

AGENDA
BUDGET & FINANCE COMMITTEE MEETING
Tuesday, August 10, 2021 at 7:00 p.m.
N168 W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Budget & Finance Meeting of July 13, 2021
3. Approval of July 2021 Treasurer's Report and Check Register
4. Renewal of Self-Insured Retention Coverage – Cities and Villages Mutual Insurance Company
5. Pay Request #16 - Municipal Complex Building
6. Change Order #9 - Municipal Complex Building
7. Review Proposals for Memorial Plaque - Municipal Complex Building
8. Review Proposals for Purchase of Workbench - Municipal Complex Building
9. TID #7 Planning Services Proposal for Housing Development – Vandewalle & Associates Inc.
10. Review of Preliminary Special Assessment Willow Ridge Dr Reconstruction Project
11. Review of One Ton Truck Street Department Quote
12. Pay Request #7 – Spruce St & Ridgeway Dr Extensions – Wondra Construction, Inc.
13. Review of US Cellular & Verizon Cellular Antenna Agreement White Water Tower
14. Citizens to address the Budget & Finance Committee
15. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall 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

Budget & Finance Committee Meeting

Tuesday, July 13, 2021 at 7:00 p.m.

Jackson Village Hall

N168 W20733 Main Street

Jackson, WI 53037

1. Call to Order and Roll Call

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

Members Present: Trustees Heckendorf and Matter.

Village Board Members Present: Trustees Engelhardt and Kruepke.

Staff Present: Administrator Jen Keller, Director of Public Works Brian Kober, Fire Chief Aaron Swaney, Treasurer Darlene Smith, Parks & Recreation Director Kelly Valentino, Police Chief Vossekuil and Clerk Jilline Dobratz.

Also Present: Monica Schneider of Appleton Sign Company and Calvin Leszczynski, of Sitzberger & Company.

2. Approval of Minutes for the Budget & Finance Meeting of June 8, 2021

Motion by Tr. Heckendorf, second by Tr. Matter to approve the Budget & Finance minutes of June 8, 2021.

Vote: 3 ayes, 0 nays. Motion carried.

3. Approval of the June 2021 Treasurer's Report and Check Register

Motion by Tr. Heckendorf, second by Tr. Matter to approve the June 2021 Treasurer's Report and Check Register.

Vote: 3 ayes, 0 nays. Motion carried.

4. 2020 Audited Financial Statements Report

Calvin Leszczynski from Sitzberger & Company was present, and the 2020 Audited Financial Statements Report will be given during the Village Board meeting.

5. TID 7 Audit Report

Calvin Leszczynski from Sitzberger & Company was present, and the TID 7 Audit Report will be given during the Village Board meeting.

6. Pay Request #15 – Municipal Complex Building

Motion by Tr. Matter, second by Tr. Heckendorf to recommend Village Board approve payment for Pay Request #15 – Municipal Complex Building in the amount of \$971,869.19.

Vote: 3 ayes, 0 nays. Motion carried.

7. Change Order #8 – Municipal Complex Building

Motion by Pres. Schwab, second by Tr. Heckendorf to advise Village Board that Change Order #8 – Municipal Complex Building in the amount of \$13,193.67 falls within the budget parameters of the project.

Vote: 3 ayes, 0 nays. Motion carried.

8. Review Proposals for Digital Sign – Municipal Complex Building

Administrative Keller commented regarding the allocated funding for the digital sign. The Municipal Complex Building project has budgeted \$20,000.00 to go towards electrical work.

Motion by Pres. Schwab, second by Tr. Heckendorf to advise Village Board the funding for the Digital Sign – Municipal Complex Building, in any of the options, is available either through the Municipal Complex Building budget or Hotel/Motel tax. Vote: 3 ayes, 0 nays. Motion carried.

9. Review Proposals for Cleaning Services – Municipal Complex Building

Administrator Keller provided background information, based on discussions with the Police Chief and Fire Chief. Cleaning would be in the Police Department and Administrative Offices, including bathrooms and common spaces. Approximately 30-40% of the building would be cleaned professionally. There is flexibility on the number of times of cleaning per week. Discussion regarding vendors ensued.

Motion by Pres. Schwab, second by Tr. Heckendorf to recommend Village Board follow the recommendation of staff and enlist the Cleaning Services – Municipal Complex Building of G.K. Properties in the amount of \$1,650.00 per month.

Tr. Heckendorf confirmed that this is a one year contract, renewed annually.

Vote: 3 ayes, 0 nays. Motion carried.

10. Resolution #21-15 Intent to Exercise Assessment Police Powers – Coffee Connection Trail Project

Motion by Pres. Schwab, second by Tr. Matter to recommend Village Board approve Resolution #21-15 Intent to Exercise Assessment Police Powers – Coffee Connection Trail Project.

Director of Public Works Kober stated that there is a preconstruction meeting next week with the Permitting Agent from WisDOT attending virtually as approval is still pending from them. It is less expensive to put in a 10' wide asphalt path then using concrete. In the Parks & Open Space Plan, this is a multi-use path.

Vote: 3 ayes, 0 nays. Motion carried.

11. Review of Proposal for WWTF Facilities Plan – Town & Country Engineering

Motion by Tr. Heckendorf, second by Tr. Matter to recommend Village Board approve the proposal for WWTF Facilities Plan - Town & Country Engineering in the amount of \$45,000.00.

Vote: 3 ayes, 0 nays. Motion carried.

12. Citizens to address the Budget & Finance Committee

None.

13. Adjourn

Motion by Pres. Schwab, second by Tr. Heckendorf to adjourn at 7:22 p.m.

Vote: 3 ayes, 0 nays. Motion carried.

Respectfully submitted:

Jilline Dobratz, *CMC/WCMC*

Village Clerk

TREASURERS REPORT

(Depository Accounts)

July 31, 2021

	BALANCE 6/30/2021	BALANCE 7/31/2021
<u>GENERAL:</u>		
GENERAL CHECKING	\$829,285.53	\$544,266.14
ANTIQUE FIRE TRUCK	\$2,929.69	\$2,929.80
CREDIT CARD ACCOUNT	\$146,229.73	\$164,844.31
HIPPA ACCOUNT	\$193,582.70	\$217,676.55
MONEY MARKET	\$7,156,182.19	\$7,156,770.37
DONATION ACCOUNT	\$8,767.75	\$8,767.75
JUNE 2019 BORROWS	\$4,916.57	\$4,916.76
PARK FEES	\$282,265.48	\$292,476.69
FIRE/RESCUE RESERVE	\$6,152.39	\$6,152.63
EMS FUNDING ESCROW	\$6,225.78	\$6,226.02
POLICE & FIRE IMPACT FEES	\$66,564.06	\$83,727.13
TD AMERITRADE - 6.4M	\$0.00	\$0.00
TD AMERITRADE - 1.8M	\$12,230.06	\$12,228.95
TD AMERITRADE - 8.03M	\$5,458,048.75	\$4,484,386.29
TOTAL GENERAL	\$14,173,380.68	\$12,985,369.39
<u>WATER UTILITY:</u>		
WATER UTILITY DEPRECIATION FUND	\$22,885.44	\$22,886.32
WATER UTILITY RESERVE	\$118,992.80	\$118,997.40
WATER IMPACT FEES	\$41,330.44	\$51,992.34
TOTAL WATER UTILITY	\$183,208.68	\$193,876.06
<u>SEWER UTILITY:</u>		
SEWER DEPRECIATION FUND	\$5,754.92	\$5,755.14
SEWER UTILITY RESERVE	\$74,314.92	\$74,317.79
DNR REPLACEMENT FUND	\$1,253,879.90	\$1,253,928.39
SEWER SPECIAL REDEMPTION FUND	\$2,502.10	\$2,502.20
SO. INTERCEPTOR IMPACT FEE	\$54,342.59	\$54,860.71
SEWER SERVICE FEES	\$2,010,452.41	\$2,062,531.64
TOTAL SEWER UTILITY	\$3,401,246.84	\$3,453,895.87
GRAND TOTAL:	\$17,757,836.20	\$16,633,141.32

GENERAL VILLAGE CHECKING

Accounting Checks

Posted From: 7/01/2021 From Account:
Thru: 7/31/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
103494	7/02/2021	AMAZON CAPITAL SERVICES YOUTH PROGRAM & JANITORIAL SUPPLIES/REC	67.02
103495	7/02/2021	AT&T MONTHLY TELEPHONE / JPD / ADMIN	244.49
103496	7/02/2021	BEER CAPITOL DISTRIBUTING, LLC CONCESSIONS / REC	480.00
103497	7/02/2021	CEDAR CREST SPECIALTIES CONCESSIONS / REC	933.60
103498	7/02/2021	CINTAS CLEANING SUPPLIES / REC	22.01
103499	7/02/2021	COMPUTER EXPLORERS /CTCE LEGO MANIA CLASS INSTRUCTION / REC	440.00
103500	7/02/2021	COUNTY WIDE EXTINGUISHER, INC. ANNUAL FIRE EXT INSPECTIONS / WWTP	81.00
103501	7/02/2021	DEMING, AUDREY CARD CLUB PROGRAM REFUND / REC	10.00
103502	7/02/2021	DHARIWALA, BATUL PET LICENSE OVERPAYMENT REFUND / CLERK	7.00
103503	7/02/2021	EUROFINS S-F ANALYTICAL LABS, INC SEWAGE EFFLUENT/ WWTP	63.50
103504	7/02/2021	GERKE, KARIE E. PEE WEE BASKETBALL INSTRUCTION / REC	105.00
103505	7/02/2021	HAWKINS INC. SEWER POLYMER / WWTP	1,147.50
103506	7/02/2021	HEUP, HARVEY CARD CLUB PROGRAM REFUND / REC	10.00
103507	7/02/2021	HUSAR, RICHARD CERTIFICATION FEE REIMB / BLDG INSP	80.00
103508	7/02/2021	IDEXX DISTRIBUTION, INC. MISC SUPPLIES / WWTP	353.35
103509	7/02/2021	L.W. ALLEN, LLC SERVICE CALL TWIN CREEKS / WWTP	972.67
103510	7/02/2021	MASTER PRINTWEAR STAFF UNIFORMS & WBSD 4K PROGRAM / REC	945.00
103511	7/02/2021	MENARDS - WEST BEND MISC MAINTENANCE SUPPLIES / WWTP	209.36
103512	7/02/2021	MIDWEST FIBER NETWORKS FIBER OPTIC EXTENSION TO EAGLE DR	19,928.00

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103513	7/02/2021	MILWAUKEE RUBBER PRODUCTS MISC MAINTENANCE SUPPLIES / WWTP	61.85
103514	7/02/2021	OFFICE DEPOT MISC OFFICE SUPPLIES / REC	159.72
103515	7/02/2021	PITNEY BOWES GLOBAL FINANCIAL SRV LLC MAIL MACHINE LEASE / APR-JULY 21 / ADMIN	439.20
103516	7/02/2021	RECOGNITION SPECIALISTS, INC COMMITTEE NAMEPLATES (4) / ADMIN	34.40
103517	7/02/2021	REDMAN, DIANE TAI CHI QIGONG CLASS INSTRUCTION / REC	75.00
103518	7/02/2021	RUST LOCK, INC. DUPLICATE KEYS CONCESSIONS / PARKS	38.25
103519	7/02/2021	ST. LAWRENCE EQUIPMENT, INC. MISC MAINTENANCE EQUIPMENT / WWTP	114.47
103520	7/02/2021	USA BLUE BOOK MISC MAINTENANCE EQUIPMENT / WWTP	234.24
103521	7/02/2021	VON BRIESEN & ROPER S.C ATTORNEY SERVICES THRU 05-31-21 / ADMIN	88.50
103522	7/02/2021	WASHINGTON COUNTY TREASURER AGRICULTURAL LAND CONV CHRG V3-0533-00E	1,005.00
103523	7/02/2021	WE ENERGIES MONTHLY ENERGY 05/18/2021 - 06/20/2021	44,396.59
103524	7/02/2021	WE ENERGIES MONTHLY ENERGY 05/20/2021 - 06/20/2021	34.65
103525	7/02/2021	WISSOTA SAND AND GRAVEL CO. #1 STONE / WWTP	97.38
103526	7/09/2021	AIR ONE EQUIPMENT INC MISC SUPPLIES / JFD	133.00
103527	7/09/2021	AT&T MONTHLY PHONE JUNE 2021 /WWTP/JFD/PARKS	304.75
103528	7/09/2021	CENTURY LINK MONTHLY METER READINGS / STREETS / WATER	44.04
103529	7/09/2021	CHARLES EQUIPMENT ENERGY SYSTEMS GENERATOR MAINTENANCE & REPAIR / JPD	1,245.34
103530	7/09/2021	CHEMTRADE CHEMICALS US LLC ALUMINUM SULFATE / WWTP	3,595.50
103531	7/09/2021	COUNTY WIDE EXTINGUISHER, INC. EXTINGUISHER MAINTENANCE / JFD	349.00

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103532	7/09/2021	CULLIGAN OF WEST BEND MONTHLY WATER SERVICE / ADMIN	33.95
103533	7/09/2021	DAK PROPERTIES UTILITY OVERPAYMENT REFUND / WATER	180.63
103534	7/09/2021	ENTERTAINMENT COMPANY LLC, THE MUSICAL ACTS / ACTION IN JACKSON 2021	4,500.00
103535	7/09/2021	EQUAL RIGHTS DIVISION JUNE 2021 WORK PERMIT FEES	97.50
103536	7/09/2021	FASTENAL COMPANY MISC OPERATION SUPPLIES / WWTP	207.85
103537	7/09/2021	FIRE DEX GW, LLC MISC UNIFORM REPAIR / JFD	17.90
103538	7/09/2021	FOEGER, MICHAEL K REIMBURSE MISC SUPPLIES / JPD	79.02
103539	7/09/2021	GENERAL COMMUNICATIONS, INC. MISC MAINT EQUIPMENT / JFD / JPD	1,713.60
103540	7/09/2021	GERMANTOWN POLICE DEPARTMENT ENFORCEMENT/SAFETY GRANT REIMBURSEMENT	663.92
103541	7/09/2021	GFL ENVIRONMENTAL TRASH & RECYCLING / MAY & JUNE 2021	68,384.18
103542	7/09/2021	GILLITZER ELECTRICAL CONTRACTORS, INC. SHELTER BLDG #2 REPAIRS / PARKS	232.96
103543	7/09/2021	GREAT-WEST TRUST COMPANY LLC DEFERRED COMP / 07-06-2021 PAYROLL	3,917.67
103544	7/09/2021	HAWKINS INC. MISC CHEMICALS / WWTP	1,098.10
103545	7/09/2021	HORSCH & MILLER INC. URINAL REPAIR KIT / PARKS	430.00
103546	7/09/2021	IMPACT ACQUISITIONS LLC MONTHLY COPIER LEASE & TONER / WATER	97.86
103547	7/09/2021	JACKSON PROFESSIONAL POLICE ASSOCIATION UNION DUES / JULY 2021	560.00
103548	7/09/2021	JACKSON TRUCK BODY NEW DUMP BODY / STREETS	10,000.00
103549	7/09/2021	KREUTZINGER, JEFF REIMBURSE CELL PHONE / JULY 2021 / WATER	50.00
103550	7/09/2021	LAABS, RONALD J. JPD RETIREE INS PREMIUMS / JULY 2021	508.65

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103551	7/09/2021	MARTELLE WATER TREATMENT, INC. MISC PUMP PLANT EQUIPMENT / WATER	775.00
103552	7/09/2021	MATENAER PLUMBING, INC. EXHAUST FAN REPAIR / WWTP	3,585.23
103553	7/09/2021	MCMASTER CARR SUPPLY CO BUG ZAPPER LIGHT BULBS (2) / WWTP	57.92
103554	7/09/2021	MENARDS - WEST BEND MISC SUPPLIES & TOOLS / WATER	45.14
103555	7/09/2021	MIDWEST FIBER NETWORKS MONTHLY SERVICE TO TOWER DRIVE / WATER	305.98
103556	7/09/2021	NCL OF WISCONSIN, INC. MISC LAB SUPPLIES / WWTP	202.77
103557	7/09/2021	OFFICE DEPOT PRINTER TONER / FFD	244.05
103558	7/09/2021	RATHKE, DANIEL R. WATER RETIREE INS PREM / JULY 2021	326.38
103559	7/09/2021	RATHKE, DANIEL R. UTILITY SERVICES JUN 21 - JUL 4, 2021	129.00
103560	7/09/2021	RUETTEN, CHARLES R. JFD RETIREE INS PREMIUMS / JULY 2021	384.84
103561	7/09/2021	RUSS, CHAD REIMBURSE CELL PHONE / JULY 2021 / WWTP	50.00
103562	7/09/2021	SKODINSKI, JOHN M. JFD RETIREE INS PREMIUMS / JULY 2021	290.34
103563	7/09/2021	SLINGER POLICE DEPARTMENT BOTS ENFORCEMENT/ SAFETY GRANT / JPD	250.68
103564	7/09/2021	ST. LAWRENCE EQUIPMENT, INC. MAINT EQUIPMENT FOR MOWERS / PARKS	159.35
103565	7/09/2021	SUPPORT PAYMENT CLEARINGHOUSE PAYROLL GARNISHMENTS / 07-06-2021	210.77
103566	7/09/2021	TSR SOLUTIONS, INC. NEW PHONE SYSTEM ALL VILLAGE BLDGS	22,535.80
103567	7/09/2021	U.S. CELLULAR MONTHLY PHONE / JUNE 2021 / JFD	146.71
103568	7/09/2021	USA BLUE BOOK MISC MAINT SUPPLIES / PARKS / WATER	540.35
103569	7/09/2021	WALTHER, JOHN M. ADMIN RETIREE INS PREMIUMS / JULY 2021	297.00

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103570	7/09/2021	WASHINGTON COUNTY SHERIFF'S OFFICE BOTS ENFORCEMENT/SAFETY GRANT / JPD	536.52
103571	7/09/2021	WI SCTF PAYROLL GARNISHMENTS / 07-06-2021	336.27
103572	7/09/2021	WOLLNER PLUMBING & EXCAVATING, LLC WATER VALVE & FIRE HYDRANT REPAIR/WATER	4,952.50
103573	7/16/2021	A/E GRAPHICS, INC. JULY 2021 MONTHLY BILL / WATER	69.00
103574	7/16/2021	BOUND TREE MEDICAL, LLC MISC SUPPLIES / JFD	51.78
103575	7/16/2021	CEDAR CORPORATION PROFESSIONAL SERVICES THRU 06-19-21	33,105.47
103576	7/16/2021	CONLEY MEDIA, LLC VILLAGE PUBLICATIONS JUNE 2021	785.06
103577	7/16/2021	DATALINE SERVICES, INC. TELEPHONE VOICE MAIL MAINTENANCE / WATER	145.50
103578	7/16/2021	DIGGERS HOTLINE INC. STANDARD FAX FEES/JUNE 2021/WATER/WWTP	346.26
103579	7/16/2021	EMERGENCY MEDICAL PRODUCTS, INC. MEDICAL SUPPLIES / JFD	746.21
103580	7/16/2021	GREATAMERICA FINANCIAL SVCS MONTHLY COPIER LEASE / REC	123.00
103581	7/16/2021	GREENWELLER, JACKIE PARK RESERVATION REFUND / REC	75.00
103582	7/16/2021	IVERSON, WENDY M JUNE-JULY 2021 CLASS INSTRUCTION / REC	360.00
103583	7/16/2021	JIM'S AUTO BODY 2005 PIERCE LANCE REPAIRS / JFD	3,088.33
103584	7/16/2021	MENARDS - WEST BEND MISC SUPPLIES & TOOLS/WATER/WWTP	257.96
103585	7/16/2021	MORAIN PARK TECHNICAL COLLEGE DISTRICT TUITION CHARGES / JFD	222.50
103586	7/16/2021	OFFICE COPYING EQUIPMENT LTD MONTHLY COPIER USAGE / JUNE 2021 / REC	278.44
103587	7/16/2021	OFFICE DEPOT MISC SUPPLIES / REC / WWTP / WATER	196.14
103588	7/16/2021	SUPERIOR CHEMICAL CORPORATION INSECTICIDE / COMMUNITY CENTER / REC	142.22

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103589	7/16/2021	TEN 2 COMMUNICATIONS LLC MISC EQUIPMENT / JFD	124.50
103590	7/16/2021	TENNIES ACE HARDWARE INC. MISC SUPPLIES / JUNE 2021 / JPD	9.74
103591	7/16/2021	TENNIES ACE HARDWARE INC. MISC SUPPLIES / JUNE 2021 / JFD	345.12
103592	7/16/2021	USA BLUE BOOK MISC SUPPLIES / PARKS / WATER	676.74
103593	7/16/2021	VILLAGE MART MONTHLY FUEL JUNE 2021 / JFD	1,459.24
103594	7/16/2021	WTKM ACCT #1099 / JUNE 2021 EVENT ADS / REC	700.00
103595	7/23/2021	AFLAC JULY 2021 INSURANCE PAYROLL DEDUCTIONS	828.80
103596	7/23/2021	AJ OUTDOOR SPECIALIST STUMP GRINDING / PARKS	400.00
103597	7/23/2021	AMAZON CAPITAL SERVICES HOVERBOARD-SCOOTER (2) / PLATES / JPD	289.69
103598	7/23/2021	APPLETON SIGN COMPANY LED ELECTRONIC SIGN / MUNICIPAL COMPLEX	25,254.60
103599	7/23/2021	AT&T ACCT #262R7107742701 / WATER	107.36
103600	7/23/2021	AT&T MOBILITY ACCT #287298726432/SQ 2 WI-FI-IPHONE-JPD	535.41
103601	7/23/2021	AURORA HEALTH CARE ACCT #910001261 / LAB TESTS / JPD	25.00
103602	7/23/2021	B&L GRAPHIC SOLUTIONS YARD WASTE SITE DECALS (500)	170.00
103603	7/23/2021	BMO HARRIS BANK N.A. JUNE 2021 CREDIT CARD MONTHLY CHARGES	2,582.81
103604	7/23/2021	BROGLI, KATIE UNIFORM CLOTHING / K.BROGLI / JPD	179.33
103605	7/23/2021	CENTURY LINK JULY 2021 MONTHLY CHARGES	46.33
103606	7/23/2021	CHARTER COMMUNICATIONS SPECTRUM ENTERPRISE TV / INTERNET / JULY	150.43
103607	7/23/2021	CIVI TEK CONSULTING LLC PROFESSIONAL SERVICES / JUNE 2021	17.00

