



VILLAGE OF JACKSON
VILLAGE BOARD MEETING AGENDA
Tuesday, January 13, 2026 at 7:30 PM

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

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Presentations
 - a. Discussion and Possible Action regarding Fire/EMS Services in Washington County
4. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)
5. Consent Agenda
 - a. Approval of Minutes for the Village Board Meeting of December 9, 2025
 - b. Approval of the Agreement for 2026 Jackson Fire Department Services with the Town of Polk, Town of Jackson, and Town of Germantown
6. Plan Commission
 - a. Review of Extra-Territorial Three-Lot Certified Survey Map - Parcels: T7_0523, T7_052700A, and T7_052700Z - Hans Lamm
7. Parks and Recreation
 - a. Presentation and Possible Action - Eagle Scout Project
8. West Bend School District
9. Washington County Board Report
10. Greater Jackson Business Alliance
11. Mid-Moraine Municipal Association Report
12. Closed Session Pursuant to Wis. Stats. §19.85(1)(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:

1. To Discuss Village Square Development
2. To Discuss the Creation of a County EMS System

3. To Discuss the Oaks of Jackson Development Agreement and Declaration of Covenants

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

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

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



Taking the lead in Washington County.

MEMO

TO: Brian Heckendorf, Village President; Village Board of Trustees

FROM: Jen Heidtke, Village Administrator; Aaron Swaney, Fire Chief

RE: County-Wide EMS Discussion

MEETING DATE: January 13, 2026

Background

In 2024 Washington County commissioned a study of municipal Fire and EMS Services with intention of identifying areas in which service could be provided more efficiently or ways to address rising call volume paired with decreased volunteerism. Washington County selected Health Care Strategists to review Fire and EMS operations in Washington County and published their findings in 2025. A task force comprised of municipal Fire and EMS personnel was assembled to identify ways to address the areas of need outlined in the publication from Health Care Strategists.

Since that time, Washington County Executive Josh Schoemann and municipal Fire/EMS Chiefs, Administrators, and Chief Elected Officials have met to discuss the potential creation of a County EMS system. In those respective groups, many advantages and disadvantages to such a system have been discussed. A non-exhaustive list of pros and cons has been included below.

Advantages to a County EMS System:

- Ability to fund current operational needs and expanded future needs by shifting taxing authority for EMS services from municipalities to Washington County, further avoiding the need for community to go to referendum to exceed levy limits.
- Avoiding any further changes to contracts between City and Village Fire Departments and neighboring Towns.

Disadvantages or Unknowns to County EMS System:

- Governance of such a system likely leads to less Village control over budget approval and yielding budgetary control to a county-wide governing board tasked with approving or denying future budgetary requests of municipal Fire Departments.
- Uncertainty current political support for County EMS levy for expanded EMS services will continue into the future.
- Absence of County support for municipalities to tax for the amount of levy transitioned to the County for EMS Services.
- Uncertainty the County EMS System will be successfully created if there is not unanimous participation from every Town, Village, and City.



Taking the lead in Washington County.

Additional information on this topic is included in the attached presentation with content Administrators provided Chief Elected Officials in December. Staff hope to collect additional questions or comments from the Village Board during discussion and follow up with more information in February.

Potential Motion:

Directing Staff to prepare a resolution acknowledging the Village of Jackson's participation in the pursuit of a County EMS system.

Attachments:

1. County-Wide Fire/EMS Services Presentation – December 16, 2025 Chief Elected Officials Meeting

Maintaining Fire/EMS Services in Washington County

Problem:

- **Most communities are struggling to match the growing need for EMS/Fire services with qualified staffing levels.**

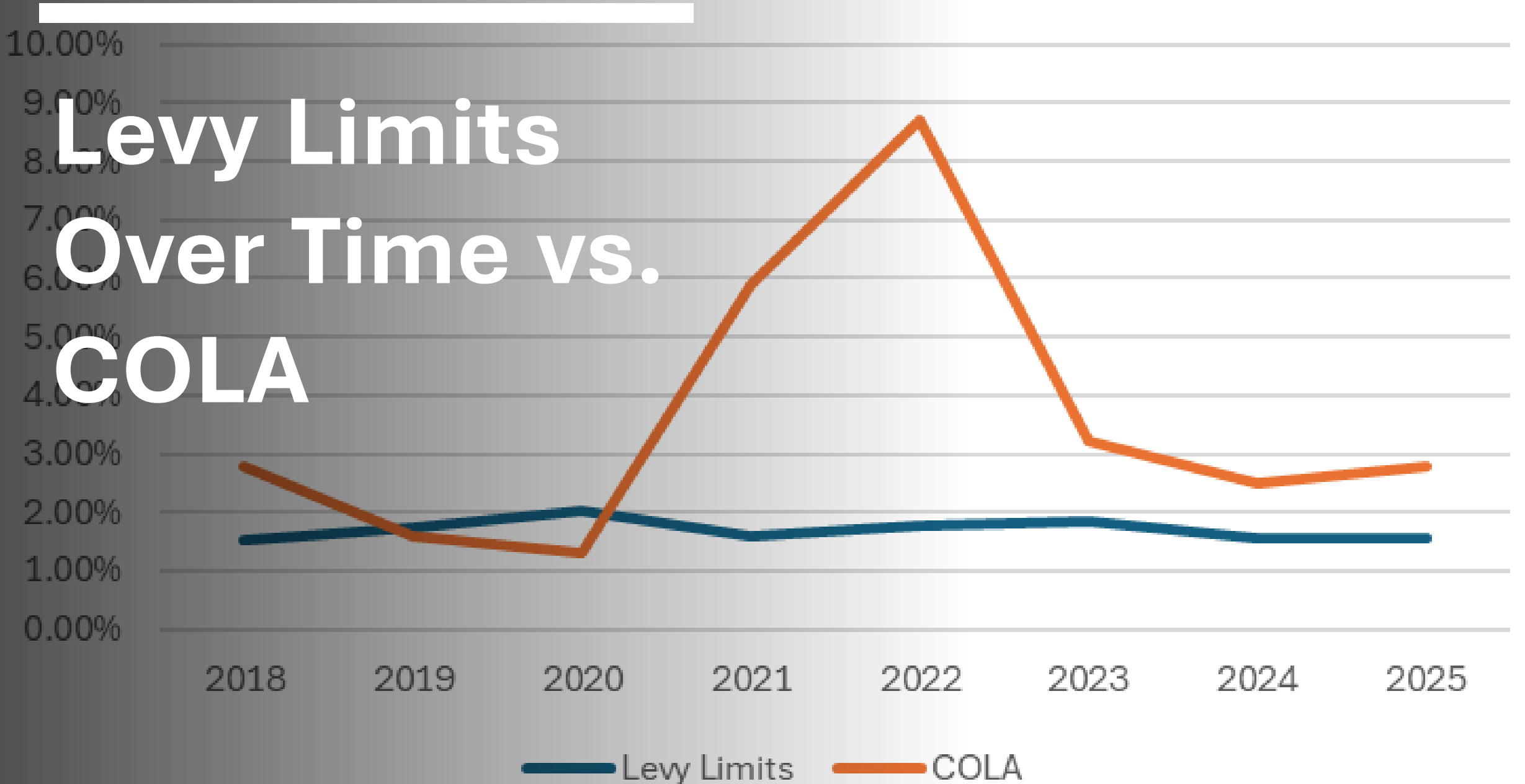
Problem:

- **Adding Staff while keeping communities under state-imposed levy limits is becoming impossible.**

Problem:

- **Levy Limits restrict a community in increasing overall operational levy by Net New Construction (NNC) which is averaging just 1.7% for communities in Washington Co.**
- **Cost of living meanwhile, has averaged 3.6% over that same time (2018-2025).**

Levy Limits vs COLA



Problem:

- **With no way to increase staffing to match growing needs, response times will increase putting citizens in danger.**

Solution

*County-wide Levy for
Fire/EMS Services*

What Does This Entail?

Removes levy for Fire/EMS off local tax bills and shares that across County Tax Bill

Provides avenue for future growth needs for Fire/EMS within communities in the future

Provides local communities ability to use that levy to do with what they need most (safety/police, roads, etc).

**What this
proposed
change DOES
NOT DO...**

Does not impact local control of Fire/EMS
Departments

Does not consolidate Fire/EMS Departments

Does not change MABAS agreements

Does not remove/dissolve any Departments
or positions

Does not change the name/patch of any
Department

Have other Counties in Wisconsin Partnered with Municipalities for Fire/EMS?

YES!

Other Counties who have adopted some level of this plan

Walworth

Sawyer

Lincoln

Portage

Waushara

Rusk

Milwaukee

Door

Green Lake

Bayfield

Lafayette

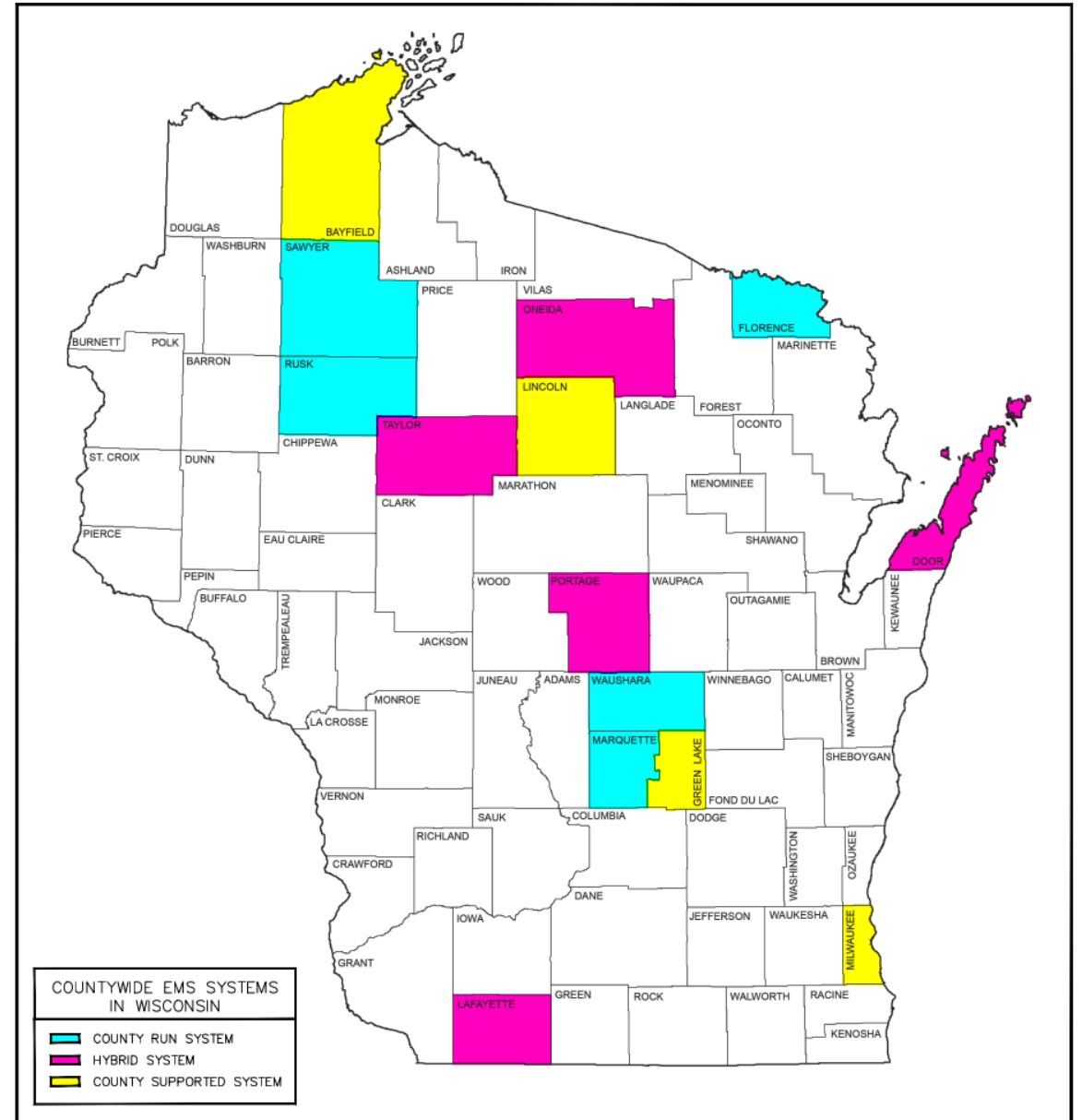
Florence

Oneida

Marquette

Taylor

Map of Counties with Some Form of Countywide EMS System



This isn't a temporary issue, think long term

- While some communities have done well with maintaining their level of service while staying below levy limits through intergovernmental agreements and private contracts, the numbers show that sustaining this level will be impossible as costs rise higher than levy limit restricts.

