$0.00		\$0.00		\$0.00		\$0.00	9	\$14,580.00	100%
400-01	Adjusting Water Valves	EACH	9	\$600.00	\$5,400.00	8	\$4,800.00		\$0.00		\$0.00		\$0.00		\$0.00	8	\$4,800.00	89%
400-02	Adjusting Hydrants	EACH	1	\$1,734.00	\$1,734.00	1	\$1,734.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$1,734.00	100%
400-03	Relocating Hydrant	EACH	1	\$8,370.00	\$8,370.00	1	\$8,370.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$8,370.00	100%
500-01	Posts Wood 4x6-Inch X 16-FT	EACH	1	\$410.00	\$410.00		\$0.00		\$0.00		\$0.00		\$0.00	1.00	\$410.00	1	\$410.00	100%
500-02	Posts Tubular Steel 2x2 X 16-FT	EACH	1	\$410.00	\$410.00		\$0.00		\$0.00		\$0.00		\$0.00	1.00	\$410.00	1	\$410.00	100%
500-03	Signs Type II Reflective H	SF	10.5	\$26.00	\$273.00		\$0.00		\$0.00		\$0.00		\$0.00	39.18	\$1,018.68	39	\$1,018.68	373%
500-04	Relocate Sign	EACH	1	\$350.00	\$350.00		\$0.00		\$0.00		\$0.00		\$0.00	2.00	\$700.00	2	\$700.00	200%
500-05	Marking Line Epoxy 4-Inch	LF	141	\$5.34	\$752.94		\$0.00		\$0.00	173.00	\$923.82		\$0.00		\$0.00	173	\$923.82	123%
500-06	Marking Stop Line Epoxy 18-Inch	LF	76	\$25.00	\$1,900.00		\$0.00		\$0.00	96.00	\$2,400.00		\$0.00		\$0.00	96	\$2,400.00	126%
500-07	Removing Pavement Marking	LF	337	\$2.34	\$788.58		\$0.00		\$0.00	463.00	\$1,083.42		\$0.00		\$0.00	463	\$1,083.42	137%
600-01	Sanitary Sewer Pipe PVC SDR-35 6-Inch, including all fittings (VOJ 21-02)	LF	50	\$660.00	\$33,000.00	50	\$33,000.00		\$0.00		\$0.00		\$0.00		\$0.00	50	\$33,000.00	100%
TOTAL					\$358,572.60		\$87,644.00		\$75,433.81		\$197,610.26		\$14,256.47		\$23,207.87		\$398,152.42	111.04%

Pay Quantity differs from Requested Quantity
Total Difference of \$ 574.25

Work completed, previous estimate
Work completed, this estimate
Total work completed
Retainage, this estimate
Total retainage, previous estimates
Total retainage
Amount due to contractor, this estimate

\$14,256.47
\$23,207.87
\$398,152.42
\$0.00
\$0.00
\$8,964.32
\$23,207.87

Max retainage to hold=

\$4,382.20 Retainage Est #1
\$3,771.69 Retainage Est #2
\$810.42 Retainage Est #3
\$8,964.32

Village of Jackson
Coffee Connection Trail
Jackson Drive - Eagle Drive

Coffee Connection Trail					
Item No	Item Description	Units	Quantity	Unit Price	Bid Amount
100-01	Removing Small Pipe Culverts	EACH	1	\$ 250.00	\$ 250.00
100-02	Removing Concrete Pavement	SY	65	\$ 10.00	\$ 650.00
100-03	Removing Asphaltic Surface	SY	45	\$ 5.00	\$ 225.00
100-04	Removing Curb & Gutter	LF	195	\$ 6.00	\$ 1,170.00
100-05	Removing Concrete Sidewalk	SY	16	\$ 10.00	\$ 160.00
100-06	Excavation Common	CY	785	\$ 25.00	\$ 19,625.00
100-07	Base Aggregate Dense 3/4-Inch	TON	70	\$ 20.00	\$ 1,400.00
100-08	Base Aggregate Dense 1 1/4-Inch	TON	1,140	\$ 15.00	\$ 17,100.00
100-09	Breaker Run	TON	180	\$ 15.00	\$ 2,700.00
100-10	Concrete Driveway 6-Inch	SY	30	\$ 60.00	\$ 1,800.00
100-11	Drilled Tie Bars	EACH	48	\$ 15.00	\$ 720.00
100-12	Asphaltic Surface	TON	375	\$ 100.00	\$ 37,500.00
100-13	Concrete Curb & Gutter 30-Inch Type D	LF	195	\$ 35.00	\$ 6,825.00
100-14	Concrete Curb Pedestrian	LF	25	\$ 40.00	\$ 1,000.00
100-15	Concrete Sidewalk 4-Inch	SF	1,000	\$ 8.00	\$ 8,000.00
100-16	Concrete Sidewalk 6-Inch	SF	715	\$ 10.00	\$ 7,150.00
100-17	Curb Ramp Detectable Warning Field Yellow	SF	43	\$ 40.00	\$ 1,720.00
100-18	Curb Ramp Detectable Warning Field Radial Yellow	SF	61	\$ 65.00	\$ 3,965.00
100-19	Lawn Restoration	SY	4,300	\$ 8.50	\$ 36,550.00
100-20	Silt Fence	LF	1,930	\$ 3.00	\$ 5,790.00
100-21	Inlet Protection Type A	EACH	2	\$ 100.00	\$ 200.00
100-22	Inlet Protection Type C	EACH	6	\$ 50.00	\$ 300.00
100-23	Temporary Ditch Checks	LF	60	\$ 10.00	\$ 600.00
100-24	Culvert Pipe Checks	EACH	11	\$ 15.00	\$ 165.00
100-25	Posts Wood 4x6-Inch X 14-FT	EACH	2	\$ 75.00	\$ 150.00
100-26	Signs Type II Reflective F	SF	16.5	\$ 25.00	\$ 412.50
100-27	Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00
100-28	Geotextile Type SAS	SY	600	\$ 3.00	\$ 1,800.00
100-29	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	290	\$ 10.00	\$ 2,900.00
100-30	Marking Crosswalk Epoxy Ladder Pattern 24-Inch	LF	88	\$ 20.00	\$ 1,760.00
100-31	Sawing Asphalt	LF	280	\$ 2.50	\$ 700.00
100-32	Sawing Concrete	LF	125	\$ 3.00	\$ 375.00
200-01	Culvert Pipe Reinforced Concrete Horizontal Elliptical Class HE-III 14x23-Inch	LF	36	\$ 90.00	\$ 3,240.00
200-02	Apron Endwalls for Culvert Pipe Reinforced Concrete Horizontal Elliptical 14x23-Inch	EACH	2	\$ 1,000.00	\$ 2,000.00
200-03	Storm Sewer Pipe Class III-A 12-Inch	LF	35	\$ 65.00	\$ 2,275.00
200-04	Inlet Covers Type MS	EACH	2	\$ 500.00	\$ 1,000.00
200-05	Inlets Median 1 Grate	EACH	2	\$ 2,000.00	\$ 4,000.00
200-06	Connect to Existing Storm Sewer Structure	EACH	2	\$ 1,000.00	\$ 2,000.00
200-07	PVC 6-Inch	LF	18	\$ 50.00	\$ 900.00
300-01	Adjusting Sanitary Sewer Manhole	EACH	5	\$ 1,000.00	\$ 5,000.00
400-01	Adjusting Water Valves	EACH	9	\$ 250.00	\$ 2,250.00
400-02	Adjusting Hydrants	EACH	1	\$ 1,000.00	\$ 1,000.00
400-03	Relocating Hydrant	EACH	1	\$ 1,500.00	\$ 1,500.00
---		---			\$ -
---		---			\$ -
---		---			\$ -
---		---			\$ -
Coffee Connection Trail Subtotal					\$ 193,827.50
Bid Total					\$ 193,827.50

RESOLUTION #21-15

PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POLICE POWERS, UNDER SECTION 66.0703 OF THE WISCONSIN STATUTES

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin is pursuing the construction and reconstruction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses for the benefit of the properties described on Exhibit A hereto.

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

1. The Village Board hereby declares its intention to exercise its police power under Section 66.0703 of the Wisconsin Statutes to levy special assessments upon the properties described in Exhibit A hereto, for special benefits conferred upon such property by the construction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses.
2. The Village Board hereby determines that the construction of such improvements is in the best interest of, and for the health and welfare of the municipality and the property benefited by the improvements, and therefore constitutes an exercise of the police power.
3. The amount of such assessments shall be determined and levied upon completion of the construction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses.
4. The number of installments, rate of interest, and the terms of payment will be included in the Final Resolution after the Public Hearing; which will be held upon completion of the project, when final costs have been determined.
5. Every Special Assessment levied under this Resolution, shall be a lien against the property assessed, from the date of the Final Resolution of the Village Board determining the levy.
6. The Village Engineer shall prepare a report consisting of the following:
 - a. Preliminary of the final plans and specifications for the Public Works.

- b. An estimate of the entire cost of the proposed improvements.
 - c. A schedule of the proposed properties against which the assessments are to benefit.
 - d. A statement that each property against which the assessments are proposed, has been inspected and is benefited, setting forth the basis of such benefit.
 - e. Upon completion of the report, the Village Engineer shall file a copy with the Village Clerk, and with the Village Treasurer.
7. The Village Clerk shall make a copy of the report available for public inspection.

Introduced by: _____ Seconded by: _____

Vote: ____ ayes ____ nays Passed and Approved: _____

Michael E. Schwab - Village President

Attest: _____
Jilline S. Dobratz - Village Clerk

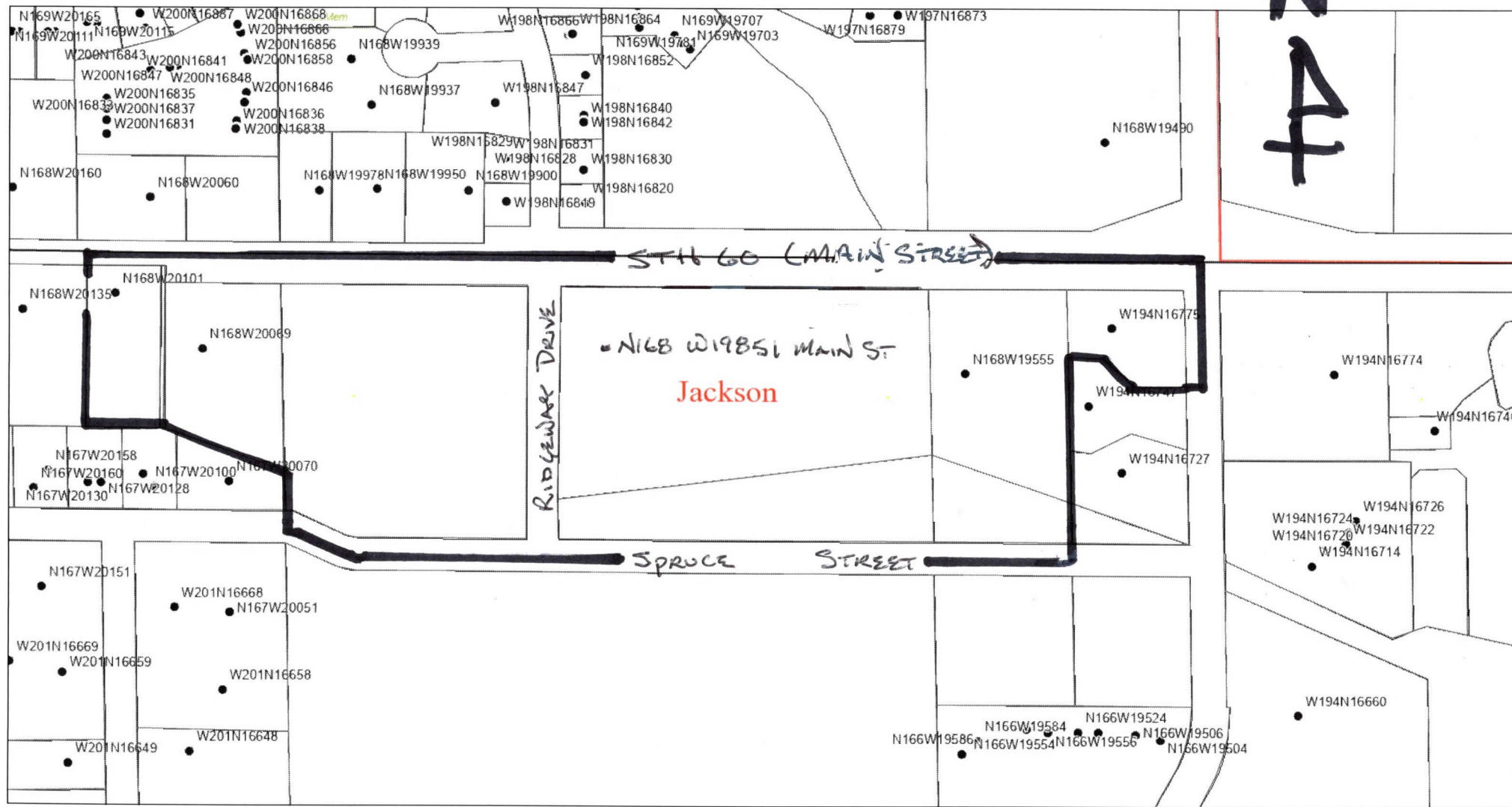
Proof of Posting:

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

Village Official

Date

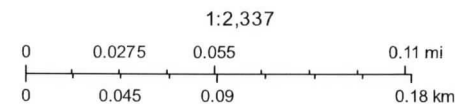
Washington County, Wisconsin



6/25/2021, 11:42:09 AM

- Current Parcel
- Address Point

EXHIBIT A



Washington County GIS

Village of Jackson
Coffeerville Connection Trail
Construction of Trail along STH 60 from Coffeerville to Eagle Drive
Preliminary ESTIMATED Property Assessment
June 27, 2017

Title	First Name	Last Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key No	Linear Frontage	Estimated Engineering and Design Cost (L.F.)	Estimated Construction of Path	Total Assessment Amount
	Jacek Kulwikowski	Lisa Zanella	Jackson	WI	53037	N168 W20101 Main Street	PO Box 166	V3 0191	180.00	\$3,090.19	\$21,117.88	\$24,208.07
	Scheunemann Living Trust		Cedarburg	WI	53012	N168 W20069-71 Main Street	4320 Country Aire Drive	V3 0196069	234.83	\$4,031.49	\$27,550.62	\$31,582.11
	Schmahl Family LTD Partnership		Jackson	WI	53037	N168 W19721 Main Street	N168 W19721 Main Street	V3 0536	1168.50	\$20,060.46	\$137,090.23	\$157,150.70
Mr., & Mrs.	John & Margaret	Schmahl	Jackson	WI	53037	N168 W19677 Main Street	N168 W19677 Main Street	V3 053600A	150.00	\$2,575.16	\$17,598.23	\$20,173.39
	Moder Revocable Living Trust		Jackson	WI	53037	N168 W19555 Main Street	N168 W19555 Main Street	V3 053300B	280.00	\$4,806.96	\$32,850.03	\$37,656.99
	Claypool Properties LLC		Cedarburg	WI	53012	W194 N16775 Eagle Drive	N107 W5270 Sarangela Court	V3 019700P	235.66	\$4,045.74	\$27,648.00	\$31,693.74

2248.99\$302,465.00

	Estimated Cost	Cost per linear Foot
Engineering and Design (Key Engineering Group, LTD)	\$38,610.00	\$17.17
Estimated Construction Cost	\$263,855.00	\$117.32
	\$302,465.00	

APPROVED MINUTES
Board of Public Works Meeting
Tuesday, July 26, 2022 at 6:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call

Chair Heckendorf called the meeting to order at 6:00 p.m.

Members Present: Tr. Engelhardt, Tr. Matter, Tim Meffert, and Steve Schoen

Member Excused: Sarah Malchow

Staff Present: Administrator Jen Keller, Director of Public Works Brian Kober and Clerk Jilline Dobratz

Also Present: Stan Lukasz of DAAR Engineering, Inc.

2. Approval of the Board of Public Works Minutes of June 28, 2022

Motion by Tr. Matter, second by Tim Meffert to approve the Board of Public Works minutes of June 28, 2022.

Vote: 5 ayes, 0 nays. Motion carried.

3. Eagle Drive and STH 60 – 30% Roundabout Plan Review – DAAR Engineering

Director Kober gave an update of the project. The Department of Transportation will be assigning a project manager to the project. The project is on schedule. Tonight, is the Local Officials Meeting.

Stan Lukasz of DAAR Engineering, Inc. was present and gave updated information on the engineering services. Discussion ensued on real estate acquisitions, costs, timeline, and funding.

This item was for information purposes only and no action was necessary.

4. Resolution #22-14 Final Assessment Coffee Connection Trail Project

Director Kober stated the special assessment amounts have not changed for the three properties in which the total amount being assessed is \$76,671.24.

Motion by Tr. Heckendorf, second by Tr. Engelhardt to recommend Budget & Finance and Village Board approve Resolution #22-14 Final Assessment Coffee Connection Trail Project with the recommendation to allow the property owners a 10 year repayment plan on their assessment amount.

Vote: 5 ayes, 0 nays. Motion carried.

5. Engineering Proposal – Lift Station and South Interceptor Study – Foth/City Water

Director Kober provided information on the proposal, explained the study and gave a timeline. South Interceptor Impact fees could be used to fund a portion of the study.

Motion by Tr. Heckendorf, second by Tr. Matter to recommend Budget & Finance and Village Board approve the Engineering Proposal – Lift Station and South Interceptor Study from Foth and City Water in an amount not to exceed \$89,000.00.

Vote: 5 ayes, 0 nays. Motion carried.

6. Review of Quotes for Water Tower Cleaning

Director Kober commented there is money in the budget for cleaning both towers.

Motion by Tr. Matter, second by Tim Meffert to recommend Budget & Finance and Village Board approve the quote from Water Tower Clean Coat, Inc. in the amount of \$15,700.00 for cleaning the blue and white towers.

Vote: 5 ayes, 0 nays. Motion carried.

7. Verizon – Land Lease Agreement for Fiber to White Water Tower Site

Director Kober provided an update. This item was for information purposes only and no action was necessary.

8. Director of Public Works Report

Director Kober summarized the report authored for the review of the Board. There is an educational booth for Storm Water and Wastewater at the Washington County Fair.

Motion by Tr. Heckendorf, second by Tr. Engelhardt to place the Director of Public Works Report on file.

Vote: 5 ayes, 0 nays. Motion carried.

9. Citizens/Village Staff to Address the Board

None.

10. Adjourn

Motion by Tr. Heckendorf, second by Tr. Matter to adjourn.

Vote: 5 ayes, 0 nays. Meeting was adjourned at 7:09 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCPC*
Village Clerk



Taking the lead in Washington County.

Assessment Report for Willow Ridge Reconstruction Project 2021

Attached is the following information regarding the Willow Ridge Drive Reconstruction Project 2021:

1. Plans and Specifications used to bid the project and construct.
2. The cost of the project was \$787,79.01, the base bid was \$789,627.11 and the amount being special assessed for the project is \$84,067.22. The Engineer's Estimate amount was \$886,722.00 of the project
3. Schedule of the proposed assessment.

Staff takes the position that the schedule of proposed assessment is a fair and equitable allocation of cost and that each property list in the report is benefiting. All other properties have been reviewed and the allocation has been deemed fair and benefiting. The project consisted of the following items:

Replacement of existing sanitary sewer and laterals
Replacement of existing water main and service
Installation of new storm sewer
Provide storm sewer laterals for sump pump discharge, per Village Code
Replacement and installation of new curb and gutter
Replacement and installation of new sidewalk
Resurface roadway

The Village Board has approved to special assess properties along Willow Ridge Drive, which benefit from the project. The Village along the Jackson Sewer and Water Utilities will be paying for the majority of the project, although, the Village has determined the following parts of the project will be assessed to the benefiting properties: **Storm Sewer Lateral and Sidewalk.**

This report was compiled by Brian W. Kober, P.E., Village Engineer.

Date: August 26, 2022

WI94N16660
Eagle Drive
Jackson, WI 53037
Phone: 262-677-0707
Fax: 262-677-8770

Mailing Address:
P.O. Box 637

www.villageofjackson.com

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS

PLEASE TAKE NOTICE that the Village Board of the Village of Jackson, Washington County, Wisconsin has adopted a preliminary resolution declaring its intention to exercise its police power to levy special assessments pursuant to Section 66.0703, Wis. Stats., upon property within the following proposed assessment district for benefits conferred upon the property by the **Willow Ridge Drive Reconstruction Project 2021**:

<u>Property Address</u>	<u>Tax Key Number</u>
N170 W20374 Hunters Road	V3 0467 000
N170 W20310 Hunters Road	V3 0467 045
W203 N17041 Willow Ridge Drive	V3 0467 001
W203 N17061 Willow Ridge Drive	V3 0467 002
W203 N17072 Willow Ridge Drive	V3 0467 003
W203 N17084 Willow Ridge Drive	V3 0467 004
N170 W20342 Willow Ridge Drive	V3 0467 005
N170 W20314 Willow Ridge Drive	V3 0467 006
N170 W20294 Willow Ridge Drive	V3 0467 007
N170 W20268 Willow Ridge Drive	V3 0467 008
N170 W20248 Willow Ridge Drive	V3 0467 009
N170 W20224 Willow Ridge Drive	V3 0467 010
N170 W20198 Willow Ridge Drive	V3 0467 011
N170 W20176 Willow Ridge Drive	V3 0467 012
N170 W20154 Willow Ridge Drive	V3 0467 013
N170 W20132 Willow Ridge Drive	V3 0467 014
N170 W20106 Willow Ridge Drive	V3 0467 015
N170 W20058 Willow Ridge Drive	V3 0467 016
N170 W20030 Willow Ridge Drive	V3 0467 017
N170 W20028 Willow Ridge Drive	V3 0467 018
N170 W19982 Willow Ridge Drive	V3 0015 133 002
N170 W19980 Willow Ridge Drive	V3 0015 133 001
N170 W19962 Willow Ridge Drive	V3 0015 132 001
N710 W19960 Willow Ridge Drive	V3 0015 132 002
N170 W19959 Willow Ridge Drive	V3 0015 135
N170 W19979 Willow Ridge Drive	V3 0015 134 001
N170 W19981 Willow Ridge Drive	V3 0015 134 002
N170 W20029 Willow Ridge Drive	V3 0467 018 001
N170 W20031 Willow Ridge Drive	V3 0467 018 002
N170 W20061 Willow Ridge Drive	V3 0467 019
N170 W20109 Willow Ridge Drive	V3 0467 055
N170 W20137 Willow Ridge Drive	V3 0467 054
N170 W20157 Willow Ridge Drive	V3 0467 053
N170 W20179 Willow Ridge Drive	V3 0467 052
N170 W20201 Willow Ridge Drive	V3 0467 051
N170 W20229 Willow Ridge Drive	V3 0467 050
N170 W20253 Willow Ridge Drive	V3 0467 049
N170 W20271 Willow Ridge Drive	V3 0467 048
N170 W20297 Willow Ridge Drive	V3 0467 047
N170 W20331 Willow Ridge Drive	V3 0467 046

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

YOU ARE FURTHER NOTIFIED that the Village Board will hear all interested person, or their agents or attorneys, concerning matters contained in the preliminary resolution authorizing the assessments and the above-described report at 7:30 PM on the 13th day of September 2022 in the Jackson Municipal Complex at N168 W19851 Main Street. All objections will be considered at this hearing and thereafter the amount of the assessments will be finally determined.

AFFIDAVIT OF PUBLICATION

State of Wisconsin Circuit Court Washington County

PROOF OF PUBLICATION

Telephone Number: 262-677-9001

ACCT Number: 153922

Invoice # 107043001

Account Name: Jackson, Village of
Attn: Clerk
PO Box 637
Jackson WI 53037

Conley Media LLC
PO BOX 3001
Beaver Dam WI 53916
800-924-3142

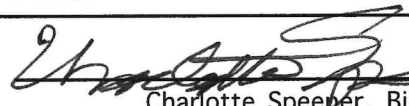
OF: VOJ Willow Ridge Project 2021
107043001
78.78

I, Charlotte Speener, being sworn, state:

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

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

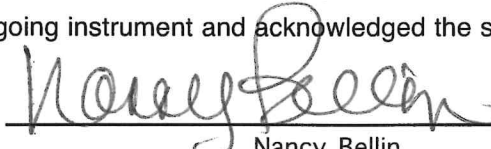
8/27/22

Signed: 

Charlotte Speener, Billing Coordinator

STATE OF WISCONSIN
WASHINGTON COUNTY

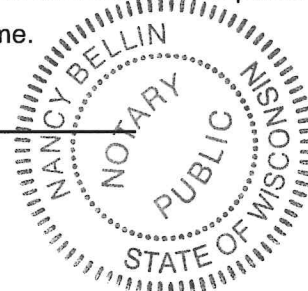
Personally came before me, this date of August 27, 2022
I have named Charlotte Speener to me known to be the person who executed
the foregoing instrument and acknowledged the same.