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Posted From: 7/01/2021 From Account:
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103608	7/23/2021	COMPANION LIFE INSURANCE COMPANY AUGUST 2021 DENTAL INSURANCE	608.71
103609	7/23/2021	COMPLETE OFFICE OF WISCONSIN MISC. OFFICE SUPPLIES / JPD	117.73
103610	7/23/2021	DELTA DENTAL OF WISCONSIN AUGUST 2021 DENTAL & VISION BILLS	619.88
103611	7/23/2021	DEMPSEY LAW FIRM, LLP JUNE 2021 ATTORNEY FEES	2,254.00
103612	7/23/2021	EUROFINS S-F ANALYTICAL LABS, INC SEWAGE EFFLUENT / WWTP	124.25
103613	7/23/2021	EVOQUA WATER TECHNOLOGIES LLC METER BILLING / WWTP	983.27
103614	7/23/2021	GREAT-WEST TRUST COMPANY LLC DEFERRED COMP / 07-19-2021 PAYROLL	3,824.04
103615	7/23/2021	INTEGRITY AUTO REPAIR MISC. POLICE SQUADS MAINTENANCE	435.24
103616	7/23/2021	JOHN FABICK TRACTOR COMPANY REPLACE WATER THROTTLE / STREETS	1,422.40
103617	7/23/2021	LANGE ENTERPRISES, INC. MORNING MEADOWS ROAD SIGN / POSTS	940.76
103618	7/23/2021	LIESENER SOILS INC. 5 YDS LAWN & GARDEN / STREETS	75.00
103619	7/23/2021	MENARDS - WEST BEND MISC SUPPLIES & TOOLS / WWTP	83.63
103620	7/23/2021	MIKE KOENIG CONSTRUCTION CO INC MUNICIPAL COMPLEX / PAYMENT NO. 15	971,869.19
103621	7/23/2021	PIEPER ELECTRIC, INC. PUMP CONTROL MAINTENANCE / WWTP	768.00
103622	7/23/2021	PORT-A-JOHN SEASONAL RESTROOM MAINTENANCE / PARKS	96.00
103623	7/23/2021	PROS 4 TECHNOLOGY, INC. SERVICE AGREEMENT- JULY 2021 / ADMIN	3,627.12
103624	7/23/2021	SAM'S CLUB/GEMB ACCT #6046 0020 4204 7687 / REC	62.36
103625	7/23/2021	SCHLOEMER LAW FIRM CLIENT #11387-000 / JUNE 2021	495.00
103626	7/23/2021	SECURIAN FINANCIAL GROUP, INC. ACCIDENT INS / POLICY #76038 / AUG 2021	37.78

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103627	7/23/2021	SECURIAN FINANCIAL GROUP, INC. LIFE INS POLICY #2832L-G / AUGUST 2021	1,335.38
103628	7/23/2021	STREICHER'S INC. OFC BROGLI EQUIPMENT / JPD	1,489.81
103629	7/23/2021	SUPERIOR CHEMICAL CORPORATION CLEANSER / STREETS	111.20
103630	7/23/2021	SUPPORT PAYMENT CLEARINGHOUSE 07/19/21 PAYROLL GARNISHMENT / JPD	210.77
103631	7/23/2021	U.S. CELLULAR ACCT #300139842 / JULY 2021 / JPD	333.71
103632	7/23/2021	VILLAGE MART ACCT #JPOLIC / JUNE 2021	1,829.62
103633	7/23/2021	WASHINGTON COUNTY SHERIFF'S OFFICE CHIEF'S MEETING LUNCH - 7/14/21	65.00
103634	7/23/2021	WENGER CONSTRUCTION INC REPLACEMENT OF GUTTERS / DOWNSPOUTS	12,486.00
103635	7/23/2021	WEST BEND SCHOOL DISTRICT JUNE 2021 MOBILE HOME PARKING FEES	3,435.44
103636	7/23/2021	WI SCTF 7/19/21 PAYROLL GARNISHMENTS / JPD	336.27
103637	7/23/2021	WISCONSIN DEPT OF JUSTICE ACCT#L6707T / OPERATORS - JUNE 2021	112.00
103638	7/23/2021	WRWA 33RD ANNUAL TECH CONFERENCE-KREUTZINGER	225.00
103639	7/23/2021	WRWA 33RD ANNUAL TECH CONFERENCE-DEITSCH	300.00
103640	7/23/2021	WRWA 33RD ANNUAL TECH CONFERENCE-D. RATHKE	175.00
103641	7/30/2021	ADVANCE AUTO PARTS WIPER BLADES / JFD	26.78
103642	7/30/2021	AIR ONE EQUIPMENT INC MISC SUPPLIES / JFD	905.85
103643	7/30/2021	AIRGAS USA, LLC RENT CYL MED LARGE OXYGEN / JFD	64.84
103644	7/30/2021	AMAZON CAPITAL SERVICES MISC SUPPLIES / JFD / ADMIN / REC	2,274.38
103645	7/30/2021	AMERICAN SIGNAL CORPORATION MUNICIPAL COMPLEX SIREN SERVICE / JFD	13,500.00

GENERAL VILLAGE CHECKING

Accounting Checks

Posted From: 7/01/2021 From Account:
Thru: 7/31/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
103646	7/30/2021	AT&T MONTHLY TELEPHONE / JULY 2021	714.29
103647	7/30/2021	AURORA HEALTH CARE NEW HIRE DRUG SCREEN AND PHYSICAL / JPD	111.00
103648	7/30/2021	B&L GRAPHIC SOLUTIONS NATL NIGHT OUT SIGNS / JPD	170.00
103649	7/30/2021	BEER CAPITOL DISTRIBUTING, LLC CONCESSIONS / REC	180.00
103650	7/30/2021	BEHAN, SONYA JULY 2021 CLASSES / REC	395.00
103651	7/30/2021	BOEKER, NICOLE PROGRAM REFUND / REC	100.00
103652	7/30/2021	BOUND TREE MEDICAL, LLC MISC MEDICAL SUPPLIES / JFD	15.99
103653	7/30/2021	CENTURY LINK MONTHLY LOCKBOX / JULY 2021	44.75
103654	7/30/2021	CHARTER COMMUNICATIONS MONTHLY TV & INTERNET / JULY 2021 / JFD	175.85
103655	7/30/2021	CINTAS CLEANING SUPPLIES / REC	22.01
103656	7/30/2021	CINTAS CORPORATION FIRST AID SUPPLIES /WATER/STREETS/WWTP	76.18
103657	7/30/2021	CLOTHES CLINIC, INC. JULY 2021 MATS / VILLAGE HALL	144.60
103658	7/30/2021	CONLEY MEDIA, LLC JUNE 2021 VILLAGE EVENT PUBLICATIONS	2,180.00
103659	7/30/2021	COUNTY WIDE EXTINGUISHER, INC. EXTINGUISHER MAINTENANCE / JFD	92.00
103660	7/30/2021	DORN, NATE ADDTL LIGHTING SQUADS 1 3 5 / JPD	600.00
103661	7/30/2021	EMERGENCY MEDICAL PRODUCTS, INC. MEDICAL SUPPLIES / JFD	500.03
103662	7/30/2021	EXPRESS NEWS CIRCUS AD WASH CO FAIR GUIDE / REC	650.00
103663	7/30/2021	FISHER, RENEE REIMBURSE PHONE / JULY 2021 / REC	35.00
103664	7/30/2021	FIT4YOU, LLC JULY 2021 CLASS INSTRUCTION / REC	155.00

GENERAL VILLAGE CHECKING

Accounting Checks

Posted From: 7/01/2021 From Account:
Thru: 7/31/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
103665	7/30/2021	FROEDTERT HEALTH/WORKFORCE HEALTH FIREFIGHTER MED TEST / JFD	214.00
103666	7/30/2021	GENERAL COMMUNICATIONS, INC. PAGER CHARGERS (2) / JFD	144.00
103667	7/30/2021	GERKE, KARIE E. JULY 2021 CLASS INSTRUCTION / REC	393.50
103668	7/30/2021	GREMMER & ASSOCIATES, INC. PROFESSIONAL SERVICES THRU 06/30/2021	1,573.28
103669	7/30/2021	GROTA APPRAISALS, LLC ANNUAL ASSESSOR CONTRACT / AUGUST 21	2,939.00
103670	7/30/2021	IMPACT ACQUISITIONS LLC MONTHLY COPIER LEASE/ AUG 2021 / WATER	78.36
103671	7/30/2021	INTEGRITY AUTO REPAIR SQUAD MAINTENANCE / JPD	460.25
103672	7/30/2021	JACKSON AUTO SERVICE 2000 GMC SAFARI MAINTENANCE / JFD	154.23
103673	7/30/2021	JACKSON TRUCK BODY SCRAPER FOR BUCKET MAINTENANCE / WWTP	650.00
103674	7/30/2021	JACKSON WATER UTILITY 2ND QUARTER 2021	4,395.99
103675	7/30/2021	JOHNSON, WILLIAM JULY 2021 CLASS INSTRUCTION / REC	34.00
103676	7/30/2021	KOWALESKI, STEFANIE JULY 2021 CLASS INSTRUCTION / REC	120.00
103677	7/30/2021	KRUEPKE PRINTING 2ND QTR 2021 WATER BILL MAILER	919.50
103678	7/30/2021	L.W. ALLEN, LLC WELLS 4 & 6 SERVICE / WATER	987.90
103679	7/30/2021	LAMB, CAITLIN JULY 2021 CLASS INSTRUCTION / REC	180.00
103680	7/30/2021	LEXISNEXIS RISK DATA MGMT INC. DATA MANAGEMENT SERVICES / JPD	214.68
103681	7/30/2021	MARTELLE WATER TREATMENT, INC. AQUA MAG BULK / WATER	1,825.60
103682	7/30/2021	MASTER PRINTWEAR SPECIAL EVENT SHIRTS (24) / REC	356.00
103683	7/30/2021	MATENAER PLUMBING, INC. ADP UNIT HEATER MAINTENANCE / WATER	762.06

GENERAL VILLAGE CHECKING

Accounting Checks

Posted From: 7/01/2021 From Account:
 Thru: 7/31/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
103684	7/30/2021	MIDWEST FIBER NETWORKS N169W20921 TOWER DR SERVICE / 2 MNTHS	611.96
103685	7/30/2021	NCL OF WISCONSIN, INC. MISC LAB SUPPLIES / WWTP	921.80
103686	7/30/2021	NICKALLS, ANTHONY JULY 2021 CLASS INSTRUCTION / REC	100.00
103687	7/30/2021	OFFICE DEPOT TOT TIME SUPPLIES / REC	71.14
103688	7/30/2021	R. BAUMAN & ASSOCIATES, S.C. NEW POLICE OFFICER ASSESSMENT / JPD	495.00
103689	7/30/2021	REICH, GREGORY JULY 2021 CLASS INSTRUCTION / REC	144.00
103690	7/30/2021	RICOH USA, INC. AUGUST 2021 COPIER LEASE / JPD	75.36
103691	7/30/2021	ROGAN'S SHOES, INC. WORK BOOTS / D.RATHKE / WATER	68.85
103692	7/30/2021	SCHAEFER'S SERVICE CENTER, INC. 2015 CHEVY SILVERADO OIL CHANGE / JFD	61.19
103693	7/30/2021	SEVERANCE, BARBARA REFUND PICKLEBALL LESSONS / REC	7.00
103694	7/30/2021	SITZBERGER & COMPANY, S.C. TID #7 2020 AUDIT	10,000.00
103695	7/30/2021	SONIER, ROBERT JULY 2021 CLASS INSTRUCTION / REC	100.00
103696	7/30/2021	SONYA'S ROSE FLORALS AND GIFTS THE REICH FAMILY SYMPATHY FLOWERS / REC	56.00
103697	7/30/2021	STADEL, LEAH K JULY 2021 CLASS INSTRUCTION / REC	180.00
103698	7/30/2021	STREICHER'S INC. UNIFORM BELT / JPD	45.00
103699	7/30/2021	SUBURBAN LABS OF SE WI WET TESTING / WWTP	2,795.00
103700	7/30/2021	TASC PLAN FUNDING THRU 06/18/21	1,025.85
103701	7/30/2021	TENNIES ACE HARDWARE INC. MISC VILLAGE SUPPLIES / JUNE 2021	925.28
103702	7/30/2021	TUTTLE, RYAN CPR PROGRAM REFUND / REC	45.00

GENERAL VILLAGE CHECKING

Accounting Checks

Posted From: 7/01/2021 From Account:
Thru: 7/31/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
103703	7/30/2021	U.S. CELLULAR MONTHLY TELEPHONE / JULY 2021 / JFD	172.35
103704	7/30/2021	U.S. CELLULAR MONTHLY TELEPHONE / JULY 2021	301.57
103705	7/30/2021	VILLAGE MART MONTHLY FUEL / JUNE 2021	1,999.18
103706	7/30/2021	WE ENERGIES COFFEE CONNECTION TRAIL ELECTRICAL WORK	3,241.57
103707	7/30/2021	WE ENERGIES MONTHLY ENERGY TOWER DR 06/10-07/21/21	76.43
103708	7/30/2021	WENGER CONSTRUCTION INC WWTP BLDG ROOFING & SHEET METAL WORK	42,003.00
103709	7/30/2021	WILSON, MARK REC PROGRAM REFUND / FLAG FOOTBALL	50.00
103710	7/30/2021	WISCONSIN STATE FIREFIGHTERS ASSOC WSFA MEMBERSHIP DUES/CHIEF SWANEY/JFD	25.00
Grand Total			1,397,604.73

GENERAL VILLAGE CHECKING

Accounting Checks

Posted From: 7/01/2021 From Account:
Thru: 7/31/2021 Thru Account:

	Amount
Total Expenditure from Fund # 100 - GENERAL FUND	141,982.70
Total Expenditure from Fund # 150 - HOTEL / MOTEL	34,265.36
Total Expenditure from Fund # 200 - WATER UTILITY	36,007.58
Total Expenditure from Fund # 300 - SEWER UTILITY	72,785.86
Total Expenditure from Fund # 450 - ARPA FUND	19,928.00
Total Expenditure from Fund # 500 - RECREATION-VILL/TOWN	11,423.77
Total Expenditure from Fund # 600 - CAPITAL PROJECT FUND	1,047,858.98
Total Expenditure from Fund # 670 - TID #7	20,816.90
Total Expenditure from Fund # 900 - FIRE & RESCUE	12,535.58
Total Expenditure from all Funds	1,397,604.73



July 16, 2021

Ms. Kelly Valentino
Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

RE: Two-Year Liability Renewal Package
2023-2024

Dear Kelly:

Cities and Villages Mutual Insurance Company (CVMIC) is pleased to provide your community with its two (2) year liability renewal package. CVMIC continues to provide your community with the best possible public entity, general liability and auto liability protection available in Wisconsin. This re-pricing continues CVMIC's approach of providing a long-term solution to your liability insurance needs.

Bickmore Actuarial has completed an actuarial review of CVMIC losses from 1988 to present. Their analysis has indicated that we continue to have very stable losses. The Board of Directors requested that Bickmore Actuarial review 2023-2024 premiums for both the current and next higher self-insured retention (SIR). Premium calculations were developed utilizing current loss data and the underwriting information members provided last fall for the reinsurance renewal.

The proposed pricing limits the experience modification to premium increases no greater than 15% and reductions no greater than 10% for 2022. Increases for 2022 will be as quoted in 2019.

Your premium options for the 2023 and 2024 policy years are set forth in ATTACHMENT ONE. These premiums are guaranteed for the two-year period, assuming that we achieve an adequate level of commitment for the renewal. In order to lock in these rates, we are asking that each member make their renewal commitment **by September 15, 2021**. Our general counsel, Patrick Nolan of

Quarles & Brady, has provided instructions for making this two-year commitment to CVMIC (ATTACHMENT TWO).

The Board implemented the two-year pricing cycle to ensure members will always know their liability insurance cost before beginning the budget process.

To confirm your community's commitment to CVMIC for the 2023-2024 policy years as outlined in ATTACHMENT ONE, it will be necessary to complete and sign the acceptance form on page two and return the signed copy to Michelle Voskuil via email at mjv@cvmic.com.

We look forward to continuing working with you. If you have any questions regarding re-pricing, please contact either Michelle Voskuil or myself.

Yours very cordially,

CITIES AND VILLAGES MUTUAL INSURANCE CO.

Kevin Wondra
Chief Executive Officer

Michelle Voskuil
Finance Director/CFO



Village of Jackson
ANNUAL PREMIUMS
Policy Years 2022, 2023, 2024

ATTACHMENT ONE

- **Coverage includes:**
 - General Liability
 - Auto Liability
 - Excess Liability
 - Public Officials Liability
 - Law Enforcement Liability
- **Self-Insured Retention ("SIR")** is available at several levels.
- **Limits of Liability:** \$5,000,000 per occurrence excess of SIR.
- **Defense Costs are included in the SIR.**

ANNUAL PREMIUMS:

(SIR) Occurrence/Aggregate

	<u>Current SIR</u>	<u>Optional SIR</u>
	\$20,000	\$37,500
<u>Policy Year</u>	<u>Option 1</u>	<u>Option 2</u>
2022	\$35,688	\$33,547
2023	\$36,370	\$34,188
2024	\$37,098	\$34,872

NOTE: The premiums stated herein are based on an expected number of renewals and are subject to review, depending on the actual number of renewals. With that qualification, they are guaranteed for the three-year policy period 2022, 2023 and 2024.

ACCEPTANCE

The **Village of Jackson** agrees to continue as a member of CVMIC for the policy years 2022, 2023 and 2024 as outlined in **Option 1** _____ (\$20,000) [or] as outlined in **Option 2** _____ (\$37,500) (*please indicate*) at the corresponding guaranteed premiums set forth on the previous page.

ACCEPTED AND AGREED TO this _____ day of _____, 2021.

Village of Jackson

By _____
Signature

Its _____
Title



Please email signed PDF to: MJV@cvmic.com

CVMIC - 2021 SIR Analysis - JACKSON

By Member

Year	SIR	Premiums @	Claims within SIR										Total Paid 2014-2020	Total Paid 2011-2013
		Current SIR	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011		
2011	20000	29,660										2,091		31,751
2012	20000	30,402									0			30,402
2013	20000	30,402								0				30,402
2014	20000	31,314							0					
2015	20000	30,520						0						
2016	20000	31,131					13,309							
2017	20000	31,782				0								
2018	20000	32,576			0									
2019	20000	32,913		0										
2020	20000	33,571	0											
7 Year Total	2014-2020	223,807	0	0	0	0	13,309	0	0	0	0	2,091	237,116	92,555

Year	SIR	Premiums @	Claims within SIR										Total Paid 2014-2020	Total Paid 2011-2013
		Next Level SIR	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011		
2011	37500	26,439										2,091		28,530
2012	37500	28,632									0			28,632
2013	37500	28,632								0				28,632
2014	37500	29,122							0					
2015	37500	28,384						0						
2016	37500	28,952					13,309							
2017	37500	29,557				0								
2018	37500	30,296			0									
2019	37500	30,609		0										
2020	37500	31,221	0											
7 Year Total	2014-2020	208,141	0	0	0	0	13,309	0	0	0	0	2,091	221,450	85,794

Savings in 2014-2020

15,666

Savings in 2011-2013

6,761

SAVINGS OVER 10 YEARS

22,427



engineering | architecture | environmental | surveying
landscape architecture | planning | economic development

W61 N497 Washington Avenue
Cedarburg, WI 53012
262-204-2360
800-472-7372
FAX 262-375-2688
www.cedarcorp.com

August 3, 2021

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

Attn: Mr. Brian Kober, P.E., Director of Public Works

Re: Contractor's Application for Payment No. 16
Municipal Complex
Project No. J05789-0002

Dear Mr. Kober:

Enclosed for your use in payment to Mike Koenig Construction Co., Inc. in the amount of \$317,450.27 is Contractor's Application for Payment No. 16.

Please Note: As the Contractor received payment from the Village related to their Application for Payment No. 15 on July 26, 2021, this application does not include lien waivers from subcontractors and/or material suppliers associated with Application No. 15. These lien waivers will be submitted and included with Contractor's application for payment no. 17.

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

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

Sincerely,

CEDAR CORPORATION

A handwritten signature in blue ink, reading 'Douglas T. Kroes'.

Douglas T. Kroes
Senior Construction Manager

Enclosed: Contractor's Application for Payment No. 16
Lien Waivers – Application for Payment No. 14

Cc: Pete Schmoll, Project Manager – Mike Koenig Construction Co., Inc.