Questions Commonly Asked...

Why is this necessary now?

- **Increase call volume requires increase in staffing.** However, local municipalities do not have the room under levy limits to address the need.
- **Levy Limits are based on a net new construction (NNC) which is slowing, not increasing.** Less NNC results in less revenue to address all local needs including public safety (Fire/EMS/Police) along with roads, health insurance increases, etc.

Questions Commonly Asked...

Why is this necessary now?

- This isn't *just* a “Washington County Issue”
 - ✓ Statewide, 29% of the EMS services do not have adequate funding to operate.
 - ✓ Statewide, 41% of ambulance services reported that they had open periods in their schedules where they were unavailable to respond to a single 9-1-1 call.
 - ✓ Statewide, 78% of services reported responding to a call for a neighboring service due to low staffing, which places their ambulance(s) out of reach for their own communities.

* Source – 2024 EMS Study for Bayfield County

Questions Commonly Asked...

Why would the County be doing this?

- The County recognizes that the greatest gap in public safety is primarily in EMS/Fire.
- The County recognizes that they need to get involved to help communities keep pace with basic needs of public safety.
- Communities cannot address these challenges in isolation, and continuing on the current path is simply not sustainable. By strengthening collaboration across the County, we can streamline processes, reduce duplication, and ultimately save money while better supporting essential public safety services.

Questions Commonly Asked...

Why should all communities share and support each other in providing these services?

- Just like other health and human services needs (Aging and Disability Resource Center, Behavior Health, Children and Families, Economic Support, Health Department), providing public safety through EMS/Fire is a county basic need, not just local.
- These services have long been coordinated through the MABAS (Mutual Aid Box Alarm System). Over time, this structure has led to some communities, particularly the larger villages and cities in our County, carrying a greater share of the cost to provide services.

Questions Commonly Asked...

How will this be governed?

- As a part of the planning stages of the process, a Governance Board is proposed to be created which will represent all levels of local government including towns, villages and cities along with representation from the County.

Questions Commonly Asked...

Will a Community Need to Reduce Their Levy?

- Based on the information we have, as this is not a transfer of services, but merely a transfer of how it is being paid, the Department of Revenue requirements to reduce levy by the amount on local levy for that service or equal to what local levy for that service was as of 2013, would not be enforceable. Instead, that money could be used for other priorities including public safety and local roads.

Questions Commonly Asked...

Based on early numbers, some communities will be supporting other communities, how is this fair?

- Due to MABAS and mutual aid agreements, when it comes to total Fire and EMS Service, larger communities have been forever carrying the majority of financial burden to support smaller Fire and EMS in our area. Through this County-wide levy, those costs will be more equitably distributed. Plus, through continued collaborations in the future, increasing levels of service becomes more possible through joint training and the sharing of resources.

Questions Commonly Asked

What if things change at the County level, will this agreement thus change?

- The proposal is to create a detailed intergovernmental agreement between all communities and the County which would be in place for 10 years. During this time, the only way something would change would be by the decision of this Governance Board for the betterment of all communities.


Questions Commonly Asked...

What else can be accomplished through this effort?


- Can support additional funding for Length of Services Award Program (LOSAP) to support “POC” recruitment and retention
- Enhanced communication between Departments
- Strategic purchasing opportunities
- Unified Medical Direction opportunities
- Sharing of equipment/supplies
- Overall cost savings to residents

What Are The Next Steps?

Through continuous discussions we hope to have a Draft Resolution before all communities which would state that everyone is willing to continue to discuss this proposal. This Draft Resolution would come before boards/councils in the month of January.



Next, we would work to identify procedural or administrative tasks of this funding mechanism which need to be accomplished. For example, the creation of the 'Governance Board' which would oversee this IGA.



Work with County and Municipal Partners to Draft the framework an IGA for each community to consider by their respective boards/councils.

Scheduled Efforts to Pursue County-wide EMS/Fire Funding Mechanism

- Initiation – Charter Approval & Participation Q4 2025
- Planning – Needs Assessment & Financial Modeling Q1 2026
- Governance – Board Formation & Intergovernmental Agreement Q2 2026
- Implementation – System Design, Staffing and Contracts Q3/Q4 2026
- Go-Live – Regional EMPS System Operation Jan, 2027

VILLAGE OF JACKSON

VILLAGE BOARD MEETING

Tuesday, December 9, 2025 at 7:30 PM

Minutes

1. Call to Order and Roll Call

The meeting was called to order at 7:30 PM by Pres. Heckendorf, and he announced that the meeting was not being live-streamed due to technical difficulties.

Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Engelhardt, Tr. Kruepke, Tr. Kurtz, Tr. Olson, and Tr. Wells

Members Excused: None

Members Absent: None

Staff Present: Administrator Jen Heidtke, Inspections and Zoning Director Collin Johnson, Parks and Recreation Director Tyler Mentzel, Fire Chief Aaron Swaney, Police Chief Ryan Vossekul, and Clerk Jackie Schuh

2. Pledge of Allegiance

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

3. Ceremonial Swearing In

a. Motor Pump Operator - Curt Minter, Fire Department

Clerk Schuh administered the ceremonial swearing-in of Curt Minter as Motor Pump Operator of the Fire Department.

b. Lieutenant - Matt Grevenow, Fire Department

Clerk Schuh administered the ceremonial swearing-in of Matt Grevenow as Lieutenant of the Fire Department.

4. Resolution #25-35 Honoring Lars Krueger for His Service to the Village of Jackson

Pres. Heckendorf invited Lars Krueger to stand while he read Resolution #25-35.

The motion to introduce Resolution #25-35 Honoring Lars Krueger for His Service to the Village of Jackson was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

5. Public Hearings

a. Conditional Use Review - Jackson Preparatory Academy - N168W22224 Main Street - Jasmine Gray

b. Ordinance #25-12 Amending Certain Sections of Chapter 16 - Environment

Pres. Heckendorf opened the public hearings at 7:40 PM. Nobody present wished to speak on either of the items. Pres. Heckendorf closed the public hearings at 7:40 PM.

6. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)

None.

7. Consent Agenda

- a. Approval of Minutes for the Village Board Meeting of November 11, 2025
- b. Resolution #25-36 Approving Election Officials for 2026-2027 for the Village of Jackson, Washington County, Wisconsin
- c. Action on Intergovernmental Agreement for the Operation of the Mid-Moraine Municipal Court and any Effecting Ordinance

The motion to approve items 'a' and 'b' on the consent agenda, and to remove item 'c' to address separately, was made by Tr. Emmrich and seconded by Tr. Kurtz.

Clerk Schuh advised the Board the number of the Ordinance should be #25-14. Pres. Heckendorf noted the correct Ordinance number.

Vote: 7 ayes, 0 nays. Motion carried.

The motion to introduce Ordinance #25-14 Adopting the Agreement for the Operation of the Mid-Moraine Municipal Court was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

The motion to suspend the rules for the second reading of Ordinance #25-14 was made by Pres. Heckendorf and seconded by Tr. Emmrich. A roll call vote was taken:

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

Vote: 7 ayes, 0 nays. Motion carried.

The motion to approve the second reading of Ordinance #25-14 was made by Pres. Heckendorf and seconded by Tr. Engelhardt.

Vote: 7 ayes, 0 nays. Motion carried.

8. Approval of Licenses

- a. Massage Establishment License Renewals

1. Blissful Massage, N163W20135 Ash Drive, Jackson - Sarah Ybanez
2. Good Karma Massage Therapy LLC, W194N16727 Eagle Drive Suite F, Jackson - Patricia Salvack

The motion to Approve 2026 Massage Establishment License Renewals for Blissful Massage and Good Karma was made by Tr. Wells and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

b. Massage Technician License Renewals

1. Sarah Ybanez - Blissful Massage, N163W20135 Ash Drive, Jackson
2. Patricia Salvack - Good Karma Massage Therapy LLC, W194N16727 Eagle Drive Suite F, Jackson

The motion to Approve 2026 Massage Technician License Renewals for Sarah Ybanez and Patricia Salvack was made by Tr. Wells and seconded by Tr. Engelhardt.

Vote: 7 ayes, 0 nays. Motion carried.

9. Budget and Finance Committee

- a. Change Order #3 - 2025 Hickory Lane Reconstruction Project - Vinton Construction for an increase in the amount of \$1,046.51

The motion to approve Change Order #3 for the 2025 Hickory Lane Reconstruction Project for Vinton Construction for an increase in the amount of \$1,046.51 was made by Tr. Olson and seconded by Tr. Wells.

Vote: 7 ayes, 0 nays. Motion carried.

- b. Change Order #4 - Final - 2025 Ridgeway Drive and Chestnut Court Reconstruction Project – Advanced Construction for an increase in the amount of \$19,142.61

The motion to approve Change Order #4 for the 2025 Ridgeway Drive and Chestnut Court Reconstruction Project to Advanced Construction for an increase in the amount of \$19,142.61 was made by Tr. Wells and seconded by Tr. Engelhardt.

Vote: 7 ayes, 0 nays. Motion carried.

- c. Pay Request #5 - 2025 Hickory Lane Reconstruction Project - Vinton Construction in the amount of \$293,286.04

The motion to approve Pay Request #5 for the 2025 Hickory Lane Reconstruction Project to Vinton Construction in the amount of \$293,286.04 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

- d. Pay Request #6 - Final - 2025 Ridgeway Drive and Chestnut Court Reconstruction Project – Advanced Construction in the amount of \$44,697.88

The motion to approve Final Pay Request #6 for the 2025 Ridgeway Drive and Chestnut Court Reconstruction Project to Advanced Construction in the amount of \$44,697.88 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

- e. Approving Completion of 2024 Wastewater Treatment Plant Tertiary Filters and UV Disinfection Project and Authorizing Closure of the Clean Water Fund Loan

The motion to accept the Completion of the 2024 Wastewater Treatment Plant Tertiary Filters and UV Disinfection Project and Authorize the Village Administrator to sign the documents for closure of the Clean Water Fund Loan was made by Pres. Heckendorf and seconded by Tr. Kurtz.

