

AGENDA
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
2. Approval of the Board of Public Works Minutes of July 26, 2022
3. Discussion on Storm Water Drainage Issues throughout Village
4. Update Plan Review – WWTP Facility Plan – Town & Country Engineering
5. Review of WisDOT Temporary Easement S. Center Street & STH 60
6. Review of CSM – Willow Ridge Drive
7. Review of Final Special Assessment for Willow Ridge Reconstruction Project
8. Director of Public Works Report
9. Citizens/Village Staff to address the Board
10. 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.

DRAFT 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

Brian 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 Brian 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

Memo

To: Board of Public Works

From: Brian W. Kober, P. E., Director of Public Works

Subject: Discussion on Storm Water Drainage Issues throughout Village

Date: August 26, 2022

On the August 30, 2022, Board of Public Works Agenda is the topic “Discussion on Storm Water Drainage Issues throughout Village”. Continually, Village Staff deals with complaints on Storm Water Drainage especially with large rain events. Most times the property owner is at their limit on what to do next and ask the Village for help. The Village has been addressing storm drainage problems when a street is reconstructed, although, the recent storm drainage issue requests are on streets that are not scheduled for reconstruction. Since the 2023 Budget presentation will be conducted next month along with Capital Projects, a discussion on policy/funding to address the storm water drainage issues should occur prior.

Here are three examples of recent storm water drainage issues and the status of each issue:

- 1) **N173 W20151 Raymond Road – Problem:** The third flood on the property occurred on July 24, 2022. The property receives surface water from surrounding properties. There is only a 6-inch storm sewer pipe available for drainage of the surface water. Engineering calculations will show the 6-inch is not large enough to handle larger storm events. A larger pipe would need to be installed, although, the existing larger storm pipe is located in the intersection of Raymond Road and Frances Drive. An additional of 270 ft of storm sewer pipe would have to be installed. **Solution:** The property owner has contracted with an excavator to reinstall a storm drainage system on the east side of the property which will connect to the 6-inch public sump pump storm sewer pipe located between the curb and sidewalk. The Village has waived the street opening permit fee of \$100.00 to work in the Right of Way.
- 2) **N173 W19979 Creekside Drive – Problem:** The third or fourth flood on the property occurred on July 24, 2022. The property owner had placed two sump pumps in the sump pit. The house/property is on the down slope of the properties from Raymond Road and receive their property/roof water. The flooding of the basement occurs after the rain event when the pumps can not keep up and the water raises up through the basement floor. Existing storm sewer is available, although, the pipe is two lots away in each direction. **Solution:** Property Owner has contracted to install a storm water drainage system on each property line and drain the water to Creekside Drive.

- 3) **W197 N16531 Aspen Drive – Problem:** The backyard has standing water after a rain event. The rain event occurred on July 24, 2022 and continues to occur with a larger rain event. Previous property owners had the same problem. The backyard grade is very flat and has nowhere to drain. **Solution:** The Village has Aspen Drive to be reconstructed in the next few years. The drainage issue would be addressed during the reconstruction project.

If you have any questions, please let me know.

Brian W. Kober, P.E.
Director of Public Works/Village Engineer

From: [Brian Kober](#)
To: [Renee Boesch](#)
Cc: [Jen Keller](#)
Subject: RE: Multiple floods in basement on Raymond Rd
Date: Tuesday, July 26, 2022 10:15:00 AM

Renee,

Thanks for the email. The storm water drainage item will be on the August 30, 2022 Board of Public Works Agenda for capital projects discussion.

Once the agenda is created for the meeting, a copy will be emailed to you as a reminder. The meeting starts at 6:00 PM and located at the Village Municipal Complex N168 W19851 Main Street.

If you have any questions please do not hesitate to ask.

Brian W. Kober. P.E.
Director of Public Works/Village Engineer
Village of Jackson
W194 N16660 Eagle Drive
PO Box 637
Jackson, WI 53037
Phone: 262-677-0707
Fax: 262-677-8770

From: Renee Boesch <rboesch6811@gmail.com>
Sent: Monday, July 25, 2022 10:25 PM
To: Brian Kober <brian.kober@villageofjacksonwi.gov>
Subject: Multiple floods in basement on Raymond Rd

Good evening,

I would like to first thank you Brian for coming out to our house today. We really appreciate your prompt attention to this matter. As you requested, I am sending you a brief detail of the situation at hand. We have had 3 separate episodes of flooding in our basement. The first of which happened in 2014 as we had a sump pump issue. Then again a few years later, we had that massive storm which dumped 7-8 inches of rain. Our sump pump could not keep up. And just a few days ago our 3rd flood 7/24/2022 the ground water poured into our egress window which is almost 4 feet deep. Weeks before our 3rd flood we had a large storm on June 15th which resulted in heavy rainfall. My son heard the water start to enter the egress window scape well, and we were able to get outside and use our submersible pump to save what probably would have been a flood as well. All of these floods resulted in a complete loss. Upon your assessment today you immediately mentioned you could see the problem as we collect water from multiple neighbors. Our yard serves as a holding area for all of their run off. The water has been as deep as 2 feet in the backyard at times with heavy