Signed: 

Nancy Bellin

Notary Public, Wisconsin

My Commission expires: 10/4/22



NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS

PLEASE TAKE NOTICE that the Village Board of the Village of Jackson, Washington County, Wisconsin has adopted a preliminary resolution declaring its intention to exercise its police power to levy special assessments pursuant to Section 66.0703, Wis. Stats., upon property within the following proposed assessment district for benefits conferred upon the property by the Willow Ridge Drive Reconstruction Project 2021:

Property Address
Tax Key Number
N170 W20374 Hunters Road V3 0467 000
N170 W20310 Hunters Road V3 0467 045
W203 N17041 Willow Ridge Drive V3 0467 001
W203 N17061 Willow Ridge Drive V3 0467 002
W203 N17072 Willow Ridge Drive V3 0467 003
W203 N17084 Willow Ridge Drive V3 0467 004
N170 W20342 Willow Ridge Drive V3 0467 005
N170 W20314 Willow Ridge Drive V3 0467 006
N170 W20294 Willow Ridge Drive V3 0467 007
N170 W20268 Willow Ridge Drive V3 0467 008
N170 W20248 Willow Ridge Drive V3 0467 009
N170 W20224 Willow Ridge Drive V3 0467 010
N170 W20198 Willow Ridge Drive V3 0467 011
N170 W20176 Willow Ridge Drive V3 0467 012
N170 W20154 Willow Ridge Drive V3 0467 013
N170 W20132 Willow Ridge Drive V3 0467 014
N170 W20106 Willow Ridge Drive V3 0467 015
N170 W20058 Willow Ridge Drive V3 0467 016
N170 W20030 Willow Ridge Drive V3 0467 017
N170 W20028 Willow Ridge Drive V3 0467 018
N170 W19982 Willow Ridge Drive V3 0015 133 002
N170 W19980 Willow Ridge Drive V3 0015 133 001
N170 W19962 Willow Ridge Drive V3 0015 132 001

RESOLUTION #22-16

FINAL RESOLUTION AUTHORIZING THE LEVY OF SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY ASSOCIATED WITH WILLOW RIDGE DRIVE RECONSTRUCTION PROJECT 2021

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin, on the 11th day of May 2021, adopted a Preliminary Resolution declaring its intention to levy special assessments pursuant to Section 66.0703, Wisconsin Statutes upon the property benefited by the construction and reconstruction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks.

WHEREAS, the governing body held a public hearing at the Jackson Municipal Complex, located at N168W19851 Main Street at 7:30 p.m. on the 13th day of September 2022 for the purpose of hearing all interested persons who desired to speak concerning the project's improvements and assessments, and

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

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

1. The report pertaining to the construction of the above-described public improvements, including plans and specifications, therefore, is adopted and approved.
2. The improvements were carried out in accordance with such report, and payment for assessing the cost to the property shall make the improvements, benefited those properties as indicated in the report.
3. The assessments shown on the report represent an exercise of police power, have been determined and completed on a reasonable basis, and are hereby confirmed. The total amount assessed is \$84,067.22. The amount assessed against each of the affected properties is enumerated in the Assessment Report contained herein.
4. The assessments for all projects included in the report, are hereby combined as a single assessment, but any interested property owner may object to each assessment separately or to all of the assessments jointly, for any purpose.
5. The property owners may, at their option, pay the assessment to the Treasurer of the Village of Jackson, in one single total payment, or have the amount added as a Special Assessment to their annual property tax statement for the tax year 2022.

6. The Village Clerk shall publish this Resolution as a Class 1 notice, an Installment Assessment Notice, in accordance with Section 66.0703, Wisconsin Statutes.
7. The Village Treasurer shall mail to every interested person whose post office address is known or can with reasonable diligence be ascertained, including each property owner whose name appears on the property tax roll, a copy of this resolution, an invoice for the final assessment against the benefited property, and a contract agreement form in which the interested party shall elect their option of payment for such assessment, sign, and return to the Village Treasurer.

Introduced by: _____

Seconded by: _____

Vote: _____ ayes _____ nays

Passed and Approved: _____

Michael E. Schwab – Village President

Attest: _____
Jilline S. Dobratz – Village Clerk

Proof of Posting:

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

Village Official

Date

Village of Jackson
Willow Ridge Drive Reconstruction Project 2021
Reconstruction of Willow Ridge Drive from Hunters Road to Ridgeway Drive
FINAL Property Assessment
August 24, 2022

Title	First Name	Last Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key No	Phone Number	Email Address	Onsite Inspection Completed	Linear Frontage	Estimated Sidewalk Installed (S.F.)	Sidewalk Installation Unit Price (\$/S.F.)	Estimated Sidewalk Cost (S.F.)	Storm Sewer Lateral Cost	Total Assessment Amount			
Mr. & Mrs.	George & Andrea	Baumann	Jackson	WI	53037	N170 W20374 Hunters Road	N170 W20374 Hunters Road	V3 0467 000	262-923-6009			90.00	90.00	\$4.35	\$195.75	\$2,461.69	\$2,657.44	50% of Sidewalk		
Mr. & Mrs.	Adam & Danielle	Klimas	Jackson	WI	53037	N170 W20310 Hunters Road	N170 W20310 Hunters Road	V3 0467 045	262-844-4355	adam.klimas@prudential.com		134.02	134.02	\$4.35	\$291.49	\$2,461.69	\$2,753.19	50% of Sidewalk		
Mr. & Mrs.	Casey & Judy	Wuestenhagen	Jackson	WI	53037	W203 N17041 Willow Ridge Drive	W203 N17041 Willow Ridge Drive	V3 0467 001	262-519-7702	wuesten2003@yahoo.com		80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Ms.	Wendy	Lamberth	Jackson	WI	53037	W203 N17061 Willow Ridge Drive	W203 N17061 Willow Ridge Drive	V3 0467 002				80.08	80.08	\$4.35	\$348.35	\$2,461.69	\$2,810.04			
Mr. & Mrs.	Michael	Lance	Jackson	WI	53037	W203 N17072 Willow Ridge Drive	W203 N17072 Willow Ridge Drive	V3 0467 003	262-353-1500	mlance9095@att.net		81.81	81.81	\$4.35	\$355.87	\$2,461.69	\$2,817.57			
Mr. & Mrs.	Karl & Michelle	Bandow	Jackson	WI	53037	W203 N17084 Willow Ridge Drive	W203 N17084 Willow Ridge Drive	V3 0467 004				53.10	53.10	\$4.35	\$230.99	\$2,461.69	\$2,692.68			
Ms.	Deborah	Kucharski	Jackson	WI	53037	N170 W20342 Willow Ridge Drive	N170 W20342 Willow Ridge Drive	V3 0467 005	262-305-5201	djkucharski@sbcglobal.net		63.42	63.42	\$4.35	\$275.88	\$2,461.69	\$2,737.57			
Mr. & Mrs.	Kevin	Berben	Jackson	WI	53037	N170 W20314 Willow Ridge Drive	N170 W20314 Willow Ridge Drive	V3 0467 006				116.54	116.54	\$4.35	\$506.95	\$2,461.69	\$2,968.64			
Ms.	Antoinette	Sansone	Jackson	WI	53037	N170 W20294 Willow Ridge Drive	N170 W20294 Willow Ridge Drive	V3 0467 007				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Ms.	Jessica	Bojack	Jackson	WI	53037	N170 W20268 Willow Ridge Drive	N170 W20268 Willow Ridge Drive	V3 0467 008				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Mr. & Mrs.	Michael & Deborah	Luedtke	Jackson	WI	53037	N170 W20248 Willow Ridge Drive	N170 W20248 Willow Ridge Drive	V3 0467 009	414-499-7753	mlued63@gmail.com		80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Mr.	Matthew	Schoenecker	Jackson	WI	53037	N170 W20224 Willow Ridge Drive	N170 W20224 Willow Ridge Drive	V3 0467 010				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Mr. & Mrs.	Michael & Lisa	Huettel	Jackson	WI	53037	N170 W20198 Willow Ridge Drive	N170 W20198 Willow Ridge Drive	V3 0467 011				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Mr. & Mrs.	Bryan & Margaret	Canfield	Jackson	WI	53037	N170 W20176 Willow Ridge Drive	N170 W20176 Willow Ridge Drive	V3 0467 012				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Ms.	Michele	Mente	Jackson	WI	53037	N170 W20154 Willow Ridge Drive	N170 W20154 Willow Ridge Drive	V3 0467 013				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Mr.	Jesse	McDermott	Jackson	WI	53037	N170 W20132 Willow Ridge Drive	N170 W20132 Willow Ridge Drive	V3 0467 014	262-707-8970	goingto.indv@sbcglobal.net		80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Mr. & Mrs.	Ned & Dawn	Farley	Jackson	WI	53037	N170 W20106 Willow Ridge Drive	N170 W20106 Willow Ridge Drive	V3 0467 015	262-305-1419	ned.farley@wlc.edu		86.00	86.00	\$4.35	\$374.10	\$2,461.69	\$2,835.79			
Mr. & Mrs.	John & Kathy	Resop	Jackson	WI	53037	N170 W20058 Willow Ridge Drive	N170 W20058 Willow Ridge Drive	V3 0467 016	262-677-4292	JK.J.R. 2000@yahoo.com		80.11	80.11	\$4.35	\$348.48	\$2,461.69	\$2,810.17			
Mr. & Mrs.	Daniel & Willetta	Cwiklinski	Jackson	WI	53037	N170 W20030 Willow Ridge Drive	N170 W20030 Willow Ridge Drive	V3 0467 017 001				101.47	101.47	\$4.35	\$220.70	\$1,230.85	\$1,451.54	50% sidewalk		
Mr. & Mrs.	Daniel & Marion	Hermanson	Rubicon	WI	53078	N170 W20028 Willow Ridge Drive	N3774 High Pointe Circle	V3 0467 017 002				101.47	101.47	\$4.35	\$220.70	\$1,230.85	\$1,451.54	50% sidewalk		
Ms.	Renee	Kroll	Jackson	WI	53037	N170 W19982 Willow Ridge Drive	N170 W19982 Willow Ridge Drive	V3 0015 133 002				98.81	98.81	\$4.35	\$214.91	\$0.00	\$214.91	50% sidewalk		
Ms.	Joan	Schulist	Jackson	WI	53037	N170 W19980 Willow Ridge Drive	N170 W19980 Willow Ridge Drive	V3 0015 133 001				98.81	98.81	\$4.35	\$214.91	\$0.00	\$214.91	50% sidewalk		
Mr.	Kevin	Blattner	Jackson	WI	53037	N170 W19962 Willow Ridge Drive	N170 W19962 Willow Ridge Drive	V3 0015 132 001				95.00	95.00	\$4.35	\$206.63	\$0.00	\$206.63	50% sidewalk		
Ms.	Ann Marie	Henninger	Jackson	WI	53037	N170 W19960 Willow Ridge Drive	N170W19960 Willow Ridge Drive	V3 0015 132 002	414-803-8089	ahennin219@aol.com		95.00	95.00	\$4.35	\$206.63	\$0.00	\$206.63	50% sidewalk		
	Zylka Properties		Delafield	WI	53018	W198 N17045 Ridgeway Drive	232 Steeple Point Circle	V3 0015 023				0.00	0.00	\$4.35	\$0.00	\$0.00	\$0.00			
Ms.	Holly	Piotrowski	Jackson	WI	53037	N170 W1'9959 Willow Ridge Drive	N170 W19959 Willow Ridge Drive	V3 0015 135				108.39	108.39	\$4.35	\$471.50	\$0.00	\$471.50			
Mr. & Mrs.	Norman & Mary	Kuells	Jackson	WI	53037	N170 W19979 Willow Ridge Drive	N170 W19979 Willow Ridge Drive	V3 0015 134 001				41.84	41.84	\$4.35	\$182.00	\$0.00	\$182.00	50% sidewalk		
Mr.	Jon	Hornung	Jackson	WI	53037	N170 W19981 Willow Ridge Drive	N170 W19981 Willow Ridge Drive	V3 0015 134 002				41.84	41.84	\$4.35	\$182.00	\$0.00	\$182.00	50% sidewalk		
Mr. & Mrs.	Richard & Cheryl	Schroeder/Olszewski	Jackson	WI	53037	N170 W20029 Willow Ridge Drive	N170 W20029 Willow Ridge Drive	V3 0467 018 001	262-677-1263			55.25	55.25	\$4.35	\$240.32	\$0.00	\$240.32	50% sidewalk		
Mr. & Mrs.	Raymond & Lyn	Fadden	Jackson	WI	53037	N170 W20031 Willow Ridge Drive	N170 W20031 Willow Ridge Drive	V3 0467 018 002	262-305-4691	rfadden2000@gmail.com		55.25	55.25	\$4.35	\$240.32	\$0.00	\$240.32	50% sidewalk		
Mr. & Mrs.	James & Nancy	Edyvean	Jackson	WI	53037	N170W20061 Willow Ridge Drive	N170 W20061 Willow Ridge Drive	V3 0467 019	262-305-2137	jnedvvean@gmail.com		42.15	42.15	\$4.35	\$183.35	\$0.00	\$183.35	50% sidewalk		
Mr. & Mrs.	William & Suzanne	Lee	Jackson	WI	53037	N170 W20109 Willow Ridge Drive	N170 W20109 Willow Ridge Drive	V3 0467 055				46.04	46.04	\$4.35	\$200.27	\$2,461.69	\$2,661.97	50% sidewalk		
Mr. & Mrs.	Daniel & Angela	Oesterreich	Jackson	WI	53037	N170 W20137 Willow Ridge Drive	N170 W20137 Willow Ridge Drive	V3 0467 054				82.00	82.00	\$4.35	\$356.70	\$2,461.69	\$2,818.39			
Ms.	Bonnie	Didier	Jackson	WI	53037	N170 W20157 Willow Ridge Drive	N170 W20157 Willow Ridge Drive	V3 0467 053	414-405-2711	boto4022@gmail.com		75.00	75.00	\$4.35	\$326.25	\$2,461.69	\$2,787.94			
	Coraleen	Janz	Jackson	WI	53037	N170 W20179 Willow Ridge Drive	N170 W20179 Willow Ridge Drive	V3 0467 052	262-677-4607	coryi710@hotmail.com		80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Mr. & Mrs.	Anthony & Laura	Futterer	Jackson	WI	53037	N170 W20201 Willow Ridge Drive	N170 W20201 Willow Ridge Drive	V3 0467 051				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Mr.	Daniel	Fischer	Jackson	WI	53037	N170 W20229 Willow Ridge Drive	N170 W20229 Willow Ridge Drive	V3 0467 050	262-305-5519	rugbybefore@yahoo.com		80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Mr. & Mrs.	Ralph & Donna	Schulz	Jackson	WI	53037	N170 W20253 Willow Ridge Drive	N170 W20253 Willow Ridge Drive	V3 0467 049	262-677-3927			80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Mr. & Mrs.	Daniel & Kathleen	Strack	Jackson	WI	53037	N170 W20271 Willow Ridge Drive	N170 W20271 Willow Ridge Drive	V3 0467 048	262-677-1836			80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Mr. & Mrs.	Frank & Renee	Greefkes	Jackson	WI	53037	N170 W20297 Willow Ridge Drive	N170 W20297 Willow Ridge Drive	V3 0467 047				80.00	80.00	\$4.35	\$348.00	\$2,461.69	\$2,809.69			
Mr.	David	Gierach	Jackson	WI	53037	N170 W20331 Willow Ridge Drive	N170 W20331 Willow Ridge Drive	V3 0467 046	262-483-1086	davidgierach@gmail.com		198.41	198.41	\$4.35	\$863.08	\$2,461.69	\$3,324.78			
Totals												3231.80			\$12,678.12	\$71,389.10	\$84,067.22			

VILLAGE OF JACKSON

WILLOW RIDGE DRIVE RECONSTRUCTION

FINAL ESTIMATE OF PROBABLE CONSTRUCTION COST

PROJECT NO.: 05789-0013

May 11, 2021



	QUANTITY	UNIT COST	TOTAL COST
1 COMMON EXCAVATION	4,200 C.Y.	\$30.00	\$126,000.00
2 SAW CUTTING ASPHALT ROADWAY	200 L.F.	\$5.00	\$1,000.00
3 SAN MH CHIMNEY & CASTING REPLACEMENT	7 EACH	\$1,500.00	\$10,500.00
4 VALVE BOX REPLACEMENT	3 EACH	\$800.00	\$2,400.00
1 48" STORM SEWER MANHOLE	4 EACH	\$3,000.00	\$12,000.00
2 12" DIA. STORM SEWER	595 L.F.	\$80.00	\$47,600.00
3 6" DIA. PVC STORM SEWER	98 L.F.	\$60.00	\$5,880.00
4 4" DIA. STORM LATERAL	2,084 L.F.	\$50.00	\$104,200.00
5 STORM MANHOLE CHIMNY & CASTING REPLACEMENT	4 EACH	\$1,200.00	\$4,800.00
6 CATCH BASIN REPLACEMENT	6 EACH	\$2,500.00	\$15,000.00
7 CURB BOX REPLACEMENT	5 EACH	\$500.00	\$2,500.00
8 CURB STOP REPLACEMENT	3 EACH	\$800.00	\$2,400.00
5 SANITARY LATERAL REPLACEMENT (1 UNIT)	12 L.F.	\$200.00	\$2,400.00
9 6" SAN LATERAL RECONNECTION (7 UNITS)	71 L.F.	\$200.00	\$14,200.00
6 REMOVE CONCRETE SIDEWALK	13,435 S.F.	\$1.00	\$13,435.00
7 4" CONCRETE SIDEWALK	12,968 S.F.	\$6.00	\$77,808.00
8 REMOVE CURB & GUTTER	3,461 L.F.	\$3.00	\$10,383.00
9 30" CURB & GUTTER TYPE "D"	3,234 L.F.	\$20.00	\$64,680.00
10 REMOVE CONCRETE DRIVEWAY APRON	6,754 S.F.	\$2.00	\$13,508.00
11 7" CONCRETE DRIVEWAY APRON & SIDEWALK	10,319 S.F.	\$7.00	\$72,233.00
12 EXCAVATION BELOW SUBGRADE (EBS)	420 C.Y.	\$18.00	\$7,560.00
13 EBS BACKFILL 1-1/4" DENSE	840 TONS	\$18.00	\$15,120.00
14 1-1/4" DENSE CRUSHED AGGREGATE BASE COURSE	3,900 TONS	\$16.00	\$62,400.00
15 LOWER LAYER HMA PAVEMENT 3-1/4"	1,275 TONS	\$70.00	\$89,250.00
16 UPPER LAYER HMA PAVEMENT 1-3/4"	685 TONS	\$75.00	\$51,375.00
17 TRAFFIC CONTROL	1 L.S.	\$15,000.00	\$15,000.00
18 LAWN RESTORATION	3,509 S.Y.	\$10.00	\$35,090.00
19 INLET PROTECTION	10 EACH	\$100.00	\$1,000.00
20 ABANDON 8" SAN SEWER & WTM	1 L.S.	\$5,000.00	\$5,000.00
21 REMOVE SAN. MANHOLE	1 EACH	\$1,000.00	\$1,000.00
22 SALVAGE HYDRANT	1 EACH	\$1,000.00	\$1,000.00
TOTAL CONSTRUCTION COST			\$886,722.00
CONTINGENCIES			\$53,278.00
ENGINEERING, LEGAL & ADMINISTRATION			<u>\$133,000.00</u>
TOTAL PROJECT COST			\$1,073,000.00

PROJECT NO: 05789-0013
PROJECT ID: Willow Ridge Drive Reconstruction
CLIENT: Village of Jackson
CONTRACTOR: Soper Compies



			ESTIMATED QUANTITIES					Project-to-Date (PTD) CONTRACTOR SUBMITTAL			AS BUILT OF PTD INSTALLED QUANTITIES			AS BUILT VS SUBMITTED		ESTIMATED VS AS BUILT				NOTES:
			ORIGINAL	ORIGINAL	Bid Quantities	TOTAL	Unit	YTD Schedule	QUANTITIES	VALUES	\$	QUANTITIES	VALUES	QUANTITIES	VALUES	As Built	QUANTITIES	As Built	VALUES	
			Estimated	Schedule of	Changed By	Estimated	Meas.	of Values	Submitted	Submitted	% of	As Built	As Built	% of	As Built	As Built	Estimated	VS As Built	Estimated VS	
Unit Price			Quantity	Values	CO#	Quantity		Amount	To Date	To Date	Est.	VS Submitted	VS Submitted	Est.	VS Submitted	VS Submitted	VS As Built	VS As Built	As Built	
1	COMMON EXCAVATION	\$16.20	4,200	\$ 68,040.00		4200	C.Y.	\$ 68,040.00	3150.00	\$ 51,030.00	75.00%	4200	\$ 68,040.00	100.00%	1050	\$ 17,010.00	4200	0	\$ 68,040.00	\$ -
2	SAW CUTTING ASPHALT ROADWAY	\$3.10	200	\$ 620.00		200	L.F.	\$ 620.00	200.00	\$ 620.00	100.00%	184	\$ 570.40	92.00%	(16)	\$ (49.60)	184	(16)	\$ 570.40	\$ (49.60)
3	SAN MH CHIMNEY & CASTING REPLACEMENT	\$1,440.00	7	\$ 10,080.00		7	EACH	\$ 10,080.00	7.00	\$ 10,080.00	100.00%	7	\$ 10,080.00	100.00%	0	\$ -	7	0	\$ 10,080.00	\$ -
4	VALVE BOX REPLACEMENT	\$420.00	3	\$ 1,260.00		3	EACH	\$ 1,260.00	2.00	\$ 840.00	66.67%	2	\$ 840.00	66.67%	0	\$ -	2	(1)	\$ 840.00	\$ (420.00)
5	48" STORM SEWER MANHOLE	\$2,870.00	4	\$ 11,480.00		4	EACH	\$ 11,480.00	4.00	\$ 11,480.00	100.00%	4	\$ 11,480.00	100.00%	0	\$ -	4	0	\$ 11,480.00	\$ -
6	12" DIA. STORM SEWER	\$90.00	595	\$ 53,550.00		595	L.F.	\$ 53,550.00	639.00	\$ 57,510.00	107.39%	639	\$ 57,510.00	107.39%	0	\$ -	639	44	\$ 57,510.00	\$ 3,960.00
7	6" DIA. PVC STORM SEWER	\$90.00	98	\$ 8,820.00		98	L.F.	\$ 8,820.00	72.50	\$ 6,525.00	73.98%	72.5	\$ 6,525.00	73.98%	0	\$ -	72.5	(26)	\$ 6,525.00	\$ (2,295.00)
8	4" DIA. STORM LATERAL	\$68.00	2,084	\$ 141,712.00		2084	L.F.	\$ 141,712.00	2031.10	\$ 138,114.80	97.46%	2031.1	\$ 138,114.80	97.46%	0	\$ -	2031.1	(53)	\$ 138,114.80	\$ (3,597.20)
9	STORM MANHOLE CHIMNEY & CASTING REPLACEMENT	\$1,600.00	4	\$ 6,400.00		4	EACH	\$ 6,400.00	4.00	\$ 6,400.00	100.00%	3	\$ 4,800.00	75.00%	(1)	\$ (1,600.00)	3	(1)	\$ 4,800.00	\$ (1,600.00)
10	CATCH BASIN REPLACEMENT	\$3,000.00	6	\$ 18,000.00		6	EACH	\$ 18,000.00	6.00	\$ 18,000.00	100.00%	6	\$ 18,000.00	100.00%	0	\$ -	6	0	\$ 18,000.00	\$ -
11	CURB BOX REPLACEMENT	\$650.00	5	\$ 3,250.00		5	EACH	\$ 3,250.00	6.00	\$ 3,900.00	120.00%	5	\$ 3,250.00	100.00%	(1)	\$ (650.00)	5	0	\$ 3,250.00	\$ -
12	CURB STOP REPLACEMENT	\$1,200.00	3	\$ 3,600.00		3	EACH	\$ 3,600.00	2.00	\$ 2,400.00	66.67%	2	\$ 2,400.00	66.67%	0	\$ -	2	(1)	\$ 2,400.00	\$ (1,200.00)
13	SANITARY LATERAL REPLACEMENT (1 UNIT)	\$200.00	12	\$ 2,400.00		12	L.F.	\$ 2,400.00	12.50	\$ 2,500.00	104.17%	12.5	\$ 2,500.00	104.17%	0	\$ -	12.5	1	\$ 2,500.00	\$ 100.00
14	6" SAN LATERAL RECONNECTION (7 UNITS)	\$200.00	71	\$ 14,200.00		71	L.F.	\$ 14,200.00	56.10	\$ 11,220.00	79.01%	64.7	\$ 12,940.00	91.13%	9	\$ 1,720.00	64.7	(6)	\$ 12,940.00	\$ (1,260.00)
15	REMOVE CONCRETE SIDEWALK	\$0.50	13,435	\$ 6,717.50		13435	S.F.	\$ 6,717.50	13435.00	\$ 6,717.50	100.00%	13435	\$ 6,717.50	100.00%	0	\$ -	13435	0	\$ 6,717.50	\$ -
16	4" CONCRETE SIDEWALK	\$4.35	12,968	\$ 56,410.80		12968	S.F.	\$ 56,410.80	12253.05	\$ 53,300.77	94.49%	13093.27	\$ 56,955.72	100.97%	840	\$ 3,654.96	13093.27	125	\$ 56,955.72	\$ 544.92
17	REMOVE CURB & GUTTER	\$0.70	3,461	\$ 2,422.70		3461	L.F.	\$ 2,422.70	3461.00	\$ 2,422.70	100.00%	3469	\$ 2,428.30	100.23%	8.0	\$ 5.60	3469	8	\$ 2,428.30	\$ 5.60
18	30" CURB & GUTTER TYPE "D"	\$13.50	3,234	\$ 43,659.00		3234	L.F.	\$ 43,659.00	3267.60	\$ 44,112.60	101.04%	3241	\$ 43,753.50	100.22%	(27)	\$ (359.10)	3241	7	\$ 43,753.50	\$ 94.50
19	REMOVE CONCRETE DRIVEWAY APRON	\$0.50	6,754	\$ 3,377.00		6754	S.F.	\$ 3,377.00	6754.00	\$ 3,377.00	100.00%	5961.98	\$ 2,980.99	88.27%	(792)	\$ (396.01)	5961.98	(792)	\$ 2,980.99	\$ (396.01)
20	7" CONCRETE DRIVEWAY APRON & SIDEWALK	\$5.50	10,319	\$ 56,754.50		10319	S.F.	\$ 56,754.50	10613.91	\$ 58,376.51	102.86%	10878.99	\$ 59,834.45	105.43%	265	\$ 1,457.94	10878.99	560	\$ 59,834.45	\$ 3,079.95
21	EXCAVATION BELOW SUBGRADE (EBS)	\$17.00	420	\$ 7,140.00		420	C.Y.	\$ 7,140.00	376.85	\$ 6,406.45	89.73%	376.85	\$ 6,406.45	89.73%	0	\$ -	376.85	(43)	\$ 6,406.45	\$ (733.55)
22	EBS BACKFILL 1-1/4" DENSE	\$15.00	840	\$ 12,600.00		840	TONS	\$ 12,600.00	741.76	\$ 11,126.40	88.30%	741.76	\$ 11,126.40	88.30%	0	\$ -	741.76	(98)	\$ 11,126.40	\$ (1,473.60)
23	1-1/4" DENSE CRUSHED AGGREGATE BASE COURSE	\$15.00	3,900	\$ 58,500.00		3900	TONS	\$ 58,500.00	3958.44	\$ 59,376.60	101.50%	3840.55	\$ 57,608.25	98.48%	(118)	\$ (1,768.35)	3840.55	(59)	\$ 57,608.25	\$ (891.75)
24	LOWER LAYER HMA PAVEMENT 3-1/4"	\$71.00	1,275	\$ 90,525.00		1275	TONS	\$ 90,525.00	1285.39	\$ 91,262.69	100.81%	1285.39	\$ 91,262.69	100.81%	0	\$ -	1285.39	10	\$ 91,262.69	\$ 737.69
25	UPPER LAYER HMA PAVEMENT 1-3/4"	\$75.65	685	\$ 51,820.25		685	TONS	\$ 51,820.25	724.08	\$ 54,776.65	105.71%	731.08	\$ 55,306.20	106.73%	7	\$ 529.55	731.08	46	\$ 55,306.20	\$ 3,485.95
26	TRAFFIC CONTROL	\$25,000.00	1	\$ 25,000.00		1	L.S.	\$ 25,000.00	0.75	\$ 18,750.00	75.00%	1	\$ 25,000.00	100.00%	0	\$ 6,250.00	1	0	\$ 25,000.00	\$ -
27	LAWN RESTORATION	\$6.00	3,509	\$ 21,054.00		3509	S.Y.	\$ 21,054.00	3509.00	\$ 21,054.00	100.00%	3509	\$ 21,054.00	100.00%	0	\$ -	3509	0	\$ 21,054.00	\$ -
28	INLET PROTECTION	\$90.00	10	\$ 900.00		10	EACH	\$ 900.00	10.00	\$ 900.00	100.00%	10	\$ 900.00	100.00%	0	\$ -	10	0	\$ 900.00	\$ -
29	ABANDON 8" SAN SEWER & WTM	\$4,880.00	1	\$ 4,880.00		1	L.S.	\$ 4,880.00	1.00	\$ 4,880.00	100.00%	1	\$ 4,880.00	100.00%	0	\$ -	1	0	\$ 4,880.00	\$ -
30	REMOVE SAN. MANHOLE	\$2,660.00	1	\$ 2,660.00		1	EACH	\$ 2,660.00	1.00	\$ 2,660.00	100.00%	1	\$ 2,660.00	100.00%	0	\$ -	1	0	\$ 2,660.00	\$ -
31	SALVAGE HYDRANT AND VALVE	\$1,000.00	1	\$ 1,000.00		1	L.S.	\$ 1,000.00	1.00	\$ 1,000.00	100.00%	1	\$ 1,000.00	100.00%	0.0	\$ -	1	0	\$ 1,000.00	\$ -
TOTAL - Items thru , Inclusive,.....				\$ 788,832.75				\$ 788,832.75		\$ 761,119.66	96.49%		\$ 786,924.65	99.76%		\$ 25,804.99		0	\$ 786,924.65	\$ (1,908.10)
CHANGE ORDER ITEMS (& Supplemental Items by Change Order):																				
CO1	HMA Driveway Patching	\$113.48	7	\$ 794.36		7	TN	\$ 794.36	7	\$ 794.36	100.00%	7	\$ 794.36	100.00%	0	\$ -	7	0	\$ 794.36	\$ -
CO1				\$ -		0		\$ -		\$ -	#DIV/0!	0	\$ -	#DIV/0!	0	\$ -	0	0	\$ -	\$ -
CO1				\$ -		0		\$ -		\$ -	#DIV/0!	0	\$ -	#DIV/0!	0	\$ -	0	0	\$ -	\$ -
CO1				\$ -		0		\$ -		\$ -	#DIV/0!	1	\$ -	#DIV/0!	1	\$ -	1	1	\$ -	\$ -
				\$ -		0		\$ -		\$ -	#DIV/0!	0	\$ -	#DIV/0!	0	\$ -	0	0	\$ -	\$ -
				\$ -		0		\$ -		\$ -	#DIV/0!	0	\$ -	#DIV/0!	0	\$ -	0	0	\$ -	\$ -
				\$ -		0		\$ -		\$ -	#DIV/0!	0	\$ -	#DIV/0!	0	\$ -	0	0	\$ -	\$ -
Project TOTALS =				\$ 789,627.11				\$ 789,627.11		\$ 761,914.02	96.49%		\$ 787,719.01	99.76%		\$ 25,804.99			\$ 787,719.01	\$ (1,908.10)