☒ Owner ☐ Engineer
☐ Contractor ☐ Funding Agency

Contractor's Application for Payment No. 16

Application Period: 7/1/2021 to 7/31/2021		Application Date: 7/27/2021
To (Owner): Village of Jackson	From (Contractor): Mike Koenig Construction Co., Inc.	Via (Engineer): Cedar Corporation
Project: Municipal Complex	Contract: B-20	
Owner's Contract No:	Contractor's Project No: 200500	Engineer's Project No: J5789-0002

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	\$9,207.50	
2	\$89,762.17	
3		\$16,234.00
4	\$16,392.00	
5		\$759.00
6	\$5,897.68	
7	\$23,689.07	
8	\$13,193.67	
TOTALS	\$158,142.09	\$16,993.00
NET CHANGE BY CHANGE ORDERS	\$141,149.09	

1. ORIGINAL CONTRACT PRICE.....	\$	\$11,595,340.00
2. Net change by Change Orders.....	\$	\$141,149.09
3. Current Contract Price (Line 1 ± 2).....	\$	\$11,736,489.09
4. TOTAL COMPLETED AND STORED TO DATE (Column I total on Progress Estimates).....	\$	\$10,553,258.70
5. RETAINAGE:		
a. 5% X \$10,414,991.95 Work Completed.....	\$	\$520,749.60
b. 5% X \$138,266.75 Stored Material.....	\$	\$6,913.34
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$527,662.94
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$10,025,595.77
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$9,708,145.50
8. AMOUNT DUE THIS APPLICATION.....	\$	\$317,450.27

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
 (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
 (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: [Signature] Date: 8-3-21

Payment of: \$ 317,450.27
(Line 8 or other - attach explanation of the other amount)

is recommended by: [Signature] 8-3-21
(Engineer) (Date)

Payment of: \$ 317,450.27
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Lump Sum Work

Contractor's Application

Project: Municipal Complex				Application Number: 16				
Application Period: 7/1/2021 to 7/31/2021				Application Date: 7/27/2021				
			Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Specification Section No.	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				
	General Conditions	\$280,000.00	\$238,000.00	\$14,000.00		\$252,000.00	90.0%	\$28,000.00
	Bond	\$80,000.00	\$80,000.00			\$80,000.00	100.0%	
	Site Utilities	\$225,200.00	\$225,200.00			\$225,200.00	100.0%	
	Site Work	\$106,330.00	\$96,371.10			\$96,371.10	90.6%	\$9,958.90
	Asphalt	\$213,247.00	\$137,065.60			\$137,065.60	64.3%	\$76,181.40
	Fencing	\$23,834.00		\$20,838.00		\$20,838.00	87.4%	\$2,996.00
	Landscaping	\$45,000.00						\$45,000.00
	Concrete Foundations	\$180,000.00	\$180,000.00			\$180,000.00	100.0%	
	Concrete Flatwork	\$515,000.00	\$515,000.00			\$515,000.00	100.0%	
	Precast Concrete	\$1,690,000.00	\$1,690,000.00			\$1,690,000.00	100.0%	
	Masonry	\$325,000.00	\$325,000.00			\$325,000.00	100.0%	
	Structural Steel	\$780,000.00	\$759,774.00			\$759,774.00	97.4%	\$20,226.00
	Carpentry	\$180,000.00	\$108,000.00	\$42,000.00		\$150,000.00	83.3%	\$30,000.00
	Cabinets	\$162,080.00	\$50,000.00	\$60,000.00		\$110,000.00	67.9%	\$52,080.00
	Insulation	\$5,165.00		\$2,980.00		\$2,980.00	57.7%	\$2,185.00
	Roofing	\$330,875.00	\$323,481.00	\$7,394.00		\$330,875.00	100.0%	
	EIFS	\$21,782.00	\$21,782.00			\$21,782.00	100.0%	
	Caulking	\$15,000.00	\$15,000.00			\$15,000.00	100.0%	
	HM & Wood Doors	\$206,860.00	\$163,504.00			\$163,504.00	79.0%	\$43,356.00
	Aluminum Entrances	\$297,800.00	\$179,132.00	\$20,000.00	\$6,420.00	\$205,552.00	69.0%	\$92,248.00
	Overhead Doors	\$304,999.00	\$212,785.71			\$212,785.71	69.8%	\$92,213.29
	Gypsum Board Assemblies	\$543,000.00	\$543,000.00			\$543,000.00	100.0%	
	Flooring	\$217,739.00			\$131,846.75	\$131,846.75	60.6%	\$85,892.25
	Epoxy Flooring	\$100,749.30	\$50,384.65	\$26,530.37		\$76,915.02	76.3%	\$23,834.28
	Painting	\$153,577.00	\$110,785.00	\$21,190.00		\$131,975.00	85.9%	\$21,602.00
	Acoustic Ceilings	\$85,250.00		\$41,325.00		\$41,325.00	48.5%	\$43,925.00
	Specialties	\$80,000.00	\$37,687.00			\$37,687.00	47.1%	\$42,313.00
	Lockers	\$109,673.00						\$109,673.00
	Mobil Storage Shelving	\$35,000.00	\$9,000.00			\$9,000.00	25.7%	\$26,000.00
	Furnishings - Blinds	\$7,245.00						\$7,245.00
	Elevator	\$59,050.00	\$56,098.00			\$56,098.00	95.0%	\$2,952.00
	Firehose Lift	\$53,000.00	\$53,000.00			\$53,000.00	100.0%	
	Firehouse Slide Pole	\$21,500.00	\$6,666.66			\$6,666.66	31.0%	\$14,833.34
	Mechanical HVAC	\$1,215,000.00	\$1,037,308.00			\$1,037,308.00	85.4%	\$177,692.00
	Sprinklers	\$109,510.00	\$107,602.50	\$1,047.50		\$108,650.00	99.2%	\$860.00
	Plumbing	\$613,850.00	\$590,000.00	\$23,850.00		\$613,850.00	100.0%	
	Electrical	\$1,146,400.00	\$1,095,571.71	\$20,828.29		\$1,116,400.00	97.4%	\$30,000.00
	OH, Supervision & Profit	\$394,749.70	\$373,914.15			\$373,914.15	94.7%	\$20,835.55

Progress Estimate - Lump Sum Work

Contractor's Application

Project: Municipal Complex					Application Number: 16			
Application Period: 7/1/2021 to 7/31/2021					Application Date: 7/27/2021			
			Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Specification Section No.	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				
		\$10,933,465.00	\$9,391,113.08	\$301,983.16	\$138,266.75	\$9,831,362.99		\$1,102,102.01

Unit Price Progress Estimate

Contractor's Application

Project: Municipal Complex							Application Number: 16						
Application Period: 7/1/2021 to 7/31/2021							Application Date: July 27, 2021						
A				B	C	D	E	F	G	H	I	J	
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.	
Bid No.	Description			Previous Applications		This Application		Materials Stored					
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount		
1	Imported Fill Material-Soil Class D-2	115 CY	\$22.75	115	\$2,616.25					115	\$2,616.25	100.0%	
2	Footing Foundation Stabilization Excavation	700 CY	\$12.50	700	\$8,750.00					700	\$8,750.00	100.0%	
3	Footing Foundation Stabilization Backfill - 1 1/4" CABC Dense	1400 TN	\$16.00	1400	\$22,400.00					1400	\$22,400.00	100.00%	
4	Excavation Below Subgrade (EBS) - Building	1115 CY	\$12.55	115	\$1,443.25	1000	\$12,550.00			1115	\$13,993.25	100.00%	
5	Structural Backfill - Building Pad - Soil Class D-3	4400 TN	\$16.00	3989.98	\$63,839.20	410.05	\$6,560.80			4400.03	\$70,400.00	100.00%	
6	Crushed Aggregate Base Course - 1 1/4" Dense - Site	17500 TN	\$16.80	15761.08	\$264,786.14	1672.83	\$28,103.54			17433.91	\$292,889.69	99.62%	
7	Crushed Aggregate Base Course - 1 1/4" Dense -Building	TN	\$16.80										
8	Geogrid - Site	13000 SY	\$2.80	13000	\$36,400.00					13000	\$36,400.00	100.0%	
CO1	Add Transoms to Entry Doors (8 EA)	1 LS	\$3,566.50	1	\$3,566.50					1	\$3,566.50	100.0%	
CO1	Removal & Disposal of Concrete Debris Pile	1 LS	\$7,363.00	1	\$7,363.00					1	\$7,363.00	100.0%	
CO1	CREDIT Fire Dept. Log w/i Precast Panel	1 LS	-\$1,722.00	1	-\$1,722.00					1	-\$1,722.00	100.0%	
CO2	Geogrid - Building Pad Stabilization	5450 SY	\$3.55	4905	\$17,412.75					4905	\$17,412.75	90.0%	
CO2	3" Dense Graded Base - Building Pad Stabilization	7500 TN	\$19.75	5858.87	\$115,712.68					5858.87	\$115,712.68	78.1%	
CO2	4"-8" Stone (6/18/20 Bldg Pad Stabilization Test Strip)	42.45 TN	\$40.00	42.45	\$1,698.00					42.45	\$1,698.00	100.0%	
CO2	Existing Foundation Debris Disposal	1 LS	\$4,258.17	1	\$4,258.17					1	\$4,258.17	100.0%	
CO2	Alternate Exterior Brick Material	1 LS	\$38,274.00	1	\$38,274.00					1	\$38,274.00	100.0%	
CO3	Water Main Extension	1 LS	\$4,445.00	1	\$4,445.00					1	\$4,445.00	100.0%	
CO3	Export Surplus Excavated Material	1 LS	\$58,690.00	1	\$58,690.00					1	\$58,690.00	100.0%	
CO3	Additional Roof Drain Lateral	1 LS	\$4,231.00	1	\$4,231.00					1	\$4,231.00	100.0%	
CO3	Tornado Siren Electrical Siren	1 LS	\$4,633.00	1	\$4,633.00					1	\$4,633.00	100.0%	
CO3	Increased Window Size - Fire Dept. K	1 LS	\$3,142.00	1	\$3,142.00					1	\$3,142.00	100.0%	

Unit Price Progress Estimate

Contractor's Application

Project: Municipal Complex						Application Number: 16						
Application Period: 7/1/2021 to 7/31/2021						Application Date: July 27, 2021						
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed				Total Completed & Stored to Date (C+E+G)		% Comp.		
Bid No.	Description			Previous Applications		This Application		Materials Stored				
				Quantity	Amount	Quantity	Amount	Quantity	Amount			
CO4	Revision to Monument Sign Conduits	1 LS	\$673.00	1	\$673.00					1	\$673.00	100.0%
CO4	Revision to Elevator shaft wall locations and footings/structural slab	1 LS	\$4,848.00	1	\$4,848.00					1	\$4,848.00	100.0%
CO4	Addition of Rip Rap to 6" roof drain discharge to pond embankment	1 LS	\$847.00	1	\$847.00					1	\$847.00	100.0%
CO4	Enlarge Window Size - Fire Dept. Resource Report Watch Room	1 LS	\$4,165.00	1	\$4,165.00					1	\$4,165.00	100.0%
CO4	Building D Stairwell, West - Add access door to stairwell from hallway	1 LS	\$5,424.00	1	\$5,424.00					1	\$5,424.00	100.0%
CO4	CMU Partition Wall Footing - Room 1D27/1D28	1 LS	\$435.00	1	\$435.00					1	\$435.00	100.0%
CO5	Movable Partition Wall Strt. Support	1 LS	\$3,045.00	1	\$3,045.00					1	\$3,045.00	100.0%
CO5	High Speed OH Doors - PD	1 LS	\$2,254.00	1	\$2,254.00					1	\$2,254.00	100.0%
CO5	Waste Line Relocations - ADA rtms	1 LS	\$697.00	1	\$697.00					1	\$697.00	100.0%
CO5	Precast Plank Support Hanger/CMU	1 LS	-\$1,677.00	1	-\$1,677.00					1	-\$1,677.00	100.0%
CO5	Tower Windows - Material Revision	1 LS	-\$12,140.00	1	-\$12,140.00					1	-\$12,140.00	100.0%
CO5	Countertop - Material Revision	1 LS	-\$295.00									
CO5	Thin brick Handling Charge	1 LS	\$7,357.00	1	\$7,357.00					1	\$7,357.00	100.0%
CO6	Burn Tower Structure Foundation	1 LS	\$26,455.00	1	\$26,455.00					1	\$26,455.00	100.0%
CO6	Interior Bollards - Bldg E - Fire Dept	1 LS	-\$5,758.00	1	-\$5,758.00					1	-\$5,758.00	100.0%
CO6	Additional Electrical Outlets Bldg D	1 LS	\$2,803.28	1	\$2,803.28					1	\$2,803.28	100.0%
CO6	Revision to Hallway Windows Glass	1 LS	\$144.00									
CO6	HVAC Return Air Ductwork Bldg D	1 LS	\$4,203.00	1	\$4,203.00					1	\$4,203.00	100.0%
CO6	Relocation of Emergency Services	1 LS	-\$958.71	1	-\$958.71					1	-\$958.71	100.0%
CO6	IT Switch Gear - Bldg D 2nd Floor	1 LS	\$898.75	1	\$898.75					1	\$898.75	100.0%
CO6	Changes to Proposed Ceiling Bldg D	1 LS	\$2,180.14	1	\$2,180.14					1	\$2,180.14	100.0%
CO6	Work Station Case Work - Bldg A	1 LS	-\$1,135.00									
CO6	653 CY Footing Foundation Excavat.	653 CY	-\$12.50	653	-\$8,162.50					653	-\$8,162.50	100.0%
CO6	1265.33 TN Ftg Foundation Backfill	1265.33 TN	-\$16.00	1265.33	-\$20,245.28					1265.33	-\$20,245.28	100.0%
CO6	Modify Ceiling Sound Break Gypsum	1 LS	\$5,473.00	1	\$5,473.00					1	\$5,473.00	100.0%
CO7	2 Windows w/ Building C Village Adm	1 LS	\$4,087.00									
CO7	Electric and Data Outlets Floor Box	1 LS	\$2,465.07	1	\$2,465.07					1	\$2,465.07	100.0%
CO7	Heated Air Curtin Rough-in Prov.	1 LS	\$2,500.00	1	\$2,500.00					1	\$2,500.00	100.0%
CO7	12'W x 4'-2" H Display Cabinet	1 LS	\$11,022.00									
CO7	Depository Recepticle	1 LS	\$3,615.00									
CO8	Excavation Below Subgrade (EBS)	1000 CY	-\$12.55			1000	-\$12,550.00				-\$12,550.00	100.0%

Unit Price Progress Estimate

Contractor's Application

Project: Municipal Complex							Application Number: 16					
Application Period: 7/1/2021 to 7/31/2021							Application Date: July 27, 2021					
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed					Total Completed & Stored to Date (C+E+G)		% Comp.	
Bid No.	Description			Previous Applications		This Application		Materials Stored				
				Quantity	Amount	Quantity	Amount	Quantity	Amount			
CO8	Structural Backfill - Building Pad	410.05 TN	-\$16.00			410.05	-\$6,560.80				-\$6,560.80	100.0%
CO8	Crushed Aggregate Base Course	900 TN	-\$16.80			900	-\$15,120.00				-\$15,120.00	100.0%
CO8	Revision to Police Department	1 LS	\$369.00									
CO8	Electrical Fused Panel - Panel 4-EM-1	1 LS	\$3,714.20			1	\$3,714.20				\$3,714.20	100.0%
CO8	Valley Curb Installation - STH60	1 LS	\$3,132.00			1	\$3,132.00				\$3,132.00	100.0%
CO8	Owner Furnished Rm Access. Inst	1 LS	\$2,000.00									
CO8	Revisions to Sidewalk/ Curb & Gutter	1 LS	-\$3,966.00			1	-\$3,966.00				-\$3,966.00	100.0%
CO8	Add Clothers Dryer Exhaust Fan	1 LS	\$536.00			1	\$536.00				\$536.00	100.0%
CO8	Rev Location of Four-Fold Door Swit	1 LS	\$2,365.85			1	\$2,365.85				\$2,365.85	100.0%
CO8	Revision to Electrical Dist System	1 LS	\$2,357.00			1	\$2,357.00				\$2,357.00	100.0%
CO8	Revision to Curb Inlet Casting Types	1 LS	\$11,052.42			1	\$11,052.42				\$11,052.42	100.0%
CO8	Reconfigure Air Drop Locations	1 LS	\$12,872.00									
CO8	Metal Canopy - Main Lobby Entrance	1 LS	\$12,992.00									
	TOTAL					\$689,720.70		\$32,175.01			\$721,895.71	

Contractor's Application

00620 - 3

WAIVER OF LIEN

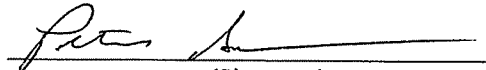
August 3, 2021

For value received, we hereby waive partial rights and claims for lien on land and on Buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for **Village of Jackson** Owner
by **Mike Koenig Construction Co., Inc.**, contractor
for **Application No. 15 Invoice #10297 \$317,450.27** *contingent on payment*
same being situated in **Washington County, State of Wisconsin**, described as

Village of Jackson Municipal Complex
New facility
N168W19721 Main Street
Jackson, WI 53037

for all labor performed and for all material furnished for the erection, construction, alteration, repair of said buildings and appurtenances, upon receipt of payment.

MIKE KOENIG CONSTRUCTION CO., INC.


(Signature) 8-3-21
(Date)

NAME: Pete Schmoll
TITLE: Project Manager

UNCONDITIONAL WAIVER OF LIEN

DATE CHECK RECEIVED: 7/26/2021

**For value received, we hereby waive partial rights and claims for lien on land and on Buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for Village of Jackson Owner
by Mike Koenig Construction Co., Inc., contractor
for Application #15 Invoice #10285 \$971,869.19 same being situated in Washington County, State of Wisconsin, described as**

**Village of Jackson Municipal Complex
New facility
N168W19721 Main Street
Jackson, WI 53037**

for all labor performed and for all material furnished for the erection, construction, alteration, repair of said buildings and appurtenances.

MIKE KOENIG CONSTRUCTION CO., INC.

Donna Tewelis
(Signature)

7/26/21
(Date)

NAME: Donna Tewelis
TITLE: Office Manager

WAIVER OF LIEN

7-2-21

19

For value received, We hereby waive Partial rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for Mike Roenig Construction Co. owner
by Partial Billing, Exterior Stonefront contractor

for Partial Billing, Exterior Stonefront
same being situated in Washington County, State of Wisconsin, described as

Jackson Municipal Complex

N 168 W 19721 Main St.

Jackson, WI 53037

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except,

Tri City Glass & Door

Larry Smith

UNCONDITIONAL LIEN WAIVER

STATE OF Wisconsin DATE 6/2/2021

COUNTY OF Waukesha

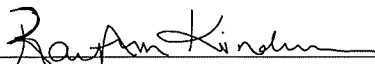
For value received, I hereby waive **partial** rights and claims for lien on land and on buildings about to be erected, erected, altered, or repaired and to the appurtenances thereunto,

For: Village of Jackson owner
Contractor: Mike Koenig Construction Co., Inc.
For: Electrical
\$125,949.19

Said lands being situated in Washington County, State of Wisconsin, and being described as follows:

Village of Jackson Municipal Complex
N168W19721 Main Street
Jackson, WI 53037

for all labor performed and for all material furnished for the erection, construction, alteration, repair of said buildings and appurtenances.



Empower Electric

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

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

Identifying Information

Name of Claimant: Edgewater Plumbing, LLC
Name of Customer: Village of Jackson
Job Location: N168 W 9721 Main Street, Jackson
Owner: _____
Through Date: May 2021

Unconditional Waiver and Release

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

\$ 23,750.00

Exceptions

This document does not affect any of the following:

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

Signature

Claimant's Signature: [Signature]

Claimant's Title: Owner

Date of Signature: 7/7/2021

LIEN WAIVER

STATE OF Wisconsin DATE 7/10/2021
COUNTY OF Washington

For value received, I hereby waive **partial** rights and claims for lien on land and on buildings about to be erected, erected, altered, or repaired and to the appurtenances thereunto,

For: Village of Jackson, owner
Contractor: Mike Koenig Construction Co., Inc.
By: Kohel Drywall LLC
 Drywall labor & materials
 Invoice #1399-7 \$23,750.00

Said lands being situated in Washington County, State of Wisconsin, and being described as follows:

**Jackson Municipal Complex
N168 W19721 Main Street
Jackson, WI 53037**

for all labor performed and for all material furnished for the erection, construction, alteration, repair of said buildings and appurtenances.



Kohel Drywall LLC

WAIVER OF LIEN

7/11/2021

For value received, we hereby waive partial rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, \$20,692.90 of payment

For Mike Koenigs Construction Co. by G & W Plastering, Inc. contractor, for ,
a commercial moisture drainage
e.i.f.system

same being situated in Washington County , State of Wisconsin, described as:

Village of Jackson Municipal Complex
N168 W19721 Main Street
Jackson, WI 53037

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances
except _____

G & W PLASTERING, INC.

Joseph D. Wagon
Signed

7/11/2021

Date

Contractor's Name: HOHMANN PAINTING & DEC, INC.
Address: 4618 EVERGREEN DR. SHEBOYGAN, WI. 53081

Property Improved by Contractor's work or material located in WASHINGTON County, WI
Name and Address of the Project: JACKSON MUNICIPAL
HWY 60 JACKSON WI. 53033

Contractor's work furnished at request of: MIKE KOENIG CONSTRUCTION
Description of labor and/or material furnished: PAINTING

Waiver of lien rights: (Select A or B)

A. WAIVER OF ALL LIEN RIGHTS

☐ Full waiver of all lien rights is made for all labor performed and/or material furnished at any time by contractor, in past or in the future, for the project and property described above.

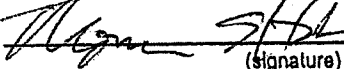
B. PARTIAL WAIVER OF LIEN RIGHTS

☒ A full waiver of all lien rights is made for all labor and/or materials furnished by the contractor for all work completed through Payment Application # 3 dated 5/21/2021 in the amount of \$24,348.50

Title companies, lenders or others may require disclosure of the subcontractors and material suppliers before disbursement of funds related to the Contractor's above-described work. Please specify the name(s), contact name & phone number, description of materials/work and amounts of Contractor's subcontractors and material suppliers furnishing any portion of the work being waived.

Name(s)	Contact Name/Phone Number	Description of Materials/Work	Amount

Contractor's Name: HOHMANN PAINTING & DEC, INC.

By:  Address: 4618 EVERGREEN DR.
(signature)

THOMAS E. HOHMANN SHEBOYGAN, WI. 53081
(print name of authorized agent signing above)

Title: V.P. Phone: 920-452-1261

§779.05 Waivers of Lien. Provides, in part, "(1) Any document signed by a lien claimant or potential claimant and purporting to be a waiver of construction lien rights under this subchapter, is valid and binding as a waiver whether or not consideration was paid therefor and whether the document was signed before or after the labor or material was furnished or contracted for. Any ambiguity in such document shall be construed against the person signing it. Any waiver document shall be deemed to waive all lien rights of the signer for all labor and materials furnished or to be furnished by the claimant at any time for the improvement to which the waiver relates, except to the extent that the document specifically and expressly limits the waiver to apply to a particular portion of such labor and materials. A lien claimant or potential lien claimant of whom a waiver is requested is entitled to refuse to furnish a waiver unless paid in full for the work or material to which the waiver relates. A waiver furnished is a waiver of lien rights only, and not of any contract rights of the claimant otherwise existing."

Contractor's failure to pay its subcontractors or material suppliers from monies received for its Work may result in civil or criminal liability under Wisconsin's theft by contractor statute, §779.02(5), Wis. Stats.

Waiver of Construction Lien

Contractor's Name: HOHMANN PAINTING & DEC, INC.
Address: 4618 EVERGREEN DR. SHEBOYGAN, WI. 53081
Property improved by Contractor's work or material located in WASHINGTON County, WI
Name and Address of the Project: JACKSON MUNICIPAL
HWY 60 JACKSON WI. 53033
Contractor's work furnished at request of: MIKE KOENIG CONSTRUCTION
Description of labor and/or material furnished: PAINTING

Waiver of lien rights: (Select A or B)

A. WAIVER OF ALL LIEN RIGHTS

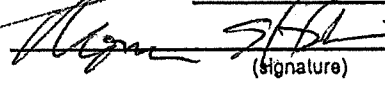
☐ Full waiver of all lien rights is made for all labor performed and/or material furnished at any time by contractor, in past or in the future, for the project and property described above.

B. PARTIAL WAIVER OF LIEN RIGHTS

☒ A full waiver of all lien rights is made for all labor and/or materials furnished by the contractor for all work completed through Payment Application # 3 dated 6/28/2021 in the amount of \$24,348.50

Title companies, lenders or others may require disclosure of the subcontractors and material suppliers before disbursement of funds related to the Contractor's above-described work. Please specify the name(s), contact name & phone number, description of materials/work and amounts of Contractor's subcontractors and material suppliers furnishing any portion of the work being waived.