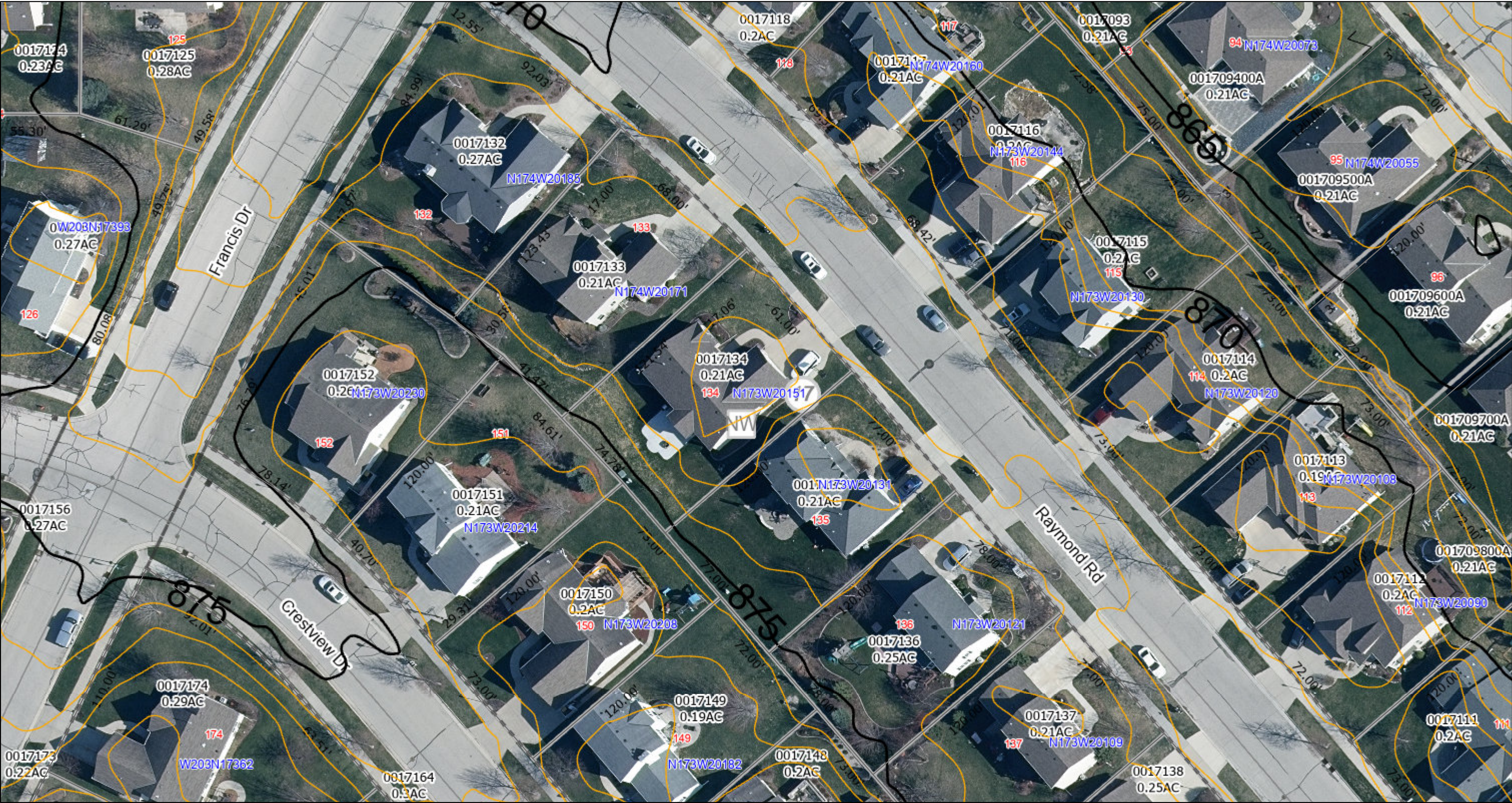
rains. To rectify this we have installed two sump pumps and a battery backup sump pump on 4/21/2020. We demolished our wood deck and poured a concrete patio. We have also had a concrete flower bed border and landscaping placed around the entire perimeter of our house. We then had a contractor come out and regrade the back and sides of our house while placing 2 drains and drain tile in hopes of pushing water away from the house. Of course I am happy to provide you with more details/dates if you need them. I am sure you remember the video that I showed you today of the water POURING into the window like a waterfall over this past weekend, as it is pretty disheartening. This is not just a basement to our family, this is daily living space. We have 2 children that sleep there and spend most of their time down there. In our conversation you mentioned that the Village would be able to provide a solution for us and fix this problem. But that would not occur for another year? A flooded basement is so heartbreaking, especially when it is a finished basement where your children live. I have been an emotional mess not once but 3 times. We have spent upwards of 20K out of pocket to try to fix this on our own. We need a better solution sooner rather than later. We can not sit idle and wait for the next big rainfall to potentially flood our basement again or break that window. We are hopeful that you can help us. Kevin and I look forward to hearing from you soon.

Sincerely,

Kevin and Renee Boesch



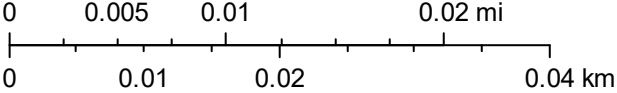
Washington County, Wisconsin



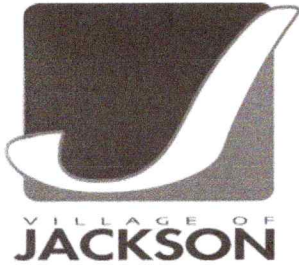
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1:559

Current Parcel	County Highway	Dimensions	Landhook	Retired Parcel	PLSS Quarter
Railroad Centerlines	Address Point	Parcel Dimension	Meander Line	Right-of-Way	PLSS Section
Road Centerline I, USH	1' Contours	Right of Way Dimension	PLSS Monument	Plat	
Interstate Highway, I-41	<all other values>	Leader Lines	Local Road Labels	Unknown	
US Highway,Hy 45; US Highway,Fond Du Lac Ave	Index	Subdivision Name	Township Road	Certified Survey Map	
Road Centerline STH, CTH	Intermediate	Condominium Name	City/Village Street	Condominium	
On/Off Ramp	Parcel Taxkey & Acreage	Certified Survey Number	Private Street	Assessor Plat; Cemetery Plat; Subdivision	
State Highway		Lot Number	Municipality	Lot	



Washington County

APPL# 22-15

VILLAGE OF JACKSON
"Taking the lead in Washington County"

PERMIT TO EXCAVATE
WITHIN PUBLIC STREET RIGHT-OF-WAY

Permit required for: Gas Line, Telephone Line, Power Line, Cable T.V. Line, Sewer Line, Water Line, and Storm Sewer Line.