Net Change from Change Orders = \$ 794.36
ADD / (LESS) As-Built Reconciliation of Installed Quantities Vs Estimated = \$ -
TOTAL CHANGE FROM CHANGE ORDERS (Including As-Built Reconciliation) = \$ 794.36
Change to Contract Price as Percent of ORIGINAL Contract Value = 0.10%
Change to Contract Price as Percent of FINAL Contract Value = 0.10%

CONTRACTOR PTD PAYMENTS:

1	Original Contract Price	\$ 788,832.75	Payment No.1	\$ 89,091.00
2	Change Orders	\$ 794.36	Payment No.2	\$ 224,864.81
3	Current Contract Price	\$ 789,627.11	Payment No.3	\$ 238,128.22
4	Completed to Date	\$ 761,914.02 ("YTD Contractor Submittal")	Payment No.4	
5	Retainage	\$ 19,047.85 (5% before Substantial Completion 2.5% after)	Payment No.5	
6	Complete LESS Retainage	\$ 742,866.17	Payment No.6	
7	Previous Payments	\$ 552,084.03	Payment No.7	
8	LDs	\$ -	Payment No.8	
9	Additional Eng Costs	\$ -	Payment No.9	
10	DUE this Application	\$ 190,782.14	Payment No.10	
11	Balance to Finish Including Retainage	\$ 46,760.94	Payment No.11	
			Payment No.12	
		Line 10 PLUS 11	\$ 237,543.08	YTD PAID TO CONTRACTOR = \$ 552,084.03
				As-Built Value = \$ 787,719.01
				Balance = \$ 235,634.98

RESOLUTION #21-10

PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POLICE POWERS, UNDER SECTION 66.0703 OF THE WISCONSIN STATUTES

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin is pursuing the construction and reconstruction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses for the benefit of the properties described on Exhibit A hereto.

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

1. The Village Board hereby declares its intention to exercise its police power under Section 66.0703 of the Wisconsin Statutes to levy special assessments upon the properties described in Exhibit A hereto, for special benefits conferred upon such property by the construction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses.
2. The Village Board hereby determines that the construction of such improvements is in the best interest of, and for the health and welfare of the municipality and the property benefited by the improvements, and therefore constitutes an exercise of the police power.
3. The amount of such assessments shall be determined and levied upon completion of the construction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses.
4. The number of installments, rate of interest, and the terms of payment will be included in the Final Resolution after the Public Hearing; which will be held upon completion of the project, when final costs have been determined.
5. Every Special Assessment levied under this Resolution, shall be a lien against the property assessed, from the date of the Final Resolution of the Village Board determining the levy.
6. The Village Engineer shall prepare a report consisting of the following:
 - a. Preliminary of the final plans and specifications for the Public Works.

- b. An estimate of the entire cost of the proposed improvements.
 - c. A schedule of the proposed properties against which the assessments are to benefit.
 - d. A statement that each property against which the assessments are proposed, has been inspected and is benefited, setting forth the basis of such benefit.
 - e. Upon completion of the report, the Village Engineer shall file a copy with the Village Clerk, and with the Village Treasurer.
7. The Village Clerk shall make a copy of the report available for public inspection.

Introduced by: Trustee Heckendorf Seconded by: Trustee Wells

Vote: 6 ayes 0 nays

Passed and Approved: May 11, 2021

Michael E. Schwab
Michael E. Schwab - Village President

Attest: Jilline S. Dobratz
Jilline S. Dobratz - Village Clerk

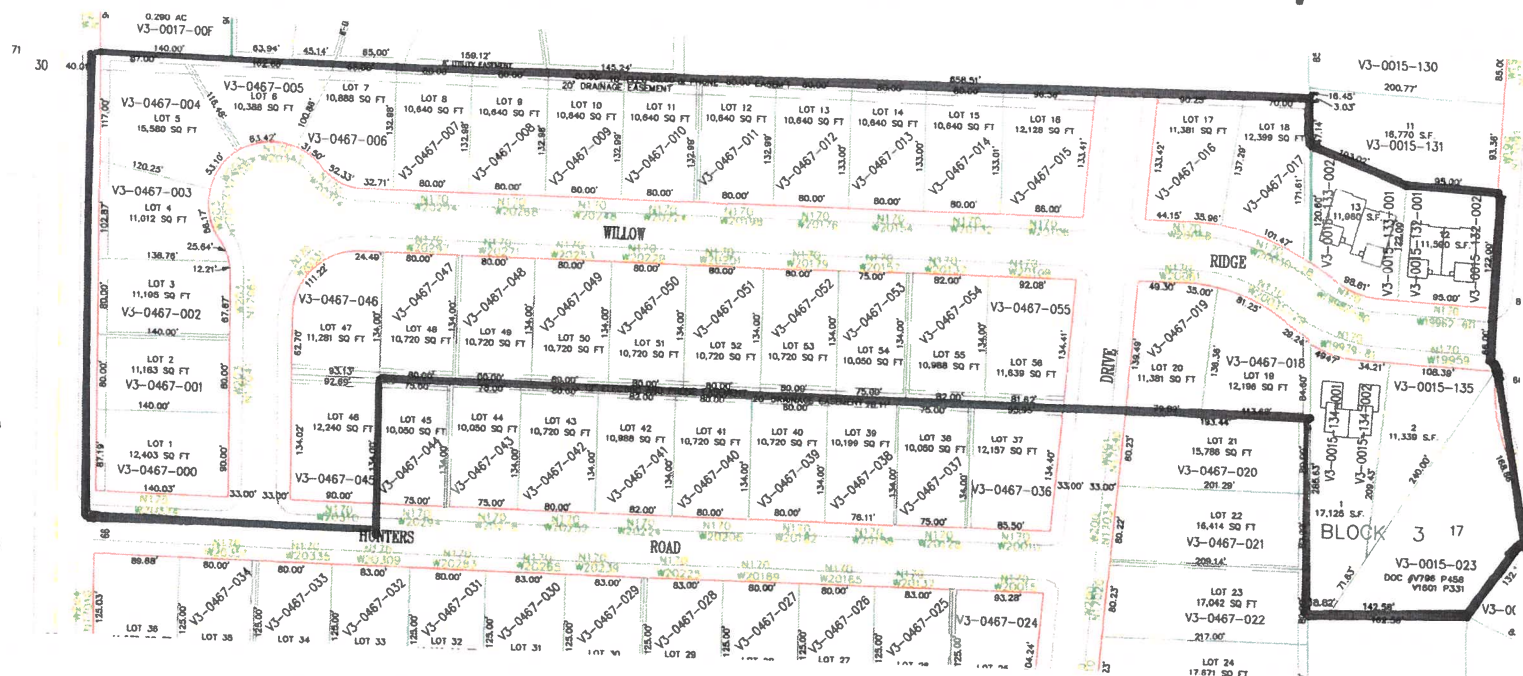
Proof of Posting:

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

Jilline S. Dobratz
Village Official

May 17, 2021
Date

NA



Village of Jackson
Willow Ridge Drive Reconstruction Project 2021
Reconstruction of Willow Ridge Drive from Hunters Road to Ridgeway Drive
Preliminary Property Assessment
July 12, 2021

Title	First Name	Last Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key No	Phone Number	Email Address	Onsite Inspection Completed	Linear Frontage	Estimated Sidewalk Installed (S.F.)	Sidewalk Installation Unit Price (\$/S.F.)	Estimated Sidewalk Cost (S.F.)	Storm Sewer Lateral Cost	Total Assessment Amount	
Mr. & Mrs.	George & Andrea	Baumann	Jackson	WI	53037	N170 W20374 Hunters Road	N170 W20374 Hunters Road	V3 0467 000	262-923-6009			90.00	90.00	\$4.35	\$195.75	\$2,525.81	\$2,721.56	50% of Sidewalk
Mr. & Mrs.	Adam & Danielle	Klimas	Jackson	WI	53037	N170 W20310 Hunters Road	N170 W20310 Hunters Road	V3 0467 045	262-844-4355	adam.klimas@prudential.com		134.02	134.02	\$4.35	\$291.49	\$2,525.81	\$2,817.30	50% of Sidewalk
Mr. & Mrs.	Casey & Judy	Wuestenhagen	Jackson	WI	53037	W203 N17041 Willow Ridge Drive	W203 N17041 Willow Ridge Drive	V3 0467 001	262-519-7702	wuesten2003@yahoo.com		80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Ms.	Wendy	Lamberth	Jackson	WI	53037	W203 N17061 Willow Ridge Drive	W203 N17061 Willow Ridge Drive	V3 0467 002				80.08	80.08	\$4.35	\$348.35	\$2,525.81	\$2,874.16	
Mr. & Mrs.	Michael	Lance	Jackson	WI	53037	W203 N17072 Willow Ridge Drive	W203 N17072 Willow Ridge Drive	V3 0467 003	262-353-1500	mlance9095@att.net		81.81	81.81	\$4.35	\$355.87	\$2,525.81	\$2,881.68	
Mr. & Mrs.	Karl & Michelle	Bandow	Jackson	WI	53037	W203 N17084 Willow Ridge Drive	W203 N17084 Willow Ridge Drive	V3 0467 004				53.10	53.10	\$4.35	\$230.99	\$2,525.81	\$2,756.79	
Ms.	Deborah	Kucharski	Jackson	WI	53037	N170 W20342 Willow Ridge Drive	N170 W20342 Willow Ridge Drive	V3 0467 005	262-305-5201	djkucharski@sbcglobal.net		63.42	63.42	\$4.35	\$275.88	\$2,525.81	\$2,801.69	
Mr. & Mrs.	Kevin	Berben	Jackson	WI	53037	N170 W20314 Willow Ridge Drive	N170 W20314 Willow Ridge Drive	V3 0467 006				116.54	116.54	\$4.35	\$506.95	\$2,525.81	\$3,032.76	
Ms.	Antoinette	Sansone	Jackson	WI	53037	N170 W20294 Willow Ridge Drive	N170 W20294 Willow Ridge Drive	V3 0467 007				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Ms.	Jessica	Bojack	Jackson	WI	53037	N170 W20268 Willow Ridge Drive	N170 W20268 Willow Ridge Drive	V3 0467 008				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr. & Mrs.	Michael & Deborah	Luedtke	Jackson	WI	53037	N170 W20248 Willow Ridge Drive	N170 W20248 Willow Ridge Drive	V3 0467 009	414-499-7753	mlued63@gmail.com		80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr.	Matthew	Schoenecker	Jackson	WI	53037	N170 W20224 Willow Ridge Drive	N170 W20224 Willow Ridge Drive	V3 0467 010				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr. & Mrs.	Michael & Lisa	Huettel	Jackson	WI	53037	N170 W20198 Willow Ridge Drive	N170 W20198 Willow Ridge Drive	V3 0467 011				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr. & Mrs.	Bryan & Margaret	Canfield	Jackson	WI	53037	N170 W20176 Willow Ridge Drive	N170 W20176 Willow Ridge Drive	V3 0467 012				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Ms.	Michele	Mente	Jackson	WI	53037	N170 W20154 Willow Ridge Drive	N170 W20154 Willow Ridge Drive	V3 0467 013				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr.	Jesse	McDermott	Jackson	WI	53037	N170 W20132 Willow Ridge Drive	N170 W20132 Willow Ridge Drive	V3 0467 014	262-707-8970	goingto.indv@sbcglobal.net		80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr. & Mrs.	Ned & Dawn	Farley	Jackson	WI	53037	N170 W20106 Willow Ridge Drive	N170 W20106 Willow Ridge Drive	V3 0467 015	262-305-1419	ned.farley@wlc.edu		86.00	86.00	\$4.35	\$374.10	\$2,525.81	\$2,899.91	
Mr. & Mrs.	John & Kathy	Resop	Jackson	WI	53037	N170 W20058 Willow Ridge Drive	N170 W20058 Willow Ridge Drive	V3 0467 016	262-677-4292	JKJJR_2000@yahoo.com		80.11	80.11	\$4.35	\$348.48	\$2,525.81	\$2,874.29	
Mr. & Mrs.	Daniel & Willetta	Cwiklinski	Jackson	WI	53037	N170 W20030 Willow Ridge Drive	N170 W20030 Willow Ridge Drive	V3 0467 017 001				101.47	101.47	\$4.35	\$220.70	\$1,262.90	\$1,483.60	50% sidewalk
Mr. & Mrs.	Daniel & Marion	Hermanson	Rubicon	WI	53078	N170 W20028 Willow Ridge Drive	N3774 High Pointe Circle	V3 0467 017 002				101.47	101.47	\$4.35	\$220.70	\$1,262.90	\$1,483.60	50% sidewalk
Ms.	Renee	Kroll	Jackson	WI	53037	N170 W19982 Willow Ridge Drive	N170 W19982 Willow Ridge Drive	V3 0015 133 002				98.81	98.81	\$4.35	\$214.91	\$0.00	\$214.91	50% sidewalk
Ms.	Joan	Schulist	Jackson	WI	53037	N170 W19980 Willow Ridge Drive	N170 W19980 Willow Ridge Drive	V3 0015 133 001				98.81	98.81	\$4.35	\$214.91	\$0.00	\$214.91	50% sidewalk
Mr.	Kevin	Blattner	Jackson	WI	53037	N170 W19962 Willow Ridge Drive	N170 W19962 Willow Ridge Drive	V3 0015 132 001				95.00	95.00	\$4.35	\$206.63	\$0.00	\$206.63	50% sidewalk
Ms.	Ann Marie	Henninger	Jackson	WI	53037	N170 W19960 Willow Ridge Drive	N170W19960 Willow Ridge Drive	V3 0015 132 002	414-803-8089	ahennin219@aol.com		95.00	95.00	\$4.35	\$206.63	\$0.00	\$206.63	50% sidewalk
	Zylka Properties		Delafield	WI	53018	W198 N17045 Ridgeway Drive	232 Steeple Point Circle	V3 0015 023				0.00	0.00	\$4.35	\$0.00	\$0.00	\$0.00	
Ms.	Holly	Piotrowski	Jackson	WI	53037	N170 W1'9959 Willow Ridge Drive	N170 W19959 Willow Ridge Drive	V3 0015 135				108.39	108.39	\$4.35	\$471.50	\$0.00	\$471.50	
Mr. & Mrs.	Norman & Mary	Kuells	Jackson	WI	53037	N170 W19979 Willow Ridge Drive	N170 W19979 Willow Ridge Drive	V3 0015 134 001				41.84	41.84	\$4.35	\$182.00	\$0.00	\$182.00	50% sidewalk
Mr.	Jon	Hornung	Jackson	WI	53037	N170 W19981 Willow Ridge Drive	N170 W19981 Willow Ridge Drive	V3 0015 134 002				41.84	41.84	\$4.35	\$182.00	\$0.00	\$182.00	50% sidewalk
Mr. & Mrs.	Richard & Cheryl	Schroeder/Olszewski	Jackson	WI	53037	N170 W20029 Willow Ridge Drive	N170 W20029 Willow Ridge Driev	V3 0467 018 001	262-677-1263			55.25	55.25	\$4.35	\$240.32	\$1,262.90	\$1,503.22	50% sidewalk
Mr. & Mrs.	Raymond & Lyn	Fadden	Jackson	WI	53037	N170 W20031 Willow Ridge Drive	N170 W20031 Willow Ridge Drive	V3 0467 018 002	262-305-4691	rfadden2000@gmail.com		55.25	55.25	\$4.35	\$240.32	\$1,262.90	\$1,503.22	50% sidewalk
Mr. & Mrs.	James & Nancy	Edyvean	Jackson	WI	53037	N170W20061 Willow Ridge Drive	N170 W20061 Willow Ridge Drive	V3 0467 019	262-305-2137	jnedvvean@gmail.com		42.15	42.15	\$4.35	\$183.35	\$0.00	\$183.35	50% sidewalk
Mr. & Mrs.	William & Suzanne	Lee	Jackson	WI	53037	N170 W20109 Willow Ridge Drive	N170 W20109 Willow Ridge Drive	V3 0467 055				46.04	46.04	\$4.35	\$200.27	\$2,525.81	\$2,726.08	50% sidewalk
Mr. & Mrs.	Daniel & Angela	Oesterreich	Jackson	WI	53037	N170 W20137 Willow Ridge Drive	N170 W20137 Willow Ridge Drive	V3 0467 054				82.00	82.00	\$4.35	\$356.70	\$2,525.81	\$2,882.51	
Ms.	Bonnie	Didier	Jackson	WI	53037	N170 W20157 Willow Ridge Drive	N170 W20157 Willow Ridge Drive	V3 0467 053	414-405-2711	boto4022@gmail.com		75.00	75.00	\$4.35	\$326.25	\$2,525.81	\$2,852.06	
	Coraleen	Janz	Jackson	WI	53037	N170 W20179 Willow Ridge Drive	N170 W20179 Willow Ridge Drive	V3 0467 052	262-677-4607	coryi710@hotmail.com		80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr. & Mrs.	Anthony & Laura	Futterer	Jackson	WI	53037	N170 W20201 Willow Ridge Drive	N170 W20201 Willow Ridge Drive	V3 0467 051				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr.	Daniel	Fischer	Jackson	WI	53037	N170 W20229 Willow Ridge Drive	N170 W20229 Willow Ridge Drive	V3 0467 050	262-305-5519	rugbybefore@yahoo.com		80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr. & Mrs.	Ralph & Donna	Schulz	Jackson	WI	53037	N170 W20253 Willow Ridge Drive	N170 W20253 Willow Ridge Drive	V3 0467 049	262-677-3927			80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr. & Mrs.	Daniel & Kathleen	Strack	Jackson	WI	53037	N170 W20271 Willow Ridge Drive	N170 W20271 Willow Ridge Drive	V3 0467 048	262-677-1836			80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr. & Mrs.	Frank & Renee	Greefkes	Jackson	WI	53037	N170 W20297 Willow Ridge Drive	N170 W20297 Willow Ridge Drive	V3 0467 047				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr.	David	Gierach	Jackson	WI	53037	N170 W20331 Willow Ridge Drive	N170 W20331 Willow Ridge Drive	V3 0467 046	262-483-1086	davidgierach@gmail.com		198.41	198.41	\$4.35	\$863.08	\$2,525.81	\$3,388.89	
Totals												3231.80			\$12,678.12	\$75,774.23	\$88,452.35	

	Feet	Unit Price	Total	Number of Properties	Cost per lateral
Storm Sewer Lateral Pipe	2,084	\$68.00	\$141,712.00	30	\$4,723.73
	2,084	\$36.36	\$75,774.24	30	\$2,525.81
Jackson Sewer Utility subsidizing Storm Sewer Improvements			\$65,937.76		

DRAFT MINUTES
Board of Public Works Meeting
Tuesday, August 30, 2022 at 6:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call

Chair Tr. Heckendorf called the meeting to order at 6:00 p.m.

Members Present: Tr. Engelhardt, Sarah Malchow, Tr. Matter, Tim Meffert, Chris Sberna, and Steve Schoen

Staff Present: Director of Public Works Brian Kober and Clerk Jilline Dobratz

Also Present: Greg Droessler of Town & Country Engineering

2. Approval of the Board of Public Works Minutes of July 26, 2022

Motion by Tr. Matter, second by Tim Meffert to approve the Board of Public Works minutes of July 26, 2022, as presented.

Vote: 7 ayes, 0 nays. Motion carried.

3. Discussion on Storm Water Drainage Issues throughout the Village

Director Kober gave background information. Kevin and Renee Boesch, N173W20151 Raymond Road, were present to give information on multiple flooding in their basement. Jill Washburn, N173W19979 Creekside Drive, was present and commented on her properties flooding issues. Discussion ensued on storm water drainage throughout the Village.

This item was for information purposes only and no action was necessary.

4. Update Plan Review – WWTP Facility Plan – Town & Country Engineering

Professional Engineer Greg Droessler gave an update of the WWTF Facility Plan including three alternatives. This item was information only for the Board of Public Works, no motion was needed at this time.

5. Review of WisDOT Temporary Easement South Center Street & STH 60

Director Kober provided information on the standard easement.

Motion by Tr. Heckendorf, second by Tr. Engelhardt to recommend Budget & Finance and Village Board approve the WisDOT Temporary Easement South Center Street and STH 60 in the amount of \$2,400.00 subject to Village Attorney approval.

Vote: 7 ayes, 0 nays. Motion carried.

6. Review of CSM – Willow Ridge Drive

Director Kober commented two new lots will be created. Both property owners are aware of the Certified Survey Map.

Motion by Tr. Heckendorf, second by Tim Meffert to recommend Village Board approve the CSM – Willow Ridge Drive.

Vote: 7 ayes, 0 nays. Motion carried.

7. Review of Final Special Assessment for Willow Ridge Reconstruction Project

Director Kober stated the total cost of the project was, \$787,719.01 in which \$84,067.22 is to be special assessed. The Village along with the Sewer and Water Utilities will be paying for the majority of the project. A retaining of \$19,047.85 is being held for landscaping issues.

Motion by Tr. Heckendorf, second by Sarah Malchow to recommend Budget & Finance and Village Board approve the Final Special Assessment for Willow Ridge Reconstruction Project.

Vote: 7 ayes, 0 nays. Motion carried.

8. Director of Public Works Report

Director Kober explained the report authored for the review of the Board.

Motion by Tr. Heckendorf, second by Tr. Matter to place the Director of Public Works Report on file.

Vote: 7 ayes, 0 nays. Motion carried.

9. Citizens/Village Staff to Address the Board

Director Kober stated the EPA is proposing to set health advisory levels for PFAS as low as 4 parts per quadrillion. The EPA is in the process of establishing an enforceable maximum contaminant level under the Safe Drinking Act. The Jackson Water and Sewer Utilities making the necessary arrangements for a better understanding and costs associated with the proposed changes.