Vote: 7 ayes, 0 nays. Motion carried.

- f. 2025-2026 Contract Amendment #3 - Gremmer and Associates in the amount of \$309,667.00

The motion to approve the 2025-2026 Contract Amendment #3 for Gremmer and Associates in the amount of \$309,667.00 was made by Pres. Heckendorf and seconded by Tr. Kruepke.

Administrator Heidtke confirmed the increase of \$7,842.00 was to expand the scope of service to include engineering and design for streetlights for the 2026 reconstruction of Hawthorn, Aspen, and Linden Drive and that this would have previously been a job function of the former Director of Public Works.

Vote: 7 ayes, 0 nays. Motion carried.

- g. Review of Draft Tax Incremental District #4 Independent Auditor's Report and Financial Statements

Administrator Heidtke explained the Wisconsin Department of Revenue requires a final audit within one year of approval of a TID closure resolution. The Village's contracted Auditor at Lucida Tax & Accounting, LLC, captured all fund activity from January 2020 to September 2025 in the prepared report. The TID 4 fund as proposed will close with a balance of zero dollars, resulting in no refunds to other taxing jurisdictions.

10. Plan Commission

- a. Conditional Use Review - Jackson Preparatory Academy - N168W22224 Main Street - Jasmine Gray

Tr. Engelhardt motioned, seconded by Tr. Emmrich, to approve the Conditional Use for the Jackson Preparatory Academy for Jasmine Gray subject to the following requirements:

1. Owner/operator shall maintain a license as a Licensed Group Child Care Center, issued by the State of Wisconsin Department of Children and Families.
2. Upon receipt of a complaint, the conditional use approval may be subject to review, suspension, and/or revocation by the Village of Jackson

Vote: 7 ayes, 0 nays. Motion carried.

b. Ordinance #25-12 Amending Certain Sections of Chapter 16 - Environment

The motion to approve Ordinance #25-12 Amending Certain Sections of Chapter 16 - Environment was made by Pres. Heckendorf and seconded by Tr. Engelhardt.

Vote: 7 ayes, 0 nays. Motion carried.

The motion to suspend the rules for the second reading of Ordinance #25-12 was made by Pres. Heckendorf and seconded by Tr. Emmrich. A roll call vote was taken:

Pres. Heckendorf: Aye

Tr. Emmrich: Aye

Tr. Engelhardt: Aye

Tr. Kurtz: Aye

Tr. Kruepke: Aye

Tr. Wells: Aye

Tr. Olson: Aye

Vote: 7 ayes, 0 nays. Motion carried.

The motion to approve the second reading of Ordinance #25-12 was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

11. Personnel Committee

a. Ordinance #25-13 Amending the Director of Public Works

The motion to introduce Ordinance # 25-13 Amending Several Sections of Village Code Pertaining to the Positions of Village Engineer and Director of the Department of Public Works was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Votes: 7 ayes, 0 nays. Motion carried.

The motion to suspend the rules for a second reading of Ordinance #25-13 was made by Pres. Heckendorf and seconded by Tr. Emmrich. A roll call vote was taken:

Pres. Heckendorf: Aye

Tr. Emmrich: Aye

Tr. Engelhardt: Aye

Tr. Kurtz: Aye

Tr. Kruepke: Aye

Tr. Wells: Aye

Tr. Olson: Aye

Vote: 7 ayes, 0 nays. Motion carried.

A motion to approve the second reading of Ordinance #25-13 was made by Pres. Heckendorf and seconded by Tr. Kurtz.

Vote: 7 ayes, 0 nays. Motion carried.

12. West Bend School District

Tr. Wells reported bidding for the new Jackson Elementary School is now open and that Breakfast with Santa is on December 19, 2025.

13. Washington County Board Report

County Supervisor Schwab provided an update on key items at the County level. Tr. Emmrich expressed the need for better snowplowing on the freeway. Pres. Heckendorf asked why Washington County was withdrawing from the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Supervisor Schwab stated they believe the services being received were not commensurate with the cost, and the decision to withdraw was based solely on budgetary concerns.

14. Greater Jackson Business Alliance

Director Mentzel stated they are currently in the process of electing board members.

15. Mid-Moraine Municipal Association Report

Tr. Olson stated the next Legislative meeting is on January 15, 2026, and the next dinner meeting is on January 28, 2026, hosted by Slinger.

16. Adjourn

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

Vote: 7 ayes, 0 nays. Motion carried. The meeting adjourned at 8:16 PM.

Respectfully Submitted,

Jacqueline Schuh
Village Clerk
Village of Jackson

AGREEMENT FOR 2026 JACKSON FIRE DEPARTMENT SERVICES

THIS AGREEMENT was made on this 11th day of November 2025, by and between the **Village of Jackson Fire Department** of the Village of Jackson, Washington County, Wisconsin, hereinafter called the Village, and the **Town of Polk**, Washington County, Wisconsin, hereinafter called the Town.

WITNESS:

1. That for a valuable consideration, the terms of which are more particularly provided for in paragraph two (2) of this agreement, the Village will furnish firefighting protection and emergency medical service to designated sections located in the Town for the period of one year, commencing on the 1st day of January, 2026 and ending on the 31st day of December, 2026, and from year to year thereafter unless notice in writing by either party upon the other signifying the intention of terminating this agreement is served by registered mail on or before 360 days before the expiration of such original term or renewed term.
2. That is in consideration therefore the Town shall pay the Village for the twelve months commencing on January 1, 2026, and terminating on December 31, 2026, for such protection, the sum of \$113,714.51. Said charge to cover all calls for the period and such principal sum shall be paid as follows: \$28,428.63 on March 6, \$28,428.63 on June 5, \$28,428.63 on September 4, and \$28,428.63 on December 4, 2026.
3. The Village shall invoice the Town for the installments due. An itemized statement and record of fire and EMS calls shall be sent to the Town on a quarterly basis.
 - A. Except that in the case of a car fire or when in the opinion of the Fire Chief or his authorized assistant or other law enforcing agency, that the cause of a fire has been caused by negligence, nonfeasance, malfeasance or any other cause of a suspicious or legally questionable nature, the Village shall within five (5) days after answering the call, forward a copy of the fire report, to the Town Clerk, setting forth the fire facts, the car's owner or renter, length of service in hours, the type of fire cause if possible, and in case of suspicion or questionability of such case, to so state therein, setting forth the reasons therein.
 - B. A further consideration of this agreement is that if the Village operates an emergency medical service, this service be made available to all residents of the Town on a fee basis equal to that charged residents of any other municipality served by the Village, and further that emergency ambulance and/or rescue squad service rendered by the Village to persons injured in accidents on highways or from other causes within the Township be collected according to provisions of existing statutes, laws and ordinances of the State of Wisconsin, Washington County, Wisconsin, and the Village of Jackson.
 - C. The Village may exercise its right to bill the Town and the Town shall be liable for the payment of emergency medical calls for assistance that occurred in the Town that remain unpaid after all reasonable efforts to collect them have been exhausted.

4. That the Village shall be on call 24 hours a day for such service unless an act of God prevents the Village from fulfilling its duty.
5. That the Village assumes all responsibility for any injury to its members in the fighting of fires and the performance of its duties in fighting fires; the Town shall in no way be liable or responsible for any injury suffered by any members of the Village in the performance of its duties in fighting fires; the Town shall in no way be liable or responsible for any injury suffered by any members of the Village in the performance or their duties in fighting of fires; the Town shall not be liable or responsible for any damage to any property of the Village used in the performance of the duty of fighting said fires under this agreement; and the Village shall file with the Town Clerk annually during the term of this contract or renewal thereof proof of current liability, personal injury and compensation coverage's in the form of a certificate of coverage executed by the insurance company or its duly authorized agent underwriting such coverage.
6. If the Village makes the necessary fire inspections and files the proper reports, the Village shall be entitled to the fire department insurance dues as provided by section 101.14 of the State Statutes when received by the Town and when the reports have been filed. The Town of Polk shall forward 100% of the 2% dues, in Jackson Fire Departments coverage area, when they are received to the Village of Jackson. The dues will remain with Village of Jackson for the designated use of the 2% dues according to SPS 330.
 - A. The Village guarantees that fire prevention related inspections will be made as required by law by an authorized member of the Village and the cost of the inspection shall be borne by the Village; and following such inspection, the Chief or his duly authorized agent, shall, on request, file with the Clerk of the Town a report of all premises inspected therein; the date of such inspection and the name of the person making such inspection. The Town further agrees that the Town's building, plumbing and electrical inspectors will assist the Village Fire Inspector in enforcement of fire codes as necessary. Fees charged will not be less than such fees established by the Village.
 - B. Village Fire Inspectors will enforce all federal, State of Wisconsin, Village of Jackson and Town of Polk laws, statutes, ordinances, resolutions, and regulations. In doing so, as an agent of the Town, if no such laws have been adopted by the Town, the existing Village fire code Chapter 3.21 to 3.41 excluding section 3.30(A) on open burning, shall be used for enforcement purposes.

In the presence of:

VILLAGE OF JACKSON, By:

Brian J. Heckendorf, Village President

Date

Jennifer Heidke, Administrator

Date

In the presence of:

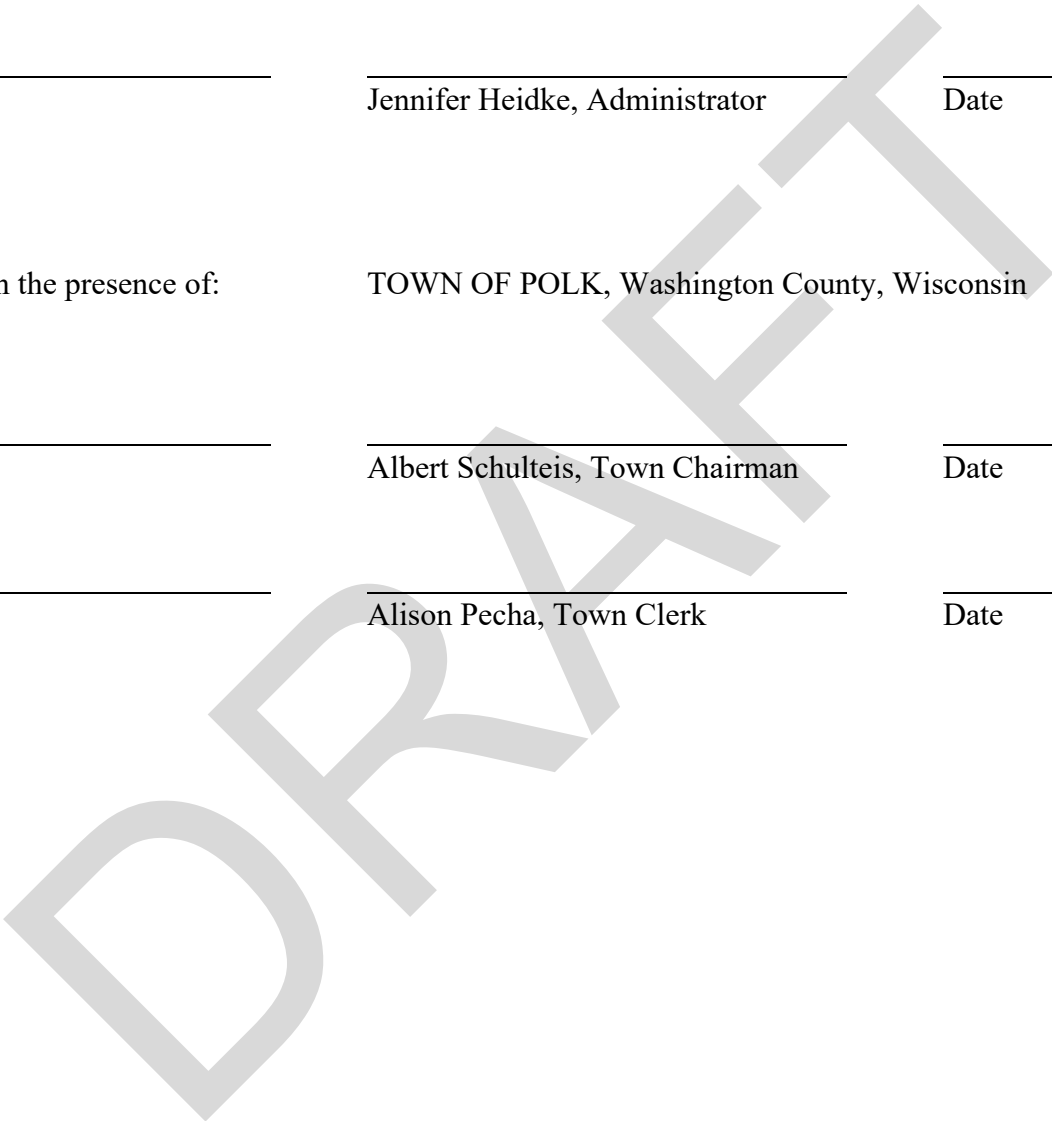
TOWN OF POLK, Washington County, Wisconsin

Albert Schulteis, Town Chairman

Date

Alison Pecha, Town Clerk

Date



AGREEMENT FOR 2026 JACKSON FIRE DEPARTMENT SERVICES

THIS AGREEMENT made this 11th day of November 2025, by and between the **Village of Jackson Fire Department** of the Village of Jackson, Washington County, Wisconsin, hereinafter called the Village, and the **Town of Jackson**, Washington County, Wisconsin, hereinafter called the Town.

WITNESS:

1. That for a valuable consideration, the terms of which are more particularly provided for in paragraph two (2) of this agreement, the Village will furnish firefighting protection and emergency medical service to all sections located in the Town for the period of one year, commencing on the 1st day of January, 2026 and ending on the 31st day of December, 2026, and from year to year thereafter unless notice in writing by either party upon the other signifying the intention of terminating this agreement is served by registered mail on or before 360 days before the expiration of such original term or renewed term.
2. That in consideration therefore the Town shall pay the Village for the twelve months commencing on January 1, 2026, and terminating on December 31, 2026, for such protection, the sum of \$374,763.37. Said charge to cover all calls for the period and such principal sum shall be paid as follows: \$93,690.84 on March 6, \$93,690.84 on June 5, \$93,690.84 on September 4, and \$93,690.84 on December 4, 2026.
3. The Village shall invoice the Town for the installments due. An itemized statement and record of fire and EMS calls shall be sent to the Town on a quarterly basis.
 - A. Except that in the case of a car fire or when in the opinion of the Fire Chief or his authorized assistant or other law enforcing agency, that the cause of a fire has been caused by negligence, nonfeasance, malfeasance or any other cause of a suspicious or legally questionable nature, the Village shall within five (5) days after answering the call, forward a copy of the fire report, to the Town Clerk, setting forth the fire facts, the car's owner or renter, length of service in hours, the type of fire cause if possible, and in case of suspicion or questionability of such case, to so state therein, setting forth the reasons therein.
 - B. A further consideration of this agreement is that if the Village operates an emergency medical service, this service be made available to all residents of the Town on a fee basis equal to that charged residents of any other municipality served by the Village, and further that emergency ambulance and/or rescue squad service rendered by the Village to persons injured in accidents on highways or from other causes within the Township be collected according to provisions of existing statutes, laws and ordinances of the State of Wisconsin, Washington County, Wisconsin, and the Village of Jackson.
 - C. The Village may exercise its right to bill the Town, and the Town shall be liable for the payment of emergency medical calls for assistance that occurred in the Town that remain unpaid after all reasonable efforts to collect them have been exhausted.

4. That the Village shall be on call 24 hours a day for such service unless an act of God prevents the Village from fulfilling its duty.
5. That the Village assumes all responsibility for any injury to its members in the fighting of fires and the performance of its duties in fighting fires; the Town shall in no way be liable or responsible for any injury suffered by any members of the Village in the performance of its duties in fighting fires; the Town shall in no way be liable or responsible for any injury suffered by any members of the Village in the performance or their duties in fighting of fires; the Town shall not be liable or responsible for any damage to any property of the Village used in the performance of the duty of fighting said fires under this agreement; and the Village shall file with the Town Clerk annually during the term of this contract or renewal thereof proof of current liability, personal injury and compensation coverage's in the form of a certificate of coverage executed by the insurance company or its duly authorized agent underwriting such coverage.
6. If the Village makes the necessary fire inspections and files the proper reports, the Village shall be entitled to the fire department insurance dues as provided by section 101.14 of the State Statutes when received by the Town and when the reports have been filed. The Town of Jackson shall forward 100% of the 2% dues when they are received to the Village of Jackson. The dues will remain with Village of Jackson for the designated use of the 2% dues according to SPS 330.
 - A. The Village guarantees that fire prevention related inspections will be made as required by law by an authorized member of the Village and the cost of the inspection shall be borne by the Village; and following such inspection, the Chief or his duly authorized agent, shall, on request, file with the Clerk of the Town a report of all premises inspected therein; the date of such inspection and the name of the person making such inspection. The Town further agrees that the Town's building, plumbing and electrical inspectors will assist the Village Fire Inspector in enforcement of fire codes as necessary. Fees charged will not be less than such fees established by the Village.
 - B. Village Fire Inspectors will enforce all federal, State of Wisconsin, Village of Jackson and Town of Jackson laws, statutes, ordinances, resolutions and regulations. In doing so, as an agent of the Town, if no such laws have been adopted by the Town, the existing Village fire code Chapter 3.21 to 3.41 excluding section 3.30(A) on open burning, shall be used for enforcement purposes.
7. Should a catastrophic event occur within the Town and the cost to provide fire and emergency services for the incident total over \$10,000, the Village and Town will equally divide the total costs of the incident over \$10,000.

In the presence of:

VILLAGE OF JACKSON, By:

Brian J. Heckendorf, Village President

Date

Jennifer Heidke, Administrator

Date

In the presence of:

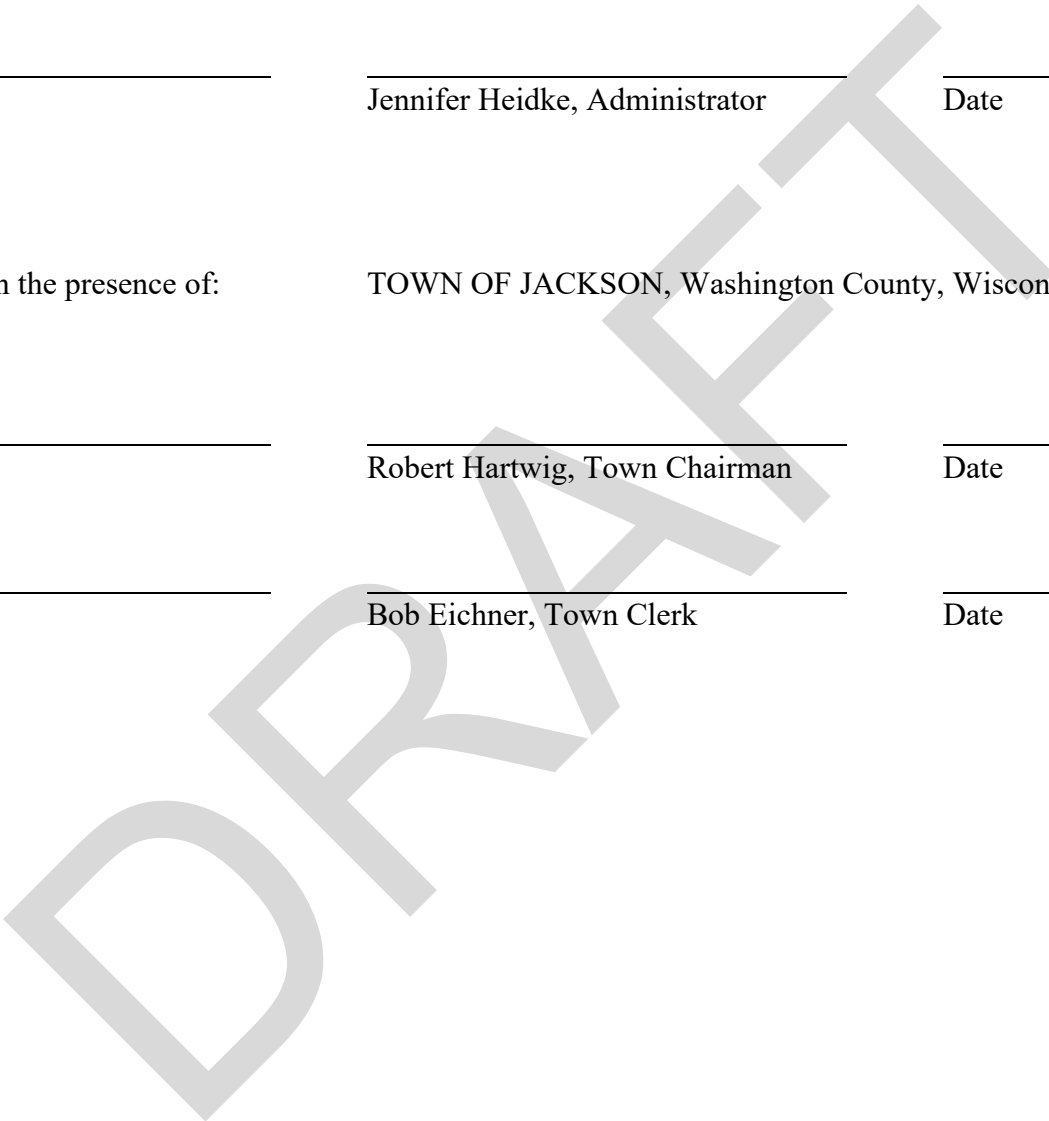
TOWN OF JACKSON, Washington County, Wisconsin

Robert Hartwig, Town Chairman

Date

Bob Eichner, Town Clerk

Date



AGREEMENT FOR 2026 JACKSON FIRE DEPARTMENT SERVICES

THIS AGREEMENT was made on this 11th day of November 2025, by and between the **Village of Jackson Fire Department** of the Village of Jackson, Washington County, Wisconsin, hereinafter called the Village, and the **Town of Germantown**, Washington County, Wisconsin, hereinafter called the Town.