Applicant: Kevin Boesch

Address: N173 W20151 Raymond Rd

Location of Work: on property

Nature of Project: stop basement from flooding/drainage issues

Contractor: Jim Winnemuller / Jims Excavating

Project Manager: Jim Winnemuller

Telephone Number: 414-322-3547

APPLICANT AGREES TO THE FOLLOWING:

1. To contact the Village by phone before beginning work.
2. To backfill with slurry material and meet Village compaction standards.
3. To bore all hard surface roads, except by special permission of the Village Engineer.
4. To minimize tracking of dirt onto public streets & to immediately clean-up any unavoidable tracking.
5. To maintain two lanes of traffic at all times, or to have a flagman present during traffic obstruction.
6. To restore all affected areas back to the conditions that existed before applicant started work. Restoration will be done as soon as reasonably possible.

The Village reserves the right to perform clean-up and/or restoration work for the applicant if said work has not been performed to the satisfaction of Village representatives. The applicant agrees to pay all costs associated with said work.

Permit Fee: \$100.00/Location

Total Permit Fee: \$ NO FEE

APPLICANT REPRESENTED

BY: _____

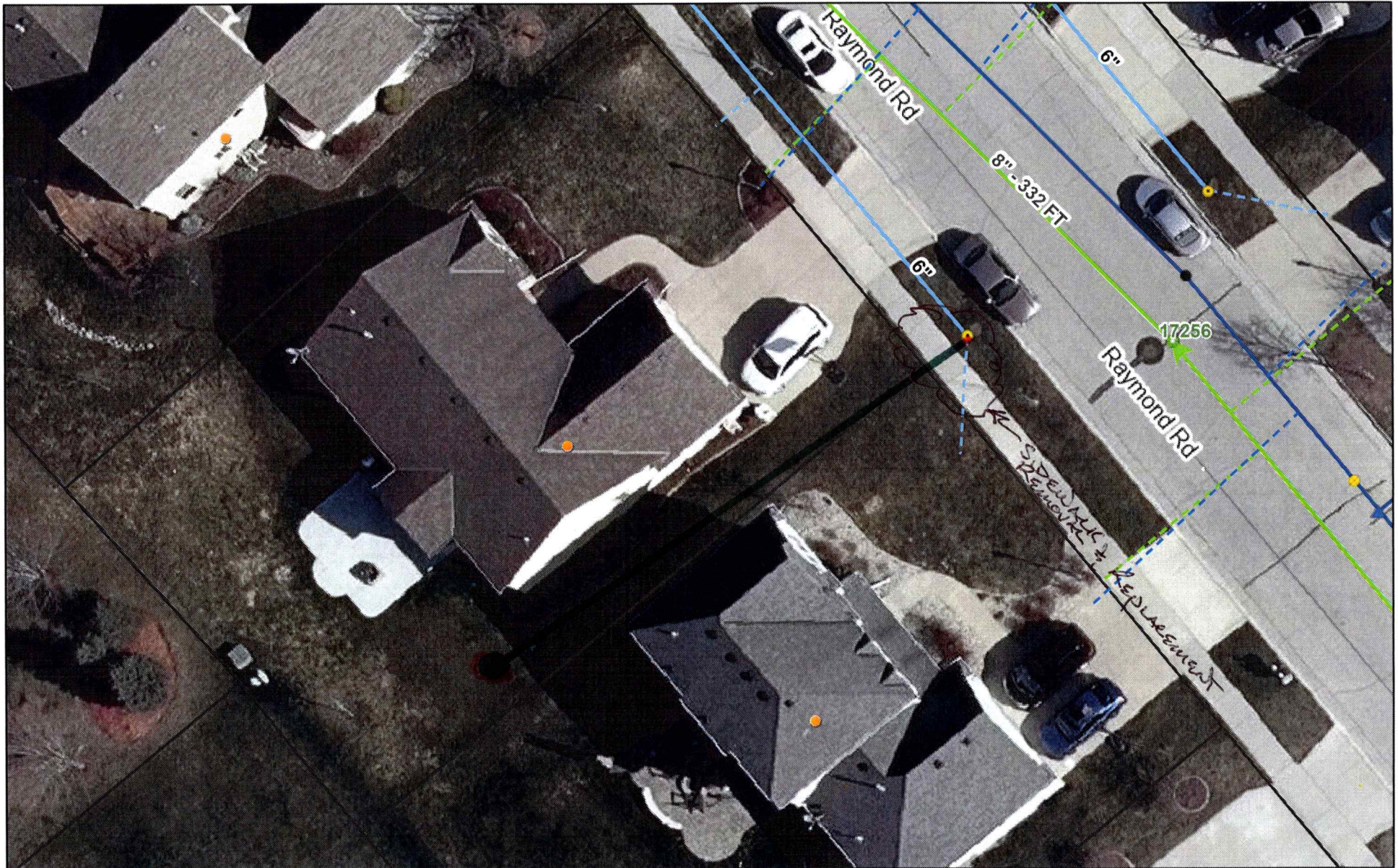
DATE: _____

PERMIT APPROVED

BY: [Signature]