Name(s)	Contact Name/Phone Number	Description of Materials/Work	Amount

Contractor's Name: HOHMANN PAINTING & DEC, INC.
By:  Address: 4618 EVERGREEN DR.
(signature) SHEBOYGAN, WI. 53081
THOMAS E. HOHMANN
(print name of authorized agent signing above)
Title: V.P. Phone: 920-452-1261

§779.05 Waivers of Lien. Provides, in part, "(1) Any document signed by a lien claimant or potential claimant and purporting to be a waiver of construction lien rights under this subchapter, is valid and binding as a waiver whether or not consideration was paid therefor and whether the document was signed before or after the labor or material was furnished or contracted for. Any ambiguity in such document shall be construed against the person signing it. Any waiver document shall be deemed to waive all lien rights of the signer for all labor and materials furnished or to be furnished by the claimant at any time for the improvement to which the waiver relates, except to the extent that the document specifically and expressly limits the waiver to apply to a particular portion of such labor and materials. A lien claimant or potential lien claimant of whom a waiver is requested is entitled to refuse to furnish a waiver unless paid in full for the work or material to which the waiver relates. A waiver furnished is a waiver of lien rights only, and not of any contract rights of the claimant otherwise existing."

Contractor's failure to pay its subcontractors or material suppliers from monies received for its Work may result in civil or criminal liability under Wisconsin's theft by contractor statute, §779.02(5). Wis. Stats.

SECTION 00 63 63 CHANGE ORDER

Change Order No. 9

Date of Issuance: August 3, 2021	Effective Date: August 10, 2021
Owner: Village of Jackson	Owner's Contract No.: B-20
Contractor: Mike Koenig Construction Co.	Contractor's Project No.:
Engineer: Cedar Corporation	Engineer's Project No.: J5789-002
Project: Municipal Complex	Contract Name:

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

Description:

1 DEDUCT 1 Each Security Bollard	=	(\$2,325.00)
2 ADD Lump Sum Tornado Siren Circuit Wiring	=	\$1,972.90
3 ADD Lump Sum Security Monitor Provisions	=	\$1,738.50
4 ADD Lump Sum Data Cables for Additional Security Cameras (8 Each)	=	\$5,413.50
5 DEDUCT Lump Sum Revised Plantings & Landscape Areas	=	(\$993.20)
6 ADD Lump Sum Electrical Cord Drop Offsets	=	\$3,171.32
7 ADD Lump Sum Precast Concrete Cores	=	\$4,608.00
8 ADD Lump Sum Upgrade to Apparatus Bay Vehicle Exhaust Ventilation System	=	\$12,681.00
9 ADD Lump Sum Installation of Owner Supplied Data Rack	=	\$1,928.00
TOTAL	=	\$28,195.02

Reason for Change Order:

- a) Change Order Item No.1: Revision to amount of proposed security bollards fronting the main building entrance. Bollard locations were revised from within the asphalt pavement section to within the concrete sidewalk section which reduced the number of bollard required from 9 each to 8 each.
- d) Change Order Item No. 2: Owner's staff decided to include the tornado circuit wiring within the Municipal Complex contract rather than within the tornado siren vendor's contract for the purpose of associated cost benefits.
- e) Change Order Item No. 3: Owner decided to add provisions for an additional security monitor to be located within the Village Hall administrative reception area.
- f) Change Order Item No. 4: By recommendation of the Owner's information technology vendor, the installation of additional security cameras are proposed to enhance range of view and quality. The additional cameras will require 8 each additional data cables installed.
- g) Change Order Item No. 5: Deletions of proposed planting/landscaping areas:
Area 1: Proposed site of Veterans Tribute: Area decided to be left vacant for future tribute installation.
Area 2: Proposed site of Village Monument/Informational Sign: Monument sign installation schedule does not coincide with Contractor's plantings/landscaping schedule and therefore, Owner's staff directed the area to be deleted with plantings and landscaping to be preformed at a later date.
- h) Change Order Item No. 6: Revision to emergency vehicle electric cord drop locations within Apparatus Bay to accommodate specific vehicle connections and staging locations. Additional cost is related to looping the electric cords from the installed source power location (center of bays) to specific locations for vehicle connections.
- i) Change Order Item No. 7: Add 11 each cores through precast concrete walls to accommodate access control cabling associated with proposed work performed by the Owner's contracted access control vendor.
- j) Change Order Item No. 8: Upgrade Apparatus Bay Vehicle Exhaust Ventilation System from commercial type system (as bid) to emergency vehicle system (Nederman System).
- k) Change Order Item No.9: Installation of Owner supplied IT data rack as requested by Owner. Advanced installation schedule desired due to the need for data cable terminations.

Attachments: (List documents supporting change)

- a) Change Order Item No.1: Contract Work Change Directive No. 38
- b) Change Order Item No. 2: Contract Work Change Directive No. 39
- c) Change Order Item No. 3: Contract Work Change Directive No. 40
- d) Change Order Item No. 4: Contract Work Change Directive No. 41
- e) Change Order Item No. 5: Contract Work Change Directive No. 36
- f) Change Order Item No. 6: Contract Work Change Directive No. 37
- g) Change Order Item No. 7: Contract Work Change Directive No.34
- h) Change Order Item No. 8: Contract Work Change Directive No.35
- i) Change Order Item No. 9: Contract Work Change Directive No. 42

CHANGE IN CONTRACT PRICE:		CHANGE IN CONTRACT TIMES:	
Original Contract Price		Original Contract Times:	
\$ 11,595,340.00		Substantial completion (date):	September 17, 2021
		Ready for Final Payment (date):	October 15, 2021
Increase (Decrease) from previous approved Change Orders No. 1 to No. 8 :		from previous Change Orders:	
\$ 141,149.09		No. 1 to No. 8 :	
		Substantial Completion (days):	0
		Ready for Final Payment (days):	0
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 11,736,489.09		Substantial completion (date):	September 17, 2021
		Ready for Final Payment (date):	October 15, 2021
Increase (Decrease) of this Change Order:		Increase (Decrease) this Change Order:	
\$ 28,195.02		Substantial Completion (days):	0
		Ready for Final Payment (days):	0
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 11,764,684.11		Substantial completion (date):	September 17, 2021
		Ready for Final Payment (date):	October 15, 2021

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: _____

 Engineer (if required)
 Title: Senior Construction Manager
 Date: August 3, 2021

By: _____

 Owner (Authorized Signature)
 Title: _____
 Date: _____

By: _____

 CONTRACTOR (Authorized Signature)
 Title: _____
 Date: _____

Approved by Funding Agency (if applicable):

By: _____ Date: _____
 Title: _____

☐ Owner ☒ Engineer
☐ Contractor ☐ Funding Agency

**SECTION 00 63 49
WORK CHANGE DIRECTIVE**

Work Change Directive No. 38

Date of Issuance:	June 20, 2021	Effective Date:	June 21, 2021
Owner:	Village of Jackson	Owner's Contract No:	B-20
Contractor:	Mike Koenig Construction Co.	Contractor's Project No:	
Engineer:	Cedar Corporation	Engineer's Project No:	J5789-002
Project:	Municipal Complex	Contract Name:	

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

Description:

Revision to amount of proposed security bollards fronting the main building entrance. Bollard locations were revised from within the asphalt pavement section to within the concrete sidewalk section which reduced the number of bollard required from 9 each to 8 each.

Attachments:

- 1) Field Order No. 7 dated 4/15/21 with associated exhibit.
- 2) Contractor's Cost Proposal, PCO #66 dated 7/13/21

Purpose for Work Change Directive:

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

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

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price \$ 2,325.00 [Decrease] .
Contract Time 0 days [increase] [decrease].

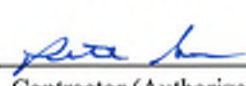
Basis of estimated change in Contract Price:

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

RECOMMENDED:

AUTHORIZED BY:

RECEIVED:

By: 	By: 	By: 
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Senior Construction Manager</u>	Title: <u>Director of Public Works</u>	Title: <u>PM</u>
Date: <u>7/20/21</u>	Date: <u>7/21/2021</u>	Date: <u>7/21/21</u>

SECTION 00 63 36
FIELD ORDER

Field Order 7

Date of Issuance:	April 15, 2021	Effective Date:	April 15, 2021
Owner:	Village of Jackson	Owner's Contract No:	B-20
Contractor:	Mike Koenig Construction Co.	Contractor's Project No:	
Engineer:	Cedar Corporation	Engineer's Project No:	J5789-002
Project:	Municipal Complex	Contract Name:	

Contractor is hereby directed to promptly execute this Field Order, issued in accordance with General Conditions Paragraph 11.01, for minor changes in the Work without changes in Contract Price or Contract Times. If Contractor considers that a change in Contract Price or Contract Times is required, submit a Change Proposal before proceeding with this Work.

Reference: _____ Drawing C103
Specification(s) Drawing(s) / Detail(s)

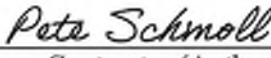
Description:

- 1) Reduce number of bollards **from** proposed nine (9) **to** revised eight (8).
- 2) Revise bollard locations **from** within HMA pavement **to** within concrete sidewalk: 2.5' from face of curb.
- 3) Revise bollard alignment as shown on attached exhibit.

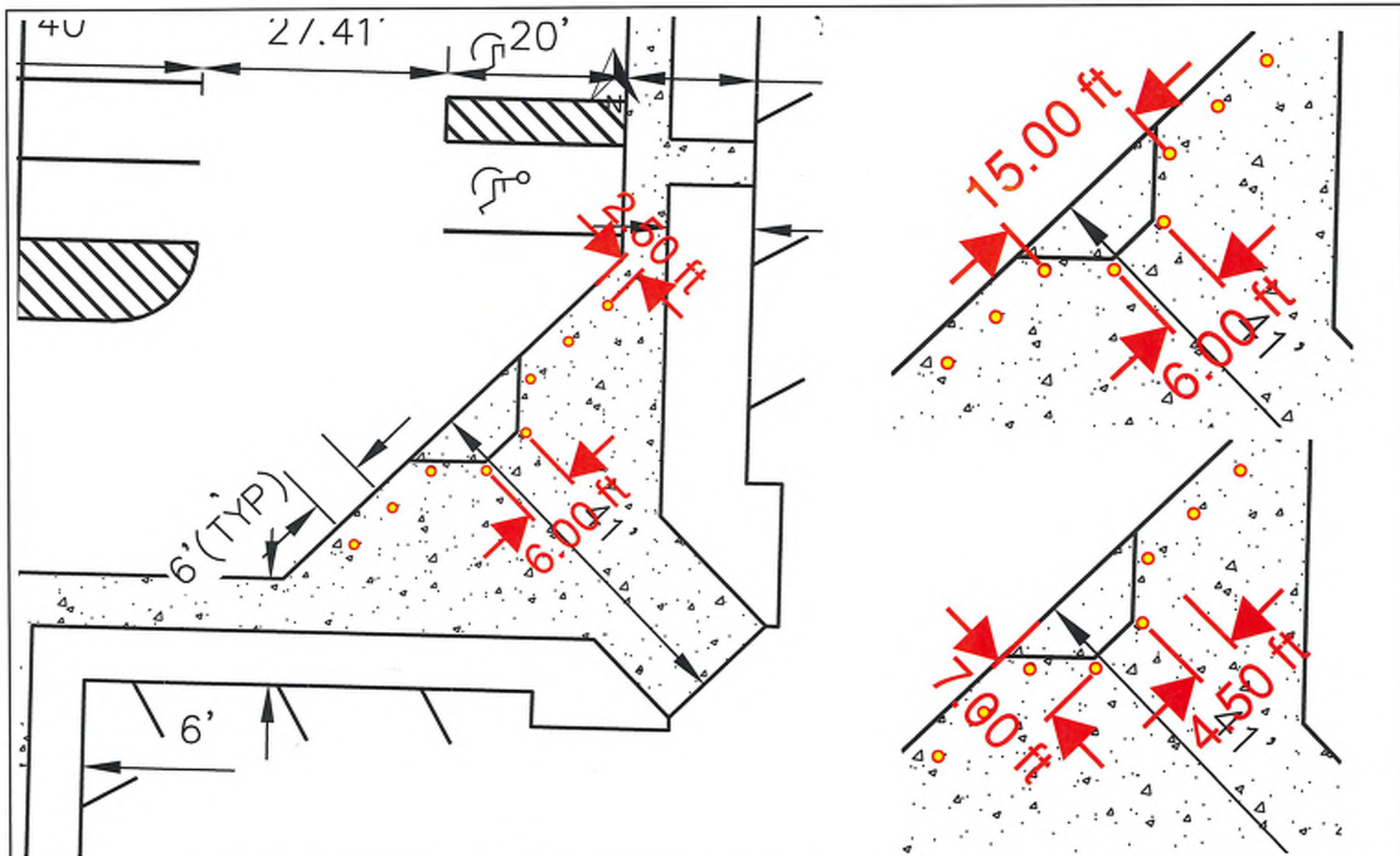
Purpose: Initial proposed bollard locations within HMA pavement would not allow for proper compaction of the HMA pavement between concrete curb and bollards.

Attachments:

- 1) A/E's EXHIBIT – Revision to Lit Bollard Locations – Main Entrance dated 4/15/21

ISSUED:		RECEIVED:	
By: 	By: 		
Engineer (Authorized Signature)	Contractor (Authorized Signature)		
Title: Senior Construction Manager	Title: Project Manager		
Date: April 15, 2021	Date: 4-16-21		

Copy to: Owner



JACKSON MUNICIPAL COMPLEX
MAIN ENTRANCE - REVISION TO
LIT BOLLARD LOCATIONS



engineering . architecture . environmental . surveying .
landscape architecture . planning . economic development

800-472-7372
www.cedarcorp.com

PROJECT NO. J5789-0002

DRAWN BY:

DATE: 4/15/21

SCALE: NTS



July 13, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #66: Delete Security Bollard

Mike Koenig Construction Co. Inc. proposes to delete (1) security bollard per the following specifications.

- Delete excavation and concrete base installation \$ 485.00
- Delete electrical connections and light bollard \$1,640.00

Labor and Material: \$ 2,125.00
Mark-up: \$ 154.00
Bond: \$ 46.00
DEDUCT: \$ 2,325.00

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager

SECTION 00 63 49
WORK CHANGE DIRECTIVE

Work Change Directive No. 39

Date of Issuance:	June 20, 2021	Effective Date:	June 21, 2021
Owner:	Village of Jackson	Owner's Contract No:	B-20
Contractor:	Mike Koenig Construction Co.	Contractor's Project No:	
Engineer:	Cedar Corporation	Engineer's Project No:	J5789-002
Project:	Municipal Complex	Contract Name:	

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

Description:

Owner's staff decided to include the tornado circuit wiring within the Municipal Complex contract rather than within the tornado siren vendor's contract for the purpose of associated cost benefits.

Attachments:

- 1) Pages 2 & 3 of the 6/9/21 Municipal Complex progress meeting minutes.
- 2) E-mail correspondence between Engineer and Contractor dated 6/21/21
- 3) Related Exhibit Tornado Siren Electric Conduit dated 8/7/20
- 4) Contractor's Cost Proposal, PCO #61 dated 7/12/21

Purpose for Work Change Directive:

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

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

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price \$ 1,972.90 [Increase] .
Contract Time 0 days [increase] [decrease].

Basis of estimated change in Contract Price:

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

RECOMMENDED:

AUTHORIZED BY:

RECEIVED:

By: [Signature]
Engineer (Authorized Signature)

By: [Signature]
Owner (Authorized Signature)

By: [Signature]
Contractor (Authorized Signature)

Title: Senior Construction Manager

Title: Director of Public Works

Title: PM

Date: 7/20/21

Date: 7/21/2021

Date: 7/21/21

- c. HVAC Controls
- d. Paint Drywall – Building C : *Contractor reported that the painting subcontractor reported that they are having difficulties ordering dry fall pain from Sherwin Williams and are currently in the process of looking to other manufacturers for a like product. They are currently approximately 70 gallons short of what is needed to complete the dry fall areas. If another product is the only option, Contractor to submit a substitute product submittal for review.*
- e. Stair, Roof Ladders & Railing Installations: *Contractor reported that the stairs in Building D leading to the Fire Dept. Kitchen are installed with stair pan pouring to be scheduled. Also, the ships ladder within the mechanical room has been installed.*
- f. Backfill Curb & Gutter
- g. Topsoil Placement
- h. Security Bollard installations
- i. Soffit and roof install
- j. Ceiling Grid Install: *Contractor reported that the 2nd Floor of Building D is complete and the subcontractor has moved on to Building B.*
- k. Fine grade parking lot CABC
- l. HMA paving – Lower layer: *Pre-pave meeting schedule on site for this Friday, 6/11/21 at 7:00AM*
- m. Storefront installation – Main Entrance
- n. Wall tile installation – Building D, 2nd Floor

D. Misc. Discussion Items:

- 1) Owner's Contracted Work/Coordination Items:
 - a. Update - Owner's IT Provider Coordination – Proposal Received – B. Kober: *B. Kober reported that he has a meeting scheduled with Pros 4 at 12:00PM today to discuss specific details/costs of their proposal.*
 - b. Update - Phone System – B. Kober: Present to Village Board at June meeting: *B. Kober reported that this was approved by the Village Board at their 6/8/21 meeting.*
 - c. Status: AV, Video Surveillance & Access Control Proposals:
 - 1. Approval Schedule:
 - Village Board Decision – June Meeting: *B. Kober reported that this was approved by the Village Board at their 6/8/21 meeting.*
 - August / September Installation
 - d. Status: Informational Monument Sign: *J. Keller reported that vendor proposals are due next Friday with presentation to the Village Board at their July meeting.*
 - e. Furnishings – Update: Schedule:
 - Present bids to Village Board (June meeting): *B. Kober reported that this was approved by the Village Board at their 6/8/21 meeting.*
 - Award bid & select furniture finishes (late June): *Meetings with staff are scheduled today starting at 10:00AM for the purpose of selecting finishes.*
 - Delivery and Installation Schedule: *Contractor has been provided with a conceptual schedule from A/E related to Building completion sequence, delivery staging area and assembly area. Contractor to review and comment.*
- 2) Radio Vendor – Emergency Services (GenComm): *B. Kober reported that this was approved by the Village Board at their 6/8/21 meeting.*
- 3) Tornado Siren System - Update – A.Swaney:
 - a. Update – Wiring: *Conduit installation was the only item included within the work change*

directive for this item. Circuit wiring has been requested for installation by Owner staff. A/E to provide information to the Contractor for a cost proposal. Further discussion was held related to siren battery operation and need for a standby power circuit. A. Swaney stated that the battery life is standard and that their current siren is not connect to the standby power system. Therefore, the proposed siren should not be connected to a standby power circuit. A/E will prepare the cost proposal information for the Contractor accordingly.

- 4) *Expense Allocation Worksheet: It was reported that the Village Board has approved all expense items listed on the Expense Allocation Worksheet (Included with these minutes). D. Kroes stated that with the approval, Owner's staff should start working on the acceptance of proposals, quotes, agreements, etc. with the various vendors, manufacturers, service providers, etc. and compile a delivery/installation schedule for each item. Chief Vossekul requested that a copy of the Expense Allocation Worksheet be redistributed to all departments. D. Kroes to distribute as requested. A. Swaney reported that he is currently facilitating the quotes related to appliances for all departments. J. Keller reported that the Village Board removed proposed monitors from within the main entrance lobby and added a monitor to the Village Admin. lobby office for the purpose of monitoring security.*

E. Shop Drawings and Submittals

- 1) Photographic Documentation:
 - a. Construction Progress – Ongoing
- 2) Concrete:
 - a. Testing Results:
- 3) HMA Paving:
 - a. Pre-pave meeting schedule: 6/10/21 @ 7:00AM
 - b. Density Test Results
- 4) Discussion of Other Items - STATUS: None

F. Requests for Information (RFI) - STATUS:

- 1) RFI#82: Data Labeling Scheme
- 2) RFI#88: Sink Type Rm 2D06: *D. Kroes reported that the sinks shall be provided as specified; drop-in. D. Kroes to provide RFI response this week to the Contractor.*
- 3) RFI#89: Dorm Room Locker Locks
- 4) *Storage Room Light Locations: The Contractor requested the status of the response to this item. This item was not submitted as an RFI but requested by the Contractor from IBC (A/E Electrical subconsultant) during their site review). K. Dressler e-mailed IBC's response to the Contractor during this meeting.*

G. Revisions:

- 1) ADD: Tornado Siren Circuit Wiring: A/E coordinating with Contractor.
- 2) ADD: Security monitor provisions to within the Village Admin. lobby office – A/E to provide cost proposal information to Contractor.
- 3) ADD: Air Curtain – Board Room – Building C – A/E to provide cost proposal information to Contractor.

Doug Kroes

From: Doug Kroes
Sent: Monday, June 21, 2021 10:58 AM
To: Pete Schmoll (petes@mikekoenigconstruction.com)
Cc: Kris Dressler (kris.dressler@cedarcorp.com)
Subject: Jackson Municipal Complex: Request for Cost Proposal - Tornado Siren Circuit Wiring
Attachments: Tornado+.pdf

Pete:

Please provide a cost proposal related to the addition of Tornado Siren Circuit Wiring within the previously designated conduits (see attached) as follows:

- Provide cabling from the 20 amp circuit breaker to the conduit at the pole. At that location, provide a 10 foot coil of cable so the Siren vendor can extend the cable to the control cabinet about 6 feet above the finish grade.

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

Thank you,

Doug Kroes

Senior Construction Manager

Cedar Corporation

W61 N497 Washington Avenue | Cedarburg | WI | 53012

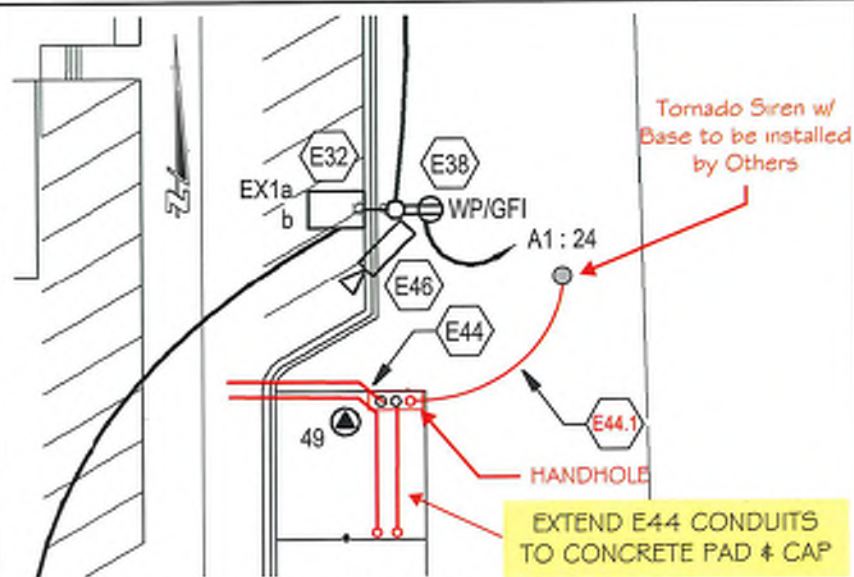
Office: 262-204-2360 ext 1403 | TF: 800-472-7372

Cell: 920-246-6326

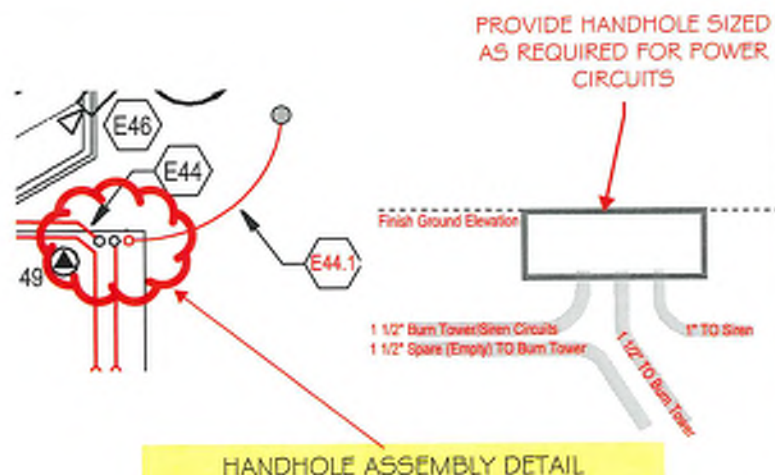
doug.kroes@cedarcorp.com

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

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DRAWING SHEET REF: ES100



KEY NOTES

- E44 RUN (2) 1-1/2" CONDUITS FROM BURN TOWER TO 6" AFF IN ELECTRICAL ROOM 1D28. VERIFY REQUIREMENTS WITH FIRE DEPARTMENT BEFORE ROUGH-IN.
- E44.1 RUN (1) 1" CONDUIT FROM BURN TOWER PAD HANDHOLE TO PROPOSED TORNADO SIREN LOCATION. CAP CONDUIT ABOVE FINISH GRADE ELEVATION.