WITNESS:

1. That for a valuable consideration, the terms of which are more particularly provided for in paragraph two (2) of this agreement, the Village will furnish firefighting protection and emergency medical service to all sections located in the Town for the period of one year, commencing on the 1st day of January, 2026 and ending on the 31st day of December, 2026, and from year to year thereafter unless notice in writing by either party upon the other signifying the intention of terminating this agreement is served by registered mail on or before 360 days before the expiration of such original term or renewed term.
2. That in consideration therefore the Town shall pay the Village for the twelve months commencing on January 1, 2026, and terminating on December 31, 2026, for such protection, the sum of \$21,101.91. Said charge to cover all calls for the period and such principal sum shall be paid as follows: \$5,275.48 on March 6, \$5,275.48 on June 5, \$5,275.48 on September 4, and \$5,275.48 on December 4, 2026.
3. The Village shall invoice the Town for the installments due. An itemized statement and record of fire and EMS calls shall be sent to the Town on a quarterly basis.
 - A. Except that in the case of a car fire or when in the opinion of the Fire Chief or his authorized assistant or other law enforcing agency, that the cause of a fire has been caused by negligence, nonfeasance, malfeasance or any other cause of a suspicious or legally questionable nature, the Village shall within five (5) days after answering the call, forward a copy of the fire report, to the Town Clerk, setting forth the fire facts, the car's owner or renter, length of service in hours, the type of fire cause if possible, and in case of suspicion or questionability of such case, to so state therein, setting forth the reasons therein.
 - B. A further consideration of this agreement is that if the Village operates an emergency medical service, this service be made available to all residents of the Town on a fee basis equal to that charged residents of any other municipality served by the Village, and further that emergency ambulance and/or rescue squad service rendered by the Village to persons injured in accidents on highways or from other causes within the Township be collected according to provisions of existing statutes, laws and ordinances of the State of Wisconsin, Washington County, Wisconsin, and the Village of Jackson.
 - C. The Village may exercise its right to bill the Town and the Town shall be liable for the payment of emergency medical calls for assistance that occurred in the Town that remain unpaid after all reasonable efforts to collect them have been exhausted.

4. That the Village shall be on call 24 hours a day for such service unless an act of God prevents the Village from fulfilling its duty.
5. That the Village assumes all responsibility for any injury to its members in the fighting of fires and the performance of its duties in fighting fires; the Town shall in no way be liable or responsible for any injury suffered by any members of the Village in the performance of its duties in fighting fires; the Town shall in no way be liable or responsible for any injury suffered by any members of the Village in the performance or their duties in fighting of fires; the Town shall not be liable or responsible for any damage to any property of the Village used in the performance of the duty of fighting said fires under this agreement; and the Village shall file with the Town Clerk annually during the term of this contract or renewal thereof proof of current liability, personal injury and compensation coverage's in the form of a certificate of coverage executed by the insurance company or its duly authorized agent underwriting such coverage.
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 - A. The Village guarantees that fire prevention related inspections will be made as required by law by an authorized member of the Village and the cost of the inspection shall be borne by the Village; and following such inspection, the Chief or his duly authorized agent, shall, on request, file with the Clerk of the Town a report of all premises inspected therein; the date of such inspection and the name of the person making such inspection. The Town further agrees that the Town's building, plumbing and electrical inspectors will assist the Village Fire Inspector in enforcement of fire codes as necessary. Fees charged will not be less than such fees established by the Village.
 - B. Village Fire Inspectors will enforce all federal, State of Wisconsin, Village of Jackson and Town of Germantown laws, statutes, ordinances, resolutions and regulations. In doing so, as an agent of the Town, if no such laws have been adopted by the Town, the existing Village fire code Chapter 3.21 to 3.41 excluding section 3.30(A) on open burning, shall be used for enforcement purposes.
7. Should a catastrophic event occur within the Town and the cost to provide fire and emergency services to the incident totals over \$10,000, the Village and Town will equally divide the total costs of the incident over \$10,000.

In the presence of:

VILLAGE OF JACKSON, By:

Brian J. Heckendorf, Village President

Date

Jennifer Heidke, Administrator

Date

In the presence of:
Wisconsin

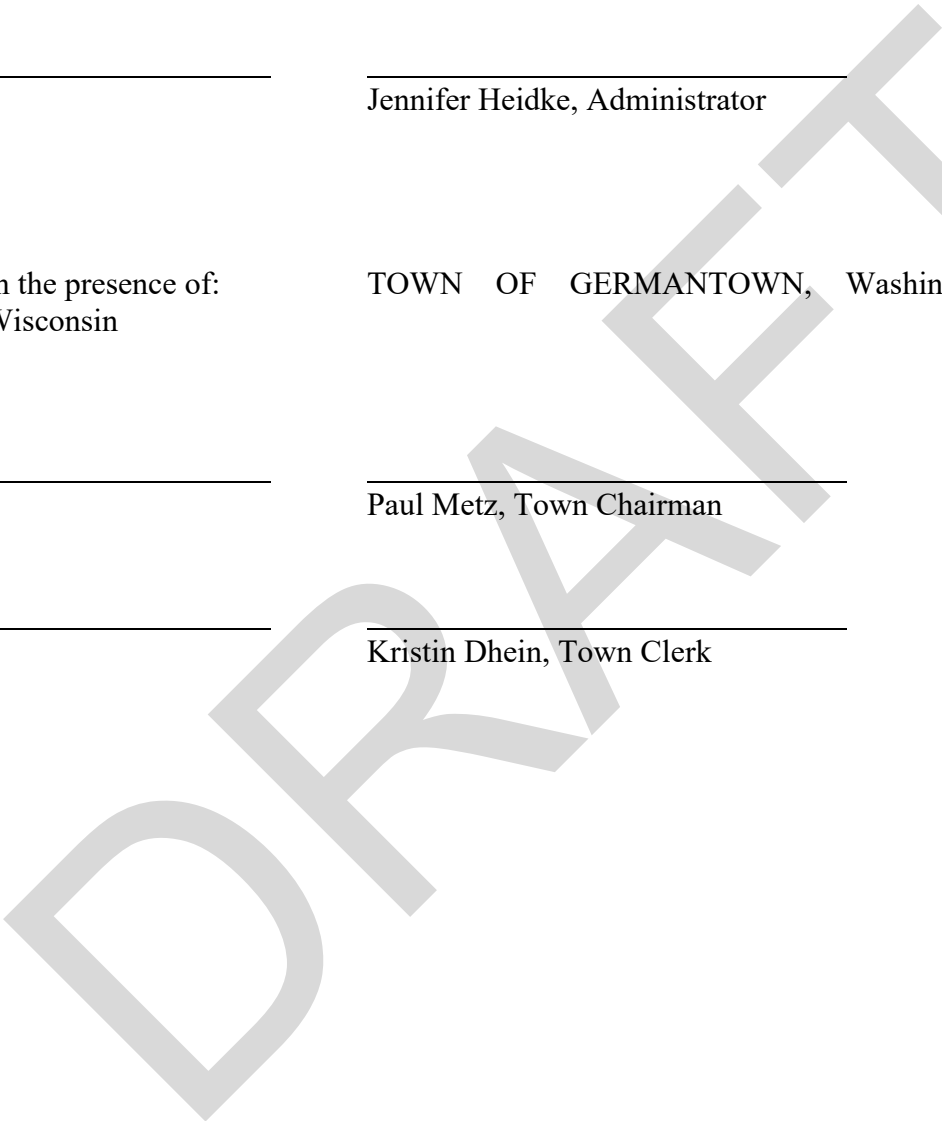
TOWN OF GERMANTOWN, Washington County,

Paul Metz, Town Chairman

Date

Kristin Dhein, Town Clerk

Date



STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: December 18, 2025

Agenda Item: Item #3

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

From: Collin Johnson, Director of Inspections and Zoning

Subject: Review of Extra-Territorial Three Lot Certified Survey Map - Parcels: T7_0523, T7_052700A, and T7_052700Z – Hans Lamm

Background and Analysis:

The applicant, Hans Lamm seeks Village review and approval of a Certified Survey Map (CSM) for various properties identified as Parcels: T7_0523, T7_052700A, and T7_052700Z located on Sherman Road located in the Town of Jackson. The CSM is subject to extra-territorial review and if approved, would amend the boundaries of the existing parcels with Lots 1 and 2 both consisting of 5.5-acres (239,562 sf.), and Lot 3 consisting of 46.386-acres (2,020,576 sf.).

Comprehensive Plan & Zoning Impacts:

The properties are located in the Town of Jackson and therefore, not subject to Village zoning. The Village Comprehensive Map lists the area as largely Medium-Density Residential as well as General Commercial.

Site Plan:

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

Additional Staff Comments:

Building Inspection and Zoning

Staff recommends approval of the CSM as submitted.

Review Procedures:

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

Notice Requirements:

- Posting on the agenda

Potential Action:

Motion to recommend the Village Board approve the Certified Survey Map for properties identified as Parcels: T7_0523, T7_052700A, and T7_052700Z.

Attachments:

1. PC Application
2. Location Map

3. Certified Survey Map (DRAFT)
4. Septic and Well Easements

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

- COMMERCIAL INDUSTRIAL RESIDENTIAL OTHER _____
- CONDITIONAL USE PLANNED UNIT DEVELOPMENT CERTIFIED SURVEY MAP
- New New CONCEPT PLAN
- Amendment Amendment COMP. PLAN AMENDMENT
- Special Use Special Use OTHER _____
- (For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: 2708, 2708-A, 2656 SHERMAN RD. Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: _____ sq. ft. Building Area: _____ sq. ft.

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

APPLICANT INFORMATION

Name(s): JOHN W. LAMM

Mailing Address: 2708 SHERMAN RD, JACKSON State WI Zip 53037

BUSINESS INFORMATION (If New Business)

Legal Business Name: JOHN LAMM OF JACKSON, INC.

D/B/A: LAMMSCAPES FEIN #: _____

Mailing Address: 2708 SHERMAN RD, JACKSON State WI Zip 53037

Email: _____

Website: www.lammscapes.com

PROPERTY OWNER INFORMATION

Name(s): JOHN LAMM OF JACKSON, INC.

Address: 2708 SHERMAN RD, JACKSON State WI Zip 53037

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

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: ESTABLISH NEW PROPERTY LINES PER CSM DATED 10-17-25, CREATING 3 NEW LOTS. THIS HAS ALREADY BEEN APPROVED AT TOWN OF JACKSON PARK + PLANNING AND TOWN BOARD, SUBJECT TO VILLAGE APPROVAL.

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

Hours of Operation: N/A

Provide a brief overview of proposed daily on-site operations: N/A

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

Describe all businesses, properties and other entities located adjacent to the proposed use: LAMMSCAPES - LANDSCAPE COMPANY

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

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

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

Describe any proposed on-site security measures including site lighting: N/A

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

Describe the projected traffic circulation and impacts: N/A

List all setbacks from rights-of-way and property lines and height limitations: N/A

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

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
 No Yes If yes, explain: TOWN OF JACKSON APPROVED, SUBJECT TO VILLAGE OF JACKSON APPROVAL

Describe any proposed signage including type, size, and location: N/A

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

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: N/A

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

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

Projected Sewer/Wastewater Usage: 0 gal/year

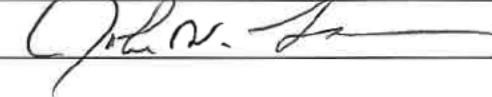
Projected Water Usage: 0 gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): JOHN W. LAMM

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: _____

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

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

QUESTIONS?