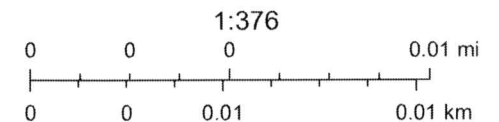
DATE: 8/23/2022

Village of Jackson



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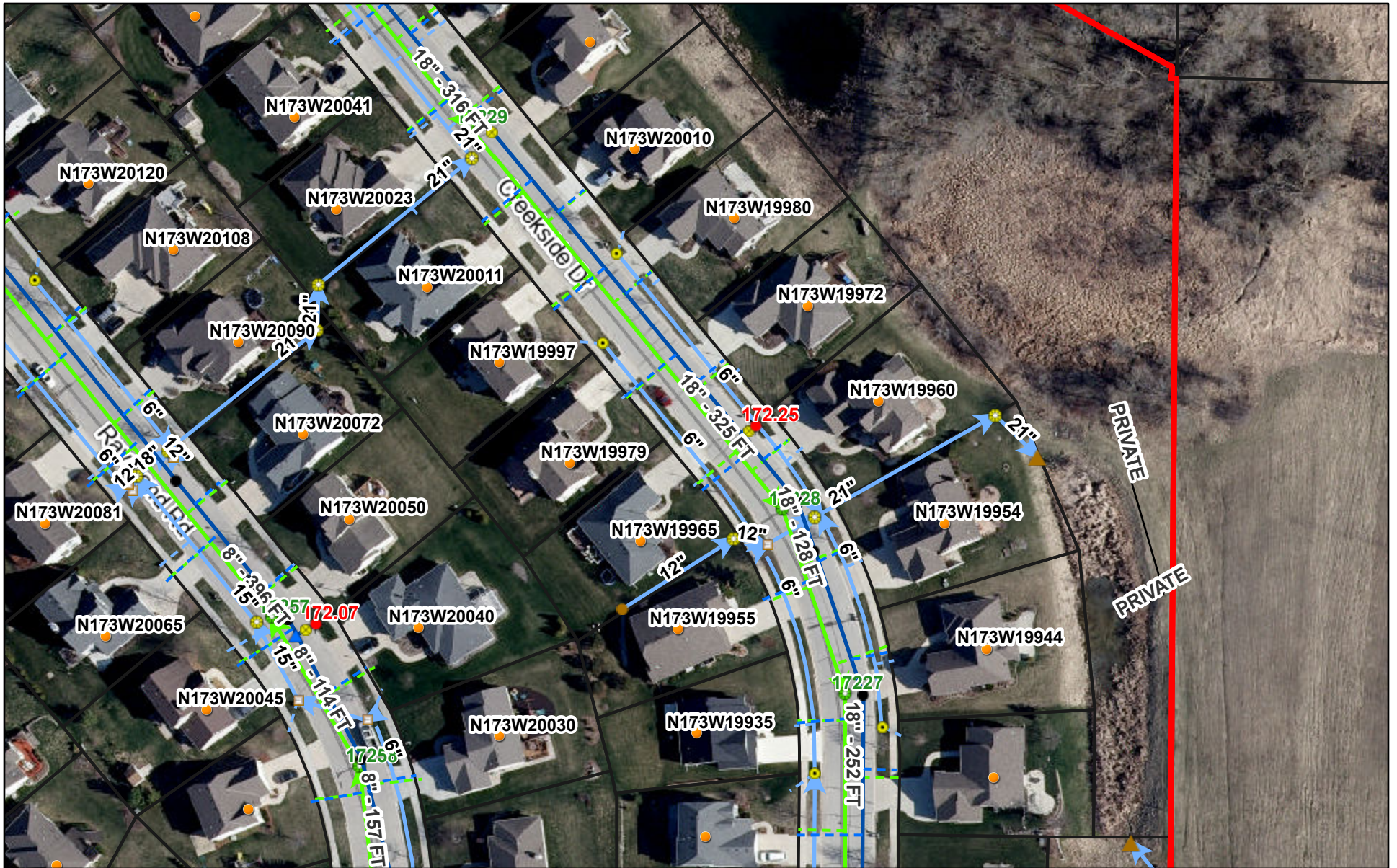
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|----------------|----------------------|-------------------------|------------------|-----------------|
| ● Water Valves | - - - Water Laterals | - - - Sanitary Laterals | Storm Structures | ➔ Storm Pipes |
| ▲ Water Tees | — Water Pipes | ➔ Sanitary Pipes | ● CO | ● Address Point |
| ● Water Bends | ● Sanitary Manholes | - - - Storm Laterals | | |



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

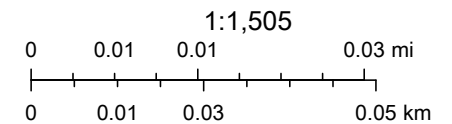
Village of Jackson

Village of Jackson



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- | | | | | | |
|--------------|----------------|-------------------|------------------|----|-----------------|
| Hydrants | Water Bends | Sanitary Manholes | Storm Structures | CB | OTHER |
| Water Valves | Water Laterals | Sanitary Laterals | MH | CO | Storm Endpoints |
| Water Tees | Water Pipes | Sanitary Pipes | MH/CB | FI | Storm Laterals |



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

Washington County, Wisconsin



8/26/2022, 10:08:05 AM

1:559

Current Parcel

Railroad Centerlines

Road Centerline I, USH

Interstate Highway, I-41

US Highway, Hy 45; US Highway, Fond Du Lac Ave

Road Centerline STH, CTH

On/Off Ramp

State Highway

County Highway

Address Point

1' Contours

<all other values>

Index

Intermediate

Parcel Taxkey & Acreage

Dimensions

Parcel Dimension

Right of Way Dimension

Leader Lines

Subdivision Name

Condominium Name

Certified Survey Number

Lot Number

Landhook

Meander Line

PLSS Monument

Local Road Labels

Township Road

City/Village Street

Private Street

Municipality

Retired Parcel

Right-of-Way

Plat

Unknown

Certified Survey Map

Condominium

Assessor Plat; Cemetery Plat; Subdivision

Lot

PLSS Quarter

PLSS Section

Washington County

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

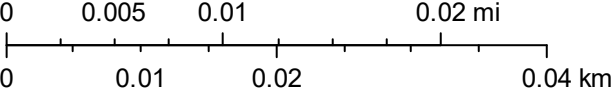
Washington County, Wisconsin



8/26/2022, 10:02:13 AM

1:559

Current Parcel	County Highway	Dimensions	Landhook	Retired Parcel
Railroad Centerlines	Address Point	Parcel Dimension	Meander Line	Right-of-Way
Road Centerline I, USH	1' Contours	Right of Way Dimension	PLSS Monument	Plat
Interstate Highway, I-41	<all other values>	Leader Lines	Local Road Labels	Unknown
US Highway,Hy 45; US Highway,Fond Du Lac Ave	Index	Subdivision Name	Township Road	Certified Survey Map
Road Centerline STH, CTH	Intermediate	Condominium Name	City/Village Street	Condominium
On/Off Ramp	Parcel Taxkey & Acreage	Certified Survey Number	Private Street	Assessor Plat; Cemetery Plat; Subdivision
State Highway		Lot Number	Municipality	Lot



Washington County

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.