DRAWING SHEET REF: ES100

ELECTRICAL SPECIAL PURPOSE OUTLET SCHEDULE

NO.	LOAD DESCRIPTION	LOCATION	KW	FLA	VOLTS	PH	FEED FROM PANEL	CKT	BREAKER SIZE	POLES	SEE NOTE
40	FIRE BUILDING POWER	FIRE BLDG		8.3	120 V	1	A1	29	20	1	1

DRAWING SHEET REF: E601

Branch Panel: A1

LOCATION: ELEC. ROOM 1D28
SUPPLY FROM: T-1
MOUNTING: SURFACE
ENCLOSURE: TYPE 1

VOLTS: 120/208 V_{ph}
PHASES: 3
WIRING: 4

A.I.C. RATING: 10,000
MANS TYPE: MCB
MANS RATING: 250 A
MCB RATING: 250 A

POLE NO.	POLES	AMP	DESCRIPTION	VA	A	B	C	VA	DESCRIPTION	AMP	POLES	POLE NO.
20	2	20	ELM-1 (SPO. RIG) - ELEC. ROOM 1D28	2000			1000 / 540	540	RECEPTACLES - SITE	20	1	24
25	-	-			1000 / 540			540	1/2" (2) MOTOR REG. - STORAGE 1D27	20	1	25
27	1	20	TORNADO SIREN	800		800			SPARE	20	1	28
29	1	20	BURN BUILDING	1500			1500		SPARE	20	1	30

DRAWING SHEET REF: E603

Branch Panel: B2

LOCATION: WORK SHOP 1E04
SUPPLY FROM: B1
MOUNTING: RECESSED
ENCLOSURE: TYPE 1

VOLTS: 120/208 V_{ph}
PHASES: 3
WIRING: 4

A.I.C. RATING: 10,000
MANS TYPE: MCB
MANS RATING: 100 A
MCB RATING:

POLE NO.	POLES	AMP	DESCRIPTION	VA	A	B	C	VA	DESCRIPTION	AMP	POLES	POLE NO.
1	1	20	RECEPTACLES - WORK SHOP 1E04	720	720 / 720			720	RECEPTACLES - WORK SHOP 1E04	20	1	2
3	1	20	RECEPTACLES - ROOMS 1E02 AND 1E03	360		360 / 360		360	RECEPTACLES - TOWER & ROOMS 2E01 & 2E02	20	1	4
5	1	20	RECEPTACLES - SCBA 1E05	360			360 / 540	540	RECEPTACLES - WORK SHOP 1E04	20	1	6
7	1	20	SMOKE MACHINE (SPO. RIG) - ROOM 1E03	1000	1000				SPARE	20	1	8
9	1	20	EF-1 (MOTOR REG.) - ROOF	528		528 / 320		320	EF-1 (MOTOR REG.) - ROOF	20	1	10

DRAWING SHEET REF: E604

VILLAGE OF JACKSON
MUNICIPAL COMPLEX
TORNADO SIREN ELECTRIC



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engineering . architecture . environmental . surveying .
landscape architecture . planning . economic development

PROJECT NO. J5789-002

DRAWN BY:

DATE: 8/7/20

SCALE: NTS



July 12, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #61: Tornado Siren Circuit Wiring

Mike Koenig Construction Co. Inc. proposes to supply labor, materials and equipment to provide tornado siren circuit wiring per the following specifications.

- Provide cabling from 20 amp circuit and breaker to the conduit at the pole. At that location provide a 10' coil of cable so the siren vender can extend the cable to the control cabinet 6' above the finish grade.
- Voltage Drop We will be installing #8 THHN Copper
- Black White Green
- Breaker 20 Amp 120 Signal Phase
- Total Distance 360'
- Use power chugger to install wire from building to Siren

Item	QTY	Price	Subtotal
Material	1.00	\$1,041.90	\$1,041.90
Labor	8.00	\$100.00	\$ 800.00

Labor and Material: \$ 1,841.90

Mark-up: \$ 92.00

Bond: \$ 39.00

NET SUM OF: \$ 1,972.90

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager

☐ Owner ☒ Engineer
☐ Contractor ☐ Funding Agency

SECTION 00 63 49
WORK CHANGE DIRECTIVE

Work Change Directive No. 40

Date of Issuance:	June 20, 2021	Effective Date:	June 21, 2021
Owner:	Village of Jackson	Owner's Contract No:	B-20
Contractor:	Mike Koenig Construction Co.	Contractor's Project No:	
Engineer:	Cedar Corporation	Engineer's Project No:	J5789-002
Project:	Municipal Complex	Contract Name:	

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

Description:

Owner decided to add provisions for an additional security monitor to be located within the Village Hall administrative reception area.

Attachments:

- 1) E-mail correspondence between Engineer and Contractor dated 6/21/21
- 2) Page 3 of the June 9, 2021 Municipal Complex progress meeting minutes.
- 3) Contractor's Cost Proposal, PCO #60 dated 7/12/21

Purpose for Work Change Directive:

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

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

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price \$ 1,738.50 [Increase] .
Contract Time 0 days [increase] [decrease].

Basis of estimated change in Contract Price:

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

RECOMMENDED:

AUTHORIZED BY:

RECEIVED:

By: [Signature]
Engineer (Authorized Signature)

By: [Signature]
Owner (Authorized Signature)

By: [Signature]
Contractor (Authorized Signature)

Title: Senior Construction Manager

Title: Director of Public Works

Title: PM

Date: 7/20/21

Date: 7/21/2021

Date: 7/21/21

Doug Kroes

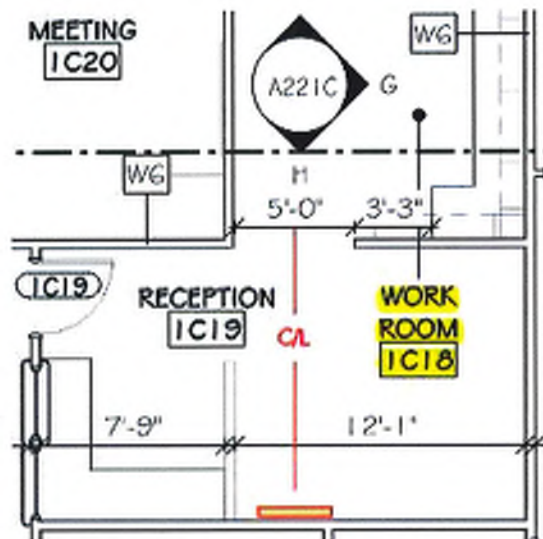
From: Doug Kroes
Sent: Monday, June 21, 2021 10:41 AM
To: Pete Schmoll (petes@mikekoenigconstruction.com)
Cc: Kris Dressler (kris.dressler@cedarcorp.com)
Subject: Jackson Municipal Complex: Request for Cost Proposal - TV Monitor Provisions - Rm 1C18

Pete:

Please provide a cost proposal associated with the following proposed work:

Add provisions for one each TV Monitor (electric & data) within Room 1C18 as described below:

- Provide in Reception 1C19 a TV receptacle and TV data outlet with (2) data drops above east desk on south wall centered with Hallway 1C14. Outlets shall be mounted at 7'-6" AFF to center. Receptacle shall be circuited to desk receptacle below, panel "OS-A-L:26."



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

Thank you,

Doug Kroes

Senior Construction Manager

Cedar Corporation

W61 N497 Washington Avenue | Cedarburg | WI | 53012

Office: 262-204-2360 ext 1403 | TF: 800-472-7372

Cell: 920-246-6326

doug.kroes@cedarcorp.com

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

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directive for this item. Circuit wiring has been requested for installation by Owner staff. A/E to provide information to the Contractor for a cost proposal. Further discussion was held related to siren battery operation and need for a standby power circuit. A. Swaney stated that the battery life is standard and that their current siren is not connect to the standby power system. Therefore, the proposed siren should not be connected to a standby power circuit. A/E will prepare the cost proposal information for the Contractor accordingly.

- 4) *Expense Allocation Worksheet: It was reported that the Village Board has approved all expense items listed on the Expense Allocation Worksheet (Included with these minutes). D. Kroes stated that with the approval, Owner's staff should start working on the acceptance of proposals, quotes, agreements, etc. with the various vendors, manufacturers, service providers, etc. and compile a delivery/installation schedule for each item. Chief Vossekul requested that a copy of the Expense Allocation Worksheet be redistributed to all departments. D. Kroes to distribute as requested. A. Swaney reported that he is currently facilitating the quotes related to appliances for all departments. J. Keller reported that the Village Board removed proposed monitors from within the main entrance lobby and added a monitor to the Village Admin. lobby office for the purpose of monitoring security.*

E. Shop Drawings and Submittals

- 1) Photographic Documentation:
 - a. Construction Progress – Ongoing
- 2) Concrete:
 - a. Testing Results:
- 3) HMA Paving:
 - a. Pre-pave meeting schedule: 6/10/21 @ 7:00AM
 - b. Density Test Results
- 4) Discussion of Other Items - STATUS: None

F. Requests for Information (RFI) - STATUS:

- 1) RFI#82: Data Labeling Scheme
- 2) RFI#88: Sink Type Rm 2D06: D. Kroes reported that the sinks shall be provided as specified; drop-in. D. Kroes to provide RFI response this week to the Contractor.
- 3) RFI#89: Dorm Room Locker Locks
- 4) *Storage Room Light Locations: The Contractor requested the status of the response to this item. This item was not submitted as an RFI but requested by the Contractor from IBC (A/E Electrical subconsultant) during their site review). K. Dressler e-mailed IBC's response to the Contractor during this meeting.*

G. Revisions:

- 1) ADD: Tornado Siren Circuit Wiring: A/E coordinating with Contractor.
- 2) ADD: Security monitor provisions to within the Village Admin. lobby office – A/E to provide cost proposal information to Contractor.
- 3) ADD: Air Curtain – Board Room – Building C – A/E to provide cost proposal information to Contractor.



July 12, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #60: 1C18 TV Monitor

Mike Koenig Construction Co. Inc. proposes to supply labor, materials and equipment to add one TV monitor location per the following specifications.

- All penetration's to outside of building by others
Provide in Reception 1C19 a TV receptacle and TV data outlet with (2) data drops above east desk on south wall centered with Hallway 1C14. Outlets shall be mounted at 7'-6" AFF to center. Receptacle shall be circuited to desk receptacle below, panel *OS-A-L:26.
- TV / Bracket Back Box
MC, Conn and Receptacle
- Data Cabling Conn and Testing

Item	QTY	Price	Subtotal
Data Wiring	1.00	\$ 793.50	\$ 793.50
Material	1.00	\$ 330.00	\$ 330.00
Labor	5.00	\$100.00	\$ 500.00

Labor and Material: \$ 1,623.50

Mark-up: \$ 81.00

Bond: \$ 34.00

NET SUM OF: \$ 1,738.50

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager

☐ Owner ☒ Engineer
☐ Contractor ☐ Funding Agency

SECTION 00 63 49
WORK CHANGE DIRECTIVE

Work Change Directive No. 41

Date of Issuance:	June 20, 2021	Effective Date:	June 21, 2021
Owner:	Village of Jackson	Owner's Contract No:	B-20
Contractor:	Mike Koenig Construction Co.	Contractor's Project No:	
Engineer:	Cedar Corporation	Engineer's Project No:	J5789-002
Project:	Municipal Complex	Contract Name:	

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

Description:

By recommendation of the Owner's information technology vendor, the installation of additional security cameras are proposed to enhance range of view and quality. The additional cameras will require 8 each additional data cables installed.

Attachments:

- 1) E-mail correspondence between Engineer and Contractor dated 6/21/21
- 2) Exhibits: Added Camera Locations
- 3) Contractor's Cost Proposal, PCO #59 dated 7/12/21

Purpose for Work Change Directive:

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

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

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price \$ 5,413.50 [Increase] .
Contract Time 0 days [increase] [decrease].

Basis of estimated change in Contract Price:

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

RECOMMENDED:

AUTHORIZED BY:

RECEIVED:

By: 	By: 	By: 
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Senior Construction Manager	Title: Director of Public Works	Title: PM.
Date: 7/20/21	Date: 7/21/2021	Date: 7/21/21

Doug Kroes

From: Kristopher Dressler
Sent: Monday, June 21, 2021 11:39 AM
To: Pete Schmoll
Cc: Doug Kroes
Subject: Jackson Municipal Complex: Request for Cost Proposal - Added Security Cameras
Attachments: Added Security Camera Locations.pdf

Pete:

Please provide a cost proposal related to the addition of security cameras as follows:

- Provide (8) CAT6 cable runs to the added security camera locations shown and highlighted on the attached plans to SEC/IT 1B05 room. Terminate and test cabling per Contract Documents.

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

Thank you,

Kristopher Dressler, R.A.

Architect

Cedar Corporation

604 Wilson Avenue | Menomonie | WI | 54751

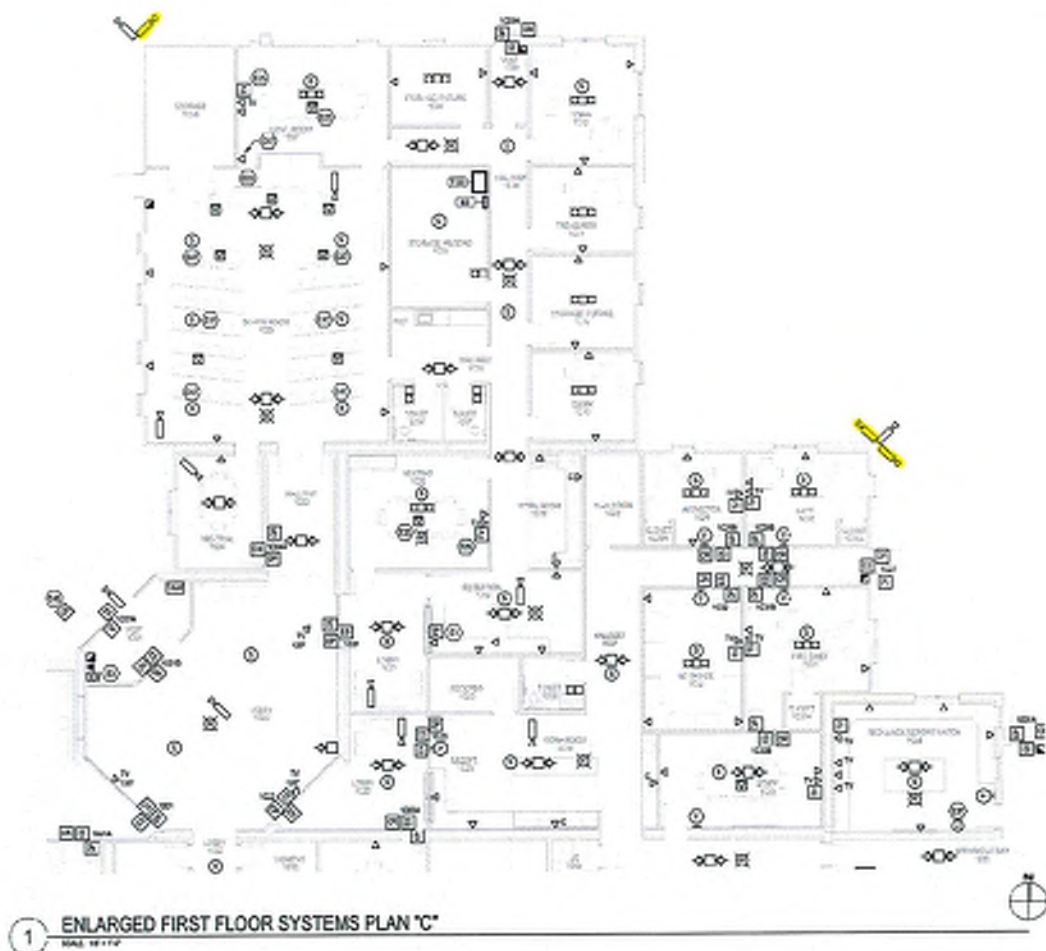
Office: 715-235-9081 | TF: 800-472-7372

kris.dressler@cedarcorp.com

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SHEET NOTES

1. **DO NOT** attempt to fix, repair, or tamper with the equipment. If you are not a qualified technician, call a professional.
2. **DO NOT** use the equipment in a way that is not intended. The equipment is designed for use in a specific manner and should not be used for any other purpose.
3. **DO NOT** use the equipment in a way that is dangerous or could cause injury or damage to property.
4. **DO NOT** use the equipment in a way that is illegal or violates any applicable laws or regulations.
5. **DO NOT** use the equipment in a way that is unethical or could cause harm to others.
6. **DO NOT** use the equipment in a way that is disrespectful or could cause offense to others.
7. **DO NOT** use the equipment in a way that is dishonest or could cause harm to the company.
8. **DO NOT** use the equipment in a way that is unprofessional or could harm the company's reputation.
9. **DO NOT** use the equipment in a way that is unsafe or could cause injury or damage to property.
10. **DO NOT** use the equipment in a way that is unreliable or could cause harm to the company.

KEY NOTES

- [illegible]

[illegible]

Unilever
 1-800-4-A UNILEVER
 1-800-4-2863



iBo Engineering
SERVICES, INC.
10000 LINDEN AVE.
CHICAGO, IL 60643

VILLAGE OF JACKSON
MUNICIPAL COMPLEX
STATE HWY 60
JACKSON, WI 53037

JOB NO.
ESTAB. CO.
SHEET NO. DRAWING NO.
DATE
MAY 10, 2020
BY
CONSTRUCTION

ENLARGED FIRST
FLOOR SYSTEM
PLAN "C"

JOB NO.
E301C



July 12, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #59: Added Security Camera Locations

Mike Koenig Construction Co. Inc. proposes to supply labor, materials and equipment to provide the added security camera locations per the following specifications.

- MC Conn etc.
- Provide (8) CAT6 cable runs to the added security camera locations shown and highlighted on the attached plans to SEC/IT 1B05 room. Terminate and test cabling Per Contract Documents.
- All penetration's to outside of building by others

Item	QTY	Price	Subtotal
Material	1.00	\$1,595.00	\$1,595.00
Labor	1.00	\$3,459.50	\$3,459.50

Labor and Material: \$ 5,054.50
Mark-up: \$ 253.00
Bond: \$ 106.00
NET SUM OF: \$ 5,413.50

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,

MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager

☐ Owner ☒ Engineer
☐ Contractor ☐ Funding Agency

SECTION 00 63 49
WORK CHANGE DIRECTIVE

Work Change Directive No. 36

Date of Issuance:	June 20, 2021	Effective Date:	June 21, 2021
Owner:	Village of Jackson	Owner's Contract No:	B-20
Contractor:	Mike Koenig Construction Co.	Contractor's Project No:	
Engineer:	Cedar Corporation	Engineer's Project No:	J5789-002
Project:	Municipal Complex	Contract Name:	

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

Description:

Deletions of proposed planting/landscaping areas:

Area 1: Proposed site of Veterans Tribute: Area decided to be left vacant for future tribute installation.

Area 2: Proposed site of Village Monument/Informational Sign: Monument sign installation schedule does not coincide with Contractor's plantings/landscaping schedule and therefore, Owner's staff directed the area to be deleted with plantings and landscaping to be performed at a later date.

Attachments:

- 1) E-mail correspondence between A/E and Contractor dated 7/1/21
- 2) Exhibit: Plantings-Landscaping Revisions dated 7/1/21
- 3) Contractor's Cost Proposal, PCO #65 dated 7/12/21

Purpose for Work Change Directive:

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

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

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price \$ 993.20 [Decrease].
Contract Time 0 days [increase] [decrease].

Basis of estimated change in Contract Price:

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

RECOMMENDED:

AUTHORIZED BY:

RECEIVED:

By: [Signature]
Engineer (Authorized Signature)

By: [Signature]
Owner (Authorized Signature)

By: [Signature]
Contractor (Authorized Signature)

Title: Senior Construction Manager

Title: Director of Public Works

Title: PA

Date: 7/20/21

Date: 7/21/2021

Date: 7/21/21

Doug Kroes

From: Doug Kroes
Sent: Thursday, July 1, 2021 1:52 PM
To: Pete Schmoll (petes@mikekoenigconstruction.com)
Cc: 'Brian Kober'; jen.keller@villageofjackson.com; 'Jason Kossman'; Kris Dressler (kris.dressler@cedarcorp.com)
Subject: Jackson Municipal Complex: Request for Cost Proposal - Plantings/Landscaping Revisions 7/1/21
Attachments: EXHIBIT Plantings-Landscaping Revisions 070121.pdf

Pete:

Please provide us with a cost proposal related to the proposed Planting/Landscaping Revisions as indicated within the attached Exhibit.

PLEASE provide individual all-inclusive cost proposals for both Areas 1 & 2 as defined within the exhibit.