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00
Date Received: 12 / 9 / 2025
Amount: \$150.00
Payment Type: CH / CC / CASH
Check/Rcpt. #: 30004
Received By: CMJ

VILLAGE OF JACKSON

N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 306570
Date: 12/09/2025
Check

RECEIVED FROM JOHN LAMM

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Received on account 100-00-45730-000-000 PLANNING / ZONING FEES LAMM CSM	150.00

TOTAL RECEIVED 150.00

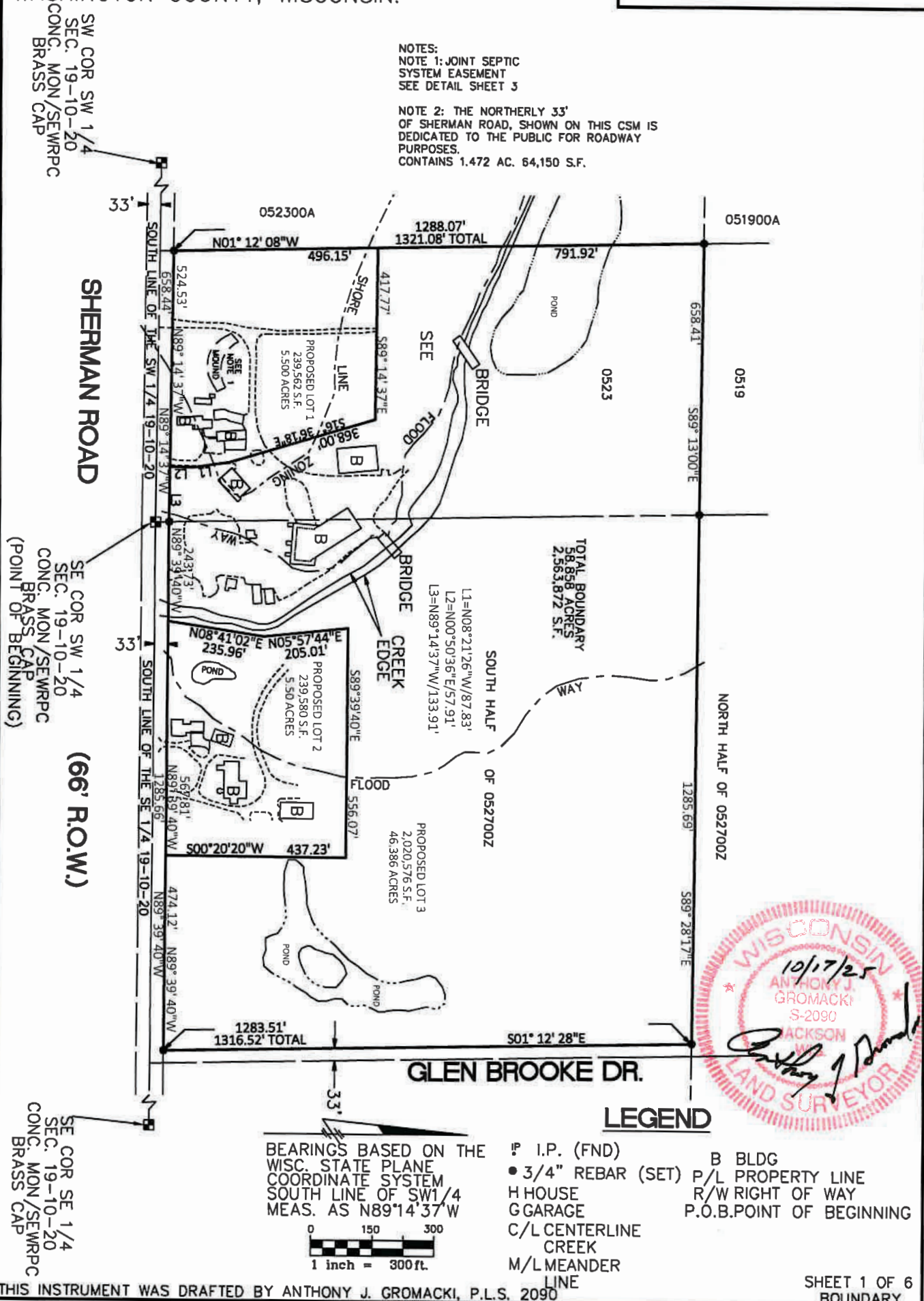
Receipt Memo: LAMM CSM/CK#30004

WASHINGTON COUNTY CERTIFIED SURVEY
MAP NO. _____

THAT PART OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 ALL IN SECTION 19, TOWN 10
NORTH, RANGE 20 EAST, TOWN OF JACKSON,
WASHINGTON COUNTY, WISCONSIN.

NOTES:
NOTE 1: JOINT SEPTIC
SYSTEM EASEMENT
SEE DETAIL SHEET 3

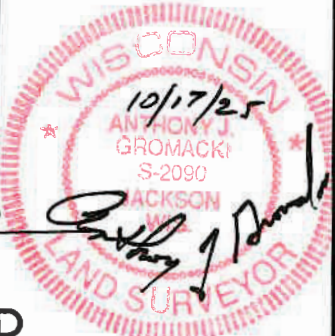
NOTE 2: THE NORTHERLY 33'
OF SHERMAN ROAD, SHOWN ON THIS CSM IS
DEDICATED TO THE PUBLIC FOR ROADWAY
PURPOSES.
CONTAINS 1.472 AC. 64,150 S.F.



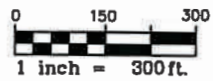
SW COR SW 1/4
SEC. 19-10-20
CONC. MON/SEWRPC
BRASS CAP

SE COR SW 1/4
SEC. 19-10-20
CONC. MON/SEWRPC
BRASS CAP
(POINT OF BEGINNING)

SE COR SE 1/4
SEC. 19-10-20
CONC. MON/SEWRPC
BRASS CAP



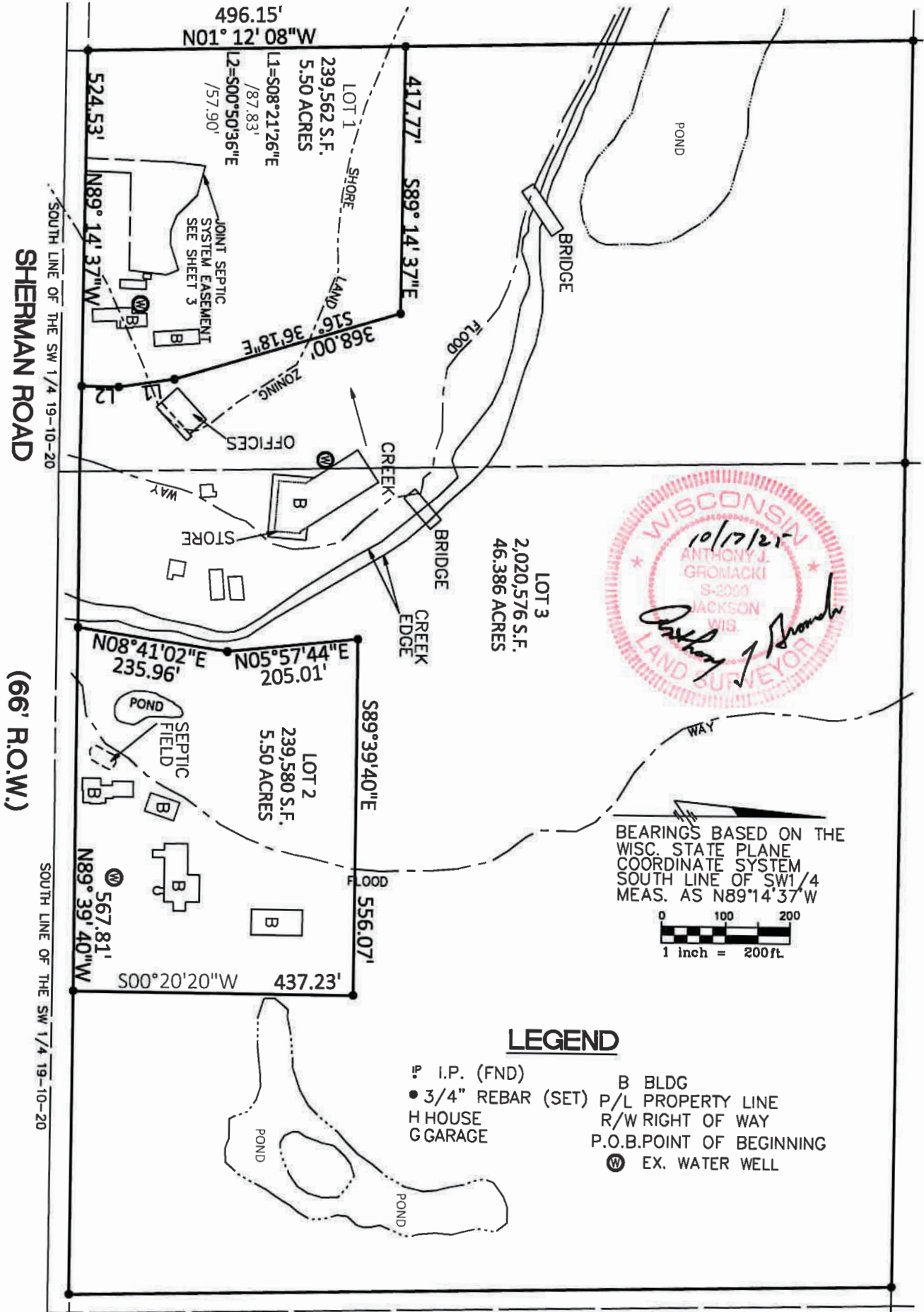
BEARINGS BASED ON THE
WISC. STATE PLANE
COORDINATE SYSTEM
SOUTH LINE OF SW1/4
MEAS. AS N89°14'37"W



- LEGEND**
- I.P. (FND)
 - 3/4" REBAR (SET)
 - H HOUSE
 - G GARAGE
 - C/L CENTERLINE
 - CREEK
 - M/L MEANDER LINE
 - B BLDG
 - P/L PROPERTY LINE
 - R/W RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING