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.

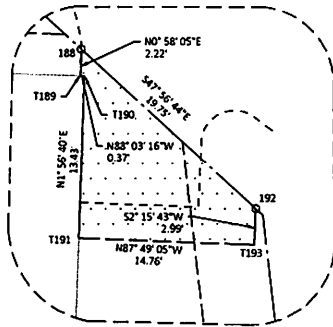
This parcel contains **458.09 sq. ft.**, more or less.

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.

UTILITY EASEMENT TABLE		
OWNER AND NUMBER	RECORDING INFO	PARCEL #
WE ENERGIES - ELECTRIC (107)	DOC. 593652	14-15
AT&T WISCONSIN (108)	DOC. 593652	14-15
WE ENERGIES - ELECTRIC (107)	DOC. 594275	16
AT&T WISCONSIN (108)	DOC. 594275	16
WE ENERGIES - ELECTRIC (107)	DOC. 594275	17
AT&T WISCONSIN (108)	DOC. 594275	17
WE ENERGIES - ELECTRIC (107)	DOC. 595188	17
AT&T WISCONSIN (108)	DOC. 595188	17
NORLIGHT FIBER OPTIC	DOC. 544889	18
NORLIGHT FIBER OPTIC	DOC. 544889	19



X+365263.1600
Y+148048.3300
FOUND
CONCRETE
MONUMENT



HWY	BASIS OF EXISTING R/W	R/W WIDTH	YEAR
STH 60	R/W PLAT 2310-09-20	49.5'	1991
STH 60	T014RWS	49.5'	1959
STH 60	R/W PLAT 2310-07-20	49.5'	1992
N. CENTER ST	ASSESSOR'S PLAT VILLAGE OF JACKSON	VARIES	1937
N. CENTER ST	EXISTING SURVEY RECORDS	VARIES	1937
S. CENTER ST	ASSESSOR'S PLAT VILLAGE OF JACKSON	30'	1937

NOTES:
POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (NAD83) 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.
ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 1 (TYPICALLY 5/4" X 3/4" IRON REBAR) AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.
FOR THE LATEST ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

REVISION DATE	DATE	SCALE, FEET	HWY: STH 60	STATE R/W PROJECT NUMBER	2310-13-20	PLAT SHEET	4.07
	GRID FACTOR		COUNTY: WASHINGTON	CONSTRUCTION PROJECT NUMBER	2310-13-70	SHEET	E

FILE NAME: 040102 RP_20SCALE.DWG
LAYOUT NAME: 4.07

PLOT DATE: 3/24/2022 9:34 AM

PLOT BY: NICHOLAS TRAUB

PLOT NAME:

PLOT SCALE: 1 IN=20 FT, 1

WISDOT/CADD SHEET 75

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>

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

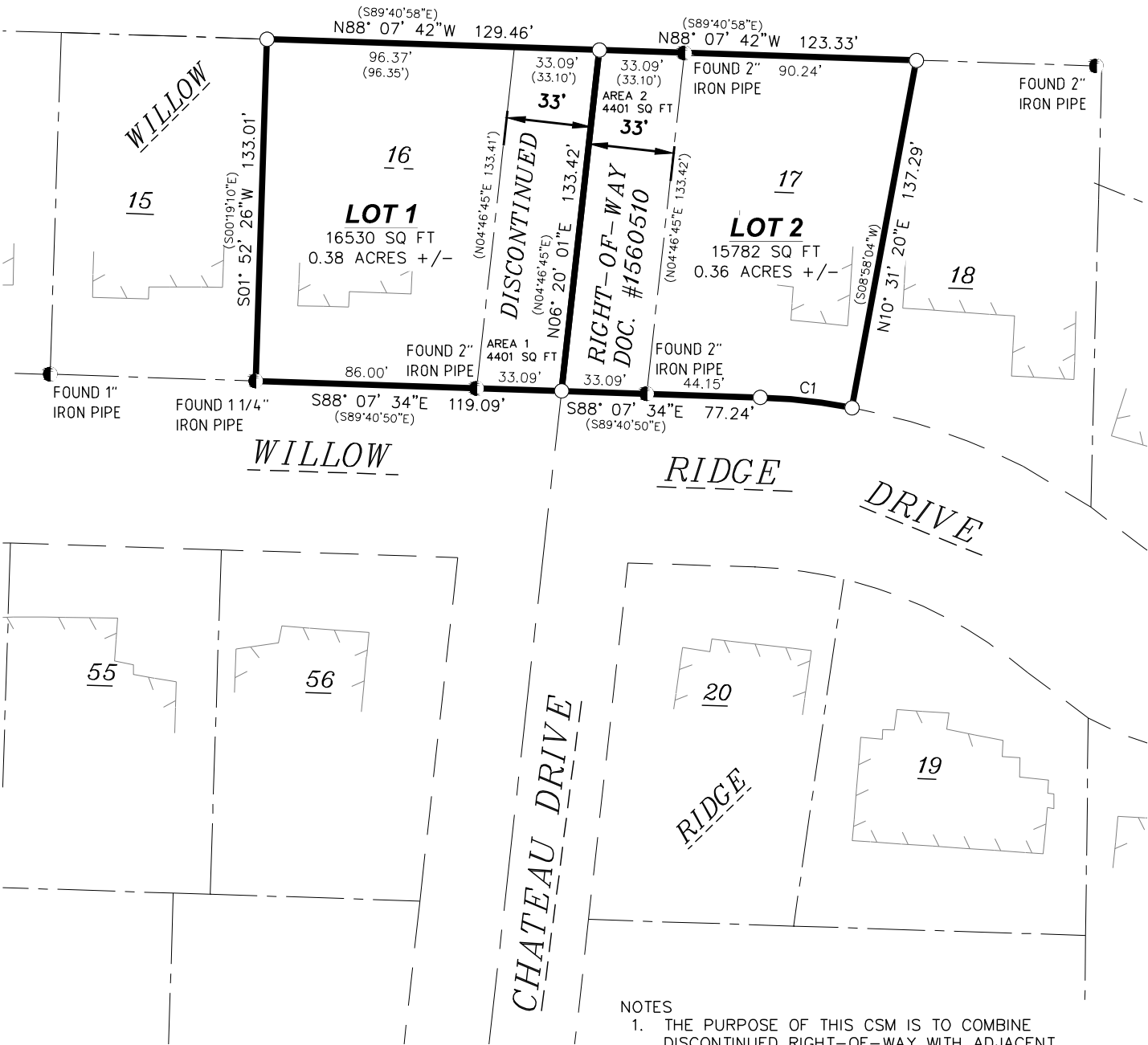
REVISION DATE _____ _____ _____ _____	DATE _____ GRID FACTOR _____	SCALE: FEET 	HWY: STH 60 COUNTY: WASHINGTON	STATE R/W PROJECT NUMBER 2310-13-20 CONSTRUCTION PROJECT NUMBER 2310-13-70	PLAT SHEET 4.02 SHEET _____	E
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FILE NAME : 040121 RP_T05SCALE.DWG LAYOUT NAME - 4.02 PLOT DATE : 3/22/2022 11:33 AM PLOT BY : NICHOLAS TRAUB PLOT NAME : PLOT SCALE : WISDOT/CADDIS 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.