10. Adjourn

Motion by Tr. Heckendorf, second by Steve Schoen to adjourn.

Vote: 7 ayes, 0 nays. Meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCPC*
Village Clerk

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
☐ Special Use ☐ Special Use ☐ OTHER _____
(For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: West of Maple Road and south of Sherman Parc Subdivision Unit: _____ Jackson, WI

Parcel #: V3_0751 & 075200A Lot Size: _____ sq. ft. Building Area: _____ sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☒ Other R1 & R5 Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Neumann Developments, Kevin Anderson

Mailing Address: N27 W24025 Paul Court, #100, Pewaukee State WI Zip 53072

Office: (262) 542-9200 Cell: (262) 825-8068 Fax: (_____) _____

Email: kevin@neumanncompanies.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

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

Mailing Address: _____ State _____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Maple Fields, LLC

Address: Same as above State _____ Zip _____

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

Email: same

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: TRIO Engineering

Primary Contact: Josh Pudelko

Address: 4100 N. Calhoun Road, Brookfield State WI Zip 53005

Office: (262) 790-1480 Cell: (_____) _____ Fax: (_____) _____

Email: Jpudelko@trioeng.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: Final Plat approval for Phase 1
of Maple Fields subdivision

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

Hours of Operation: _____

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

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.: _____

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

Describe any proposed, development, on-site improvements or other construction/remodeling activities: _____

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

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

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

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____

Describe the projected traffic circulation and impacts: _____

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

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

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

Describe any proposed signage including type, size, and location: _____

If construction is proposed, describe proposed exterior building materials (type, color, etc.): _____

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____

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

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print): Kevin Anderson

Applicant Signature:

Kevin Anderson

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

07-26-22

You MUST sign and date this Application!

SUBMIT TO:

Village of Jackson – Building Inspection Dept.

(Checks shall be made payable to Village of Jackson)

W194 N16660 Eagle Drive

PO BOX 637

Jackson, WI 53037

QUESTIONS?

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov

Village Clerk: For all **general questions** concerning meeting dates, times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@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: 8/2/22

Amount: \$ 125.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 1008

Received By: [Signature]

VILLAGE OF JACKSON

N168W19851 MAIN ST

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 261139**Date:** 8/08/2022**Check****RECEIVED
FROM**

MAPLE FIELDS

\$125.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	125.00
	PLAN COMM APPLICATION	

TOTAL RECEIVED125.00

Receipt Memo: PLAN COMM APP/CK#1008

MAPLE FIELDS

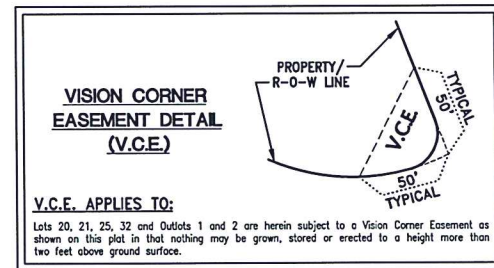
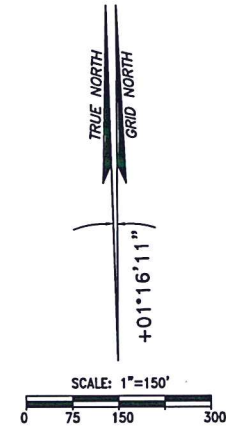
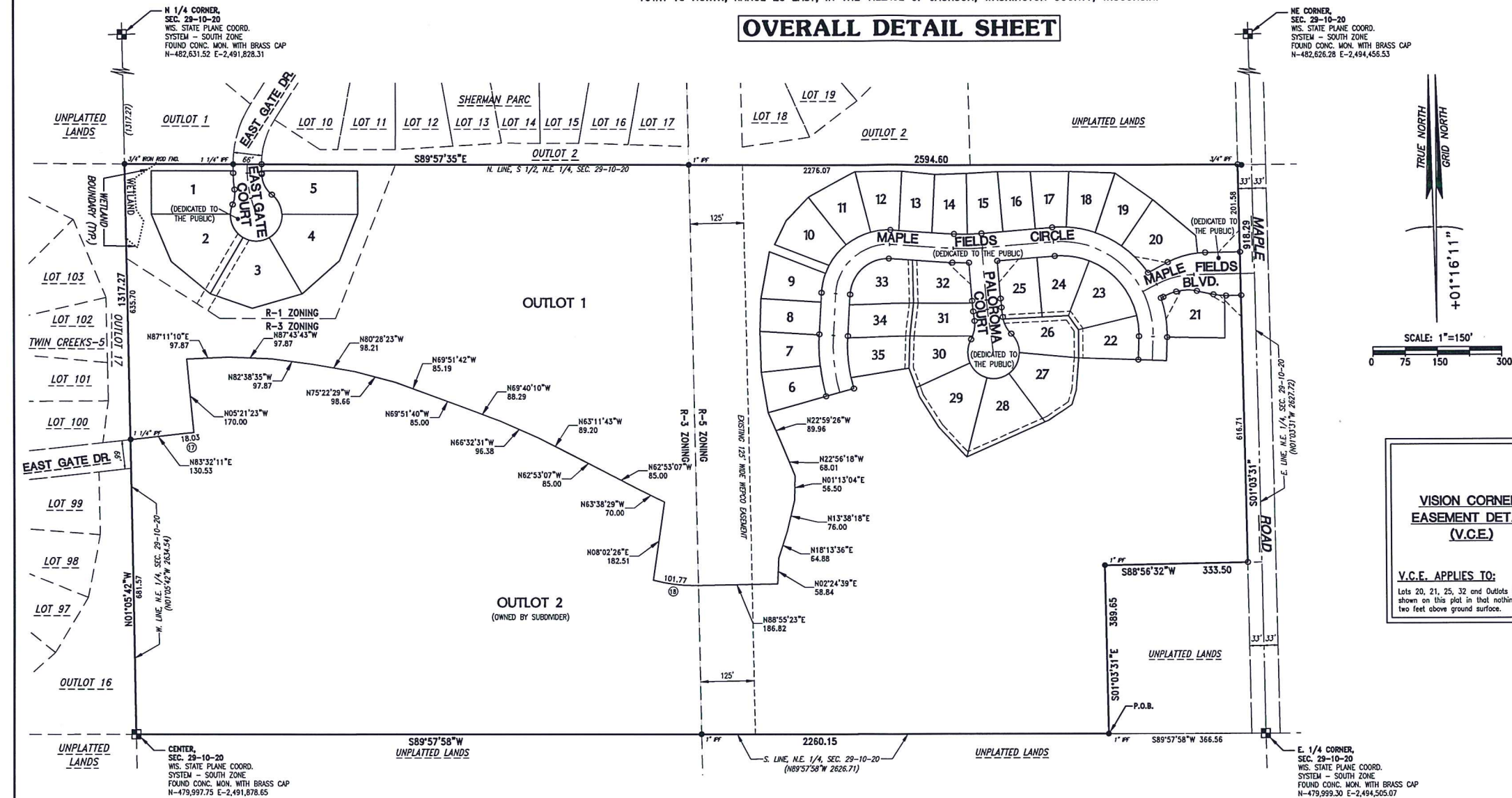
BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

OVERALL DETAIL SHEET



4100 N. Calhoun Road
Suite 900
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

OWNER:
MAPLE FIELDS, LLC
N27W24025 PAUL COURT, STE. 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324



VISION CORNER EASEMENT DETAIL (V.C.E.)

V.C.E. APPLIES TO:

Lots 20, 21, 25, 32 and Outlots 1 and 2 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

GENERAL NOTES:

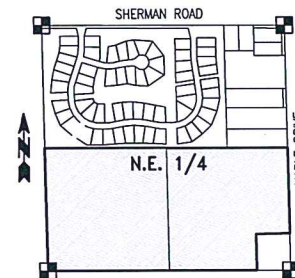
- - Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- - Indicates Found Monumentation (See Plat).
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the N.E. 1/4 of Section 29, Town 10 North, Range 20 East, bears North 01°03'31" West.
- The Easements for Sanitary Sewer, Storm Sewer and Drainage are herein granted to the Village of Jackson.
- The Owners of the residential Lots 1 through 35 within the "Maple Fields" Subdivision and any future additions to this subdivision, shall each own an equal undivided fractional interest in Outlot 1 of this Subdivision. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Outlot 2 to be retained by the Owner for future development.
- Wetland was delineated by STANTEC in May 2018 and field located by Trio Engineering, LLC in May 2018.
- Stormwater Management Facilities are located on Outlot 1 of this Subdivision. The Owners of the residential Lots within this Subdivision and any future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and any future additions to this Subdivision.

PRESERVATION RESTRICTIONS:

The Wetland Preservation Areas shown on this Plat shall be subject to the following restrictions:

- Grading, filling, and excavation shall be prohibited in said Preservation Area, except as may be required for Nature Walking Trails.
- Construction of buildings within said Preservation Area shall be prohibited.
- Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the local municipality weed control ordinance, except as may be required for Nature Walking Trails.
- Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area.
- Grazing by domesticated animals (e.g., horses and cows) shall be prohibited within said Preservation Area.
- Creation and use of nature walking trails within the Preservation Area shall be permitted so long as such use is in conformance with existing topography.

BUILDING SETBACK SUMMARY	
DEVELOPMENT:	
R-1 (LOTS 1-5)	
MIN. FRONT SETBACK:	30 FT.
MIN. REAR SETBACK:	25 FT.
MIN. SIDE SETBACK:	15 FT.
R-5 (LOTS 6-35)	
MIN. FRONT SETBACK:	25 FT.
MIN. REAR SETBACK:	25 FT.
MIN. SIDE SETBACK:	8 FT.



LOCALITY MAP:
N.E. 1/4, SEC. 29,
T. 10 N., R. 20 E.
SCALE: 1"=1000'

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__



Department of Administration

16-016-953-02

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATED THIS 21ST DAY OF JULY, 2022

SHEET 1 OF 5

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

— N 1/4 CORNER,
SEC. 29-10-20
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. WITH BRASS CAP
N-482,631.52 E-2,491,828.31

UNPLATTED
LANDS

OUTLOT 1

LOT 10

LOT 11

LOT 12

SHERMAN PARC

LOT 14

LOT 15

LOT 16

LOT 17

OUTLOT 2

2594.60

N. LINE S 1/2, N.E. 1/4, SEC. 29-10-20

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



**4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005**
Phone: (262) 790-1480
Fax: (262) 790-1481

OL #1
898102 SF

LOT 103

TWIN CREEKS-5

LOT 102

LOT 101

LOT 100

29. EAST GATE DR.

LOT 99 | OUTLOT 16

100-443897-101

16-016-953-02

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATED THIS 21ST DAY OF JULY, 2022

SHEET 2 OF 5

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

S89°57'35"E

UNPLATTED LANDS

3/4" PF

N. LINE, S 1/2, N.E. 1/4, SEC. 29-10-20

2276.07

2594.60

MAPLE

77°58'50"W (1)
39.09 27.05



**4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005**
Phone: (262) 790-1480
Fax: (262) 790-1481

Certified _____, 20____

Department of Administration

125

\\C900\998\16016-01\SURVEY\PLATS\166FPLO1.DWG

16-016-953-02

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATED THIS 21ST DAY OF JULY, 2022

SHEET 3 OF 5

MAPLE FIELDS

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	TOTAL	130.00	13°04'41"	29.67	29.61	S84°31'10"E	S77°58'50"E	N88°56'29"E
	21	130.00	11°55'20"	27.05	27.00	S83°56'30"E	S77°58'50"E	S89°54'10"E
	OUTLOT 2	130.00	1°09'21"	2.62	2.62	N89°31'10"E	S89°54'10"E	N88°56'29"E
2	TOTAL	200.00	26°01'21"	90.84	90.06	N75°55'49"E	N62°55'08"E	N88°56'29"E
	20	200.00	21°02'12"	73.43	73.02	N73°26'14"E	N62°55'08"E	N83°57'21"E
	OUTLOT 1	200.00	4°59'08"	17.40	17.40	N86°26'55"E	N83°57'21"E	N88°56'29"E
3	21	100.00	27°45'56"	48.46	47.99	N88°08'12"E	N74°15'14"E	S77°58'50"E
4	C/L	200.00	26°01'21"	90.84	90.06	N75°55'49"E	N62°55'08"E	N88°56'29"E
5	C/L	213.00	96°43'37"	359.59	318.38	S46°21'35"E	N85°16'36"E	S02°00'13"W
	NORTHWEST C/L	213.00	67°38'32"	251.46	237.11	S60°54'08"E	N85°16'36"E	S27°04'52"E
	SOUTHEAST C/L	213.00	29°05'05"	108.12	106.97	S12°32'19"E	S27°04'52"E	S02°00'13"W
	NORTH	246.00	59°55'58"	257.32	245.75	S64°45'24"E	N85°16'36"E	S34°47'25"E
	17	246.00	7°40'06"	32.92	32.90	N89°06'39"E	N85°16'36"E	S87°03'18"E
	18	246.00	15°54'28"	68.30	68.08	S79°06'03"E	S87°03'18"E	S71°08'49"E
	19	246.00	15°54'28"	68.30	68.08	S63°11'35"E	S71°08'49"E	S55°14'21"E
	20	246.00	20°26'56"	87.80	87.33	S45°00'53"E	S55°14'21"E	S34°47'25"E
	21	246.00	21°22'32"	91.78	91.24	N08°41'03"W	N02°00'13"E	N19°22'18"W
	SOUTH	180.00	96°43'37"	303.88	269.05	S46°21'35"E	N85°16'36"E	S02°00'13"W
	24	180.00	26°04'32"	81.92	81.21	S81°41'07"E	N85°16'36"E	S68°38'51"E
	23	180.00	55°12'45"	173.46	166.82	S41°02'29"E	S68°38'51"E	S13°26'06"E
	22	180.00	15°26'19"	48.50	48.36	S05°42'57"E	S13°26'06"E	S02°00'13"W
6	C/L	500.00	7°52'39"	68.74	68.69	N89°12'56"E	S86°50'44"E	N85°16'36"E
	C/L EAST	500.00	1°11'48"	1.72	1.72	N85°22'30"E	N85°28'24"E	N85°16'36"E
	C/L WEST	500.00	7°40'51"	67.03	66.98	N89°18'50"E	S86°50'44"E	N85°28'24"E
	NORTH	467.00	7°52'39"	64.21	64.16	N89°12'56"E	S86°50'44"E	N85°16'36"E
	14	467.00	3°50'37"	31.33	31.32	S88°46'03"E	S86°50'44"E	N89°18'39"E
	15	467.00	4°02'03"	32.88	32.87	N87°17'38"E	N89°18'39"E	N85°16'36"E
	SOUTH	533.00	4°07'52"	38.43	38.42	S88°54'41"E	S86°50'44"E	N89°01'23"E
7	C/L	400.00	3°12'02"	22.34	22.34	N06°07'37"W	N07°43'38"W	N04°31'36"W
	EAST	367.00	3°12'02"	20.50	20.50	S06°07'37"E	S04°31'36"E	S07°43'38"E
	WEST	433.00	3°12'02"	24.19	24.18	S06°07'37"E	S04°31'36"E	S07°43'38"E
	32	433.00	0°39'16"	4.95	4.95	N04°51'14"W	N05°10'52"W	N04°31'36"W
	31	433.00	2°32'46"	19.24	19.24	N06°27'15"W	N07°43'38"W	N05°10'52"W
8	TOTAL	66.01	38°12'45"	44.02	43.21	S26°50'00"E	S07°43'38"E	S45°56'23"E
	25	66.01	4°00'39"	4.62	4.62	N09°43'57"W	N11°44'17"W	N07°43'38"W
	26	66.00	34°12'06"	39.40	38.82	N28°50'20"W	N45°56'23"W	N11°44'17"W
9	TOTAL	66.00	38°12'48"	44.02	43.21	N11°22'46"E	N30°29'10"E	N07°43'38"W
	31	66.00	7°31'13"	8.66	8.66	N26°43'33"E	N30°29'10"E	N22°57'57"E
	30	66.00	30°41'35"	35.36	34.93	N07°37'09"E	N22°57'57"E	N07°43'38"W
10	TOTAL	60.00	256°25'32"	268.53	94.29	S82°16'23"W	S45°56'23"E	N30°29'10"E
	26	60.00	46°16'54"	48.47	47.16	N22°47'56"W	N00°20'31"E	N45°56'23"W
	27	60.00	52°58'09"	55.47	53.51	N26°49'35"E	N53°18'40"E	N00°20'31"E
	28	60.00	51°26'00"	53.86	52.07	N79°01'39"E	S75°15'21"E	N53°18'40"E
	29	60.00	51°14'02"	53.65	51.88	S49°38'20"E	S24°01'18"E	S75°15'21"E
	30	60.00	54°30'28"	57.08	54.95	S03°13'56"W	S30°29'10"W	S24°01'18"E

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
11	C/L	120.00	89°45'23"	187.99	169.34	N48°16'34"E	N03°23'52"E	S86°50'44"E
	NORTH	153.00	24°09'33"	64.51	64.04	N63°35'25"E	N51°30'39"E	N75°40'12"E
	9	153.00	17°20'16"	46.30	46.12	N12°04'00"E	N03°23'52"E	N20°44'09"E
	OUTLOT 1	153.00	7°30'40"	20.06	20.04	N24°29'29"E	N20°44'09"E	N28°14'49"E
	10	153.00	23°15'50"	62.12	61.70	N39°52'44"E	N28°14'49"E	N51°30'39"E
	11	153.00	24°09'33"	64.51	64.04	N63°35'25"E	N51°30'39"E	N75°40'12"E
	12	153.00	17°29'04"	46.69	46.51	N84°24'44"E	N75°40'12"E	S86°50'44"E
	SOUTH	87.00	89°45'23"	136.29	122.77	N48°16'34"E	N03°23'52"E	S86°50'44"E
12	C/L	400.00	19°04'00"	133.11	132.50	S06°08'08"E	S03°23'52"W	S15°40'08"E
	EAST	367.00	19°04'00"	122.13	121.57	N06°08'08"W	N15°40'08"W	N03°23'52"E
	34	367.00	0°37'54"	4.05	4.05	N03°04'55"E	N02°45'58"E	N03°23'52"E
	35	367.00	14°21'45"	92.00	91.76	N04°24'54"W	N11°35'47"W	N02°45'58"E
	OUTLOT 2	367.00	4°04'21"	26.09	26.08	N13°37'58"W	N15°40'08"W	N11°35'47"W
	WEST	433.00	19°04'00"	144.09	143.43	N06°08'08"W	N15°40'08"W	N03°23'52"E
	8	433.00	0°07'56"	1.00	1.00	N03°19'54"E	N03°15'56"E	N03°23'52"E
	7	433.00	9°28'43"	71.63	71.55	N01°28'26"W	N06°12'47"W	N03°15'56"E
	6	433.00	9°27'21"	71.46	71.38	N10°56'28"W	N15°40'08"W	N06°12'47"W
13	C/L	200.00	16°39'22"	58.14	57.94	S08°17'17"E	S00°02'25"W	S16°36'58"E
	5	167.00	0°45'17"	2.20	2.20	S00°20'14"E	S00°02'25"W	S00°42'52"E
	1	233.00	9°18'13"	37.83	37.79	S04°36'42"E	S00°02'25"W	S09°15'48"E
14	5	60.00	51°53'29"	54.34	52.50	S26°39'37"E	S00°42'52"E	S52°36'21"E
15	1	60.00	33°37'43"	35.22	34.71	S07°33'03"W	S09°15'48"E	S24°21'55"W
16	TOTAL	60.00	256°58'17"	269.10	93.93	N75°52'47"E	S24°21'55"W	N52°36'21"W
	1	60.00	21°56'13"	22.97	22.83	S13°23'48"W	S24°21'55"W	S02°25'42"W
	2	60.00	61°55'00"	64.84	61.73	S28°31'48"E	S02°25'42"W	S59°29'18"E
	3	60.00	60°58'31"	63.85	60.88	S89°58'34"E	S59°29'18"E	N59°32'10"E
	4	60.00	61°53'02"	64.80	61.70	N28°35'39"E	N59°32'10"E	N02°20'52"W
	5	60.00	50°15'29"	52.63	50.96	N27°28'37"W	N02°20'52"W	N52°36'21"W
17	O.L. 1/O.L. 2	933.00	1°06'26"	18.03	18.03	N84°05'24"E	N83°32'11"E	N84°38'37"E
18	O.L. 1/O.L. 2	367.00	15°53'15"	101.77	101.44	S83°07'59"E	S75°11'22"E	N88°55'23"E



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2).
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

\\s01001\BNA\16016-01\BUREAU\PLATS\16016-01.DWG

MAPLE FIELDS

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped all that part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 29, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 29; Thence South 89°57'58" West and along the South line of the said Northeast 1/4 Section, 366.56 feet to the place of beginning of lands hereinafter described;

Continuing thence South 89°57'58" West and along the said South line of the said Northeast 1/4 Section, 2260.15 feet to a point marking the Center of said Section 29; Thence North 01°05'42" West and along the West line of the said Northeast 1/4 Section, 1317.27 feet to a point; Thence South 89°57'35" East and along the North line of the South 1/2 of the said Northeast 1/4 Section which is coincident with the South line of "Sherman Parc" Subdivision (A Subdivision Plat of Record), 2594.60 feet to a point on the West Right-of-Way line of "Maple Road"; Thence South 01°03'31" East and along the said West Right-of-Way line being parallel to and at a right angle distance of 33.00 feet from the East line of the said Northeast 1/4 Section, 918.29 feet to a point; Thence South 88°56'32" West and along the North line of Unplatted Lands, 333.50 feet to a point; Thence South 01°03'31" East and along the West line of said Unplatted Lands, 389.65 feet to the point of beginning of this description.

Said Parcel contains 3,281,280 Square Feet (or 75.3278 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of MAPLE FIELDS, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Germantown, Washington County, Wisconsin in surveying, dividing and mapping the same.

Dated this _____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

MAPLE FIELDS, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

MAPLE FIELDS, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. Village of Jackson

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Washington County, Planning and Parks Department

Witness the hand and seal of said Owner this _____ day of _____, 20 ____.

MAPLE FIELDS, LLC

Steve DeCleene, President of
Neumann Developments, its Sole Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20____, the above named Steve DeCleene, President of Neumann Developments, its Sole Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Public, Waukesha County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

MIDLAND STATES BANK, a corporation duly organized and existing by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat, and does hereby consent to the above certificate of MAPLE FIELDS, LLC, owner, this _____ day of _____, 20 ____.

MIDLAND STATES BANK

Mandy Henning, Commercial Lender

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named Mandy Henning, Commercial Lender of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Commercial Lender of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____, IL
My Commission Expires: _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Scott M. Henke, being the duly elected, qualified and acting Treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the _____ Day of _____, 20 ____ affecting the lands included in the plat of "MAPLE FIELDS".

Dated this _____ Day of _____, 20 ____.

Scott M. Henke, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Darlene Smith, being the duly elected, qualified and acting Treasurer of the Village of Jackson, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the _____ Day of _____, 20 ____ affecting the lands included in the plat of "MAPLE FIELDS".

Dated this _____ Day of _____, 20 ____.

Darlene Smith, Village Treasurer

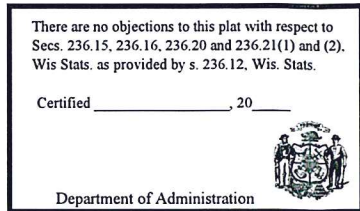
VILLAGE BOARD APPROVAL:

Resolved, that the plat of "MAPLE FIELDS", in the Village of Jackson, having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of Trustees of the Village of Jackson, on this _____ Day of _____, 20 ____.

Dated this _____ Day of _____, 20 ____.

Mike Schwab, Village President

Jen Keller, Village Administrator



STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: August 25, 2022

Agenda Item: Item #3

To: Mike Schwab, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections

Subject: Final Plat – Phase I of Maple Fields Subdivision

Background and Analysis:

In November 2021, Neumann Developments, Inc. submitted a Preliminary Plat for a 100-parcel residential development. The submittal was reviewed and approval by the Village Plan Commission on December 2, 2021, and by the Village Board on December 14, 2021, subject to compliance with four (4) General Condition items and twelve (12) Specific Condition items. Those items are included below for reference. Neumann Developments, Inc. are now seeking approval of the Final Plat for Phase I of the project with subsequent Final Plats for Phase II and Phase III to be submitted at later dates.

General Conditions (1-4)

1. ***Staff and Governmental Approval.*** Prior to the Village signing the final plat/CSM, the commencement of any construction of any improvement, whether public or private, or any site development, the developer shall satisfy all comments, conditions and concerns of the Village engineer, the Village planner and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Administration per ch. 236, Wisconsin Statutes and ch. Comm. 85, Wisconsin Administrative Code; Wisconsin Department of Administration per ch. 236, Wisconsin Statutes; and Washington County.
2. ***Professional Fees.*** Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. ***Payment of Charges.*** Any unpaid bills owed to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of the conditional approval.
4. ***Surveyor's responsibility.*** Although the Village of Jackson has reviewed the subdivision plat/certified survey map, the surveyor is entirely responsible for the thoroughness and accuracy of the survey and related matters and compliance with all state and local codes, ordinances, and procedures. Modifications to the survey may be required should errors or changed conditions be found at a future date.