WASHINGTON COUNTY CERTIFIED SURVEY
 MAP NO. _____

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

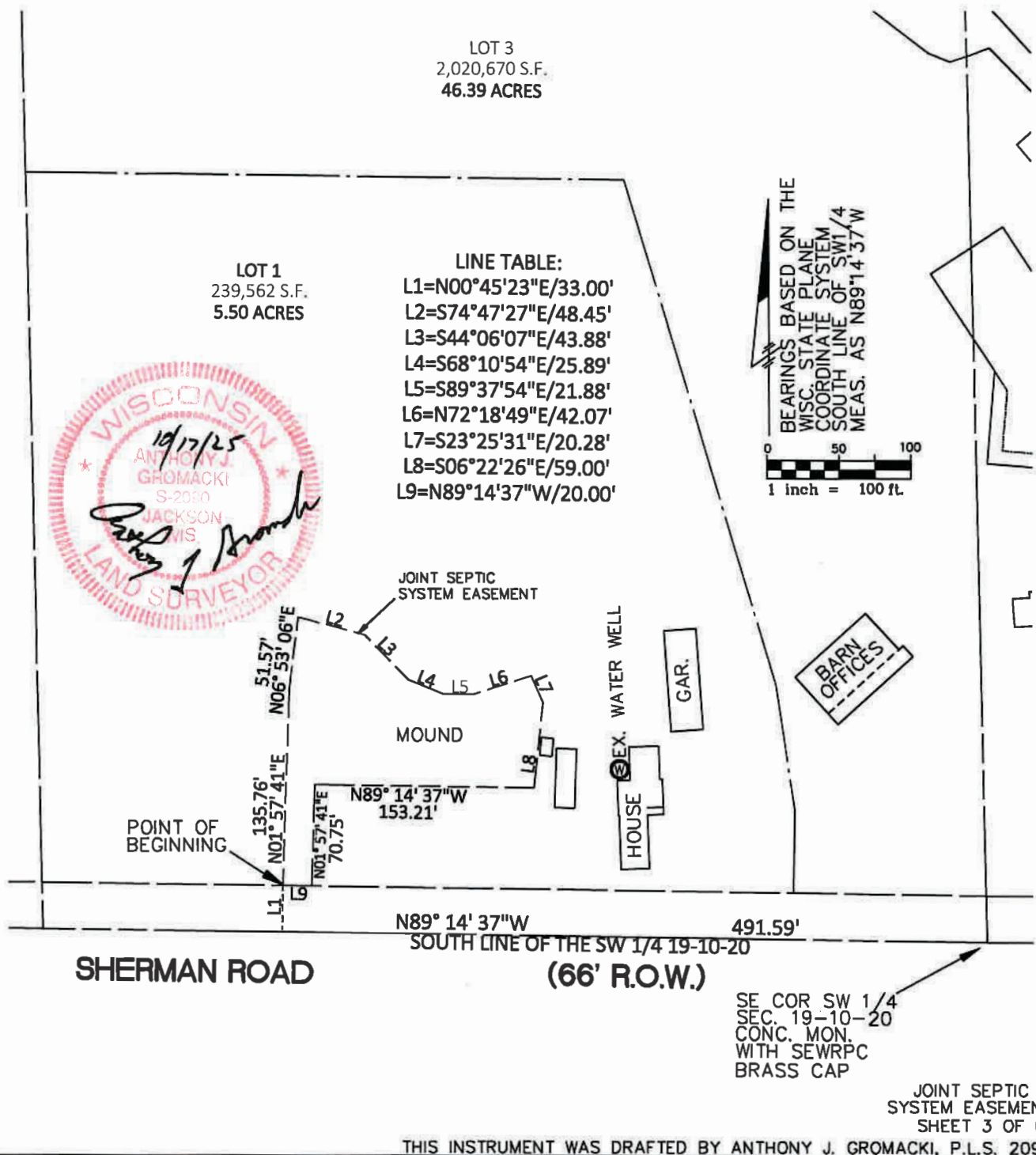
THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

LEGAL DESCRIPTION FOR A JOINT SEPTIC SYSTEM EASEMENT:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE N89°14'37"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, 491.59 FEET; THENCE N00°45'23"E 33.00 FEET TO THE POINT OF BEGINNING; THENCE N01°57'41"E 135.76 FEET; THENCE N06°53'06"E 51.57 FEET; THENCE S74°47'27"E 48.45 FEET; THENCE S44°06'07"E 43.88 FEET; THENCE S68°10'54"E 25.89 FEET; THENCE S89°37'54"E 21.88 FEET; THENCE N72°18'49"E 42.07 FEET; THENCE S23°25'31"E 20.28 FEET; THENCE S06°22'26"E 59.00 FEET; THENCE N89°14'37"W 153.21 FEET; THENCE S01°57'41"W 70.75 FEET; THENCE N89°14'37"W 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.37 ACRES, 16,134 S.F



THIS INSTRUMENT WAS DRAFTED BY ANTHONY J. GROMACKI, P.L.S. 2090

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I ANTHONY J. GROMACKI, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED A THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE N89° 14'37"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, 658.44 FEET; THENCE N01°12'08"W 1321.08 FEET; THENCE S89°13'00"E 658.41 FEET; THENCE S89°28'17"E 1285.69 FEET TO THE WEST RIGHT OF WAY LINE OF GLENBROOK DRIVE; THENCE S01°12'28"E ALONG SAID WEST LINE 1316.52 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST; THENCE N89°39'40"W ALONG SAID SOUTH LINE 1285.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 58.858 ACRES, 2,563,872 S.F

THAT I HAVE MADE THIS SURVEY AND MAP BY THE DIRECTION OF JOHN M. LAMM AND PATRICIA J. LAMM, CO-OWNERS OF SAID LAND.

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 PROVISION OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE PROVISIONS OF THE LAND DIVISION AND SUBDIVISION ORDINANCE FOR THE TOWN OF JACKSON IN SURVEYING, DIVIDING AND MAPPING THE SAID LAND. DATED THIS 17TH DAY OF OCTOBER, 2025

ANTHONY J. GROMACKI
PROFESSIONAL LAND SURVEYOR S-2090



OWNERS'S CERTIFICATE OF DEDICATION

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND SHOWN AND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

TOWN OF JACKSON, PARKS AND PLANNING COMMISSION.

TOWN OF JACKSON, TOWN BOARD.

John M. Lamm
JOHN M. LAMM

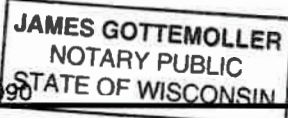
Patricia J. Lamm
PATRICIA J. LAMM

STATE OF WISCONSIN)
WASHINGTON COUNTY) s.s.

PERSONALLY CAME BEFORE ME THIS 5 DAY OF November, 2025. THE ABOVE NAMED OWNERS ARE TO ME KNOW TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

(NOTARY SEAL) *James Gottemoller* NOTARY PUBLIC, JACKSON, WISCONSIN.

MY COMMISSION EXPIRES 8/11/2028



WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

APPROVAL OF THE TOWN OF JACKSON, PARKS AND PLANNING COMMISSION

THIS CERTIFIED SURVEY MAP IN THE TOWN OF JACKSON, JOHN M. LAMM AND PATRICIA J. LAMM, CO-OWNERS OF SAID LAND, IS HEREBY RECOMMENDED FOR APPROVAL BY THE TOWN OF JACKSON PLAN COMMISSION.

DATED: _____, 2026

SIGNED: _____
DAVE KLUG, PARKS AND PLANNING CHAIRMAN

DATED: _____, 2026

SIGNED: _____
JIM MICECH, ZONING ADMINISTRATOR

APPROVAL OF THE TOWN OF JACKSON, TOWN BOARD

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF JACKSON, JOHN M. LAMM AND PATRICIA J. LAMM, CO-OWNERS OF SAID LAND, IS HEREBY APPROVED BY THE TOWN OF JACKSON BOARD.

DATED: _____, 2026

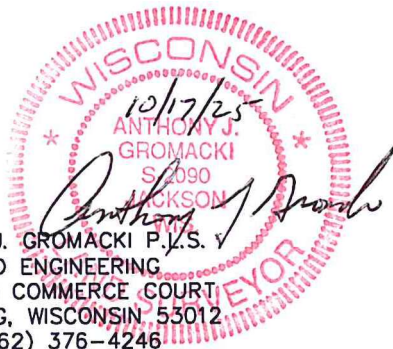
SIGNED: _____
ROBERT HARTWIG, TOWN CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF JACKSON.

DATED: _____, 2026

SIGNED: _____
BOB EICHNER, TOWN CLERK

SURVEYOR:
ANTHONY J. GROMACKI P.L.S. ✓
M SQUARED ENGINEERING
N19 W6719 COMMERCE COURT
CEDARBURG, WISCONSIN 53012
PHONE: (262) 376-4246



OWNERS:
JOHN M. AND PATRICIA J. LAMM
2708 SHERMAN ROAD
JACKSON, WISCONSIN 53037

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS _____ DAY OF _____ 2025

BRIAN J. HECKENDORF, VILLAGE PRESIDENT

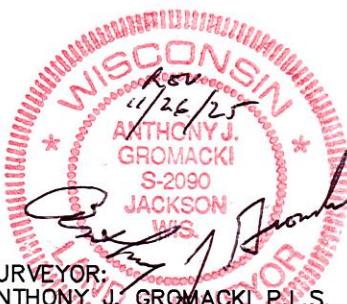
JACQUELINE SCHUH, VILLAGE CLERK

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS _____ DAY OF _____ 2026

BRIAN J. HECKENDORF, VILLAGE PRESIDENT

JACQUELINE SCHUH, VILLAGE CLERK



SURVEYOR:
ANTHONY J. GROMACKI P.L.S.
M SQUARED ENGINEERING
N19 W6719 COMMERCE COURT
CEDARBURG, WISCONSIN 53012
PHONE: (262) 376-4246

OWNERS:
JOHN M. AND PATRICIA J. LAMM
2708 SHERMAN ROAD
JACKSON, WISCONSIN 53037

**JOINT SEPTIC SYSTEM
EASEMENT AGREEMENT**

Return to:
Atty Jack W. Rettler
Schloemer Law Firm, S.C.
143 S. Main Street, Third Floor
West Bend, WI 53095

Parcel Numbers

THIS JOINT SEPTIC SYSTEM AGREEMENT (the *Agreement*) is between ERIC AND LAURIE MCGRAW (owner of Lot 1, “McGraw”) and JOHN LAMM OF JACKSON, INC. (owner of Lot 3, “Lammscapes”).

RECITALS:

A. McGraw is the owner of certain real property located in Washington County, Wisconsin, as described on the attached Exhibit A and referred to on that Exhibit A and in this Agreement as “Lot 1”.

B. Lammscapes is the owner of certain real property located in Washington County, Wisconsin, as described on the attached Exhibit B and referred to on that Exhibit B and in this Agreement as “Lot 3”.

C. There is a mound system located on Lot 1 that services both Lot 1 and Lot 3, and McGraw and Lammscapes wish to create a shared mound system easement for the benefit of Lot 1 and Lot 3 so that Lot 1 and Lot 3 may share use and maintenance of the mound system.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Grant. McGraw grants an easement and right-of-way use to Lammscapes and Lammscapes' successors and assigns as the owner of Lot 3, to use the mound system located on Lot 1, and currently used by Lot 1 and Lot 3, more specifically described on the attached Exhibit C (the "Easement Area").

The septic system shall be a mound system for the benefit of Lots 1 and 3.

2. Permitted Users. The easement granted in Section 1, above, may be used by the owners of Lot 1 and Lot 3.

3. Maintenance Costs. Unless the owners of Lot 1 and Lot 3 agree otherwise, all maintenance and repair of the septic system shall be performed by the owner of Lot 1, and the owner of Lot 3 agrees to promptly pay its one-half (1/2) equal share of the expenses of maintenance and repair incurred by the owner of Lot 1 within thirty (30) days of billing for the expenses. If the owner of Lot 3 does not promptly pay its share, the owner of Lot 1 may pay the full cost and then have an immediate right to reimbursement from the owner of Lot 3, together with interest at the rate of twelve percent (12%) per year on the unpaid amount and all reasonable attorney fees and other collection costs incurred by the owner of Lot 1. Repairs and maintenance shall be performed at such times and in such a manner as are mutually agreeable to the parties. If the parties are unable to agree within ten (10) days of a written request by one or the other on the need for the repair or maintenance, then the matter shall be referred, upon either party's request, to arbitration.