SCALE: 1" = 60'

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 ¼ OF THE SW ¼ 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 ¼ of the SW ¼ 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:

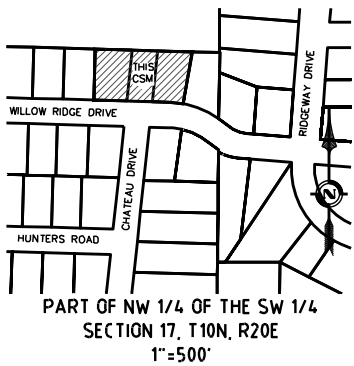
Resolved that this Certified Survey Map in the Village of Jackson, owner of said lands, Lot 16, Lot 17, of Willow Ridge and that part of discontinued right-of-way of Chateau Drive of Willow Ridge, located in NW ¼ of the SW ¼ of Section 17, Township 10 North, Range 20 East, Village of Jackson, Washington 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 _____



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 \$86,625.07. 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

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:	
		Unit Price	ORIGINAL Estimated Quantity	ORIGINAL Schedule of Values	CO#	TOTAL Estimated Quantity	Unit Meas.	YTD Schedule of Values Amount	QUANTITIES Submitted To Date	VALUES Submitted To Date	\$ % of Est.	QUANTITIES As Built Quantities	VALUES As Built Values	\$ % of Est.	QUANTITIES As Built VS Submitted	VALUES As Built VS Submitted	As Built Quantities	QUANTITIES Estimated VS As Built	As Built Values	VALUES Estimated VS As Built	
1	COMMON EXCAVATION	\$16.20	4200	\$ 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	\$ -	Valve box at 14+25 10'LT was not replaced-looked new
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	\$ -	Increased quantities related to storm sewer revision between MH 100 & MH 12 + Replaced existing storm sewer on Ridgeway Dr & Willow Ridge per Owner's direction.
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)	Eliminated 2 each laterials: combined laterals as directed by Owner. Salvaged 1 each existing casting/chimney - no reconstruct/replacement necessary.
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	I was deleted per village
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	Additional driveway replacment per village request
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)	Quantities Include HMA driveway replacments
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	\$ -	\$ -	
				\$ -		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

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	gointo.indy@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	jinedyvean@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	cory710@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	

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

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	gointo.indy@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	JKJJR_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	\$1,262.90	\$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	jinedyvean@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	btot4022@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	cory710@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	\$73,946.96	\$86,625.07	

	Feet	Unit Price	Total	Number of Properties	Cost per lateral
Storm Sewer Lateral Pipe	2,031	\$68.00	\$138,114.80	30	\$4,603.83
	2,031	\$36.36	\$73,850.80	30	\$2,461.69
Jackson Sewer Utility subsidizing Storm Sewer Improvements			\$64,264.00		

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

Public Works Report

August 30, 2022

Treatment Plant - Designed Capacity – 1.67 million gallons per day
 Peak Flow Capacity – 6.0 million gallons per day

Year 2020

January	Avg. Flow 1.280 MGD	Min. Flow 1.055 MGD	Max. 1.720 MGD
February	Avg. Flow 1.221 MGD	Min. Flow 1.000 MGD	Max. 1.630 MGD
March	Avg. Flow 1.581 MGD	Min. Flow 1.010 MGD	Max. 2.290 MGD
April	Avg. Flow 1.283 MGD	Min. Flow 940,000 g.p.d.	Max. 2.210 MGD
May	Avg. Flow 1.607 MGD	Min. Flow 1.010 MGD	Max. 4.090 MGD
June	Avg. Flow 1.178 MGD	Min. Flow 980,000 g.p.d.	Max. 1.510 MGD
July	Avg. Flow 1.269 MGD	Min. Flow 800,000 g.p.d.	Max. 2.370 MGD
August	Avg. Flow 1.042 MGD	Min. Flow 760,000 g.p.d.	Max. 1.510 MGD
September	Avg. Flow 1.148 MGD	Min. Flow 810,000 g.p.d.	Max. 1.850 MGD
October	Avg. Flow 1.172 MGD	Min. Flow 870,000 g.p.d.	Max. 2.210 MGD
November	Avg. Flow 1.122 MGD	Min. Flow 860,000 g.p.d.	Max. 1.770 MGD
December	Avg. Flow 1.164 MGD	Min. Flow 940,000 g.p.d.	Max. 1.480 MGD