Continued

Specific Conditions (1-12)

1. *The subdivider must obtain the approval of the Village engineer.*
2. *The subdivider must submit plans and specifications to the Village Plan Commission for the berm and landscaping along Maple Road and obtain approval of the same within the Developer's Agreement.*
3. *The Date and name of delineator should be added to the plat with corresponding notes.*
4. *The "Vision Corner Easement" notes shall follow Section 46-54 Clear vision triangle in the Village Code. The sentence starting with "Trees in the vision corner..." shall be removed from the Preliminary Plat.*
5. *The Village will confirm the proposed street names are acceptable with Final Plat review and approval.*
6. *The subdivider must obtain all necessary approvals as specified in s. 236.34(1), Wis. Stats.*
7. *The subdivider must prepare and submit deed restrictions to the Village and obtain approval of the same within the Developer's Agreement.*
8. *Prior to any (1) land-altering activity of (2) the execution of the final plat, the subdivider must enter into a Development Agreement with the Village, upon such terms as determined by the Village Board, and obtain approval of the same. In addition to general provisions in a developer agreement, the agreement must address the following special circumstances:*
 - a. *Phasing of the development.*
 - b. *A description of those improvements that are needed to the Village's water and sewer infrastructure, if any, that may be needed to provide service to the subdivision and any cost recovery mechanisms needed to fund such required work.*
 - c. *At the time of approval of the preliminary plat, the subject property consists of two adjoining parcels. A provision must be added to ensure both parcels remain under the control of the subdivider.*
 - d. *Prior to any land-altering activity, the subdivider shall submit all required plans (e.g., construction plans, stormwater management, and erosion control) to the Village Engineer and obtain approval of the same.*
 - e. *Prior to any land-altering activity, the subdivider shall submit a stormwater management agreement to the Village and obtain approval of the same. Any necessary access easements shall be described with a legal description.*
 - f. *The subdivider must submit a land management plan for Outlots 1 and 2 to the Plan Commission and obtain approval of the same. Such plan must describe vegetation management objectives and permissible uses of such lands within the Developer's Agreement.*
 - g. *Any maintenance of cul-de-sac or boulevard areas shall be included as a developer's responsibility in the Developer's Agreement.*
 - h. *Any other conditions determined by the Village Planner, Engineer, or Attorney.*
9. *Notwithstanding any approval of the Final Plat, the parties agree that any roads designated for dedication on the plat are not accepted by the Village until specifically accepted in the manner set forth in the Development Agreement.*
10. *A Notice of Intent permit is required by NR 216.42, Wis. Stats. for construction sites of one acre or more of land disturbance. The subdivider must provide a copy of the same to the Village Engineer as soon as that has been issued.*

Continued

11. *The final plat will not be recorded if any portion or part of the subject property has any unpaid taxes or outstanding special assessments per s. 236.21(3), Wis. Stats.*
12. *The final plat must show all required features listed in the Village's land division regulations and comply with all required standards and procedures. In particular the final plat needs to address the following items:*
 - a. *Any maintenance of cul-de-sac or boulevard areas*
 - b. *The area of land being dedicated to the public for street purposes must be stated on the face of the plat per s. 236.20(2)(i), Wis. Stats.*
 - c. *Include the following note(s) on the face of the final plat substantially as follows:*
 - i. *The titleholders of Lots 1 through 100 own a 1/100th undivided and nontransferable interest in Outlots 1 and 2. The use and maintenance of the outlots is governed by a land management plan approved by the Village of Jackson as contained within the Developer's Agreement.*
 - ii. *The titleholders of Lots 1 through 100 are responsible for the maintenance of the stormwater facilities in the subdivision consistent with the stormwater management plan contained in the Developer's Agreement recorded for this subdivision in the Washington County register of deeds office.*
 - iii. *Stormwater management practices are located in one or more of the outlots in the subdivision. There are one or more separate documents recorded on the property title through the Washington County register of deeds entitled "stormwater management practice maintenance agreement" ("maintenance agreement") that apply to outlots. The maintenance agreement subjects this subdivision plat, and all lot owners therein, to covenants, conditions, and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The agreement also outlines a process by which the Village of Jackson may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the maintenance agreement.*
 - iv. *Vision corner easements are granted to the Village of Jackson to ensure sight lines are maintained at street intersections. The owner of any lot with such an easement must comply with Section 46-54 of the municipal code.*
 - d. *Show any existing easements and include the document number of the instrument of origin.*
 - e. *If the property is currently mortgaged, a consent of mortgage certificate with a notary is required because land is being dedicated to the public for street purposes.*

On December 17, 2021, the WI-DOA certified the Preliminary Plat with two exceptions listed below:

- 1) s. 236.20 (2) (c) The boundary or centerline of the existing 125' wide WEPCO easement must be dimensioned and tied to an adjacent lot corner or other monument on the final plat.
STAFF NOTE: *It is anticipated that this will be completed upon Final Plat Submittal for Phase II.*
- 2) s. 236.20 (4) (b) On the final plat streets and other areas dedicated to the public must be marked 'dedicated to the public'.
STAFF NOTE: *This is noted on the Final Plat for Phase I*

On December 16, 2021, Washington County also notified the WI-DOA that they do not object to the plat.

Additional Staff Comments:

Public Works/Engineering

- The submitted final plat appears to follow the approved preliminary plat. The final plat is conveying the necessary storm water drainage easements areas. Recommend continuing the approval process.

Fire Department

- Note that it was requested to allow no hydrants in-between phase 1 and 2 which extends past the 500 feet that the ordinance requires. This is where the highlines go through the property. Per ordinance, this would not fit the specification but being there is no chance of any building being built in this area, it is my recommendation that this be granted per AHJ. Remainder of hydrant will be per Ordinance as followed:

Sec. 18-113. Spacing of fire hydrants on public streets.

Fire hydrants on public streets shall conform to the following placement requirements:

- (1) Hydrants on single-family zoned residential streets shall be spaced no more than 500 feet apart.
- (2) Hydrants on multifamily, business, commercial and industrial zoned streets shall be spaced no more than 250 feet apart.
- (3) Hydrants spacing on streets zoned PUD shall be determined by the fire chief or authorized representative using the spacing requirements of either subsection (1) or (2) of this section, as appropriate.

Review Procedures:

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

Notice Requirements:

Aside from posting on the agenda, and general publication of the agenda, no other notice requirements are applicable.

Potential Action:

Motion to recommend the Village Board approve the Final Plat for Phase I of Maple Fields Subdivision.

Attachments:

None

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday, August 25, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

President Schwab called the meeting to order at 7:00 p.m.

Members Present: Tr. Emmrich, Ryan Ganshow, Tr. Kruepke, and Jon Molkentin

Excused Absent: Doug Wilcox and Ryan Ganshow

Village Board Member Present: Tr. Heckendorf

Staff Present: Director of Inspections Collin Johnson and Administrator Jen Keller

2. Approval of Minutes for the Plan Commission Meeting of June 30, 2022

Motion by Tr. Emmrich, second by Jon Molkentin to approve the Plan Commission minutes of June 30, 2022 as submitted.

Vote: 5 ayes, 0 nays. Motion carried.

3. Final Plat – Phase I Maple Fields Subdivision – Neumann Developments, Inc.

Motion by Pres. Schwab, second by Tr. Emmrich to recommend to the Village Board the approval of the Final Plat for Phase I of Maple Fields Subdivision – Neumann Developments, Inc.

Vote: 5 ayes, 0 nays. Motion carried.

4. Amending Ordinance 2-183 Relating to Proposed Meeting Date Change for Plan Commission Meetings

Director Johnson provided background information on the topic. President Schwab recommended delaying the recommendation of the Plan Commission to the September meeting to gather input from the Plan Commission members not in attendance.

5. Amending Village Ordinance Related to Sign Review and Approval

Director Johnson provided background on the topic.

Motion by Pres. Schwab, second by Tr. Kruepke to recommend Staff draft an ordinance amendment, for review by the Plan Commission, to incorporate administrative approval for signs which conform with Chapter 48, Division 7 Signs.
Vote: 5 ayes, 0 nays. Motion carried.

6. Citizens to Address the Plan Commission

No discussion occurred.

7. Adjourn

Motion by Pres. Schwab, second by Tr. Kruepke to adjourn.
Vote: 5 ayes, 0 nays. Meeting adjourned at 7:12 p.m.

Respectfully submitted,

Jen Keller
Village Administrator

DRAFT

ORDINANCE #22-13

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

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

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

WHEREAS, the Plan Commission desires to revise Exhibit 8.11 titled "Projected Land Use: 2050" in the adopted comprehensive plan; and

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

WHEREAS, the Village published a Class 1 public notice and held a public hearing on September 13, 2022 to obtain public comments regarding the comprehensive plan amendment, as enumerated in Section 66.1001(4)(d), Wis. Stats., and the public participation procedures for comprehensive plan amendments adopted by the Village Board through Resolution #19-24; and

WHEREAS, by a majority vote of the entire Plan Commission recorded in its official minutes on February 24, 2022, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as included in adopted Resolution #22-02 and as set forth herein.

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

Section 1. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for certain parcels as set forth in the following table.

MAP ID	TAX KEY NO.	CURRENT LAND USE PLAN 2050	PROPOSED LAND USE CLASSIFICATION
1	V3_019700U	GOVERNMENT AND INSTITUTIONAL	MULTI-FAMILY/HIGH-DENSITY URBAN RESIDENTIAL
2	V3_019700T	GOVERNMENT AND INSTITUTIONAL	MULTI-FAMILY/HIGH-DENSITY URBAN RESIDENTIAL
3	CSM 2631	INDUSTRIAL	GOVERNMENT AND INSTITUTIONAL
4	V3_0776	GENERAL COMMERCIAL	MEDIUM DENSITY RESIDENTIAL

Section 2. This ordinance shall become effective upon passage and posting, or publication as provided by law.

Section 3. The Village Clerk is directed to send a copy of the amendments to each of the following parties listed below pursuant to Section 66.1001(4)(b) of the Statutes:

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

Section 4. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 5. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by:_____ Seconded by:_____

Vote: _____aye _____nay Passed and approved_____

VILLAGE OF JACKSON

By:_____
Michael E. Schwab, Village President

Attest:

Jilline S. Dobratz, Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Village Hall, Post Office and one other location in the Village.

Village Official

Date

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday, June 30, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

President Schwab called the meeting to order at 7:00 p.m.

Members Present: Ryan Ganshow, Tr. Kruepke, Jon Molkentin, Dan Reik and Doug Wilcox

Excused Absent: Tr. Emmrich

Village Board Member Present: Tr. Heckendorf

Staff Present: Director of Inspections Collin Johnson, Administrator Jen Keller and Clerk Jilline Dobratz

Also Present: Jonathan Schatz, Ehlers; Dan Schaefer, Signworks; Steven Nitschke, DNF Properties; and Kurt Henning

2. Approval of Minutes for the Plan Commission Meeting of May 26, 2022

Motion by Doug Wilcox, second by Pres. Schwab to approve the Plan Commission minutes of May 26, 2022 as submitted.

Vote: 6 ayes, 0 nays. Motion carried.

3. Conditional Use Amendment – Signage – N172W21930 Caymus Court – HDI Wholesale

Motion by Tr. Kruepke, second by Jon Molkentin to recommend to the Village Board the approval of the Conditional Use Amendment relating to signage for HDI Wholesale located at N172W21930 Caymus Court.

Vote: 6 ayes, 0 nays. Motion carried.

4. Resolution #22-10 – Proposed Amendments to Village of Jackson Comprehensive Plan: Map 1 – Future Land Use Plan 2050

Motion by Doug Wilcox, second by Jon Molkentin to recommend the Village Board adopt Resolution #22-10 amending the Village of Jackson Comprehensive Plan: Map 1 – Future Land Use Plan 2050.

Discussion on wetlands ensued.

Vote: 6 ayes, 0 nays. Motion carried.

5. Ordinance #22-12 – Establishing Zoning for Certain 2021 Annexed Parcels and to Amend the Zoning Code and Zoning Map of the Village of Jackson

Director Johnson provided background information on the zoning districts.

Motion by Jon Molkentin, second by Dan Reik to recommend to the Village Board the approval of Ordinance #22-12 establishing residential Zoning Districts RT-10

and RT-11 under Chapter 48 of the Village Code and to amend the Village of Jackson Zoning Map consistent with the proposed changes.

Vote: 6 ayes, 0 nays. Motion carried.

6. Public Hearing – Proposed Amendments to the Boundaries and Project Plan for Tax Incremental District No. 7

Pres. Schwab opened the Public Hearing.

Jonathan Schatz provided information regarding the changes to the TID. The amendment will change boundaries, add two (2) parcels and an update to eligible projects will be added to the plan. The amended plan reflects adjusted development assumptions as there have been two (2) years of value changes and delayed development since plan creation in 2019.

Pres. Schwab closed the Public Hearing.

7. Resolution #22-11 – Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 7

Motion by Pres. Schwab, second by Doug Wilcox to recommend to the Village Board the approval of Resolution #22-11 designating proposed amended boundaries and project plan amendment for Tax Incremental District No. 7.

Vote: 6 ayes, 0 nays. Motion carried.

8. Citizens to Address the Plan Commission

None.

9. Adjourn

Motion by Pres. Schwab, second by Tr. Kruepke to adjourn.

Vote: 6 ayes, 0 nays. Meeting adjourned at 7:19 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCPC*
Village Clerk

DRAFT MINUTES
Special Village Board Meeting
TID 7 Commercial Site Workshop
Wednesday, July 27, 2022 at 6:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call

Pres. Schwab called the meeting to order at 6:00 p.m.

Members Present: Trustees Emmrich, Engelhardt, Heckendorf, Kruepke, Matter, and Wells.

Staff Present: Administrator Jen Keller

Also Present: Christian Tscheschlok, Executive Director of Economic Development Washington County

2. Discussion and Possible Action Regarding Development of Publicly Owned Land for Commercial Purposes – Tax Key: V3_053600C

Christian Tscheschlok began the workshop by reviewing data discussed at the June Village Board meeting and provided more information to the Village Board with the addition of the Cedarburg market data. The four topics discussed during the workshop included the purpose of the EDWC Development project, the summary of insights from EDWC, the Village Board's expected future state of the site, and the identified approach to development.

- I. Purpose of project – It was determined density, investment, timeline, and vision are important to project success. Time is of importance to the Board, as is maximizing return to local taxpayers. The last item of importance is the type of development which takes shape on the site. It was determined by the Board a recruitment packet is the ideal outcome for Staff to engage commercial development players.
- II. Summary of insights – The addition of Cedarburg in the trade area presented significant competition for commercial industry in Jackson. There is also a population density concern which Jackson does not compare as competitively as the trade areas of Germantown, West Bend and Cedarburg. Suitability analysis yielded strong competition for Jackson to attract commercial uses focusing in health and fitness, some food/pub industry, pet store and services, and boutique retail.
- III. Establish future stated – The board directed Staff that prioritization of time with flexibility in types of use is the need on the site.
- IV. Identify approach to development – The Village Board supported the EDWC and Village approach to development which would require higher level of management, manage agreements, and require a moderate budget allocation.

It was determined Staff will take the next step by assembling an action plan, finalize success definition and clarify the approach to the proposal.

20. Adjourn

Motion by Pres. Schwab, second by Tr. Wells, to adjourn.

Vote: 7 ayes, 0 nays. Meeting was adjourned at 8:02 p.m.

Respectfully submitted:

Jen Keller
Village Administrator

DRAFT

DRAFT MINUTES

Village Board Meeting

Tuesday, August 9, 2022 at 7:30 p.m.

Jackson Are Community Center

N168W20330 Hickory Lane

Jackson, WI 53037

1. Call to Order and Roll Call

Pres. Schwab called the meeting to order at 7:30 p.m.

Members Present: Trustees Emmrich, Engelhardt, Heckendorf, Kruepke, Matter, and Wells.

Staff Present: Building Inspector Collin Johnson, Administrator Jen Keller, Treasurer Darlene Smith, Fire Chief Aaron Swaney, and Parks and Recreation Director Kelly Valentino

Also Present:

2. Pledge of Allegiance

Pres. Schwab led the assembly in the Pledge of Allegiance.

3. Village Citizen Comment on an Agenda Item

None

4. Committee Member Appointment – Board of Public Works

Motion by Pres. Schwab, second by Tr. Heckendorf to nominate Chris Sberna to serve on the Board of Public Works with a term to end in 2024.

Vote: 7 ayes, 0 nays. Motion carried.

President Schwab stated Clerk Dobratz would administer the Oath of Office at a later date.

5. Public Hearing – Amending Chapter 48 of Village Zoning Code by Establishing New Zoning Districts for Certain Annexed Parcels

Pres. Schwab opened the Public Hearing. No one spoke. Pres Schwab closed the Public Hearing.

6. Ordinance #22-12 Establishing Zoning for Certain Annexed Parcels and Amend the Zoning Code and Zoning Map of the Village of Jackson

Motion by Tr. Heckendorf, second by Tr. Emmrich, to introduce Ordinance #22-12

Establishing Zoning for Certain Annexed Parcels and Amend the Zoning Code and Zoning Map of the Village of Jackson.

Vote: 0 ayes, 7 nays. Motion failed.

Administrator Keller stated Staff would need to review the accuracy of ordinance language and will provide more clarification to the Board at the September meeting if the matter did not need to be referred back to the Plan Commission.

7. Approval of Minutes for the Village Board Meeting of July 12, 2022

Motion by Tr. Heckendorf, second by Tr. Emmrich, to approve the minutes for the Village Board Meeting of July 12, 2022.

Vote: 7 ayes, 0 nays. Motion carried.

8. Approval of Licenses

- Operator's Licenses (2022-2023):
 - East Side Mart, Main Street Mart & The Village Mart: Kendra Kreis, Crystal A.M. Smith

Motion by Tr. Wells, second by Tr. Emmrich, to approve the licenses as listed.

Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

9. Budget & Finance Committee

- **Review of 2023 Village Employee Wages**

Motion by President Schwab, second by Tr. Wells, to recommend for 2023 budgeting purposes an increase of wages up to \$5,000 per position based upon comparable wage data available to Staff with an additional CPI adjustment of 7%, and any additional comparable wage increases to be incorporated in the 2024 budget.

Vote: 7 ayes, 0 nays. Motion carried.

- **Pay Request #24 – Municipal Complex Building**

Motion by President Schwab, second by Tr. Engelhardt, to approve Pay Request #24 for the Municipal Complex Building in the amount of \$160,693.50.

Vote: 7 ayes, 0 nays. Motion carried.

Administrator Keller stated there would be a final pay request once the operation and maintenance manuals were provided by the contractors. Final steps to occur with the project includes warranty item closeout and Cedar Corporation review of final lien waivers.

- **Engineering Proposal – Lift Station & South Interceptor Study – Foth/City Water**

Motion by President Schwab, second by Tr. Engelhardt, to approve Engineering Proposal for Lift Station & South Interceptor Study by Foth/City Water in an amount not to exceed \$89,000.00.

Vote: 7 ayes, 0 nays. Motion carried.

- **Review of Quotes for Water Tower Cleaning**

Motion by President Schwab, second by Tr. Engelhardt, to approve Water Tower Cleaning by Water Tower Clean and Coat, Inc. in the amount of \$15,700.00 for cleaning the blue and white towers.

Vote: 7 ayes, 0 nays. Motion carried.

10. West Bend School District Report

Tr. Wells stated school starts September 1st.

11. Washington County Board Report

Pres. Schwab summarized the items to be approved by the Executive Committee at the August 10, 2022 meeting including a Washington County public safety referendum to be placed on the November 8, 2022 ballot.

12. Greater Jackson Business Alliance Report

Tr. Matter reported the September meeting will be at Kerry Ingredients.

13. Mid-Moraine Municipal Association Report

Tr. Wells stated that the next meeting is Wednesday, August 10, 2022, at 7:00 p.m. regarding updates on the court systems.

14. Citizens to Address the Village Board

None

15. Closed Session pursuant to Wis. Stats. §19.85(1)(c) for the purpose of 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)(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."

The closed session is for the following purposes:

- **Review of personnel matters**
- **Review of 2023 wages for Village Employees**
- **Discuss Request from Village of Richfield for sewer and water utility services**

Motion by President Schwab, second by Tr. Wells, to convene into closed session at 7:59 p.m. to include the Village Board, the Village Administrator, the Village Attorney, and Christian Tscheschlok from Economic Development Washington County for discussion of the request from the Village of Richfield for sewer and water utility services.

Roll Call Vote: 7 ayes, 0 nays. Motion carried.

16. Reconvene into Open Session

Motion by Pres. Schwab, second by Tr. Wells, to reconvene into open session at 9:56 p.m.
Vote: 7 ayes, 0 nays. Motion carried.

20. Possible Action related to the closed session, including the approval of the proposed 2023 wages for Village Employees.

No action was taken.

21. Adjourn

Motion by Pres. Schwab, second by Tr. Wells, to adjourn.

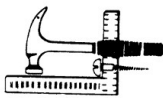
Vote: 7 ayes, 0 nays. Meeting was adjourned at 9:57 p.m.

Respectfully submitted:

Jen Keller
Village Administrator

Licenses: September 13, 2022 Village Board Meeting

Name	Establishment	Police Chief Recommendation
OPERATOR'S LICENSES		
Cheylyn M. Behling	East Side Mart, Main Street Mart & The Village Mart	Approval
Cynthia L. Blackley	East Side Mart, Main Street Mart & The Village Mart	Approval
James M. Decenzo	East Side Mart, Main Street Mart & The Village Mart	Approval



CATHEDRAL BUILDERS, INC. QUOTATION TERMS & CONDITIONS

LEAD TIME / PRICING:

PAGE 1 OF 2

• The Client provided schedule will be used only as a guide for Cathedral's tentative production dates. Cathedral Builders does not place projects into the production schedule until we have received approved shop drawings, approved material control samples and field measurements have been completed. Cathedral's in house current production lead time is currently TBD as of the time of bid. NOTE: Our Lead time is subject to change between time of bid and project award. Currently, all contractor approvals must be returned at minimum 8-12 weeks ahead of the scheduled casework install dates and incorporated into the Client construction schedule. Noting: Stone/Quartz products that need field verification will need an ADDITIONAL 3-4 weeks for field measurements and fabrication after the time casework has been set on site. Any pricing is based upon the above schedule and lead times. Please be considerate of including these timeframes into your master construction schedule moving forward

• Lead time: Cannot be determined as of 4/1/2022. Any project will need to be readdressed for production timing after end of October 2022. After this date, lead time is to be evaluated based upon Cathedral Builders' current production schedule. Once project has been accepted by Cathedral Builders, production lead time will vary based upon receipt of Approved/Returned shop drawings and field dimension verification being completed. Lead time to be re-confirmed based on material availability and updated pricing adjustments as necessary. Material Procurement cannot be guaranteed. Holidays are not included.

• Cathedral Builders, Inc. reserves the right to decline any project award due to schedule conflicts arising between time of quote & project award.

• Items provided in Cathedral Builders quote as subject to our Architectural interpretation. Any increases or decreases in items or scope will need to be reviewed and are subject to additional changes in pricing.

• This quote reflects current material costs and is subject to change. Due to extreme market volatility and material availability, pricing cannot be confirmed until shop drawings are approved and returned, deposit made if required, and material base prices and surcharges are reviewed assuming provisional approval is provided to order materials. We will hold the price for one day but will protect and honor the price as best we can. This quote also includes current material costs for Quartz and Solid Surface. Change orders will be required for price increases above base bid prior to ordering of any materials.

• Any and all wood pricing is only valid for 15 days due to pricing volatility. All wood is subject to availability at the time of order. At which time all pricing must be addressed and open to increases if necessary.

• As of May 1, 2021, Wood material order lead time is a minimum of 4 weeks. This timeframe does not include shop production time.

• The exact cost of the freight cannot be determined until the time of shipment due to fuel cost, routing, construction and truck availability. Price does not include weekend travel.

EXCEPTION NOTICE:

• Cathedral Builders, Inc.'s sole responsibility with respect to any stone / solid surface product supplied, including but not limited to quartz, will be to provide such products in accordance with the field measurements taken for supply at the worksite. Cathedral Builders, Inc. shall not be responsible for any product installation, or for any additional cutting, fitting, or modifications that may be required for field installation. Please note, these types of installations typically warrant and require specialty tools and equipment. Product will be deemed accepted "as-is" per specification, upon delivery in accordance with the field measurements. Only manufacturer's warranty is applicable for non-installation contracts. Cathedral Builders, Inc is a non-certified member of AWI, however, follows AWI membership guidelines in addition to customer, client, architectural specs and plans for manufactured products. Cathedral Builders, Inc. does not provide in house architectural design/build services.

• **WARRANTY EXCEPTION:** Warranty for scope of millwork/casework is limited to 1 year. Cathedral Builders, Inc, will only provide our own project specific warranty (copy of which can be provided upon request)

TERMS:

• This quote is valid for 30 days, unless otherwise noted above. Payment will be made under the terms and conditions of this offer. Payment Terms: 30% down payment when required; monthly billings due net 30 days. Net due upon completion. All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Construction and mechanics lien rights apply.

INCLUSIONS / EXCLUSIONS

- PRICING INCLUDES SALES TAX.
- PRICING INCLUDES SHOP DRAWINGS AND TAILGATE DELIVERY.
- PRICING INCLUDES PRE-FINISHING OF ALL WOOD MATERIALS LISTED ABOVE.
- PRICING EXCLUDES INSTALLATION OF ANY/ALL SOLID SURFACE MATERIALS LISTED.
- CATHEDRAL BUILDERS IS NOT RESPONSIBLE FOR DAMAGE TO PRODUCT AFTER DELIVERY IS MADE.
- QUARTZ INSTALLATION IS EXCLUDED IN THE BASE QUOTE. QUARTZ INSTALLATION IS PROVIDED AS AN ALTERNATE.
- PROJECTS WITHOUT A MATERIAL FINISH SCHEDULE AT TIME OF BID: SOLID SURFACE PRICING IS BID ON ENTRY LEVEL SELECTIONS ONLY.
- PRICE BASED ON STANDARD GRADE P-LAM COLOR AND TEXTURE SELECTIONS ONLY
- ZERO PRICE INCREASE PO'S OR CONTRACTS WILL BE REJECTED

Your acceptance of the quotation by a purchase order, subcontract, MESA, or agreement is subject to the terms and conditions contained herein. This quotation shall constitute the entire agreement between Cathedral Builders, Inc. and the party to whom addressed, superseding any and all previous communications and negotiations.