4. Covenants Run with Land. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by McGraw and Lammscapes and their respective successors and assigns. The easement granted under Section 1 of this Agreement is an easement appurtenant to Lot 1 and may not be transferred separately from, or severed from, title to Lot 1 and Lot 3, respectively.

5. Termination of Easement. This easement shall terminate if any of the following occur: (1) Lot 1 is transferred to a party that is not a lineal descendant of Eric and Laurie McGraw, or a trust in which the beneficiaries are not lineal descendants of Eric and Laurie McGraw; or (2) Lot 3 is transferred to an entity that is not the successor in interest to John Lamm of Jackson, Inc. If this easement terminates as provided in this Section 5, then the owner of Lot 3 shall install a septic system to service Lot 3.

6. Non-Use. Non-use or limited use of the easement rights granted in this Agreement shall not prevent the benefitting party from later use of the easement rights to the fullest extent authorized in this Agreement.

7. Governing Law. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

8. Entire Agreement. This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Washington County, Wisconsin.

9. Notices. All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.

10. Invalidity. If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

11. Waiver. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.

12. Enforcement. Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing party.

Dated: _____, 2025.

Lot 1 Owner:

Eric McGraw

Laurie McGraw

EXHIBIT A

(Legal description of Lot 1)

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. _____ RECORDED ON
_____ IN VOLUME _____ OF CERTIFIED SURVEY MAPS ON PAGES
_____ AS DOCUMENT NO. _____, BEING A PART OF THE SOUTHEAST 1/4 OF
THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN
SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON
COUNTY, WISCONSIN.

EXHIBIT B

(Legal description of Lot 3)

LOT THREE (3) OF CERTIFIED SURVEY MAP NO. _____ RECORDED ON
_____ IN VOLUME _____ OF CERTIFIED SURVEY MAPS ON PAGES
_____ AS DOCUMENT NO. _____, BEING A PART OF THE SOUTHEAST 1/4 OF
THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN
SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON
COUNTY, WISCONSIN.

EXHIBIT C

(Legal description of Easement Property)

LEGAL DESCRIPTION FOR A SHARED MOUND SYSTEM EASEMENT:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE N89°14'37"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, 491.59 FEET; THENCE N00°45'23"E 33.00 FEET TO THE POINT OF BEGINNING; THENCE N01°57'41"E 135.76 FEET; THENCE N06°53'06"E 51.57 FEET; THENCE S74°47'27"E 48.45 FEET; THENCE S44°06'07"E 43.88 FEET; THENCE S68°10'54"E 25.89 FEET; THENCE S89°37'54"E 21.88 FEET; N72°18'49"E 42.07 FEET; THENCE S23°25'31"E 20.28 FEET; THENCE S06°22'26"E 59.00 FEET; THENCE N89°14'37"W 153.21 FEET; THENCE S01°57'41"W 70.75 FEET; THENCE N89°14'37"W 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.37 ACRES, 16,134 S.F.

SHARED WELL AGREEMENT

THIS SHARED WELL AGREEMENT (the Agreement) is between ERIC AND LAURIE MCGRAW (owner of Lot 1, “McGraw”) and JOHN LAMM OF JACKSON, INC. (owner of Lot 3, “Lammscapes”).

RECITALS

WHEREAS, McGraw is the owner of certain real property located in Washington County, Wisconsin, as described on the attached Exhibit A and referred to on that Exhibit A and in this Agreement as “Lot 1”;

WHEREAS, Lammscapes is the owner of certain real property located in Washington County, Wisconsin, as described on the attached Exhibit B and referred to on that Exhibit B and in this Agreement as “Lot 3”;

WHEREAS, there is a well located on Lot 1, and Lammscapes is desirous of securing water from said well for its use on Lot 3, and

WHEREAS, it is the intent of the owner of Lot 1 that the owner of Lot 3 shall have the right to secure water from said well, situated on Lot 1, for the use of Lammscapes on Lot 3.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and in consideration of the mutual covenants contained herein, parties hereto covenant and agree as follows:

1. McGraw agrees to furnish and supply to Lammscapes all water necessary, in accordance with the needs of Lammscapes, as shall be available from the well presently located on Lot 1.
2. It is mutually agreed that the maintenance and upkeep of said well, pump and water systems shall be borne equally by the parties, excepting only that if any expense is incurred through the negligence of one of the owners, such expense shall be borne by that owner.
3. Incident to the maintenance of said well, and incident to the pumping of water therefrom, Lammscapes may enter on and upon Lot 1 to the extent reasonably necessary therefor.
4. It is further mutually agreed by and between the parties hereto, that should said well, pump and/or water system be so impaired by any cause, except the negligence

of either party, as to require its replacement or enlargement in any manner, the cost thereof shall be borne equally by the parties.

5. It is further mutually agreed by and between the parties hereto that this agreement shall remain in full force and effect and shall run with the land, except that should some other form of public or private water system be made available to either party and actually be used by them, then, and in that event, either of the parties may terminate this agreement without notice to the other party.
6. This agreement shall be binding upon the heirs, estates, assignees, successors, transferees or grantees of the parties hereto.

[Signature Page Follows]

This document was drafted by:
Atty. Jack W. Rettler
Schloemer Law Firm, S.C.
143 S. Main Street, Third Floor
West Bend, WI 53095
262-334-3471

EXHIBIT A

(Legal description of Lot 1)

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. _____ RECORDED ON
_____ IN VOLUME _____ OF CERTIFIED SURVEY MAPS ON PAGES
_____ AS DOCUMENT NO. _____, BEING A PART OF THE SOUTHEAST 1/4 OF
THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN
SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON
COUNTY, WISCONSIN.

EXHIBIT B

(Legal description of Lot 3)

LOT THREE (3) OF CERTIFIED SURVEY MAP NO. _____ RECORDED ON
_____ IN VOLUME _____ OF CERTIFIED SURVEY MAPS ON PAGES
_____ AS DOCUMENT NO. _____, BEING A PART OF THE SOUTHEAST 1/4 OF
THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 ALL IN
SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON
COUNTY, WISCONSIN.

MEMO

DATE DECEMBER 16, 2025

TO	FROM	REGARDING
Parks and Recreation Commission	Tyler Mentzel Jackson Parks and Recreation Director tyler.mentzel@villageofjacksonwi.gov Phone Ext: (262) 677-9665 x113	Agenda Item #5 - Presentation and Possible Action – Eagle Scout Project

Hayden recently contacted the Parks and Recreation Department with a proposal to partner with the Village of Jackson to introduce a new recreational amenity in the community. Gaga Ball has become a popular activity in many neighboring municipalities—including Cedarburg, Hartford, and West Bend—and is widely enjoyed in youth programs, summer camps, and school settings. Hayden identified that Jackson currently does not offer this amenity and has proposed constructing a Gaga Ball Pit in Hickory Lane Park as his Eagle Scout community service project.

Hayden has worked closely with the Parks and Recreation Director and the Director of Public Works to evaluate construction options and potential locations. These recommendations will be outlined in his project presentation. His proposal includes fundraising, construction, and installation of the Gaga Ball Pit.

After reviewing several alternatives, Hayden and staff agree that the most suitable location is Hickory Lane Park. The installation would replace one of the two existing sand volleyball courts located near the playground and pavilion, maintaining park accessibility and enhancing youth recreation opportunities.

Hayden is recommending a design featuring pressure-treated wood walls and a composite decking floor to ensure durability and minimize long-term maintenance. The estimated project cost is approximately \$5,000, which Hayden plans to fully fundraise as part of his Eagle Scout requirement.

Staff Recommendation:

Staff recommends approval of Hayden’s Eagle Scout project to fundraise for and install a Gaga Ball Pit in Hickory Lane Park. If approved, Hayden would present his project to the Village Board for final approval.

Eagle Scout Service Project Proposal

Village of Jackson GaGa Ball Pit

Hayden Krause / Troop 765 Jackson

A project to donate a GaGa Ball Pit to the Village, bringing an engaging recreational activity to the community and adding a new outdoor sport option for local youth

Intro

Eagle Scout Project Proposal:

- To Build a GaGa ball pit at Hickory Park in Jackson

What is GaGa Ball?

- GaGa Ball is a high-energy, safer variant of dodgeball where players use a ball to tag opponents below the knees.
- The game is played in an octagon (pit) to force continuous action, keep the ball in play at all times, and allow players to strategically use the walls for dodging and bouncing the ball.

Why I choose this as my project

- Playing GaGa ball was an activity I enjoyed in Scouting
- Jackson does not have a GaGa ball pit
- GaGa Ball is a game kids of all ages can play
- Groups at the Community Center such as the Boys and Girls Club will be able to use it

- Will provide enjoyment for the community for years to come



Neighboring Communities With GaGa Ball Pits



Cedarburg, Webster Middle School



**Germantown - Rockfield
Elementary**



West Bend - Villa Park



Sussex, The Grove at Village Park

Option 1: PT Wood Walls With Composite Deck Flooring

Materials & Design

- **Wall Materials:** Pressure-Treated Wood
- **Floor Materials:** Composite Decking

Cost & Life Expectancy

- **Life Expectancy**
 - Walls 15-20 Years
 - Floor about 25 Years
- **Total Estimated Cost:** ~\$5,000
- ✓ Lowest Cost
- ✓ Easy Repair
- ✗ PT walls require sealing every few years



Option 2: Commercial GaGa Ball Pit With Turf

Materials & Life Expectancy

- **Materials:** HDPE Composite wood, metal brackets and Artificial Turf
- **Life Expectancy:**
 - Ga Ga Ball Pit 20-30 Years
 - Turf about 10 Years

Cost & Considerations

- **Total Estimated Cost:** ~\$7,500 - \$9,000
- ✓ Extremely durable
- ✓ lowest maintenance for walls
- ✗ Turf will need to be replaced during lifetime
- ✗ Highest cost
- ✗ Proprietary parts



Recommendation

Option 1 Pressure Treated Wood Walls With Composite Deck Flooring

It offers the best balance of cost, durability, and repair ease.



Proposed Site for Pit

- **Hickory Park** is close to Community Center and new elementary school
 - Community groups such as Boys & Girls Club, YMCA after school care, Scouts, etc can make use of it
- Replacing one unused volleyball court right next to pavilion
- Location near playground allowing supervision across areas
- Approved by Department of Public Works



AI Rendered examples of GaGa Ball Pit location and example look.

Proposed GaGa Ball Pit Location



Pavilion

Project Timeline & Labor Plan



Labor Plan: Project led by Hayden Krause with volunteer labor from Scout and adult leadership from Troop 765

Summary & Formal Request

The Project: A 20-ft octagonal GaGa Ball pit.with 30 inch walls

The Cost: A ~\$5,000 **donated recreation asset** to the Village.

The Funding: This project will be funded by seeking support from community members and local businesses, through both financial contributions and gifted supplies.

The Maintenance: PT walls sealing every few years

Formal Request

1. I request the Board's **formal approval** of the project design of **Option 1** at the proposed location.
2. I request approval to begin fundraising for this specific, approved project.