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

Thank you,

Doug Kroes

Senior Construction Manager

Cedar Corporation

W61 N497 Washington Avenue | Cedarburg | WI | 53012

Office: 262-204-2360 ext 1403 | TF: 800-472-7372

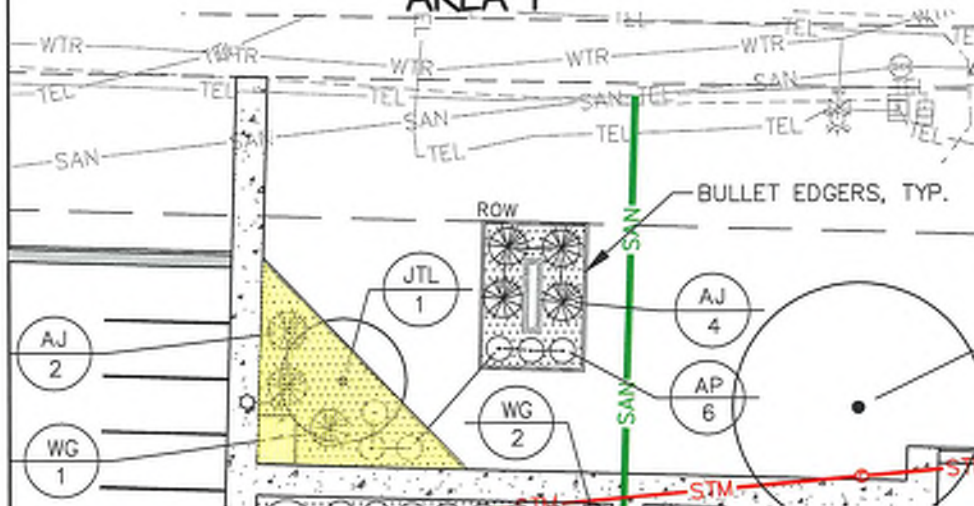
Cell: 920-246-6326

doug.kroes@cedarcorp.com

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AREA 1



DELETE:

KEY	QTY.	COMMON NAME	BOTANIC NAME	SIZE	ROOT	REMARKS
JTL	1	JAPANESE TREE LILAC	SYRINGA RETICULATA	6' HT.	B&B	SINGLE TRUNK
WG	1	WOODWARD GLOBE ARBORVITAE	TUJA OCCIDENTALIS 'WOODWARDII'	18" HT.	#3 CONT.	FULL GLOBE
AJ	2	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'COMPACTA'	18" SP.	#5 CONT.	FULL
AP	3	ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	12" HT.	#3 CONT.	FULL

545 sf Planting Bed Preparation
 545 sf Geotextile Fabric Weed Barrier
 545 sf Stone Mulch
 50 lf Bullet Edgers

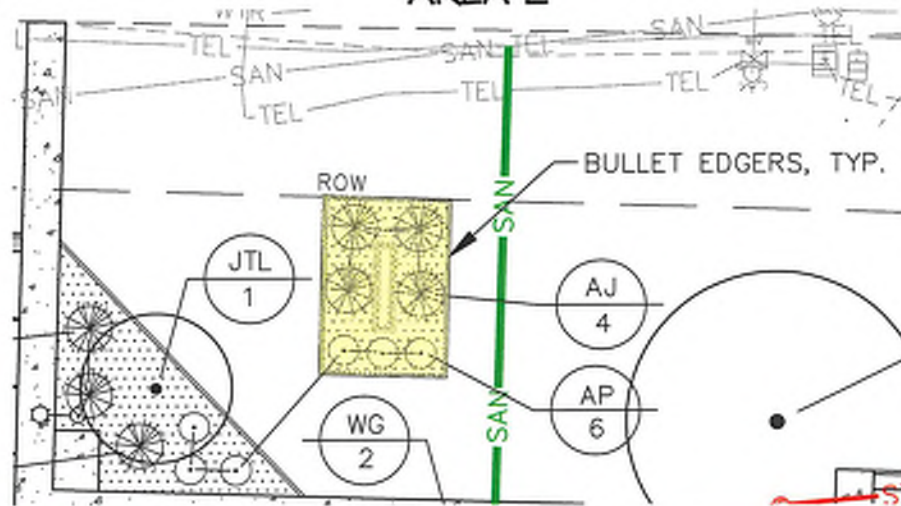
ADD:

545 sf 4" Topsoil, Seeding & Mulching



LANDSCAPE PLAN -
 NORTH DETAIL
 C115

AREA 2



DELETE:

KEY	QTY.	COMMON NAME	BOTANIC NAME	SIZE	ROOT	REMARKS
AJ	4	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'COMPACTA'	18" SP.	#5 CONT.	FULL
AP	3	ABBOTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	12" HT.	#3 CONT.	FULL

396 sf Planting Bed Preparation
 396 sf Geotextile Fabric Weed Barrier
 396 sf Stone Mulch
 80 lf Bullet Edgers

ADD:

396 sf 4" Topsoil, Seeding & Mulching



LANDSCAPE PLAN -
 NORTH DETAIL
 C115

JACKSON MUNICIPAL COMPLEX
 PLANTINGS/LANDSCAPING
 REVISIONS



engineering . architecture . environmental . surveying .
 landscape architecture . planning . economic development

800-472-7372
 www.cedarcorp.com

PROJECT NO. J5789-002

DRAWN BY: D. Kroes

DATE: 7/1/21

SCALE: NTS



July 12, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #65: Landscaping Changes

Mike Koenig Construction Co. Inc. proposes to supply labor, materials and equipment to delete portions of landscaping per the following specifications.

Area 1

- Delete plantings (\$247.35)
- Delete Weed barrier (\$54.50)
- Delete Stone Mulch (\$196.00)
- Delete poly edging (\$100.00)
- Add 4" topsoil, seeding & Mulching \$182.00

Labor and Material: \$415.85

Mark-up: \$ 21.00

Bond: \$ 8.00

DEDUCT: \$444.85

Initial

Area 2

- Delete plantings (\$141.25)
- Delete Weed barrier (\$39.00)
- Delete Stone Mulch (\$111.60)
- Delete Bullet Edgers (\$352.00)
- Add 4" topsoil, seeding & Mulching \$132.45

Labor and Material: \$511.35

Mark-up: \$ 26.00

Bond: \$ 11.00

DEDUCT: \$548.35

Initial

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager

SECTION 00 63 49
WORK CHANGE DIRECTIVE

Work Change Directive No. 37

Date of Issuance:	June 20, 2021	Effective Date:	June 21, 2021
Owner:	Village of Jackson	Owner's Contract No:	B-20
Contractor:	Mike Koenig Construction Co.	Contractor's Project No:	
Engineer:	Cedar Corporation	Engineer's Project No:	J5789-002
Project:	Municipal Complex	Contract Name:	

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

Description:

Revision to emergency vehicle electric cord drop locations within Apparatus Bay to accommodate specific vehicle connections and staging locations. Additional cost is related to looping the electric cords from the installed source power location (center of bays) to specific locations for vehicle connections.

Attachments:

- 1) E-mail correspondence between A/E and Contractor dated 6/24/21
- 2) Contractor's Cost Proposal, PCO #57 dated 7/12/21

Purpose for Work Change Directive:

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

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

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price \$ 3,171.32 [Increase].
Contract Time 0 days [increase] [decrease].

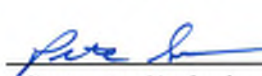
Basis of estimated change in Contract Price:

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

RECOMMENDED:

AUTHORIZED BY:

RECEIVED:

By: 	By: 	By: 
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Senior Construction Manager</u>	Title: <u>DIRECTOR OF PUBLIC WORKS</u>	Title: <u>PM</u>
Date: <u>7/20/21</u>	Date: <u>7/21/2021</u>	Date: <u>7/21/21</u>

Doug Kroes

From: Pete Schmoll <petes@mikekoenigconstruction.com>
Sent: Thursday, June 24, 2021 1:40 PM
To: Doug Kroes; Kristopher Dressler
Cc: Jason Kossman
Subject: RE: Apparatus Bay cord drops

Ok, I do have a proposal from empower so I will write it up and get it out.

Thanks,

Pete Schmoll
Project Manager
Mike Koenig Construction Co. Inc.
Cell: 920-619-3150
Office: 920-457-0923
Email: petes@mikekoenigconstruction.com

From: Doug Kroes [mailto:doug.kroes@cedarcorp.com]
Sent: Thursday, June 24, 2021 11:55 AM
To: Kristopher Dressler <kris.dressler@cedarcorp.com>; Pete Schmoll <petes@mikekoenigconstruction.com>
Cc: Jason Kossman <jasonk@mikekoenigconstruction.com>
Subject: RE: Apparatus Bay cord drops

From our understanding, there was an RFI coming in from Empower related to the intended locations of the drops. We've been expecting something from them for 3 weeks or so.

Thanks

Doug Kroes

Senior Construction Manager
Cedar Corporation
W61 N497 Washington Avenue | Cedarburg | WI | 53012
Office: 262-204-2360 ext 1403 | TF: 800-472-7372
Cell: 920-246-6326
doug.kroes@cedarcorp.com
www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

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From: Kristopher Dressler <kris.dressler@cedarcorp.com>
Sent: Thursday, June 24, 2021 11:47 AM
To: Pete Schmoll <petes@mikekoenigconstruction.com>
Cc: Doug Kroes <doug.kroes@cedarcorp.com>
Subject: RE: Apparatus Bay cord drops

Pete,

There was not a request on our end. I know there were some discussions that an RFI would be coming in for this, but we have not received anything yet. If you would like to submit an RFI with the cost proposal included so we can evaluate everything at once and expedite the process.

Thank you,

Kristopher Dressler, R.A.

Architect

Cedar Corporation

604 Wilson Avenue | Menomonie | WI | 54751

Office: 715-235-9081 | TF: 800-472-7372

kris.dressler@cedarcorp.com

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

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From: Pete Schmoll <petes@mikekoenigconstruction.com>

Sent: Thursday, June 24, 2021 9:45 AM

To: Kristopher Dressler <kris.dressler@cedarcorp.com>

Subject: Apparatus Bay cord drops

Kris,

Was the re a revision and request for proposal for modifying cord drops in the apparatus bay, I can't seem to find it?

Thanks,

Pete Schmoll

Project Manager

Mike Koenig Construction Co. Inc.

Cell: 920-619-3150

Office: 920-457-0923

Email: petes@mikekoenigconstruction.com

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July 12, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #57: Apparatus Bay Cord Drops

Mike Koenig Construction Co. Inc. proposes to supply labor, materials and equipment to modify the Apparatus Bay Cord Drops per the following specifications.

Per Plan E202E

Shows Cord Drops being located in the center of the bays.

Its was requested to relocate them on the sides of the bays.

- Additional SO cord and Strut and hardware is need to move them over 7'
- Additional SO Cord 168"

Labor and Material: \$ 2,792.32
Mark-up: \$ 140.00
Bond: \$ 59.00
NET SUM OF: \$ 3,171.32

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,

MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager

☐ Owner ☒ Engineer
☐ Contractor ☐ Funding Agency

SECTION 00 63 49
WORK CHANGE DIRECTIVE

Work Change Directive No. 34

Date of Issuance:	June 20, 2021	Effective Date:	June 21, 2021
Owner:	Village of Jackson	Owner's Contract No:	B-20
Contractor:	Mike Koenig Construction Co.	Contractor's Project No:	
Engineer:	Cedar Corporation	Engineer's Project No:	J5789-002
Project:	Municipal Complex	Contract Name:	

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

Description:

Add 11 each cores through precast concrete walls to accommodate access control cabling associated with proposed work performed by the Owner's contracted access control vendor.

Attachments:

- 1) E-mail correspondence between A/E and Contractor dated between 7/14/21 and 7/19/21
- 2) Core Locations Exhibit
- 3) Contractor's Cost Proposal, PCO #67 dated 7/19/21

Purpose for Work Change Directive:

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

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

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price \$ 4,608.00 [Increase] .
Contract Time 0 days [increase] [decrease].

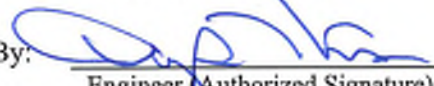
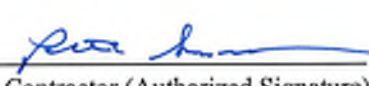
Basis of estimated change in Contract Price:

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

RECOMMENDED:

AUTHORIZED BY:

RECEIVED:

By: 	By: 	By: 
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Senior Construction Manager</u>	Title: <u>DIRECTOR OF PUBLIC WORKS</u>	Title: <u>PM</u>
Date: <u>7/20/21</u>	Date: <u>7/21/2021</u>	Date: <u>7/21/21</u>

Doug Kroes

From: Kristopher Dressler
Sent: Monday, July 19, 2021 6:21 PM
To: Pete Schmoll; Jason Kossman
Cc: Doug Kroes; 'David Becker'; Jen Keller; Brian Kober
Subject: RE: Jackson Municipal Complex Addition Core Request

Pete,

I have discussed this with the Village, and we feel this cost is in the range that we would expect for the work. Please, move forward with this work.

Thank you,

Kristopher Dressler, R.A.

Architect
Cedar Corporation
604 Wilson Avenue | Menomonie | WI | 54751
Office: 715-235-9081 | TF: 800-472-7372
kris.dressler@cedarcorp.com
www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

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From: Pete Schmoll <petes@mikekoenigconstruction.com>
Sent: Monday, July 19, 2021 2:21 PM
To: Kristopher Dressler <kris.dressler@cedarcorp.com>; Jason Kossman <jasonk@mikekoenigconstruction.com>
Cc: Doug Kroes <doug.kroes@cedarcorp.com>; 'David Becker' <david@pros4technology.com>; Jen Keller <jen.keller@villageofjackson.com>; Brian Kober <brian.kober@villageofjackson.com>
Subject: RE: Jackson Municipal Complex Addition Core Request

Please find the attached proposal for the requested wall coring for the Access control cabling.

Thanks,

Pete Schmoll
Project Manager
Mike Koenig Construction Co. Inc.
Cell: 920-619-3150
Office: 920-457-0923
Email: petes@mikekoenigconstruction.com

From: Kristopher Dressler [<mailto:kris.dressler@cedarcorp.com>]
Sent: Wednesday, July 14, 2021 1:52 PM
To: Pete Schmoll <petes@mikekoenigconstruction.com>; Jason Kossman <jasonk@mikekoenigconstruction.com>
Cc: Doug Kroes <doug.kroes@cedarcorp.com>; 'David Becker' <david@pros4technology.com>; Jen Keller <jen.keller@villageofjackson.com>; Brian Kober <brian.kober@villageofjackson.com>
Subject: Jackson Municipal Complex Addition Core Request

Pete and Jason,

Attached is a plan with the locations and sizes of cores needed for the door access cabling.

Let us know if you have any questions or concerns.

Thank you,

Kristopher Dressler, R.A.

Architect

Cedar Corporation

604 Wilson Avenue | Menomonie | WI | 54751

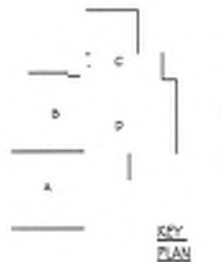
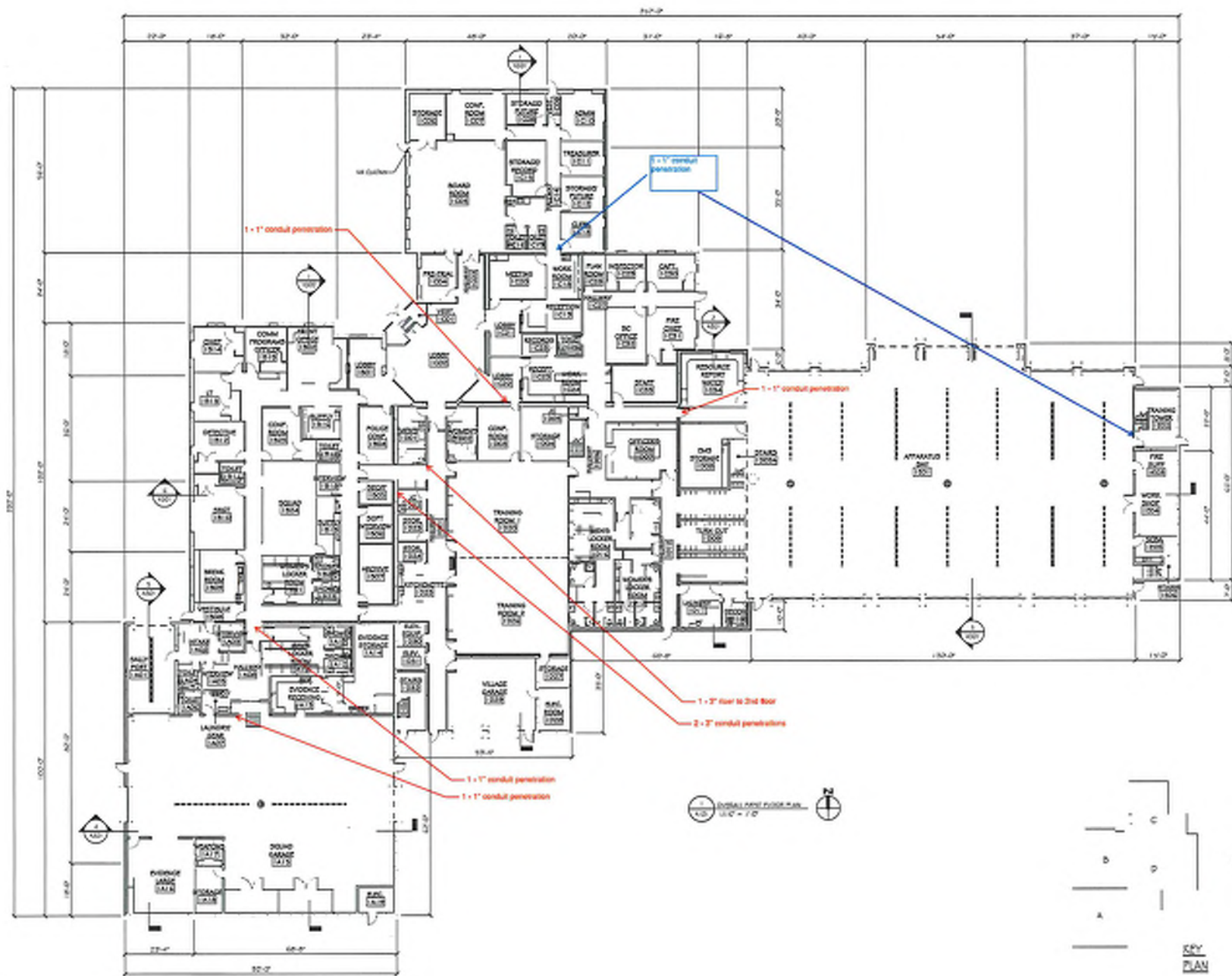
Office: 715-235-9081 | TF: 800-472-7372

kris.dressler@cedarcorp.com

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NO.	DATE	DESCRIPTION

PROJECT LOCATION
 PROJECT NO.
 PROJECT NAME
 PROJECT DESCRIPTION
 PROJECT OWNER
 PROJECT ARCHITECT
 PROJECT ENGINEER
 PROJECT CONSULTANT
 PROJECT SPECIALIST
 PROJECT SUBMITTER
 PROJECT REVIEWER
 PROJECT APPROVER
 PROJECT SIGNATURE
 PROJECT DATE

VILLAGE OF JACKSON
MUNICIPAL COMPLEX
STATE HWY 50
JACKSON, WI 53037
 JOB NO.
 DRAWN BY
 CHECKED BY
 DATE
 PROJECT
 CONSTRUCTION
OVERALL FIRST FLOOR PLAN
 SHEET NO.
A101



July 19, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #67: Door Access Cable Cores

Mike Koenig Construction Co. Inc. proposes to complete the added concrete coring per the following specifications.

- 7-2" Diameter holes in a precast wall
- 4 4" Diameter holes in precast wall
- - Wall thickness 12" or less
- - Protect both sides of wall
- - Pilot hole to ensure backside of wall is located and protected
- - move ceiling tile and mark coring locations prior to start
- - Remove all debris offsite

Labor and Material: \$ 4,302.00
Mark-up: \$ 215.00
Bond: \$ 91.00
DEDUCT: \$ 4,608.00

Please sign below to indicate your approval.



Owner Signature

7/20/2021

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager

☐ Owner ☒ Engineer
☐ Contractor ☐ Funding Agency

SECTION 00 63 49
WORK CHANGE DIRECTIVE

Work Change Directive No. 35

Date of Issuance:	June 20, 2021	Effective Date:	June 21, 2021
Owner:	Village of Jackson	Owner's Contract No:	B-20
Contractor:	Mike Koenig Construction Co.	Contractor's Project No:	
Engineer:	Cedar Corporation	Engineer's Project No:	J5789-002
Project:	Municipal Complex	Contract Name:	

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

Description:

Upgrade Apparatus Bay Vehicle Exhaust Ventilation System from commercial type system (as bid) to emergency vehicle system (Nederman System).

Attachments:

- 1) E-mail correspondence between A/E and Contractor dated between 4/13/21 and 5/18/21
- 2) Exhibit: Emergency Vehicle Exhaust System dated 5/17/21
- 3) Contractor's Cost Proposal, PCO #64 dated 7/12/21

Purpose for Work Change Directive:

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

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

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price \$ 12,681.00 [Increase] .
Contract Time 0 days [increase] [decrease].

Basis of estimated change in Contract Price:

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

RECOMMENDED:

AUTHORIZED BY:

RECEIVED:

By: [Signature]
Engineer (Authorized Signature)

By: [Signature]
Owner (Authorized Signature)

By: [Signature]
Contractor (Authorized Signature)

Title: Senior Construction Manager

Title: Director of Public Works

Title: PM

Date: 7/20/21

Date: 7/21/2021

Date: 7/21/21

Doug Kroes

From: Kristopher Dressler
Sent: Tuesday, May 18, 2021 11:29 AM
To: Pete Schmoll; Jeffery Mayer (jeffm@jhheating.com)
Cc: Mike Roller; Doug Kroes; Cory Scheidler
Subject: RE: Jackson Municipal Complex: Exhaust Ventilation System Meeting Schedule
Attachments: EXHIBIT Emergency Vehicle Exhaust 051721.pdf

Pete and Jeff,

Attached is an exhibit that indicates the desired emergency vehicle exhaust system for the Jackson Fire Department. They would like to see hose drops on tracks for all bays except the bay with the Ridge Runner, where they would like to see ductwork for future needs and would like to see 1270 with a full-length rail system.

As discussed, we would like to see the original bid cost, the proposed cost for the Nederman system, and a proposed cost for the equal Plymovent system.

Let us know if there is anything else you need from us or the Department.

Thank you,

Kristopher Dressler, R.A.

Architect
Cedar Corporation
604 Wilson Avenue | Menomonie | WI | 54751
Office: 715-235-9081 | TF: 800-472-7372
kris.dressler@cedarcorp.com
www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

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From: Cory Scheidler <cory.scheidler@cedarcorp.com>
Sent: Wednesday, April 14, 2021 9:20 AM
To: Pete Schmoll <petes@mikekoenigconstruction.com>; Doug Kroes <doug.kroes@cedarcorp.com>
Cc: Kristopher Dressler <kris.dressler@cedarcorp.com>; Jeffery Mayer (jeffm@jhheating.com) <jeffm@jhheating.com>; Mike Roller <miker@ibcengineering.com>
Subject: RE: Jackson Municipal Complex: Exhaust Ventilation System Meeting Schedule

I am available. I need to check with our mechanical engineer.