DESCRIPTION	PRICE	TOTAL
End Units Radius - QTY 2- SUPPLY ONLY		
13' die wall with plam face		
2' x 12' plam top		
10" x 9'-6" Transaction top		
6 casters		
plam accent trim		
2 metal brackets		
1 Straight Section - SUPPLY ONLY		
9'-6" die wall with plam face		
5 casters		
plam accent trim		
1 metal bracket		
	SUBTOTAL	\$15,276.00
	SALES TAX	\$856.00
	TOTAL	\$16,132.00
Alternate Add		
Using Shaker Cherry, Grey Elm, & Dolphin Grey as the laminate colors		
	Subtotal	\$582.00
	Tax	\$33.00
	Total	\$615.00
TERMS AND CONDITIONS ARE NOT TO BE SUPERCEDED & ARE INCLUDED IN THIS QUOTATION		
Total Estimate		AS ABOVE

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CUSTOMER: VILLAGE OF JACKSON
STATE HWY 60
JACKSON, WI 53037

GENERAL: VILLAGE OF JACKSON
ATTN: BRIAN KOBER (262) 677-0707
STATE HWY 60
JACKSON, WI 53037

Cathedral Builders, Inc.
STANDARD CONSTRUCTION PRACTICES:
UNLESS OTHERWISE NOTED

- CABINET INTERIORS TO BE WHITE MELAMINE
- CABINET CONSTRUCTION TO BE **FULL** OVERLAY
- ALL GRAIN TO RUN VERTICAL UNO
- ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION
- CATHEDRAL BUILDERS IS NOT RESPONSIBLE FOR IN-WALL BLOCKING, UNLESS STATED IN THE CONTRACT

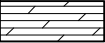
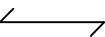
FINISH SCHEDULE

DESCRIPTION	MANUFACTURER	COLOR
PLAM-1	SPECIFY	SPECIFY
PLAM-2	SPECIFY	SPECIFY
PLAM-3	SPECIFY	SPECIFY

HARDWARE SCHEDULE

DESCRIPTION	MANUFACTURER	MODEL
COUNTERTOP BRACKET	A&M HARDWARE	CI824B - CONCEALED SUPPORT - COLOR: BLACK
CASTER	REGAL RIDE CASTERS	CHCMPI4PBB - SWIVEL CASTER WITH BRAKE - COLOR: DARK BLUE
CASTER	REGAL RIDE CASTERS	CHCMPI4PPB - CASTER WITH BRAKE - COLOR: DARK BLUE

HATCH LEGEND

-  INDUSTRIAL GRD PARTICLE BOARD
-  SOLID WOOD, VENEER WOOD, OR WOOD GRAIN LAMINATE
-  PLYWOOD
-  GRANITE/STONE/SOLID SURFACE
-  TEXTILE/FABRIC
-  GRAIN DIRECTION

SUBMITTAL LOG

DATE	REVISION
8/29/2022	A
9/8/2022	B

NOTE:
SHOP DRAWINGS ARE PRODUCED TO SHOW CATHEDRAL BUILDERS' INTERPRETATION OF ARCHITECTURALS. THE PURPOSE OF THE REVIEW PROCESS IS TO ENSURE DESIGN INTENT IS CAPTURED INCLUDING DIMENSIONS AND MATERIAL SELECTIONS. PLEASE REVIEW WITH CARE.

SHOP DRAWINGS AND SUBMITTALS TO BE RETURNED TO CATHEDRAL BUILDERS WITHIN 5 WORKING DAYS TO ENSURE MATERIAL ORDERING. MATERIALS WILL NOT BE ORDERED UNTIL RECEIPT OF REDLINED/APPROVED SHOP DRAWINGS/SUBMITTALS. AVAILABILITY OF MATERIALS AT TIME OF ORDER CAN/MAY AFFECT PRODUCTION SCHEDULE.

APPROVED SHOPS
RECEIVED:

FIELD MEASURE
DATE:

Cathedral Builders Inc.
N169W21170 TOWER DR. JACKSON, WI 53037
262-250-1985 FAX 262-674-1944

VILLAGE OF JACKSON

STATE HWY 60
JACKSON, WI 53037

BY: B. KORUP

DATE: 8-SEP-22

REVISION: B

JOB NO: 4399

DESCRIPTION:
COVER SHEET

SHEET:

CS

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DRAWING LEGEND

SHEET #	DESCRIPTION
CS	COVER SHEET
IN	INDEX
1	BOARD ROOM IC05
2	BOARD ROOM IC05

REQUEST FOR INFORMATION

RFI#	ROOM	SHOPS PG #	ARCH PG #	INFORMATION REQUESTED	ARCHITECT’S RESPONSE
I	BOARD ROOM IC05	I-2	-	PLEASE PROVIDE PLAM COLORS TO BE USED.	

Cathedral Builders Inc.

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REVISION: B

JOB NO: 4399

DESCRIPTION:
INDEX

SHEET:

IN

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STANDARD CONSTRUCTION PRACTICES, UNO
- CABINET INTERIORS TO BE WHITE MELAMINE
- CABINET CONSTRUCTION TO BE FULL OVERLAY
- ALL GRAIN TO RUN VERTICAL UNO
- ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION
- CATHEDRAL BUILDERS IS NOT RESPONSIBLE FOR IN-WALL BLOCKING, UNLESS STATED IN THE CONTRACT

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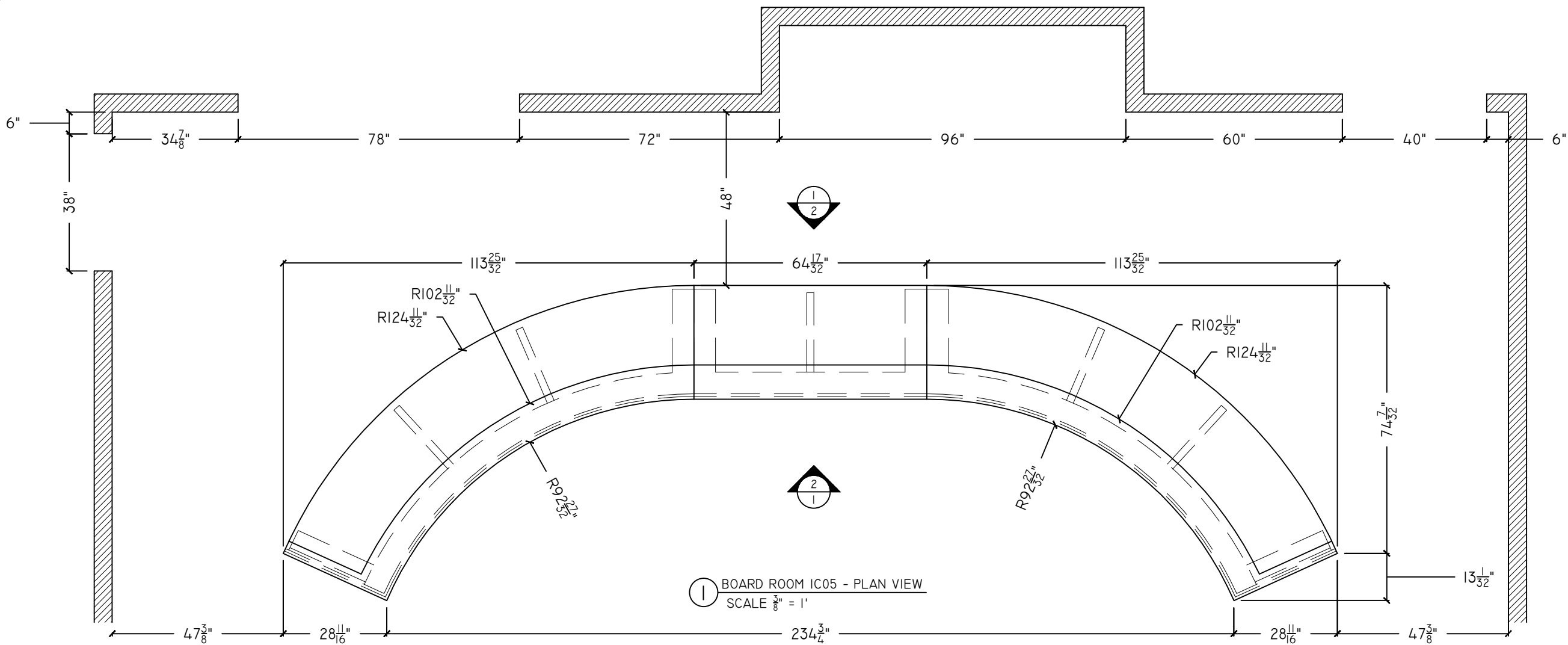
REVISION: B

JOB NO: 4399

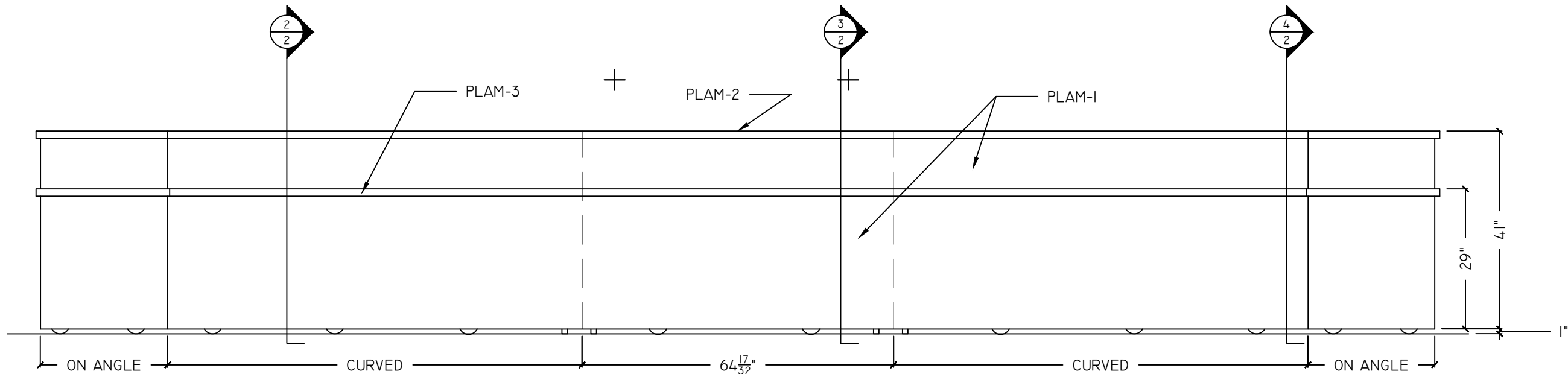
DESCRIPTION:
BOARD ROOM IC05

SHEET:

1



1 BOARD ROOM IC05 - PLAN VIEW
SCALE 3/8" = 1'



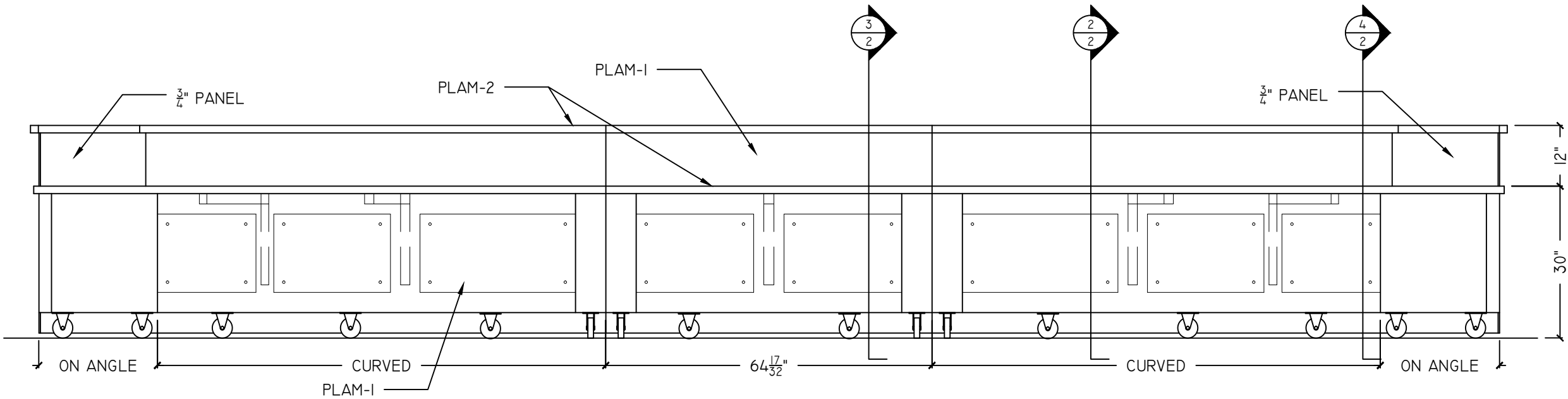
2 BOARD ROOM IC05 - ELEVATION
SCALE 1/2" = 1'

ROOM SPECIFIC MATERIALS
BOARD ROOM 1C05

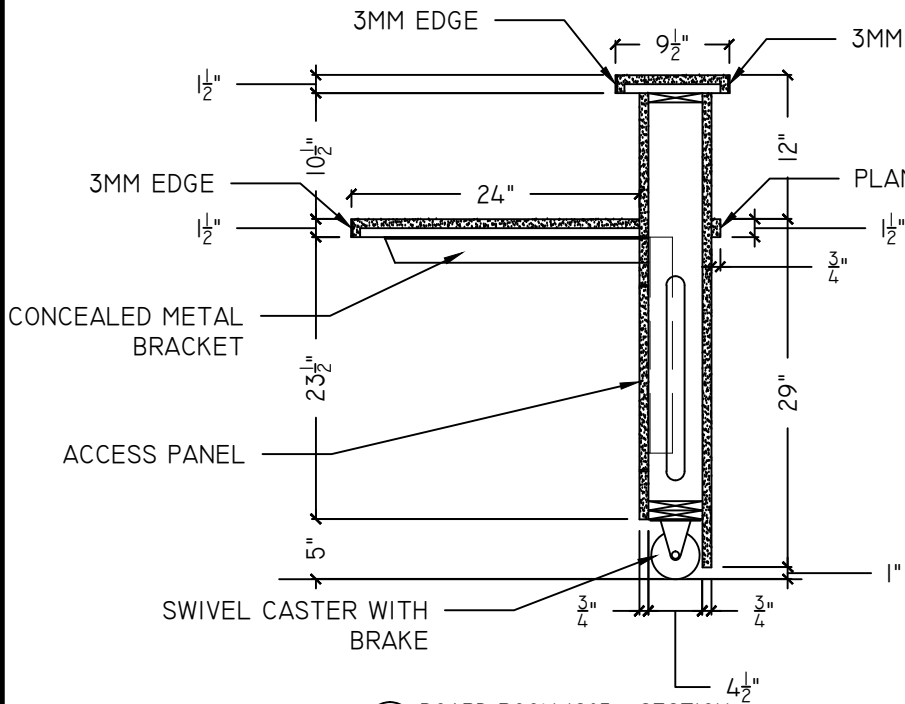
AREA	MATERIAL
DIE WALL	PLAM-1
COUNTERTOP	PLAM-2
TRIM	PLAM-3

NOTE: TRANSACTION TOP AND WORK SURFACE
TO HAVE 3MM EDGING.

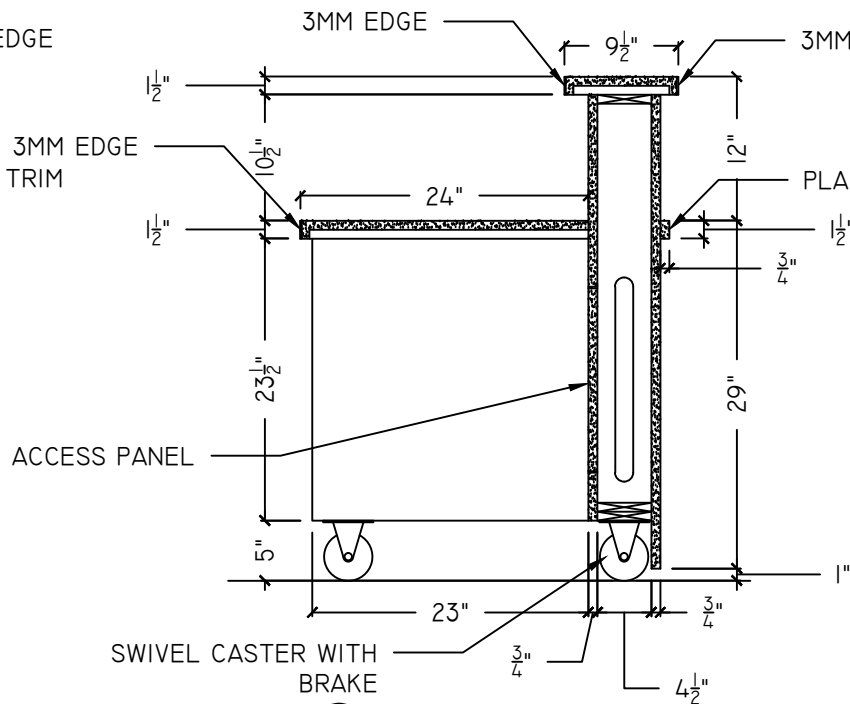
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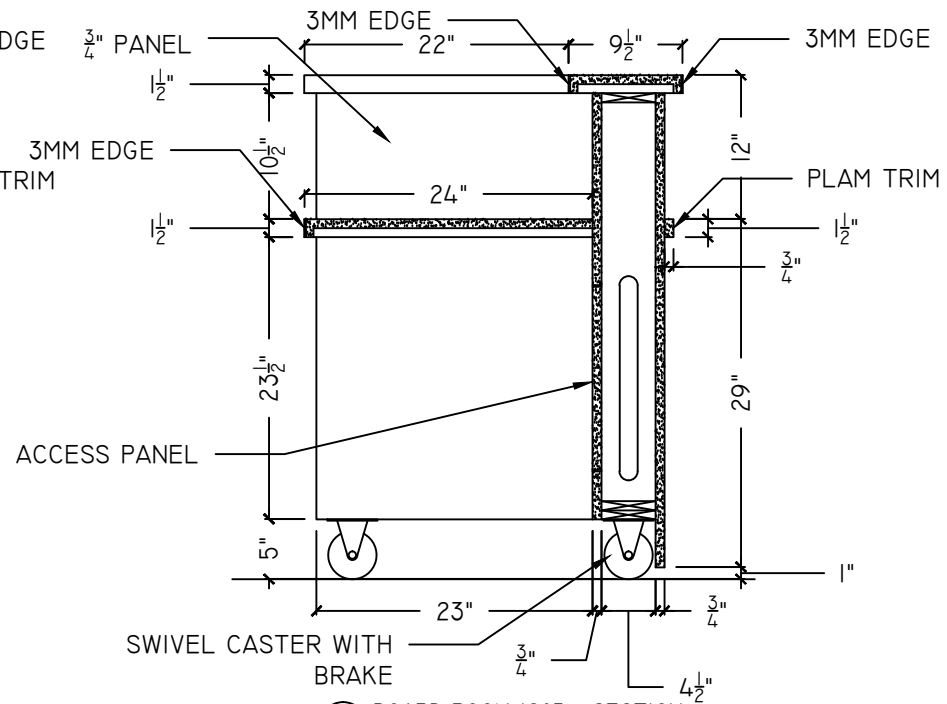
1 BOARD ROOM IC05 - ELEVATION
SCALE 1/2" = 1'



2 BOARD ROOM IC05 - SECTION
SCALE 3/4" = 1'



3 BOARD ROOM IC05 - SECTION
SCALE 3/4" = 1'



4 BOARD ROOM IC05 - SECTION
SCALE 3/4" = 1'

ROOM SPECIFIC MATERIALS
BOARD ROOM 1C05

AREA	MATERIAL
DIE WALL	PLAM-1
COUNTERTOP	PLAM-2
TRIM	PLAM-3

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DATE: 8-SEP-22

REVISION: B

JOB NO: 4399

DESCRIPTION:
BOARD ROOM IC05

SHEET:

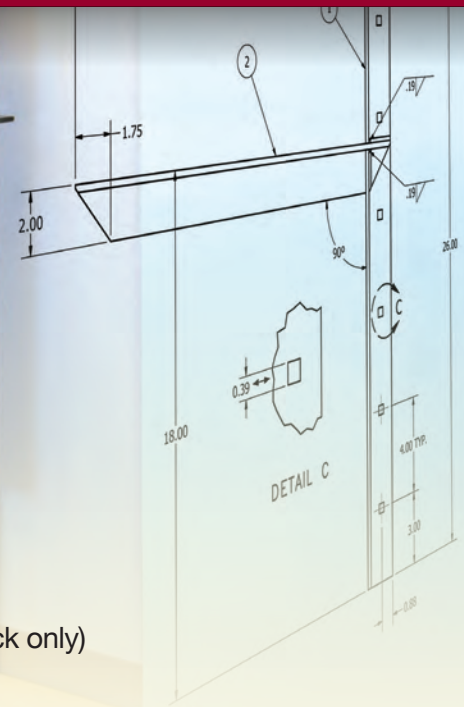
2



2.0" CONCEALED BRACKETS

STEEL CONSTRUCTION (VERY STRONG)

- 2.0" version: 9", 12", 15", 18", 21", 24" and 30" support arm lengths
- Available with upper extension (EC) and without (C)
- Upper extension (above the support arm) provides superior strength
- Load limit range of 1,000 lbs. to 7,960 lbs. per pair
- Mounting hardware included (3/8" - 16 x 3" carriage bolt assemblies)
- All welds on reverse for easy, clean install
- All sizes packaged 2 pcs per box
- Available in Black, White, Almond and Gray powder coat
- Concealed 9", 12", 18" and 24" Brackets available in US Made in 2.0" (Black only)
- C/EC 15", 21" and 30" Brackets available in Black and White only
- Recommend backing when used with metal studs



Formica color matches:

- Black 909-58
- White 933-58
- Gray 961-58
- Almond 920-58

2.0" Concealed Brackets - 9" to 30" Support Arm Mounting Hardware Included - (3/8" - 16 x 3" carriage bolt assemblies)

Bracket Size	2 - 58 Per Bracket		60+ Per Bracket		Pcs/Wgt/Box*
	USA	Import	USA	Import	
C(2.0)9					2 pcs/11 lbs
C(2.0)12					2 pcs/12 lbs
C(2.0)15					2 pcs/13 lbs
C(2.0)18					2 pcs/18 lbs
C(2.0)21					2 pcs/19 lbs
C(2.0)24					2 pcs/22 lbs
C(2.0)30					2 pcs/27 lbs

2.0" Extended Concealed Brackets - 9" to 30" Support Arm Mounting Hardware Included - (3/8" - 16 x 3" carriage bolt assemblies)

Bracket Size	2 - 58 Per Bracket	60+ Per Bracket	Pcs/Wgt/Box*
EC(2.0)9			2 pcs/14 lbs
EC(2.0)12			2 pcs/16 lbs
EC(2.0)15			2 pcs/16 lbs
EC(2.0)18			2 pcs/22 lbs
EC(2.0)21			2 pcs/22 lbs
EC(2.0)24			2 pcs/24 lbs
EC(2.0)30			2 pcs/31 lbs



HARDWARE, INC.

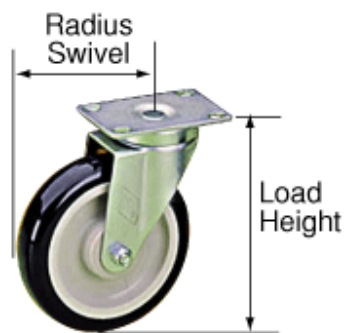
Call To Order (888) 647-0200

1165 Strickler Road, Mount Joy, PA 17552 | Fax: (717) 653-5874

www.AandMhardware.com

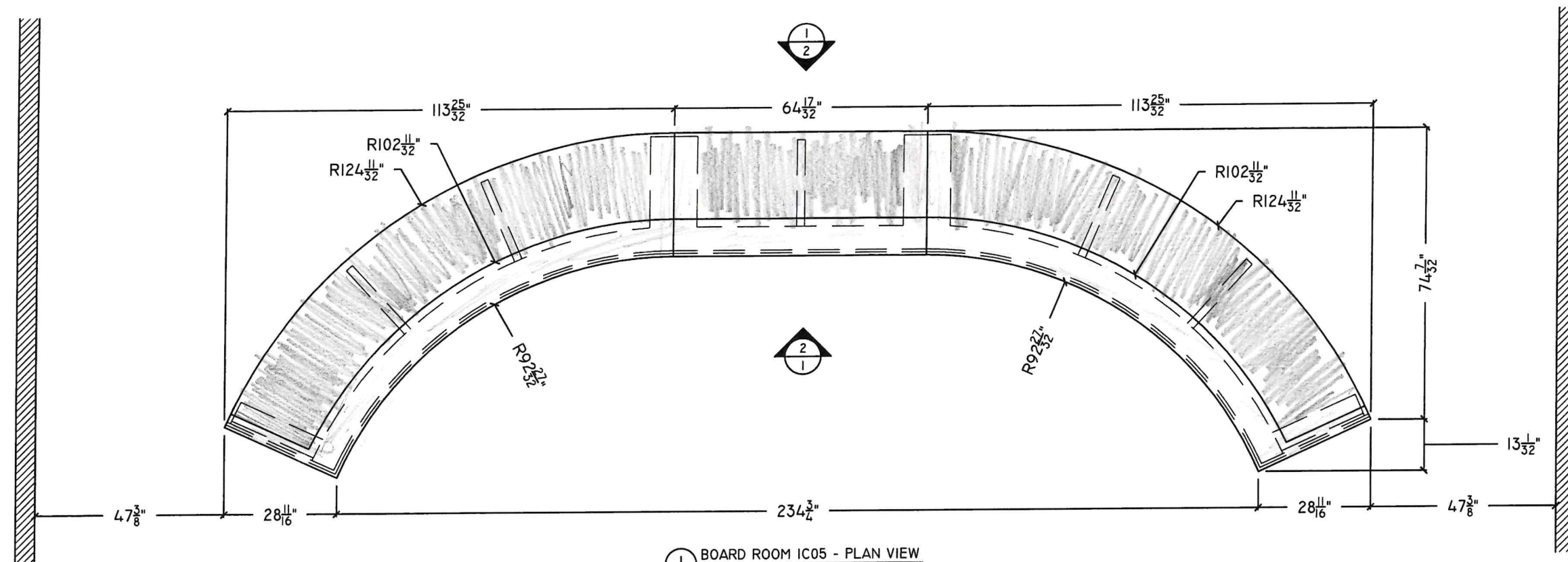
Regal Ride Casters

Regal Ride casters with Gyro-Glide are quiet, easy rolling ball bearing polyurethane wheels. Available in rigid, swivel or swivel with brake in 3 sizes. 250 lb. rating per caster. Click on installation tab for more dimensions.