Year 2021

January	Avg. Flow 1.075 MGD	Min. Flow 880,000 g.p.d.	Max. 1.460 MGD
February	Avg. Flow 1.015 MGD	Min. Flow 830,000 g.p.d.	Max. 1.590 MGD
March	Avg. Flow 1.525 MGD	Min. Flow 1.160 MGD	Max. 1.970 MGD
April	Avg. Flow 1.264 MGD	Min. Flow 1.020 MGD	Max. 1.950 MGD
May	Avg. Flow 1.108 MGD	Min. Flow 880,000 g.p.d.	Max. 1.450 MGD
June	Avg. Flow 1.091 MGD	Min. Flow 810,000 g.p.d.	Max. 1.670 MGD
July	Avg. Flow 983,226 g.p.d.	Min. Flow 780,000 g.p.d.	Max. 1.410 MGD
August	Avg. Flow 1.281 MGD	Min. Flow 800,000 g.p.d.	Max. 2.530 MGD
September	Avg. Flow 932,333 g.p.d.	Min. Flow 710,000 g.p.d.	Max. 1.170 MGD
October	Avg. Flow 930,000 g.p.d.	Min. Flow 770,000 g.p.d.	Max. 1.140 MGD
November	Avg. Flow 853,667 g.p.d.	Min. Flow 720,000 g.p.d.	Max. 970,000 g.p.d.
December	Avg. Flow 952,581 g.p.d.	Min. Flow 720,000 g.p.d.	Max. 1.330 MGD

Year 2022

January	Avg. Flow 839,968 g.p.d.	Min. Flow 720,000 g.p.d.	Max. 960,000 g.p.d.
February	Avg. Flow 848,571 g.p.d.	Min. Flow 710,000 g.p.d.	Max. 1.080 MGD
March	Avg. Flow 1.499 MGD	Min. Flow 890,000 g.p.d.	Max. 3.910 MGD
April	Avg. Flow 2.245 MGD	Min. Flow 1.200 MGD	Max. 4.100 MGD
May	Avg. Flow 1.237 MGD	Min. Flow 850,000 g.p.d.	Max. 2.070 MGD
June	Avg. Flow 1.438 MGD	Min. Flow 780,000 g.p.d.	Max. 3.680 MGD
July	Avg. Flow 1.141 MGD	Min. Flow 760,000 g.p.d.	Max. 2.370 MGD

Years Summary of Water Consumption

2006 Total Pumpage 207,719,000 gallons	2007 Total Pumpage 217,224,000 gallons
2008 Total Pumpage 229,613,000 gallons	2009 Total Pumpage 231,160,000 gallons
2010 Total Pumpage 239,326,000 gallons	2011 Total Pumpage 240,268,000 gallons
2012 Total Pumpage 253,492,000 gallons	2013 Total Pumpage 228,371,000 gallons
2014 Total Pumpage 230,973,000 gallons	2015 Total Pumpage 222,621,000 gallons
2016 Total Pumpage 254,531,000 gallons	2017 Total Pumpage 251,387,000 gallons
2018 Total Pumpage 241,322,000 gallons	2019 Total Pumpage 253,427,000 gallons
2020 Total Pumpage 259,413,000 gallons	2021 Total Pumpage 242,216,000 gallons

Year 2020

Jan. Avg. 662,650 g.p.d.	Highest Day 769,000 gals.	Total 20,542,000 gallons
Feb Avg. 682,280 g.p.d.	Highest Day 886,000 gals.	Total 19,786,000 gallons
March Avg. 702,030 g.p.d.	Highest Day 837,000 gals.	Total 21,763,000 gallons
April Avg. 731,070 g.p.d.	Highest Day 1.153 MGD	Total 21,932,000 gallons
May Avg. 691,030 g.p.d.	Highest Day 915,000 gals.	Total 21,422,000 gallons
June Avg. 806,030 g.p.d.	Highest Day 1.057 MGD	Total 24,181,000 gallons
July Avg. 841,970 g.p.d.	Highest Day 1.431 MGD	Total 26,101,000 gallons
August Avg. 878,710 g.p.d.	Highest Day 1.437 MGD	Total 27,240,000 gallons
Sept Avg. 696,370 g.p.d.	Highest Day 1.058 MGD	Total 20,891,000 gallons
October Avg. 677,160 g.p.d.	Highest Day 963,000 gals.	Total 20,992,000 gallons
Nov Avg. 567,100 g.p.d.	Highest Day 850,000 gals.	Total 17,013,000 gallons
Dec Avg. 566,130 g.p.d.	Highest Day 815,000 gals.	Total 17,550,000 gallons

Year 2021

Jan. Avg. 565,650 g.p.d.	Highest Day 789,000 gals.	Total 17,535,000 gallons
Feb Avg. 517,650 g.p.d.	Highest Day 913,000 gals.	Total 16,047,000 gallons
March Avg. 583,770 g.p.d.	Highest Day 1.303 MGD	Total 18,097,000 gallons
April Avg. 642,770 g.p.d.	Highest Day 1.190 MGD	Total 19,283,000 gallons
May Avg. 659,610 g.p.d.	Highest Day 1.103 MGD	Total 20,448,000 gallons
June Avg. 825,730 g.p.d.	Highest Day 1.311 MGD	Total 24,772,000 gallons
July Avg. 750,190 g.p.d.	Highest Day 1.529 MGD	Total 23,256,000 gallons
August Avg. 768,940 g.p.d.	Highest Day 1.920 MGD	Total 23,837,000 gallons
Sept Avg. 633,060 g.p.d.	Highest Day 1.775 MGD	Total 19,625,000 gallons
Oct Avg. 753,030 g.p.d.	Highest Day 1.992 MGD	Total 23,344,000 gallons
Nov Avg. 619,870 g.p.d.	Highest Day 1.059 MGD	Total 18,596,000 gallons
Dec Avg. 560,520 g.p.d.	Highest Day 1.167 MGD	Total 17,376,000 gallons

Year 2022

Jan. Avg. 553,580 g.p.d.	Highest Day 707,000 gals.	Total 17,161,000 gallons
Feb. Avg. 575,360 g.p.d.	Highest Day 683,000 gals.	Total 16,110,000 gallons
March Avg. 578,290 g.p.d.	Highest Day 861,000 gals.	Total 17,927,000 gallons
April Avg. 606,400 g.p.d.	Highest Day 1.084 MGD	Total 18,192,000 gallons
May Avg. 605,190 g.p.d.	Highest Day 808,000 gals.	Total 18,761,000 gallons
June Avg. 660,500 g.p.d.	Highest Day 1.034 MGD	Total 19,815,000 gallons
July Avg. 685,520 g.p.d.	Highest Day 853,000 gals.	Total 21,251,000 gallons

Pump Capacity Well #1- 400 g.p.m. Well #3 -900 g.p.m. Well #4 - 1200 g.p.m. Well #5 – 1,100 g.p.m. Well #6 – 800 g.p.m.