Cory Scheidler, A.I.A.

Director of Architecture
Cedar Corporation
604 Wilson Avenue | Menomonie | WI | 54751
Office: 715-235-9081 | TF: 800-472-7372 | Mobile: 715-556-3663
cory.scheidler@cedarcorp.com
www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

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From: Pete Schmoll <petes@mikekoenigconstruction.com>
Sent: Wednesday, April 14, 2021 6:29 AM
To: Doug Kroes <doug.kroes@cedarcorp.com>
Cc: Kristopher Dressler <kris.dressler@cedarcorp.com>; Cory Scheidler <cory.scheidler@cedarcorp.com>; Jeffery Mayer <jeffm@jhheating.com> <jeffm@jhheating.com>
Subject: RE: Jackson Municipal Complex: Exhaust Ventilation System Meeting Schedule

Doug,

I am copying Jeff from J&H on this.

All, please let me know if sometime Friday morning would work to have a conference call regarding this issue.

Thanks,

Pete Schmoll
Project Manager
Mike Koenig Construction Co. Inc.
Cell: 920-619-3150
Office: 920-457-0923
Email: petes@mikekoenigconstruction.com

From: Doug Kroes [<mailto:doug.kroes@cedarcorp.com>]
Sent: Tuesday, April 13, 2021 5:19 PM
To: Pete Schmoll <petes@mikekoenigconstruction.com>
Cc: Kristopher Dressler <kris.dressler@cedarcorp.com>; Cory Scheidler <cory.scheidler@cedarcorp.com>
Subject: Jackson Municipal Complex: Exhaust Ventilation System Meeting Schedule

Pete:

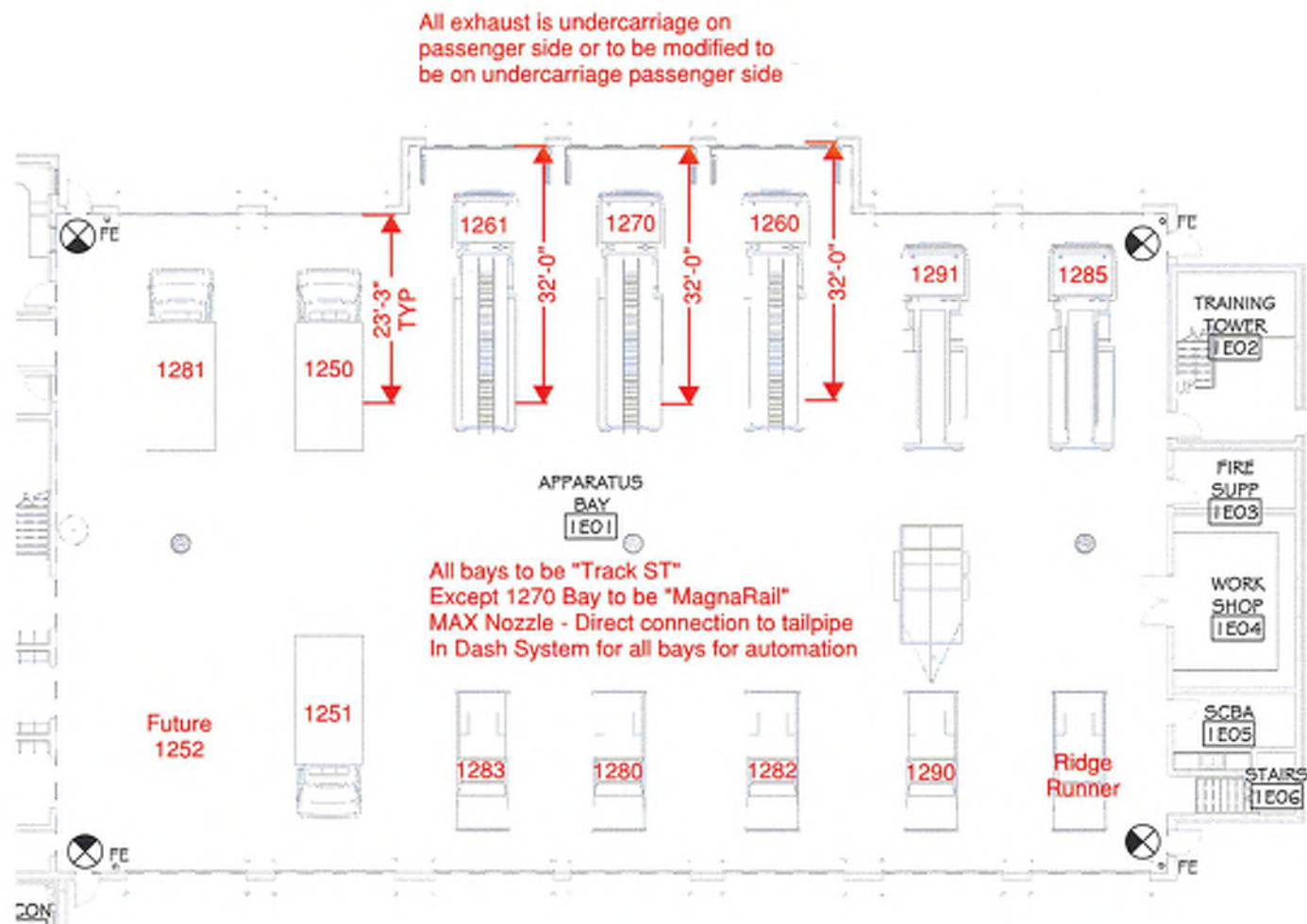
Previously you had a conversation with Cory Scheidler of our office in regard to scheduling a meeting to be attended by representatives of your office, our office and your HVAC subcontractor to discuss the exhaust ventilation system proposed for the apparatus bay. Just checking in to see if you've given this any thought. Please let us know at your earliest convenience.

Thanks for your assistance.

Doug Kroes
Senior Construction Manager
Cedar Corporation
W61 N497 Washington Avenue | Cedarburg | WI | 53012
Office: 262-204-2360 ext 1403 | TF: 800-472-7372
Cell: 920-246-6326
doug.kroes@cedarcorp.com
www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

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VILLAGE OF JACKSON
 MUNICIPAL COMPLEX
 EMERGENCY VEHICLE EXHAUST



engineering . architecture . environmental . surveying .
 landscape architecture . planning . economic development

800-472-7372
www.cedarcorp.com

PROJECT NO. J5789-002

DRAWN BY: K. DRESSLER

DATE: 5/17/21

SCALE: NTS



July 12, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #64: Vehicle Exhaust System

Mike Koenig Construction Co. Inc. proposes to supply labor, materials and equipment to upgrade the vehicle exhaust system per the following specifications.

Credit the existing Monoxivent Vehicle Exhaust System

Labor and materials to omit Monoxivent System as originally bid....	BASE BID: \$60,870.00
Labor and materials for exhaust fan and ducting install to date which will be used for either of the proposed systems.....	(-\$13,640.00)
	Base Bid Credit remaining (-\$47,230.00)

Alt #1 – Labor and materials to install Nederman System.....	\$72,710.00
	Total Base Bid Credit: (-\$60,870.00)
	Total Add for Alt #1 \$11,840.00

Labor and Material:	\$11,840.00
Mark-up: \$	592.00
Bond: \$	249.00

NET SUM OF: \$12,681.00 _____
Initial

Alt #2 – Labor and materials to install Plymovent System.....	\$79,005.00
	Total Base Bid Credit: (- \$60,870.00)
	Total Add for Alt #1 \$18,135.00

Labor and Material:	\$18,135.00
Mark-up: \$	907.00
Bond: \$	381.00

NET SUM OF: \$19,423.00 _____
Initial

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager

SECTION 00 63 49
WORK CHANGE DIRECTIVE

Work Change Directive No. 42

Date of Issuance:	July 27, 2021	Effective Date:	July 26, 2021
Owner:	Village of Jackson	Owner's Contract No:	B-20
Contractor:	Mike Koenig Construction Co.	Contractor's Project No:	
Engineer:	Cedar Corporation	Engineer's Project No:	J5789-002
Project:	Municipal Complex	Contract Name:	

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

Description:

Installation of Owner supplied IT data rack as requested by Owner. Advanced installation schedule desired due to the need for data cable terminations.

Attachments:

- 1) E-mail correspondence between Contractor and Owner dated 7/26/21
- 2) Contractor's Cost Proposal, PCO #62 dated 7/12/21

Purpose for Work Change Directive:

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

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

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price \$ 1,928.00 [Increase] .
Contract Time 0 days [increase] [decrease].

Basis of estimated change in Contract Price:

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

RECOMMENDED:

AUTHORIZED BY:

RECEIVED:

By: [Signature]
Engineer (Authorized Signature)

By: [Signature]
Owner (Authorized Signature)

By: [Signature]
Contractor (Authorized Signature)

Title: Senior Construction Manager

Title: Director of Public Works

Title: PM

Date: 7/27/21

Date: 7/28/2021

Date: 7/28/21

Doug Kroes

From: Brian Kober <brian.kober@villageofjackson.com>
Sent: Monday, July 26, 2021 3:33 PM
To: Pete Schmoll; Jason Kossman
Cc: Shaun Zaskowski; Doug Kroes; David Becker; Jen Keller
Subject: RE: Ladder tray and network racks
Attachments: PCO #62 Install Owner Supplied Data Rack.pdf

Pete/Jason,

Please find PCO #62 Install Owner Supplied Data Rack signed to proceed with the installation of the rack.

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

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

From: Pete Schmoll <petes@mikekoenigconstruction.com>
Sent: Monday, July 26, 2021 2:36 PM
To: Doug Kroes <doug.kroes@cedarcorp.com>
Cc: Shaun Zaskowski <shaun@empower-elec.com>; Jason Kossman <jasonk@mikekoenigconstruction.com>; Brian Kober <brian.kober@villageofjackson.com>
Subject: FW: Ladder tray and network racks

Doug,

I know you may have minimal involvement in this subject so if you are not able to help please pass this on.

Can you please get some direction on this ASAP. If Empower/Globalcom is to install the racking we will need a change order for this, which we previously provided and is attached.

Thanks,

Pete Schmoll
Project Manager
Mike Koenig Construction Co. Inc.
Cell: 920-619-3150
Office: 920-457-0923
Email: petes@mikekoenigconstruction.com

From: Derek DeMaa [<mailto:derek@pros4technology.com>]
Sent: Monday, July 26, 2021 1:37 PM

To: Shaun Zaskowski <shaun@empower-elec.com>

Cc: Doug Kroes <doug.kroes@cedarcorp.com>; Jason Kossman <jasonk@mikekoenigconstruction.com>; LaMarche, Kyle <KyleL@gctech.us>; Pete Schmoll <petes@mikekoenigconstruction.com>; Romano, Nick <NickR@gctech.us>

Subject: Re: Ladder tray and network racks

Shaun,

This is not part of our scope of work either as discussed in the same meeting your are referring to. The ladder tray is not installed just sitting there on site. We are just making Jason aware of what is on his job site for materials. Also so that Globalcom is aware of were the ladder tray is and it's status as this is likely their next step.

On Mon, Jul 26, 2021 at 1:27 PM Shaun Zaskowski <shaun@empower-elec.com> wrote:

Derek,

Do you have a date as to when the ladder tray is going to be completed?

As you all know its not part of my scope of work.

And we have a Mouth or long of terminations to make as discussed in our meeting a few weeks ago already.

Not sure how this is going to impact your schedule moving forward. But its still not completed?

If it needs to be added to our scope a CO needs to be approved.

Shaun Zaskowski

OWNER-PRESIDENT

EMPOWER ELECTRIC

2325 Parklawn Dr. Suite R

Waukesha, WI 53186

Office: 262-395-4313 ext. 102

Cell: 414-916-9157

Email: shaun@empower-elec.com

Web: www.empower-elec.com



--

Derek DeMaa
Lead Systems and Network Engineer
Pros 4 Technology, Inc.
818 East Clifford Street Plymouth, WI 53073
O: (920) 400-1279 D: (920) 283-1694
www.Pros4Technology.com



July 12, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #62: Install Owner Supplied Data Rack

Mike Koenig Construction Co. Inc. proposes to supply labor, materials and equipment to install the owner supplied data rack per the following specifications.

- Labor to install owner supplied Data Ladder Rack

Labor and Material: \$ 1,800.00
Mark-up: \$ 90.00
Bond: \$ 38.00
NET SUM OF: \$1,928.00

Please sign below to indicate your approval.



Owner Signature

7/26/2021
Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager



Taking the lead in Washington County.

MEMO

TO: Mike Schwab, Village President; Board of Trustees

FROM: Jen Keller, Village Administrator

RE: Municipal Complex – Schmahl Plaque

DATE: August 6, 2021

Attached you will find a rendering of a proposed plaque to be mounted to the west wall in the hallway leading to the Village Board Room in the Municipal Complex.

Request Process

In July, staff requested Miller Monument provide a design and quote for a plaque honoring Reuben J. Schmahl. The request included specific text and asked that the sizing of the object be compatible with the dimension of the vacant westerly wall in the brick hallway leading to the Village Board Room.

Proposals

The quote received includes the option to purchase a 22" x 12" plaque made of bronze or aluminum. The bronze plaque would cost \$1,255.00. The aluminum plaque with aluminum finish would cost \$770.00. Both options include a lifetime warranty as the object will be installed indoors.

Recommendation

Staff recommend the purchase of the bronze plaque to mimic the same medium chosen for the Municipal Complex Plaque which has been designed and ordered through the contractor. Funding for this purchase is available via unspent project funds, which require additional owner approvals as they were not included in the contract for the building.

N168 W20733
Main Street
Jackson, WI 53037
Phone: 262-677-9001
Fax: 262-677-1710

Mailing Address:
P.O. Box 637

www.villageofjackson.com



P.O. Box 411 | N168 W20666 Main St. | Jackson, WI 53037 | 262-677-4884

**Pricing for the Village of Jackson Schmahl Plaque
August 8, 2021**

VILLAGE OF JACKSON SCHMAHL PLAQUE #3

20x12 Bronze Plaque	\$1,225.00
20x12 Aluminum Plaque (Aluminum Finish)	\$770.00

Sales Tax is applicable unless exempt. Does not include installation.

Please let me know if you have any questions or changes!

Thank you for giving us the opportunity to serve you.

Most sincerely,

Alaina Pipkorn

THE CREAM CITY BRICK LINING THE VILLAGE CHAMBERS HALLWAY WAS RE-PURPOSED FROM THE ORIGINAL FARMHOUSE BUILT ON THIS SITE IN 1866 BY THE SCHMAHL FAMILY, WHO FARMED AND NURTURED THIS PROPERTY FOR OVER 122 YEARS.

REUBEN J. SCHMAHL (1914-2012) WAS ACTIVELY INVOLVED IN THE BETTERMENT OF JACKSON AND WASHINGTON COUNTY. IN ADDITION TO OPERATING THE FAMILY FARM AT THIS LOCATION, HE SERVED THE COMMUNITY IN MANY SIGNIFICANT WAYS:

30 YEARS ON THE JACKSON VOLUNTEER FIRE DEPARTMENT,
44 YEARS AS TOWN OF JACKSON SUPERVISOR,
20 YEARS AS JACKSON SCHOOL BOARD TREASURER,
30 YEARS AS BANK OF JACKSON DIRECTOR AND CHAIRMAN,
28 YEARS AS A DIRECTOR OF ST. JOSEPH'S HOSPITAL, AND
45 YEARS ON THE WASHINGTON COUNTY BOARD OF SUPERVISOR, 22 YEARS AS ITS CHAIR.

THE VILLAGE OF JACKSON EXTENDS ITS GRATITUDE TO THE FAMILY OF REUBEN J. SCHMAHL FOR THEIR PART IN MAKING THIS SITE AVAILABLE FOR ITS MUNICIPAL BUILDING.

IT IS APPROPRIATE THAT HIS LEGACY OF SERVICE BE HONORED IN THE VILLAGE OF JACKSON BY THOSE WHO CONTINUE TO SERVE HERE.





STORE #3598
5101 MENARD DR
EAU CLAIRE WI 54703
715-876-4017
715-876-2868

How to Recall a Saved Design

IN STORE: Take this packet to the U Create™ self service kiosk in the Cabinet & Appliances Department at any Menards® store.

AT HOME: Go to Menards.com and search U Create™

1. Login to your account and select search saved designs to pull up your saved design or select search saved designs and enter the Design #.
2. Select up to two of the options that appear on the screen or select estimate summary to make changes to your design.
3. If ready to purchase follow the steps below for Purchasing at the Store or place item into cart if purchasing online. (follow online check out procedures)

How to Purchase at the Store

1. Follow steps above for Recalling a Saved Design.
2. Select to print your Purchasing Documents.
3. Print your order by selecting TAKE HOME TODAY or TAKE HOME LATER.

Design #: 314959452021

Estimated Price: \$5,088.59*

*Today's estimated price, future price may go up or down. Tax, labor, and delivery not included. Countertop, cabinet hardware, appliances, plumbing fixtures structures, flooring, lighting, and wall decor are sold separately and not included in the price.

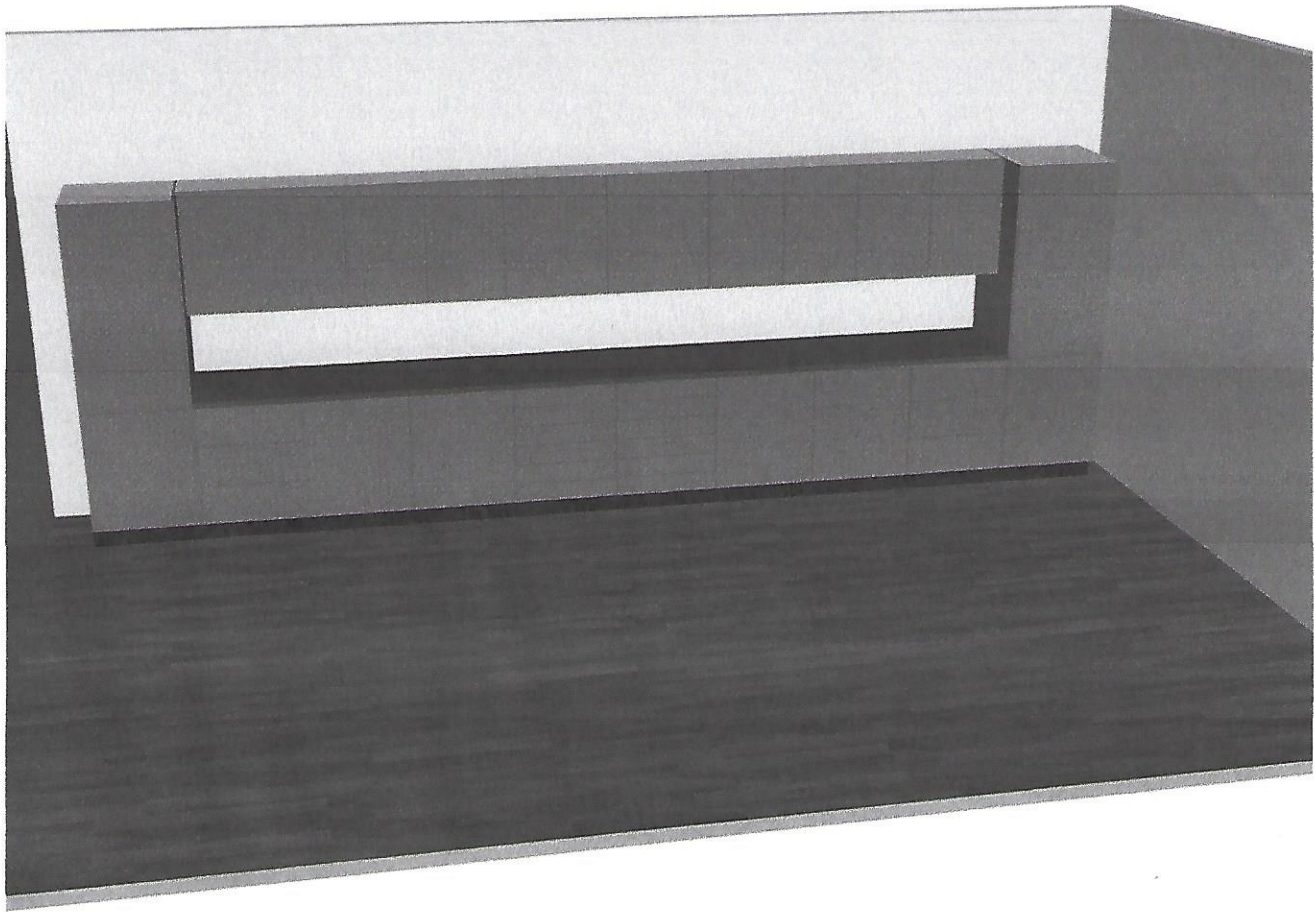
Cabinet Style:

Diamond Plate - Red

KLĚARVŮE™
CABINETS
GARAGE



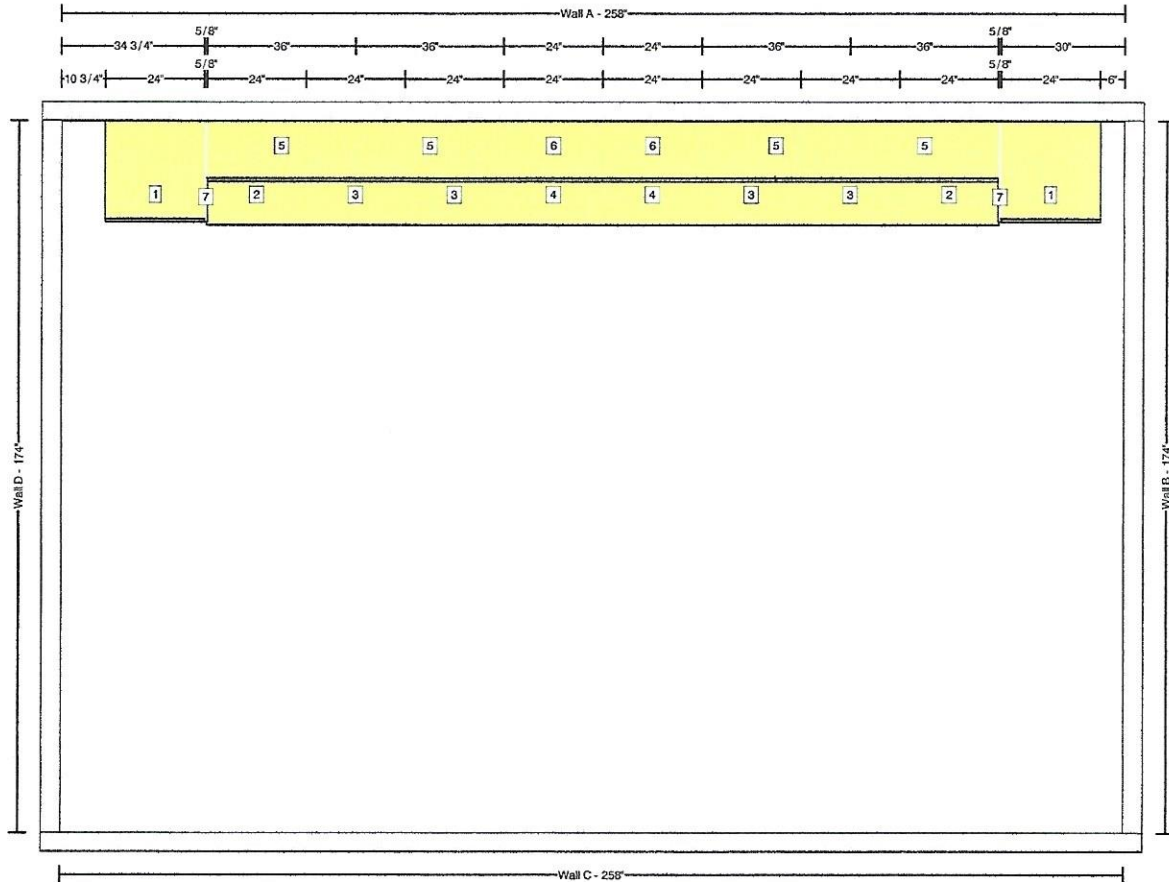
Workshop 1



Note: This 3D rendering is meant to represent the general appearance of the design. Actual design may vary from what is pictured. Color shows approximate tone. Color of actual product will vary from what is pictured due to differences in printing and resolution.