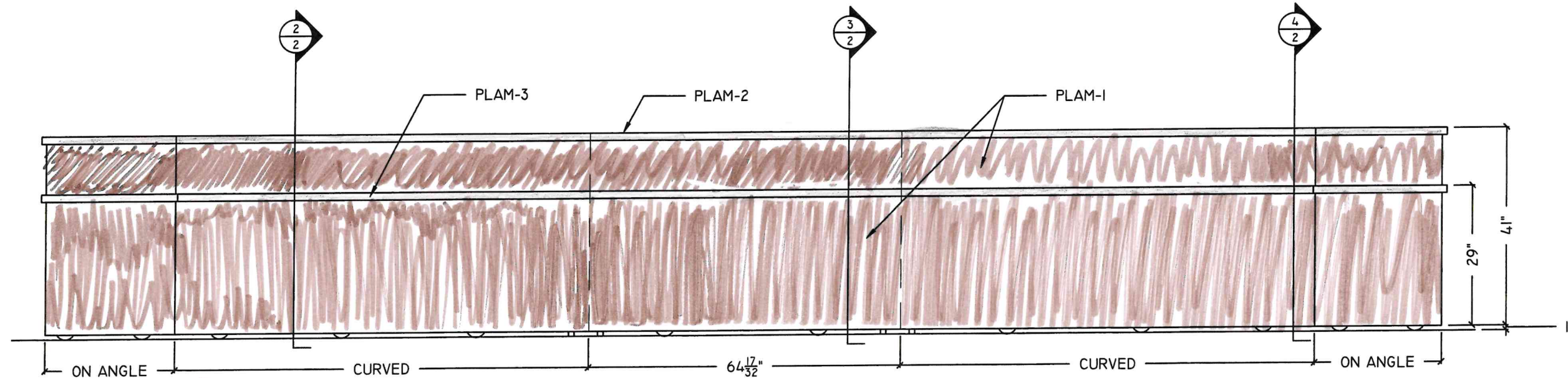


Wheel Dia.	Load Height	Swivel Radius	Load Rating	Tread Width	Plate Dimensions
3"	4.25"	2-7/8"	250 lbs	1-1/4"	2-3/8" x 3-5/8"
4"	5"	3-3/8"	250 lbs	1-1/4"	2-3/8" x 3-5/8"
5"	6"	4"	250 lbs	1-1/4"	2-3/8" x 3-5/8"

THIS DRAWING IS MADE EXCLUSIVELY FOR THE CUSTOMER NAMED IN THE TITLE BLOCK AND REMAINS PROPERTY OF CATHEDRAL BUILDERS, INC. IT MAY NOT BE REPRODUCED, COPIED, OR TRANSFERRED IN WHOLE OR IN PART TO ANOTHER AGENCY BY ANY PROCESS WITHOUT PRIOR WRITTEN CONSENT FROM CATHEDRAL BUILDERS, INC.



1 BOARD ROOM IC05 - PLAN VIEW
SCALE 3/8" = 1'



2 BOARD ROOM IC05 - ELEVATION
SCALE 1/2" = 1'

OPTION A

Plam 1 - Shaker Cherry
Plam 2 & 3 - Grey Elm
Interior Cabinet/counter - Dolphin Grey

NOTE: TRANSACTION TOP AND WORK SURFACE
TO HAVE 3MM EDGING.

**ROOM SPECIFIC MATERIALS
BOARD ROOM 1C05**

AREA	MATERIAL
DIE WALL	PLAM-1
COUNTERTOP	PLAM-2
TRIM	PLAM-3

STANDARD CONSTRUCTION PRACTICES UNO
- CABINET INTERIORS TO BE WHITE MELAMINE
- CABINET CONSTRUCTION TO BE FULL OVERLAY
- ALL GRAIN TO RUN VERTICAL UNO
- ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR
TO FABRICATION
- CATHEDRAL BUILDERS IS NOT RESPONSIBLE
FOR IN-WALL BLOOMING, UNLESS STATED IN
THE CONTRACT

Cathedral Builders Inc.

N169W21170 TOWER DR. JACKSON, WI 53037
262-250-1985 FAX 262-674-1944

VILLAGE OF JACKSON

STATE HWY 60
JACKSON, WI 53037

BY: B. KORUP

DATE: 29-AUG-22

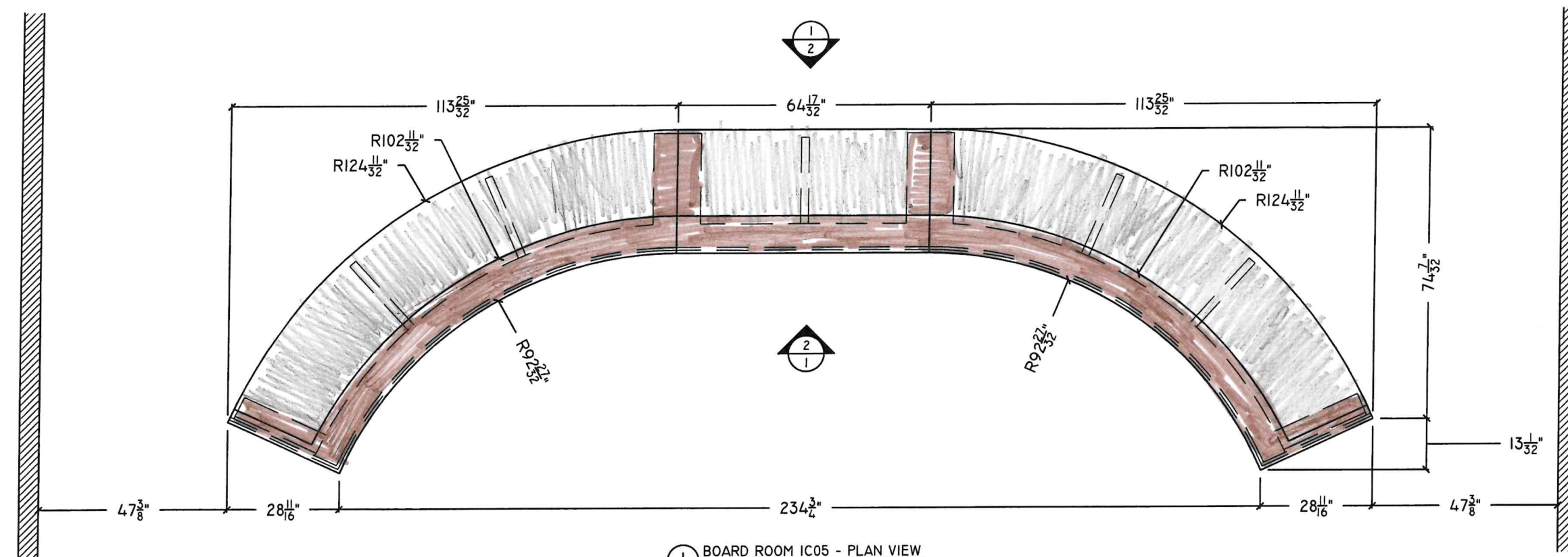
REVISION: A

JOB NO: 4399

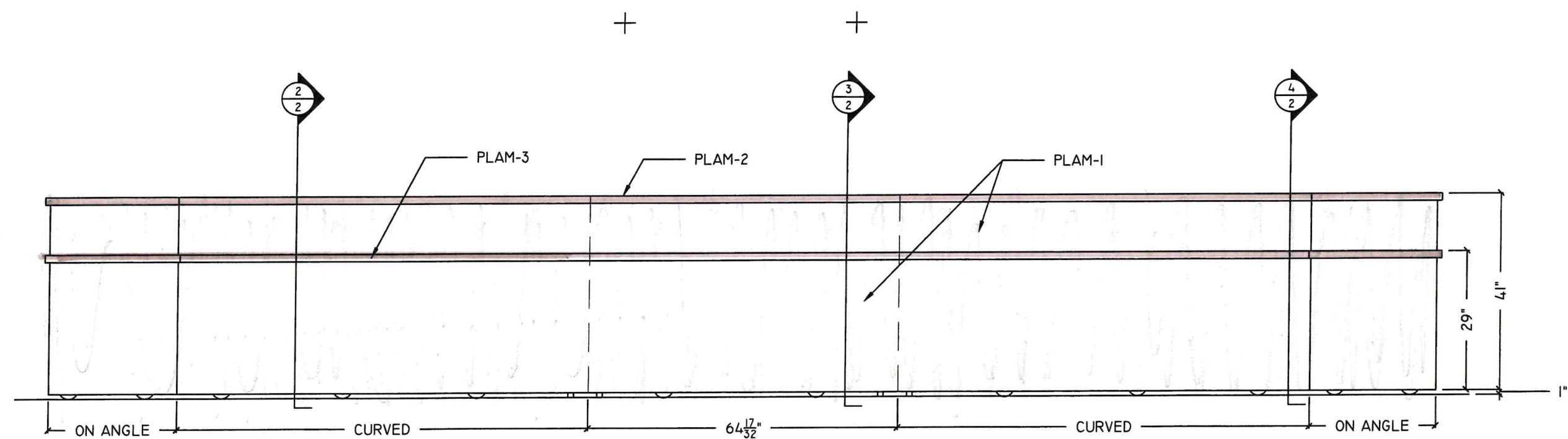
DESCRIPTION:
BOARD ROOM IC05

SHEET: 1

THIS DRAWING IS MADE EXCLUSIVELY FOR THE CUSTOMER NAMED IN THE TITLE BLOCK AND REMAINS PROPERTY OF CATHEDRAL BUILDERS, INC. IT MAY NOT BE REPRODUCED, COPIED, OR TRANSFERRED IN WHOLE OR IN PART TO ANOTHER AGENCY BY ANY PROCESS WITHOUT PRIOR WRITTEN CONSENT FROM CATHEDRAL BUILDERS, INC.



1 BOARD ROOM IC05 - PLAN VIEW
SCALE $\frac{3}{8}" = 1'$



2 BOARD ROOM IC05 - ELEVATION
SCALE $\frac{1}{2}" = 1'$

OPTION B

Plam 1 - Grey Elm
Plam 2 & 3 - Shaker Cherry
Interior cabinet/counter - Dolphin Grey

NOTE: TRANSACTION TOP AND WORK SURFACE
TO HAVE 3MM EDGING.

ROOM SPECIFIC MATERIALS
BOARD ROOM 1C05

AREA	MATERIAL
DIE WALL	PLAM-1
COUNTERTOP	PLAM-2
TRIM	PLAM-3

STANDARD CONSTRUCTION PRACTICES, UNO
- CABINET INTERIORS TO BE WHITE MELAMINE
- CABINET CONSTRUCTION TO BE FULL OVERLAY
- ALL GRAIN TO RUN VERTICAL UNO
- ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR
TO FABRICATION
- CATHEDRAL BUILDERS IS NOT RESPONSIBLE
FOR IN-WALL BLOCKING, UNLESS STATED IN
THE CONTRACT

Cathedral Builders Inc.
N169W21170 TOWER DR. JACKSON, WI 53037
262-250-1985 FAX 262-674-1944

VILLAGE OF JACKSON
STATE HWY 60
JACKSON, WI 53037

BY: B. KORUP
DATE: 29-AUG-22
REVISION: A
JOB NO: 4399
DESCRIPTION: BOARD ROOM IC05
SHEET: 1



Taking the lead in Washington County.

MEMO

TO: Mike Schwab, Village President; Board of Trustees

FROM: Jen Keller, Village Administrator

RE: 2022 Schedule for Budget Workshop Dates and 2023 Goals

DATE: September 8, 2022

In accordance with WI DOR levy limits, the Village will limit any increase in tax levy for General Fund, Capital Projects Fund or Recreation Fund expenses within the prescribed 2.57% net new construction percentage, which equates to approximately \$265,000. At this time, a draft budget is underway and will address authorized wage adjustments, incorporate rising energy and construction costs, and enable Staff to recommend the Village consider a variety of projects that provide for community beautification and engagement.

During budget meetings with each department, the following list of goals was established:

- Seeking grants to fund one-time system/hardware repayment or improvements.
- Accommodate increases in costs for salt, maintain full levels of staffing in DPW, and address needs for the enclosing the salt shed.
- Facility plan amendments for the utility, and review the capacity of the Village outside of the established boundary.
- Filling 2 part time vacancies in the Fire Department or considering 1 fulltime role.
- Capital planning will need to accommodate needs such as industrial drive repairs, TID 7 work to occur, street light replacement on Main Street, equipment replacement, and ongoing facility improvements not funded in annual operational budgets.
- Staffing retirement and succession planning for many departments in the next 1-5 years in Public Works, Utilities, Police Department, and Parks and Recreation Department.
- Filling the vacant PT Building Inspector position.
- Stabilizing the JCC budget without the contribution of the Town of Jackson, funding a facility expansion or facility improvements.
- Park Impact Fees and possibly capital project contribution to pickleball courts in Jackson Park.
- Utilizing a portion of the Hotel/Motel fund to contribute to special events Staff wages, website fees, and reducing costs for printed ads.
- Stabilizing new expenses for Municipal Complex maintenance (i.e. generator, HVAC, exterior maintenance, etc.)

Funds are available to the Village Board from TID 6 increment to offset a portion of the phased wage increases for FY 2023 and 2024 in the General Fund. Other funds available include the General Fund reserve balance, ARPA funds, and proceeds from the sale of Village Hall. However, Staff recommend addressing budgetary shortfalls for operational costs by first seeking ways to reduce expenses.

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

Mailing Address:
P.O. Box 637

www.villageofjacksonwi.gov



Taking the lead in Washington County.

I propose the following schedule for the 2023 Budgeting Process:

1. **BPW Meeting Tuesday, September 27th at 6PM** – Streets, Parks, Capital Projects, Water and Wastewater Departments at the Municipal Complex Board Room. Village Board members are welcome to attend.
2. **JPR Meeting Tuesday, October 4th at 6PM** – Jackson Park and Recreation Department, at the Jackson Community Center. Village Board members are welcome to attend.
3. **Tourism Commission Budget Meeting** – TBD at Municipal Complex Board Room. Village Board members are welcome to attend.
4. **Special VB Meeting Monday, October 24th at 6PM** – Village Board reviews budgets prepared for: Police Department, Fire Department, Building Inspection Department, Streets and Parks Department, Administration, Capital Projects, Hotel/Motel Tourism, Debt Service, and TID 5-7, at Municipal Complex Board Room. The Water, Wastewater, Hotel/Motel, and Park and Recreation budgets can also be reviewed at this time by the Village Board.
5. **Special VB Meeting Monday, October 31st at 6PM** – If needed, more review occurs with the Village Board at Municipal Complex Board Room.
6. **Regular VB Meeting Tuesday, November 8th at 7:30PM** – Review of budget and authorizing Staff to noticing a public hearing for 2023 levy adoptions.
7. **Special VB Meeting Monday, November 28th at 6PM** – Public hearing and resolutions adopting 2023 levies.

VILLAGE OF JACKSON, WISCONSIN
N168W19851 Main Street
PO Box 637
Jackson, WI 53037

NOTICE OF CLAIM

Name: David Gayert
Address: 6926 W Locust St.
Milwaukee, WI 53210
Phone: 920-296-8677

Incident/Accident Information
Date: 8/04/22
Time: 12:30 a.m.
Place: Hwy 41

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary.) For auto damages, attach a copy of police report, if any, and attach a diagram of the accident scene indicating north, south, east or west corners if the accident occurred at an intersection. For bodily injury, indicate nature of injury and whether or not medical attention was given and give the name of the physician. Also identify any witnesses to the incident/accident.

While traveling south on Hwy. 41 my vehicle ran
over spike strips placed in the road by an officer,
resulting in the damages that are enclosed.

Signed:

David R. Gayert

Date: 8/06/22

CLAIM

(NOTE: You are not required to make a claim at this time. As long as you have filed the above Notice of Claim you may file a claim with the Village at any time consistent with the applicable statute of limitations. However, in order for the Village to formally accept or deny your claim at this time, the following claim must be completed and signed.)

The undersigned hereby makes a claim against the Village of Jackson arising out of the circumstances described above in the amount of \$ 959.60

To process this claim it is necessary to detail all damages being sought.

Signed:

David R. Gayert

WisDOT Division of Transportation
System Development
Southeast Region
141 NW Barstow Street
PO Box 798
Waukesha WI 53187-0798

Governor Tony Evers
Secretary Craig Thompson
wisconsindot.gov
Telephone: (262) 548-5903
FAX: (262) 548-5888
Email: ser.dtsd@dot.wi.gov



July 20, 2022

CERTIFIED MAIL

VILLAGE OF JACKSON
PO BOX 637
JACKSON, WI 53037

Reference: Initiation of Negotiations-AS
Project ID: 2310-13-20, Parcel No. 17
MAIN ST, VILLAGE JACKSON
STH - 060, Washington County

Dear VILLAGE OF JACKSON:

As you may know, the Wisconsin Department of Transportation (WisDOT) is planning a highway safety project in your area. This project will affect your property and I look forward to working with you to answer your questions.

In compliance with Wisconsin statutes and federal regulations, I am writing to initiate negotiations to acquire property and/or property interests needed for the above highway project.

To explain the process, I ask you to review the following documents:

- Legal description of the land and/or interest(s) needed for the project
- Names of neighboring landowners affected by the project
- Appraisal Guidelines and Agreement
- Appraisal Report
- Agreement for Purchase and Sale of Real Estate
- Internal Revenue Service Form W-9.
- "The Rights of Landowners Under Wisconsin Eminent Domain Law" pamphlet

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	Temporary Limited Easement	458.09	Sq Ft	\$1.91	\$877.00
Other	Landscaping				\$1,472.00
Appraiser Rounding	Appraiser Rounding				\$51.00

Total Allocation \$2,400.00

If you agree with the values in the appraisal report, please sign the enclosed Agreement for Purchase and Sale of Real Estate and complete the enclosed W-9 form. The W-9 form is required by the IRS for any sale of real estate valued at \$600 or more. If more than one owner, unless husband and wife at the time of the conveyance, each should submit a W-9. If husband and wife, please circle the name of the spouse whose social security number is provided. If exempt, the seller must provide an exemption form. Failure to complete a W-9, or to provide false information, risks a fine by the IRS.

Return both documents in the enclosed envelope for final review and approval. Once WisDOT is satisfied that the negotiations are complete, we will send you a fully executed (signed) copy of the agreement and I will contact you to arrange for payment and closing. Please note that your signature alone on the Agreement for Purchase and Sale of Real Estate is not sufficient to result in an enforceable contract for the purchase of the needed property.

If you are not satisfied with the compensation offered for your property, you have 60 days and no later than September 23, 2022 to obtain a second appraisal from a qualified appraiser of your choice. Please see the enclosed Appraisal Guidelines and Agreement document for requirements for reimbursement of another appraisal. If your appraisal report is submitted to my office after the 60-day statutory date, the department may consider it for negotiation purposes, but it will not be eligible for reimbursement.

I want you to be satisfied that the Wisconsin Department of Transportation treated you fairly, we answered your questions, addressed your concerns, and fully considered your property and property interests. I am happy to provide any additional information requested, if available, or discuss any additional concerns. Please contact me at 262-548-8790.

Thank you for your part in contributing to safer Wisconsin roadways.

Sincerely,

James Cox
Real Estate Specialist

Enclosures

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE - SHORT FORM

Wisconsin Department of Transportation
RE1895 10/2018

THIS AGREEMENT, made and entered into by and between Village of Jackson, hereinafter called Seller, and the Wisconsin Department of Transportation. If accepted, this offer can create a legally enforceable contract. Both parties should read this document carefully and understand it before signing.

Seller and the Wisconsin Department of Transportation agree that the Wisconsin Department of Transportation is purchasing this property for highway or other transportation related purposes, within the meaning of Chapter 84 of the Wisconsin Statutes.

Seller warrants and represents to the Wisconsin Department of Transportation that Seller has no notice or knowledge of any of the following:

- 1) Planned or commenced public improvements which may result in special assessments which would otherwise materially affect the property, other than the planned transportation facility for which the Wisconsin Department of Transportation is purchasing this property;
- 2) Government agency or court order requiring repair, alteration, or correction of any existing condition;
- 3) Shoreland or special land use regulations affecting the property; and,
- 4) Underground storage tanks and the presence of any dangerous or toxic materials or conditions affecting the property.

DESCRIPTION: The Seller agrees to sell and the Wisconsin Department of Transportation agrees to buy, upon the terms and conditions hereinafter named, the following described real estate situated in Washington County, Wisconsin:

Legal description is attached hereto and made a part hereof by reference.

The purchase price of said real estate shall be the sum of Two Thousand Four Hundred and 0/100 Dollars, (\$2,400.00) payable in full by check at closing.

General taxes shall be prorated at the time of closing based on the net general taxes for the current year, if known, otherwise on the net general taxes for the preceding year.

Seller shall, upon payment of purchase price, convey the property by warranty deed or other conveyance provided herein, free and clear of all liens and encumbrances, including special assessments, except recorded public utility easements and recorded restrictions on use running with the land or created by lawfully enacted zoning ordinances and NA, provided none of the foregoing prohibit present use.

Legal possession of premises shall be delivered to the Wisconsin Department of Transportation on the date of closing.

Physical occupancy of property shall be given to the Wisconsin Department of Transportation on the date of closing. Seller may not occupy property after closing unless a separate lease agreement is entered into between the Wisconsin Department of Transportation and Seller.

SPECIAL CONDITIONS: NA

This agreement is binding upon acceptance by the Wisconsin Department of Transportation as evidenced by the signature of an authorized representative of the Wisconsin Department of Transportation. If this agreement is not accepted by the Wisconsin Department of Transportation within 60 days after Seller's signature, this agreement shall be null and void.

This transaction is to be closed at the office of TBD on or before TBD or at such other time and place as may be agreed to in writing by the Seller and the Wisconsin Department of Transportation.

No representations other than those expressed here, either oral or written, are part of this sale.



This instrument was drafted by
Wisconsin Department of Transportation

Project ID 2310-13-20

Parcel No.
17
Page 1 of 2

Seller and the Wisconsin Department of Transportation agree to act in good faith and use diligence in completing the terms of this agreement. This agreement binds and inures to the benefit of the parties to this agreement and their successors in interest, assigns, personal representatives, heirs, executors, trustees, and administrators.

Seller Signature Date

Village of Jackson
Print Name

Seller Signature Date

Print Name

Seller Signature Date

Print Name

Seller Signature Date

Print Name

The above agreement is accepted.

Signature Date

Print Name

Title

Must be signed by administrator or an authorized representative of the Wisconsin Department of Transportation.

TEMPORARY LIMITED EASEMENT

Wisconsin Department of Transportation

Exempt from fee: s. 77.25(2r) Wis. Stats.

Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]

RE1577 03/2019

THIS EASEMENT, made by **Village of Jackson** GRANTOR, conveys a temporary limited easement as described below to the **Wisconsin Department of Transportation**, GRANTEE, for the sum of **Two Thousand Four Hundred and 00/100 Dollars (\$2,400.00)** for the purpose of **Right to cut and fill slopes, operate necessary equipment thereon and the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem necessary or desirable..**

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to

Wisconsin Department of Transportation
WisDOT SE Region 141 NW Barstow Street
Waukesha, WI 53187-0798

Parcel Identification Number/Tax Key Number
V3-012400D

Signature _____ Date _____

Village of Jackson

Print Name _____

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

Date _____

State of Wisconsin)
) ss.
_____ County)

On the above date, this instrument was acknowledged before me by the named person(s).

The signer was: ____ Physically in my presence. OR ____ In my presence involving the use of communication technology.

Signature, Notary Public, State of Wisconsin

Print or Type Name, Notary Public, State of Wisconsin

Date Commission Expires _____

LEGAL DESCRIPTION

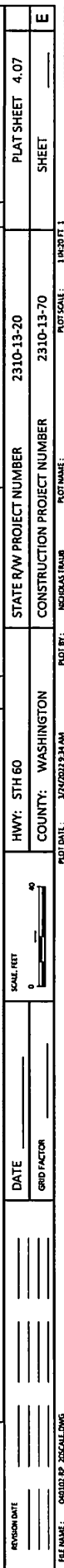
A Temporary Limited Easement for the right to construct cut and/or fill slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in Washington County, State of Wisconsin, described as:

That part of Lot 1, CSM 6455, part of the Northeast 1/4 of the Northeast 1/4 of Section 19, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, contained in the following description:

Commence at the North 1/4 Corner of said Section 19, Thence South 87°49'04" East along the North line of the Northeast 1/4 of Section 19, 1409.28 feet; Thence South 02°10'56" West, 24.75 feet to the Southerly Right of Way line STH 60 and the Point of Beginning, Thence South 87°49'04" East along said Right of Way line 28.83 feet; Thence South 02°10'56" West, 9.65 feet; Thence North 87°49'04" West, 29.28 feet; Thence South 40°32'10" West, 23.05 feet; Thence North 87°49'04" West, 8.12 feet to a point on the Southerly Right of Way line STH 60; Thence North 41°41'17" East along said Right of Way line 35.94 feet to the Point of Beginning.

This parcel contains **458.09 sq. ft.**, more or less.

The above easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

[illegible]

The Rights of Landowners Under Wisconsin Eminent Domain Law



**Procedures Under § 32.05
Wis. Stats.: Highways,
Streets, Storm & Sanitary
Sewers, Watercourses,
Alleys, Airports and Mass
Transit Facilities**

This brochure provides information on how the condemnation process works in Wisconsin, as well as the rights of property owners in this process. More information is available in Wisconsin Statutes Chapter 32 and Wisconsin Administrative Code Ch. 92.

Last Updated February 2016

INTRODUCTION

When an agency undertakes a public improvement project, it may be necessary to acquire private property for the greater public good. The Federal and State Constitutions grant this condemnation power and the Wisconsin legislature delegates the authority to numerous agencies including (generally) departments, municipalities, boards, commissions, public officers and business entities. The legislature has also specified many purposes for which this power can be used including highway construction or improvement, reservoirs, dams, public utility sites, waste treatment facilities, city redevelopment and energy lines.