WWTP – Holding & Septage Receiving

2005	\$ 87,562.01	2006	\$101,115.11	2007	\$152,201.07	2008	\$210,441.47
2009	\$183,815.34	2010	\$197,653.66	2011	\$220,576.28	2012	\$236,224.70
2013	\$235,336.46	2014	\$203,938.32	2015	\$210,644.47	2016	\$220,473.17
2017	\$232,358.23	2018	\$245,767.74	2019	\$219,822.80	2020	\$204,656.11
2021	\$209,083.10						

2020	Holdings (gals)	Grease (gals)	G Decant (gals)	Septage (gals)	S Decant (gals)	Total Billings
January	1,426,900				71,000	\$11,872.50
February	1,310,500			2,250	88,500	\$12,786.50
March	1,471,600	900		5,000	173,650	\$16,429.05
April	1,263,950			29,000	326,170	\$19,570.85
May	1,168,670			4,450	308,250	\$17,255.86
June	1,253,900			9,900	196,550	\$15,390.45
July	1,459,700			16,450	212,650	\$17,734.10
August	1,148,750			4,250	168,530	\$13,594.50
September	1,276,950			22,700	299,450	\$18,723.35
October	1,372,200	2,200		39,750	456,000	\$24,386.35
November	1,231,850			33,650	301,700	\$18,911.55
December	1,489,450			16,950	160,200	\$16,683.35

2021	Holdings (gals)	Grease (gals)	G Decant (gals)	Septage (gals)	S Decant (gals)	Total Billings
January	1,284,600			6,650	77,250	\$12,507.30
February	1,386,475			3,000	44,450	\$12,338.05
March	1,633,050			27,600	206,050	\$19,457.65
April	1,425,850			38,000	268,500	\$19,829.30
May	1,297,900			34,550	232,100	\$17,740.45
June	1,392,350			52,800	258,500	\$19,977.30
July	1,338,500			31,600	245,050	\$18,256.25
August	1,499,450			31,200	196,250	\$18,305.85
September	1,389,200			23,900	213,400	\$17,524.10
October	1,275,550			16,250	297,260	\$18,367.15
November	1,249,400			22,400	224,200	\$16,608.20
December	1,448,000			32,000	205,900	\$18,171.50

2022	Holdings (gals)	Grease (gals)	G Decant (gals)	Septage (gals)	S Decant (gals)	Total Billings
January	1,311,750	2,700			40,650	\$11,780.25
February	1,321,050	8,000			48,350	\$12,577.15
March	2,076,350	2,000		40,750	303,750	\$26,238.30
April	1,791,650	5,400	1,500	101,700	326,050	\$27,660.95
May	1,703,450		5,200	164,850	288,100	\$28,456.35
June	1,759,050	3,000		100,400	373,050	\$28,348.65
July	1,437,400	2,700		92,100	186,800	\$20,583.70

CTH P and STH 60 Intersection Project and old Park-n-Lot Property

This is a place holder for the item. We will look to contact WisDOT for a meeting this Fall of 2022.

Morning Meadows Subdivision

Streetlights are being planned by the Village for installation in Phase 1 and 2. Phase 1 and 2 has received the final lift of asphalt. Phase 3 plans have been approved by the DNR with no official start date.

Little Lambs Subdivision (Glen Brooke Drive)

The Developer/Owner of property has placed the development on hold.

Willow Ridge Drive Reconstruction Project

We are working with the contractor, and sub-contractor to complete the punch list items. Landscaping is the major issue, again. There is a plan by the contractor to finish the punch list and close out the project. Reviewing the final assessments at this meeting.

Spruce Street/Ridgeway Drive Extension Project

We are working on a streetlight layout for the two streets. We have poles, and fixtures, but now the meter pedestals are back ordered for 12 to 40 weeks. No Change.

Coffee Connection Trail Project

All punch list items have been addressed. One remaining item is concrete repair. Final Assessment is under review.

Eagle Drive & STH 60 Intersection Improvement

The PIM (Public Information Meeting) is scheduled for September 1, 2022, at the Municipal Complex from 5:00 to 7:00 PM. The resurfacing and roundabout projects will be discussed.

Midwest Fiber Installation

Village projects are completed. Still waiting for them to start the Fiber to the Home Project.

Stormwater Ponds Management Inspection Program

Inspections have started with the Village owned ponds. Next, will be the pond owners that selected option number one.

Main Street (STH 60) Sewer and Water Replacement

The Jackson Sewer and Water Utilities are working on collecting data for the utility replacement in Main Street (STH 60) for this year of 2022 ahead of the resurfacing project by WisDOT in 2024. Staff and Gremmer & Associates are completing the plans for submittal to the DNR and WisDOT for approval. Still on schedule for bidding and Board approvals to completed in the Fall of 2022.

CTH P (Sherman Road to STH 60) Utility Project

Gremmer & Associates is the engineering firm hired to complete the design prior to the 2024 CTH P Reconstruction Project. The design will be created this year with construction to be done in 2023. No change.

Maple Fields Subdivision

Sanitary Sewer and water main being installed. Two crews are installing pipe.

Respectfully submitted, Brian W. Kober, P.E.