EMINENT DOMAIN TERMS

Appraisal: A written statement independently and impartially prepared by a qualified appraiser setting forth an opinion of defined value of an adequately described property as of a specific date, supported by the presentation and analysis of relevant market information.

Condemnation: Process where private property is acquired for public use without owner's consent under the powers of eminent domain.

Conveyance: Written instrument that passes real property from one person to another.

Easement: A non-possessing interest held by one person in land of another whereby first person is accorded partial use of such land for a specific purpose; an easement is an encumbrance on title that must be recognized when property is transferred.

Eminent Domain: The inherent power of the government to take private property rights by due process of law, when necessity arises. The use must be public and just compensation must be paid to the owner.

Fair Market Value: The amount for which property could be sold in the market on a sale, but not compelled, to sell, and to a purchaser willing and able, but not obliged, to buy.

Jurisdictional Offer: A written notice provided by the agency to the property owner and any mortgagee of record stating the nature of the project, the property interest to be acquired, proposed date of occupancy, amount of compensation offered and other information as required in s. 32.05 Wis. Stats.

Lis Pendens: Notice of a suit pending.

Uneconomic Remnant: The portion of the land remaining after a partial acquisition that is so small or irregular, as to have little economic utility or value to owner. If acquisition creates a remnant, the agency must offer to acquire that remnant.

PRE-NEGOTIATIONS

Wisconsin Stats. Ch. 32 requires a few items to occur before negotiations for acquisition begin.

Relocation Order. The acquiring agency is required to file a relocation order with the county clerk of the county in which your property is located within 20 days after its issue. This order provides the laying out, relocation and improvement of the proposed project, and includes a map or plat showing the old and new locations and the lands and interest required.

Appraisal: You are allowed two appraisals to be paid for by the acquiring agency. The agency must employ a qualified appraiser to complete one full narrative appraisal upon which the jurisdictional offer is based and of which you will receive a copy. The appraiser should confer with you in the appraisal process. You are also entitled, if you choose, to hire your own appraiser for which the acquiring agency will reimburse you reasonable appraisal costs if submitted to the agency within 60 days of receiving the appraisal. Both appraisals may be used in future negotiations.

Pamphlets. Before negotiations may begin, the condemnor must provide the owner of his/her representative with copies of the applicable pamphlets describing condemnation, rights of the property owners and other information.

Agricultural Impact Statement. The Department of Agriculture, Trade and Consumer Protection shall prepare and agricultural impact statement for each project where more than 5 acres of any farm operation may be taken by actual or potential exercise of eminent domain (exceptions noted in statute).

NEGOTIATIONS

Before making the jurisdictional offer the condemnor must attempt to negotiate with the owner or owner's representative for the purchase of the property. The condemnor must consider the appraisals and may pay the items notes in ss. 32.09 and 32.19, Wis. Stats., as applicable. The condemnor must provide the names of at least 10 neighboring landowners to whom offers are being made (or all offerees if less than 10 are affected), along with a map showing all property affected by the project. The condemnor must record any conveyance by or on behalf of the owner of the property to the condemnor executed as a result of negotiations with the register of deeds of the county in which the property is located. A copy of the conveyance and a notice of a right of appeal the amount of the compensation shall be served upon or mailed by certified mail to all persons having an interest in the property.

Negotiations Appeal. Any person named in the conveyance may appeal the compensation amount within 6 months of the recording date.

PARTIAL ACQUISITIONS & EASEMENTS

If only part of your property is acquired fair market value (FMV) is determined in one of the following ways: (1) FMV of the part acquired or (2) the difference between the value of your property prior to acquisition and its value after.

Uneconomic Remnant. If only part of your property is acquired and you are left with an uneconomic remnant, the acquiring authority must also offer to acquire the uneconomic remnant. You must consent to the acquisition.

Easement. When an easement to use your property is acquired the compensation to be paid is determined by deducting from FMV of the whole property immediately before the date of evaluation and FMV of the remainder immediately after the date of evaluation.

JURISDICTIONAL OFFER

If negotiations fail, a jurisdictional offer is given to the owner and the mortgagee of record that briefly states the following: the nature of the project: that the condemnor intends to use the property for a public purpose; the property description and the interest sought; the proposed date of occupancy; the amount of the compensation offered; that the appraisal upon which the offer is based is available for inspection; that the owner has 20 days from the date of service to accept or reject the offer; that owner has 40 days from the date of service to commence a court action to contest the right of condemnation; that owner will have 2 years from the date of taking to appeal for greater compensation. Within 14 days of the offer receipt, a lis pendens will be filed with the register of deeds. If provides notice that the property may be acquired for public use. If you accept the offer, title will be transferred and you will be paid the amount specified in the offer within 60 days.

COMPENSATION/AWARD

If the owner does not accept the offer within 20 days, the condemnor may make an award of damage as follows: (1) in writing stating that it is made pursuant to the relocation order and/or condemnor, naming the persons having an interest of record in the property, contain legal property description, state the interest sought to be condemned, state the date when actual occupancy will be taken by the condemnor, provide the compensation amount (at a minimum this must be the amount of the jurisdictional offer); (2) served on or mailed by certified mail to all persons names therein; (3) after service and payment of the award, it shall be recorded in the office of the register of deeds when the title in fee simple then vests in the condemnor; and (4) on or before date of taking a check for the award amount less outstanding tax liens shall with be mailed by certified mail to the owner or be deposited with the clerk of circuit court of the county for the benefit of the persons named in the award (the clerk will give notice to the parties and they are entitled to receive their share of award by petition to and order of the circuit court).

CHALLENGES/APPEALS

Right of Condemnation. The owner may challenge the right of the authority to condemn the property described in the jurisdictional offer within 40 days of receiving the notice of jurisdictional offer. If you do not challenge this within 40 days you lose your right to do so.

Condemnation Commission. An owner may appeal the award within 2 years of the date of taking (with exceptions) by applying to the Judge of circuit court for the county wherein the property is located for assignment to the condemnation commission. The commission's job is to determine the amount of just compensation. When making the determination the commission will not know the amount of the jurisdictional offer nor the amount of the basic award. Notice of this appeal must be given to any other party to the award at least 10 days prior to the hearing date. The commission proceedings are more informal than court proceedings and are not governed by statute. You have the right to appear and present evidence to support your appeal. Within 10 days after the end of the hearing, a written award is made and filed with the clerk of circuit court.

Circuit Court. If you or the acquiring authority are dissatisfied with the commission's award, either can appeal to the circuit court of the county where the property is located within 60 days of filing the condemnation commission's award. The sole issue to be tried shall be questions of title, if any, and the amount of just compensation. All money due shall be paid within 60 days after entry of judgment.

Waiver of Commission Hearing. The owner may choose to waive the condemnation appeal procedure and appeal directly to the circuit court for questions of title and amount of just compensation. It shall be tried by jury.

LITIGATION EXPENSES/COSTS

Costs under Wis. Stats. Ch. 814 shall be allowed in any action brought under Wis. Stats. Ch. 32, except for when litigation expenses are provided in lieu of costs as enumerated in §32.28(3), Wis. Stats. Please consult legal counsel if you think you are eligible for these costs or litigation expenses.

This pamphlet is published by the Wisconsin Department of Administration in cooperation with the Attorney General pursuant § 32.26(6) Wis. Stats. It is not intended to be a substitute for legal assistance. A displacing agency must make this pamphlet available to a displaced person before initiating negotiations for property being acquired for a public project.

The Department of Administration does not discriminate on the basis of disability in the provision of services or in employment. If you need this printed material interpreted in a different form, or if you need assistance in using DOA services, please contact us. Our address and phone number are listed below.

Wisconsin Relocation Office Division of Energy, Housing and Community Resources
Department of Administration 101 E. Wilson Street
Madison, WI 53707
Phone (608) 261-8404
Email: Amanda.Mott@wisconsin.gov
<http://www.doa.state.wi.us/Divisions/Housing>

SECTION LINE		SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	
QUARTER LINE		SECTION CORNER MONUMENT		NON-MONUMENTED R/W POINT	
SIXTEENTH LINE		GEODETIC SURVEY MONUMENT		FOUND IRON PIN (1-INCH UNLESS NOTED)	
NEW REFERENCE LINE		SIXTEENTH CORNER MONUMENT		OFF-PREMISE SIGN	
NEW R/W LINE		SIGN		<u>COMPENSABLE</u>	<u>NON-COMPENSABLE</u>
EXISTING R/W OR HE LINE		ELECTRIC POLE		TELEPHONE POLE	
PROPERTY LINE		PEDESTAL (LABEL TYPE) (TV, TEL, ELEC. ETC.)		ACCESS RESTRICTED BY ACQUISITION	
LOT, TIE & OTHER MINOR LINES				NO ACCESS (BY STATUTORY AUTHORITY)	
SLOPE INTERCEPT				ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)	
CORPORATE LIMITS				NO ACCESS (NEW HIGHWAY)	
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)				PARCEL NUMBER 25	UTILITY NUMBER 40
NEW R/W (FEE OR OWNER) (HATCHING Varies BY CWN)				PARALLEL OFFSETS	
TEMPORARY LIMITED EASEMENT AREA					
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)					
TRANSMISSION STRUCTURES					
BUILDING		TO BE REMOVED			
BRIDGE		CULVERT			

WATER	—W
GAS	—G
TELEPHONE	—T
OVERHEAD TRANSMISSION LINES	—OH
ELECTRIC	—E
CABLE TELEVISION	—TV
FIBER OPTIC	—FO
SANITARY SEWER	—SAN
STORM SEWER	—SS
ELECTRIC TOWER	☒

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ /DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

ACCESS RIGHTS	AR	OUTLOT	OL
ACRES	AC	PAGE	P
AHEAD	AH	POINT OF TANGENCY	P
ALUMINUM	ALUM	PROPERTY LINE	PL
AND OTHERS	ET AL	RECORDED AS	(100')
BACK	BK	REEL / IMAGE	R/I
BLOCK	BLK	REFERENCE LINE	R/L
CENTERLINE	C/L	PERMANENT LIMITED EASEMENT	PLE
CERTIFIED SURVEY MAP	CSM	POINT OF BEGINNING	POB
CONCRETE	CONC	POINT OF CURVATURE	PC
COUNTY	CO	POINT OF COMPOUND CURVE	PCC
COUNTY TRUNK HIGHWAY	CTH	POINT OF INTERSECTION	PI
DISTANCE	DIST	REMAINING	REM
CORNER	COR	RESTRICTIVE DEVELOPMENT EASEMENT	RDE
DOCUMENT NUMBER	DOC	RIGHT	RT
EASEMENT	EASE	RIGHT OF WAY	R/W
EXISTING	EX	SECTION	SEC
GAS VALVE	GV	SEPTIC VENT	SEPV
GRID NORTH	GN	SQUARE FEET	SF
HIGHWAY EASEMENT	HE	STATE TRUNK HIGHWAY	STH
IDENTIFICATION	ID	STATION	STA
LAND CONTRACT	LC	TELEPHONE PEDESTAL	TP
LEFT	LT	TEMPORARY LIMITED EASEMENT	TLE
MONUMENT	MON	TRANSPORTATION PROJECT PLAT	TPP
NATIONAL GEODETIC SURVEY	NGS	UNITED STATES HIGHWAY	USH
NUMBER	NO	VOLUME	V

STA 190+20
X=371684.99
Y=147842.78



BEGIN RELOCATION ORDER
STA 92+85
X=361955.74
Y=148139.16

SCALE 0 2 MI

TOTAL NET LENGTH OF CENTERLINE = 1.844 MI

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WASHINGTON COUNTY, NAD83 2011 IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

RIGHT-OF-WAY MONUMENTS ARE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBAR) AND ARE PLACED PRIOR TO OR AT THE COMPLETION OF PROJECT.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

N DIMENSIONING FOR THE NEW RIGHT-OFF WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE, BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHTS TO MAKE OR CONSTRUCT IMPROVEMENTS ON SAID LANDS OR TO FLATTEN THE SLOPES PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE HIGHWAY FACILITIES.

AN EASEMENT FOR HIGHWAY PURPOSES (HE), AS LONG AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE.

PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND /OR EXISTING OCCUPATIONAL LINES. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE LATEST ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

PARCEL IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE SCHEDULE OF LANDS & INTERESTS REQUIRED.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT OF WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL SHEETS.



I HEREBY CERTIFY THAT THIS PLAT WAS MADE FOR THE
WISCONSIN DEPARTMENT OF TRANSPORTATION AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



W. B. B. 3-28-22

CAUTION:
THIS PLAT A GRAPHIC REPRESENTATION AND IS FOR
REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO
DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED FOR THE DEPARTMENT	
DATE: 03/25/22	<i>Robert Duffeck</i> (Signature)
ROBERT DUFFECK (Printed Name)	

SCHEDULE OF LANDS & INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL SF COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

OWNERS NAME ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

PARCEL NUMBER	SHEET NUMBER	OWNER (S)	INTEREST REQUIRED	R/W REQUIRED SF				T.I.E. SF
				NEW	EXISTING	TOTAL	H.E.	
6	4.04	HASMER LAKE LLC	TLE	---	---	---	---	146.22
7	4.05	CUSTOM PHARMACY SALE LEASEBACK LLC	TLE	---	---	---	---	336.64
8	4.05	DLG PROPERTIES LLC	FEE/TLE	99.09	---	99.09	---	71.54
9	4.05	J&M VILLAGE PROPERTIES II LLC	TLE	---	---	---	---	48.23
10	4.06	SUSAN E RANK	TLE	---	---	---	---	125.00
11	4.06	KELLY JAMES, CRAIG KOPACKA	TLE	---	---	---	---	85.00
12	4.06	KIMBERLY D LYSKAWA	TLE	---	---	---	---	236.78
13	4.06	CARL NELSON, TAMMY J VILLWOCK	FEE/TLE	1.62	---	1.62	---	150.94
14	4.07	LARRY W HAMLIN REVOCABLE TRUST, JANICE K HAMLIN REVOCABLE TRUST	FEE/TLE	38.90	---	38.90	---	152.48
15	4.07	MARTHA NIMKIE	TLE	---	---	---	---	332.50
16	4.07	MARK R SZOLWINSKI, NORA E SZOLWINSKI	TLE	---	---	---	---	490.30
17	4.07	VILLAGE OF JACKSON	TLE	---	---	---	---	458.09
18	4.07	FOX VALLEY	HE/TLE	---	---	---	1590.05	1284.77
20	4.08	ACE TT LLC	TLE	---	---	---	---	80.00
21	4.08	LABUDDE PROPERTIES LLC	TLE	---	---	---	---	280.00
22	4.08	MICHAEL L FRASE	TLE	---	---	---	---	130.50
23	4.09	JEROME W UNGER, DONNA M UNGER	TLE	---	---	---	---	564.84
24	4.09	COLLEEN M FLOWERS	FEE/TLE	78.97	---	78.97	---	350.00
25	4.09	N168W20361 MAIN STREET LLC	FEE/TLE	81.38	---	81.38	---	230.64
26	4.09	RICHARD STACY ESSMAN	TLE	---	---	---	---	140.00
27	4.10	EV CHRIST LUTH CHURCH	FEE/TLE	6.5	---	6.5	---	178.49
28	4.10	MAJOR PROPERTY HOLDINGS JACKSON LLC	FEE/TLE	222.46	---	222.46	---	3725.19
29	4.10	S W CHARMOLI PROPERTIES LLC	FEE/TLE	189.99	---	189.99	---	2681.34

UTILITY NUMBER	SHEET NUMBER	OWNER (S)	INTEREST REQUIRED
106	4.04	VILLAGE OF JACKSON	RELEASE OF RIGHTS
107	4.05 - 4.10	WE ENERGIES - ELECTRIC	RELEASE OF RIGHTS
108	4.05 - 4.10	AT&T WISCONSIN	RELEASE OF RIGHTS
109	4.07	NORLIGHT FIBER OPTIC	RELEASE OF RIGHTS
110	4.1	WE ENERGIES - GAS	RELEASE OF RIGHTS

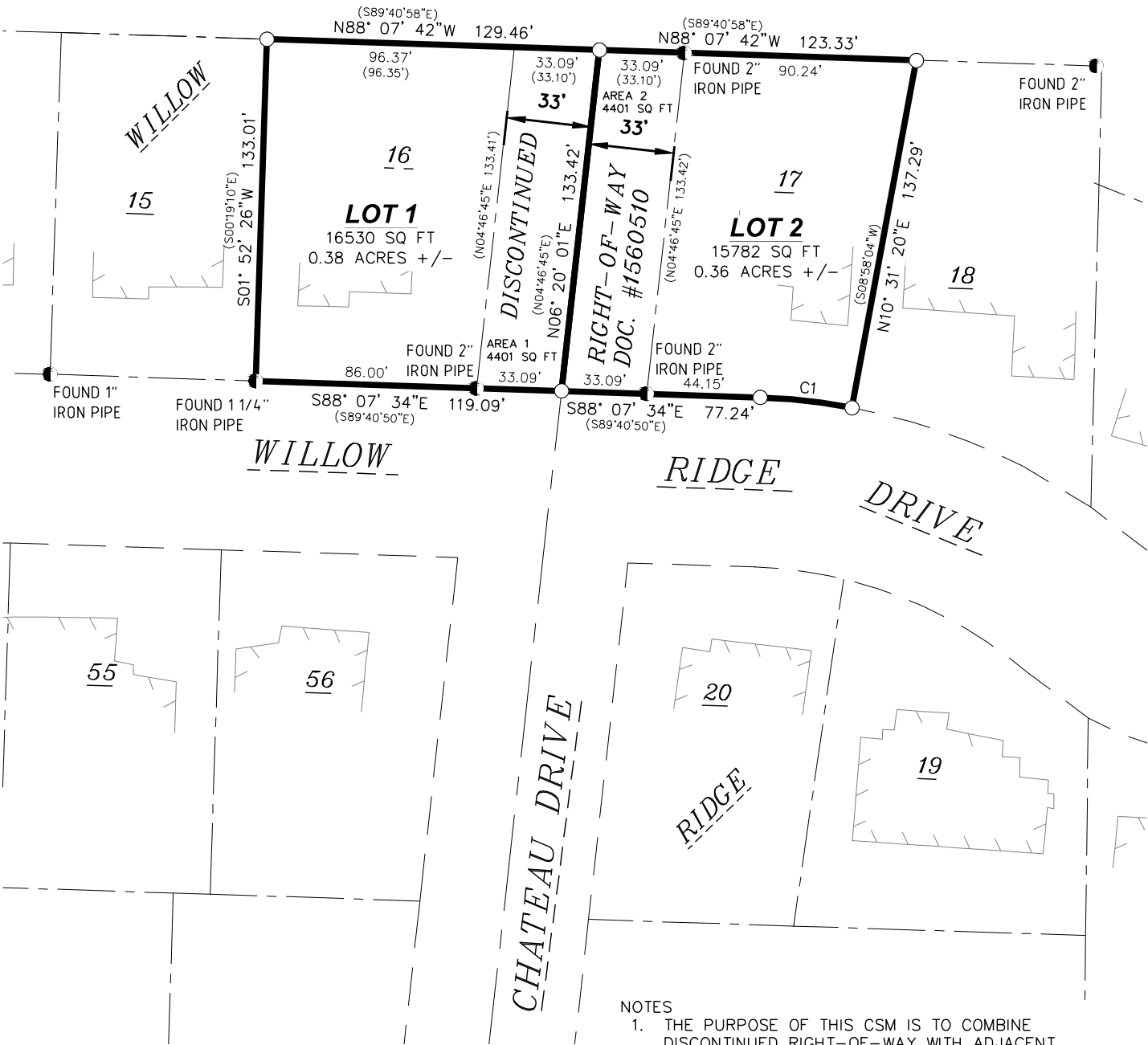
REVISION DATE _____ _____ _____ _____	DATE _____ GRID FACTOR _____	SCALE: FEET 	HWY: STH 60 COUNTY: WASHINGTON	STATE R/W PROJECT NUMBER 2310-13-20 CONSTRUCTION PROJECT NUMBER 2310-13-70	PLAT SHEET 4.02 SHEET _____	E
---	---------------------------------	-----------------	-----------------------------------	---	--------------------------------	---

FILE NAME : 040121 RP_T05SCALE.DWG LAYOUT NAME - 4.02 PLOT DATE : 3/22/2022 11:33 AM PLOT BY : NICHOLAS TRAUB PLOT NAME : PLOT SCALE : WISDOT/CADDSS SHEET 75

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____ .

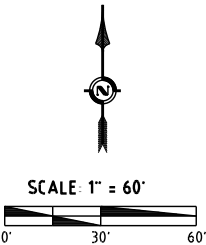
LOT 16, LOT 17 AND THAT PART DISCONTINUED RIGHT-OF-WAY OF
CHATEAU DRIVE OF WILLOW RIDGE, BEING A SUBDIVISION OF A
PART OF THE NW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 10
NORTH, RANGE 20, EAST, VILLAGE OF JACKSON, WASHINGTON
COUNTY, WISCONSIN

CSM 5461



- NOTES
1. THE PURPOSE OF THIS CSM IS TO COMBINE DISCONTINUED RIGHT-OF-WAY WITH ADJACENT PARCELS.
 2. AREA 1 TO BE RETAINED BY LOT 1, AREA 2 TO BE RETAINED BY LOT 2.
 3. FIELD WORK COMPLETED 8-12-2022.

Curve Table					
Curve #	Length	Radius	Central Angle	Chord Length	Chord Bearing
C1	35.95' (35.96')	238.21'	8° 38' 52" (8°38'54")	35.92'	N83° 45' 41"W (N85°21'23"W)



PREPARED FOR:
VILLAGE OF JACKSON
N168 W20733 MAIN STREET
JACKSON, WI 53037

North is referenced to the north line of
Willow Ridge Subdivision which bears
N88°05'20"W Wisconsin County
Coordinate System (Washington County)

- LEGEND
-Set 3/4" x 18" Rebar Weighing
1502 Pounds/Lineal Foot
 -Found Iron as noted
 - ().....Recorded As

Mitchell J. Reimer
W61 N497 Washington Ave
Cedar Corporation
Cedarburg, Wisconsin 53012
SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____ .

LOT 16, LOT 17 AND THAT PART DISCONTINUED RIGHT-OF-WAY OF
CHATEAU DRIVE OF WILLOW RIDGE, BEING A SUBDIVISION OF A
PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 10
NORTH, RANGE 20, EAST, VILLAGE OF JACKSON, WASHINGTON
COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Mitchell J. Reimer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped Lot 16 and Lot 17, of Willow Ridge being a Subdivision, recorded as document number 549163 and that part of discontinued right-of-way of Chateau Drive of Willow Ridge, recorded as document number 1560510 as found in the Washington County Registry, Washington County, Wisconsin located in the NW 1/4 of the SW 1/4 of Section 17, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

That I have made such survey, land division, and map at the direction of Village of Jackson, N168 W20733 Main Street, Village of Jackson, Washington County, Wisconsin 53037. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision there of made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code, in surveying, dividing and mapping the same, and Chapter 38 of the Village of Jackson Municipal Code. Said survey is subject to easements of record and as shown.

Dated this _____ day of _____, 2022.

Mitchell J Reimer, P.L.S. #3123-8

VILLAGE BOARD APPROVAL:

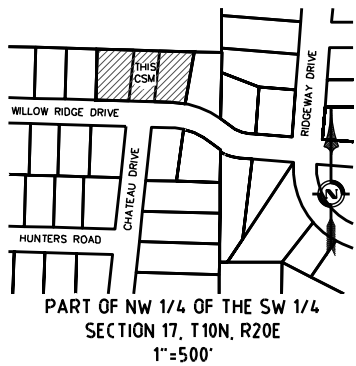
Resolved that this Certified Survey Map in the Village of Jackson, owner of said lands, Lot 16, Lot 17, of Willow Ridge and that part of discontinued right-of-way of Chateau Drive of Willow Ridge, located in NW 1/4 of the SW 1/4 of Section 17, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, is hereby approved and dedication accepted by the Village Board trustee to the Village of Jackson.

Approved this _____ day of _____, 2022.

Mike E. Schwab - Village President

Signed this _____ day of _____, 2022.

Jilline S. Dobratz - Village Clerk



CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____ .

LOT 16, LOT 17 AND THAT PART DISCONTINUED RIGHT-OF-WAY OF
CHATEAU DRIVE OF WILLOW RIDGE, BEING A SUBDIVISION OF A
PART OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 10
NORTH, RANGE 20, EAST, VILLAGE OF JACKSON, WASHINGTON
COUNTY, WISCONSIN

OWNERS CERTIFICATE

As Owners, I hereby certify that I have caused the lands described herein to be surveyed, divided, and mapped, as represented on this map. I also certify that this map is required to be submitted to the Village of Jackson for approval.

Ned W. Farley

Dated _____, 2022

Dawn L. O'Shea Farley

Dated _____, 2022

STATE OF WISCONSIN)
WASHINGTON COUNTY) ss

Personally came before me this _____ day of _____, 2022, the above named Ned W. Farley and Dawn L. O'Shea Farley to me known to be the same person who executed the foregoing certificate and acknowledged the same.

(Notary Seal) _____ Notary Public, _____ Wisconsin
(notary name)

My commission expires _____

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____ .

LOT 16, LOT 17 AND THAT PART DISCONTINUED RIGHT-OF-WAY OF
CHATEAU DRIVE OF WILLOW RIDGE, BEING A SUBDIVISION OF A
PART OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 10
NORTH, RANGE 20, EAST, VILLAGE OF JACKSON, WASHINGTON
COUNTY, WISCONSIN

OWNERS CERTIFICATE

As Owners, I hereby certify that I have caused the lands described herein to be surveyed, divided, and mapped, as represented on this map. I also certify that this map is required to be submitted to the Village of Jackson for approval.

John N. Resop

Dated _____, 2022

Kathy Donohoue Resop

Dated _____, 2022

STATE OF WISCONSIN)
WASHINGTON COUNTY) ss

Personally came before me this _____ day of _____, 2022, the above named John N. Resop and Kathy Donohoue Resop to me known to be the same person who executed the foregoing certificate and acknowledged the same.

(Notary Seal) _____ Notary Public, _____ Wisconsin
(notary name)

My commission expires _____