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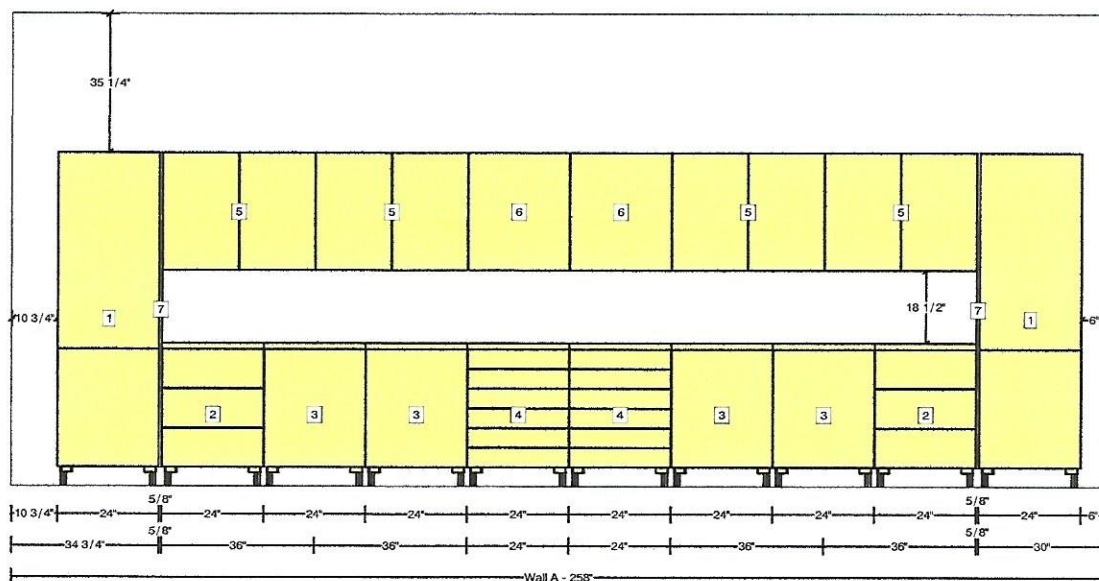
Workshop 1



All measurements have been provided by the guest. Menards™ is not responsible for any errors in dimensions. Verify the accuracy of all dimensions prior to purchase.

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Workshop 1



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Items For Installation -

Base 1 - You have selected 2 of these at a price of \$550.62, for a total of \$1,101.24.



Model: TTD2I4A2480 W24"xD24"xH80"

SKU	Description	Each	Total
4783854	KLĚARVŮE Cabinetry™ 155-Degree Cabinet Hinge - 2 pk	3	6
4780144	KLĚARVŮE Cabinetry® 80"H x 24"D Tall Cabinet Side Wall	2	4
4780180	KLĚARVŮE Cabinetry® 24"W x 24"D Tall Components	1	2
4783522	KLĚARVŮE Cabinetry® 24"W x 24"D Shelves - 2 pk	1	2
4783810	KLĚARVŮE Cabinetry™ 24"W x 24"D Short (Low) Drawer Kit	4	8
4783654	KLĚARVŮE Cabinetry® 24"W Interior Drawer Front	4	8
4783004	KLĚARVŮE Cabinetry® 24" W x 30" H Red Diamond Plate Melamine Slab Cabine	1	2
4783006	KLĚARVŮE Cabinetry® 24" W x 50" H Red Diamond Plate Melamine Slab Cabine	1	2

Base 2 - You have selected 2 of these at a price of \$351.65, for a total of \$703.30.



Model: BDR3I124 W24"xD24"xH30"

SKU	Description	Each	Total
4780040	KLĚARVŮE Cabinetry® 24"W x 24"D x 30"H Base Cabinet - Box Only	1	2
4783810	KLĚARVŮE Cabinetry™ 24"W x 24"D Short (Low) Drawer Kit	2	4
4783820	KLĚARVŮE Cabinetry™ 24"W x 24"D Medium Drawer Kit	2	4
4783654	KLĚARVŮE Cabinetry® 24"W Interior Drawer Front	1	2
4783010	KLĚARVŮE Cabinetry® 24" W x 10" H Red Diamond Plate Melamine Slab Drawer	3	6

Base 3 - You have selected 4 of these at a price of \$324.34, for a total of \$1,297.36.



Model: BD1I324 W24"xD24"xH30"

SKU	Description	Each	Total
4783854	KLĚARVŮE Cabinetry™ 155-Degree Cabinet Hinge - 2 pk	1	4
4780040	KLĚARVŮE Cabinetry® 24"W x 24"D x 30"H Base Cabinet - Box Only	1	4
4783810	KLĚARVŮE Cabinetry™ 24"W x 24"D Short (Low) Drawer Kit	3	12
4783654	KLĚARVŮE Cabinetry® 24"W Interior Drawer Front	3	12
4783004	KLĚARVŮE Cabinetry® 24" W x 30" H Red Diamond Plate Melamine Slab Cabine	1	4

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Items For Installation -

Base 4 - You have selected 2 of these at a price of \$481.38, for a total of \$962.76.

Model: BDR624 W24"xD24"xH30"

SKU	Description	Each	Total
4780040	KLĚARVĚ Cabinetry® 24"W x 24"D x 30"H Base Cabinet - Box Only	1	2
4783810	KLĚARVĚ Cabinetry™ 24"W x 24"D Short (Low) Drawer Kit	6	12
4783008	KLĚARVĚ Cabinetry® 24" W x 5" H Red Diamond Plate Melamine Slab Drawer	6	12

Wall 5 - You have selected 4 of these at a price of \$152.72, for a total of \$610.88.

Model: WD23630 W36"xD14"xH30"

SKU	Description	Each	Total
4783852	KLĚARVĚ Cabinetry™ 110-Degree Cabinet Hinge - 2 pk	2	8
4780066	KLĚARVĚ Cabinetry® 36"W x 14"D x 30"H Wall Cabinet - Box Only	1	4
4783512	KLĚARVĚ Cabinetry® 36"W x 14"D Shelves - 2 pk	1	4
4783000	KLĚARVĚ Cabinetry® 18" W x 30" H Red Diamond Plate Melamine Slab Cabine	2	8

Wall 6 - You have selected 2 of these at a price of \$114.91, for a total of \$229.82.

Model: WD12430 W24"xD14"xH30"

SKU	Description	Each	Total
4783852	KLĚARVĚ Cabinetry™ 110-Degree Cabinet Hinge - 2 pk	1	2
4780036	KLĚARVĚ Cabinetry® 24"W x 14"D x 30"H Wall Cabinet - Box Only	1	2
4783508	KLĚARVĚ Cabinetry® 24"W x 14"D Shelves - 2 pk	1	2
4783004	KLĚARVĚ Cabinetry® 24" W x 30" H Red Diamond Plate Melamine Slab Cabine	1	2

Cover Panel 7 - You have selected 2 of these at a price of \$41.99, for a total of \$83.98.

SKU	Description	Each	Total
4783414	KLĚARVĚ Cabinetry® 5/8" W x 24" D x 80" H Red Diamond Plate Cover Panel	1	2

Other Hardware Required For Installation -

Screw - You have selected 2 of these at a price of \$7.99, for a total of \$15.98.

SKU	Description	Each	Total
2300285	Grip Fast® #10 x 3" Star Drive KLĚARVĚ Gray Pancake Head Cabinet Screws -	1	2

This is an estim

ite.

The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIED ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

Other Hardware Required For Installation -

Cabinet Connectors - You have selected 5 of these at a price of \$5.26, for a total of \$26.30.



SKU	Description	Each	Total
4783872	KLĚARVŮE Cabinetry™ Cabinet Connector Bolts - 12 pack	1	5

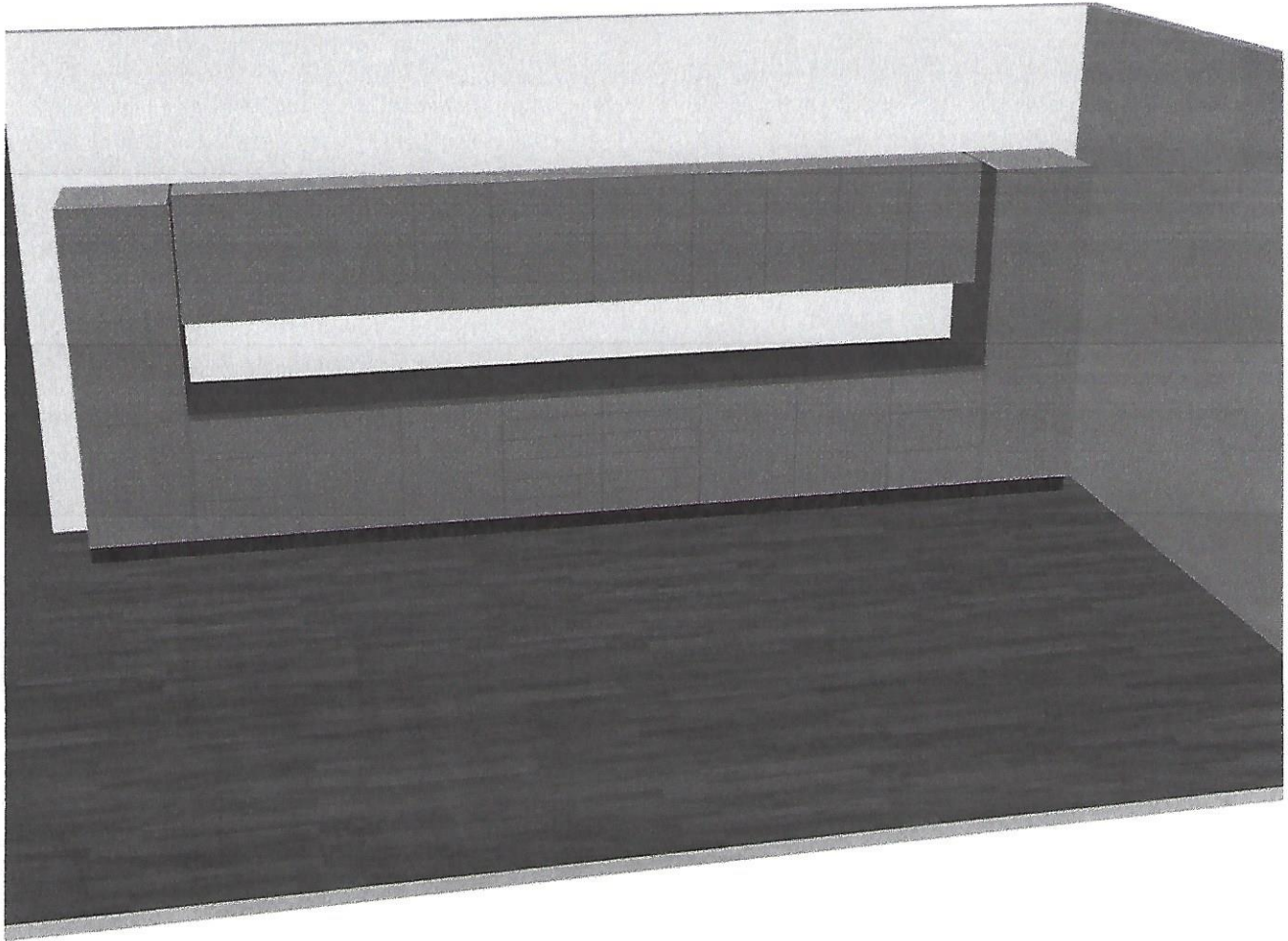
Optional Accessories -

ToeKick - You have selected 3 of these at a price of \$18.99, for a total of \$56.97.



SKU	Description	Each	Total
4783470	KLĚARVŮE Cabinetry® 96" Toe Kick Garage	1	3

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIED ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

Workshop 1

Note: This 3D rendering is meant to represent the general appearance of the design. Actual design may vary from what is pictured. Color shows approximate tone. Color of actual product will vary from what is pictured due to differences in printing and resolution.

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIED ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.



Village of Jackson Scope of Services for Housing Development Assistance

The following is an outline of a four-phase approach to establishing goals for the development of the Spruce Street area with one or more forms of housing, recruiting a developer(s), and executing the project. The work would be led by VANDEWALLE & ASSOCIATES working in close coordination with Village staff and Village Board. Work on Phase 1 would begin immediately upon approval by the Village Board and performed for a fixed fee of \$9,750. General time frames are listed for each of the following phases, but the level of effort required for each phase will be somewhat dependent upon the outcome of the phase that precedes it making difficult to determine specific costs. However, we expect the costs of Phases 2 and 3 to be similar to Phase 1. Phase 3 would be likely be performed on a time and materials basis during the buildout of the project. The cost of all proposed work is TIF-eligible.

Phase 1: Housing Development Goals (60 days)

The process will start with an understanding of housing needs in the area, the capacity of the land, and establishment of the primary goals the Village Board desires to address through development.

- Review soon-to-be-released Washington County housing study being prepared by EDWC
- Conduct demographic analysis of the Village of Jackson
- Summarize housing needs in the area and Village
- Conduct site analysis
- Prepare three schematic yield plans
 - Mix of unit types
 - Primary circulation
 - Infrastructure needs and rough costs
 - Rough projection of taxable value
- Identify potential sources to support housing and supporting infrastructure
- Present findings of all the above to the Village Board and facilitate a discussion to establish goals for site development
- Determine preferred approach for recruiting developers
- Document the agreed upon goals

Phase 2: Developer Recruitment (90-120 days)

The options and preferred method for recruiting developers will be determined by the Village in Phase 1. This may include preparation and wide distribution of a formal Request for Qualification (RFQ) using VANDEWALLE & ASSOCIATES' extensive database of housing developers in Wisconsin and the Midwest, limited (i.e., more local) distribution of an RFQ, or informal contacts with select developers to determine interest. Whatever method is chosen, the goal will be to find a developer that can execute on the goals as established by the Village. Note that if a variety of housing types is desired (e.g., single family homes, townhouses, apartment buildings), there may be more than one developer needed to execute the project.

Phase 3: Developer Negotiations (60-90 days)

Following selection of a preferred developer(s), VANDEWALLE & ASSOCIATES will work with Village staff and the Board to negotiate a Development Agreement that specifies the responsibilities of the developer and the types and levels of assistance to be provided by the Village and/or other government entities.

- Refine the developer's proposed plan
- Determine the infrastructure and other public facilities needed to support the project
- Identify funding gaps in the developer's pro forma requiring assistance
- Match potential funding sources to identified gaps and negotiate terms with developer
- Prepare development phasing schedule
- Prepare a Term Sheet outlining developer and Village responsibilities
- Village Board and developer acceptance of the Term Sheet
- Prepare a Development Agreement
- Village Board and developer execution of the Development Agreement

Phase 4: Implementation (1-3 years)

The Development Agreement will establish a process for the developers(s) and Village to follow to complete planning and financing, and construct and complete the process. This includes assigning the correct zoning and approving detailed site and engineering plans, the developer obtaining a financing commitment from a bank, the Village obtaining grant funds and/or potentially issuing bonds, hiring contractors, etc. Depending on the agreement with the developer, the Village or the developer may be responsible for constructing the infrastructure, the timing of which will need to be coordinated with the developer's construction of the units. Further, development may occur in more than phase over a period of a few years. VANDEWALLE & ASSOCIATES has extensive experience in assisting communities execute complex projects with private developers and would guide the Village through the process to ensure both the Village and the developer are meeting their commitments and resolving issues as they may arise.

MEMORANDUM

TO: Jen Keller, Administrator – Village of Jackson
Village of Jackson President & Board

FROM: Philip Cosson, Senior Municipal Advisor, Ehlers
Jonathan Schatz, Financial Specialist, Ehlers

DATE: July 23, 2021

SUBJECT: Vandewalle & Associates - TID 7 Housing Study

We are providing this memorandum to the Village in support of the Vandewalle Housing Development Assistance scope of services for TID 7. When TID 7 was created in June of 2019, it was anticipated that the southern ½ of the TID would help fill the Village's ongoing housing needs. Now that Spruce Street has been constructed, the Village is in position to work with a consultant to assist the Village in establishing the housing goals of the Village and then implement those goals in conjunction with the EDWC housing study, which is expected to be released soon.

It should be noted that TID 7 was created as mixed-use TID. Which means that no more than 35% of the 52.32-acre TID can be used for newly platted residential development. That equates to 18.312 acres of newly platted residential. Additionally, the newly platted residential development must have a density of a minimum of 3 units per acre or greater. So, the minimum number of housing units required to be built on the 18 acres is 55 (excluding public infrastructure). The proposed housing study will enable the Village to better determine the type and mix of housing developments that would align with the housing goals of the Village, while still meeting the TID requirements.

We have worked with Vandewalle on projects over many years and feel they would be a good fit for the Village and this project.

Please feel free to contact us if you have additional questions.

June 11, 2019

Project Plan for the Creation of Tax Incremental District No. 7



Organizational Joint Review Board Meeting Held:	May 23, 2019
Public Hearing Held:	May 23, 2019
Consideration for Approval by Plan Commission:	May 23, 2019
Consideration for Adoption by Village Board:	June 11, 2019
Consideration for Approval by the Joint Review Board:	June 25, 2019

Tax Incremental District No. 7 Creation Project Plan

Village of Jackson Officials

Village Board

Mike Schwab
Brian Emmrich
John Kruepke
Gary Malcolm
Debra Kurtz
Jack Lippold
Donald Olson

Village President
Trustee
Trustee
Trustee
Trustee
Trustee
Trustee

Village Staff

Jilline Dobratz
John M. Walther
John St. Peter

Village Clerk - Treasurer
Village Administrator
Village Attorney

Plan Commission

Mike Schwab
Keith Berben
Brian Emmrich
Dan Herro

John Kruepke
Dan Reik
Jon Weil

Joint Review Board

Mike Schwab
Ethan Hollenberger
Laurie Barz
Andy Sarnow
Brian Heckendorf

Village Representative
Washington County
Moraine Park Technical College District
West Bend School District
Public Member

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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 7 (the “TID” or “District”) is proposed to be created by the Village of Jackson (“Village”) as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The Village anticipates making total project expenditures of approximately \$2,705,000 not including interest expense, to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Village Board (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed with G.O. debt issued by the Village, however, the Village may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the Village, or provide other advantages as determined by the Village Board. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the Village projects that additional land and improvements value of approximately \$29M will be created as a result of new development, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate enough tax increments to recover all project costs by the year 2029; 10 years earlier than the 20-year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village.** In making this determination, the Village has considered the following information:
 - The sites proposed for development have remained vacant for due to a lack of adequate infrastructure and past ownership. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the Village that the use of Tax

Incremental Financing (“TIF”) will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the Village.

- To make the areas included within the District suitable for development, the Village will need to make a substantial investment to pay for the costs of: installation of utilities; installation of streets and related streetscape items; development incentive payments, and other associated costs. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the Village has determined that development of the area will not occur solely as a result of private investment. Accordingly, the Village finds that absent the use of TIF, development of the area is unlikely to occur.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the Village has considered the following information:
- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
 - The development expected to occur will generate both housing opportunities for workers and new jobs over the life of the District.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
- If approved, the District’s creation would become effective for valuation purposes as of January 1, 2019. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2019 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the Village reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.
4. Not less than 50% by area of the real property within the District is suitable for a combination of commercial and residential uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed for newly platted residential development comprise 34.59% (and in no event will exceed 35%) by area of the real property within the District. Any project costs related to newly platted residential development are eligible

expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

5. Based upon the findings, as stated above, the District is declared to be a mixed-use District based on the identification and classification of the property included within the District.
6. The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Project Plan for the District in the Village is feasible and is in conformity with the master plan of the Village.

SECTION 2: Type and General Description of District

The District is being created by the Village under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a “Mixed Use District” based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of commercial and residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise 34.59% of the area of the District. To the extent that project costs will be incurred by the Village for newly platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The Village intends that TIF will be used to assure that a combination of commercial and residential occurs within the District consistent with the Village’s development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the Village. The project costs included in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be a mixed-use District based on the identification and classification of the property included within the district.

SECTION 3: Preliminary Map of Proposed District Boundary



Washington County GIS



Project Plan TID No. 7 Creation
Submitted by Ehlers

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SECTION 6: Equalized Value Test

The following calculations demonstrate that the Village is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$48,574,200. This value is less than the maximum of \$82,08,024 in equalized value that is permitted for the Village of Jackson. The Village is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

Village of Jackson, Wisconsin				
Tax Increment District # 7				
Valuation Test Compliance Calculation				
District Creation Date	1/1/2019			
	Valuation Data Currently Available 2018	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	683,400,200			683,400,200
12% Test	82,008,024			82,008,024
Increment of Existing TIDs				
TID #4	42,098,300			42,098,300
TID #5	6,475,900			6,475,900
				0
				0
				0
				0
Total Existing Increment	48,574,200			48,574,200
Projected Base of New or Amended District	4,997,100			4,997,100
Less Value of Any Underlying TID Parcels	0			0
Total Value Subject to 12% Test	53,571,300			53,571,300
Compliance	PASS			PASS

SECTION 7:

Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the Village expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

In order to promote and facilitate development and/or redevelopment the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the Village intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development to occur, the Village may need to construct streets, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of

brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District:

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees in connection with the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

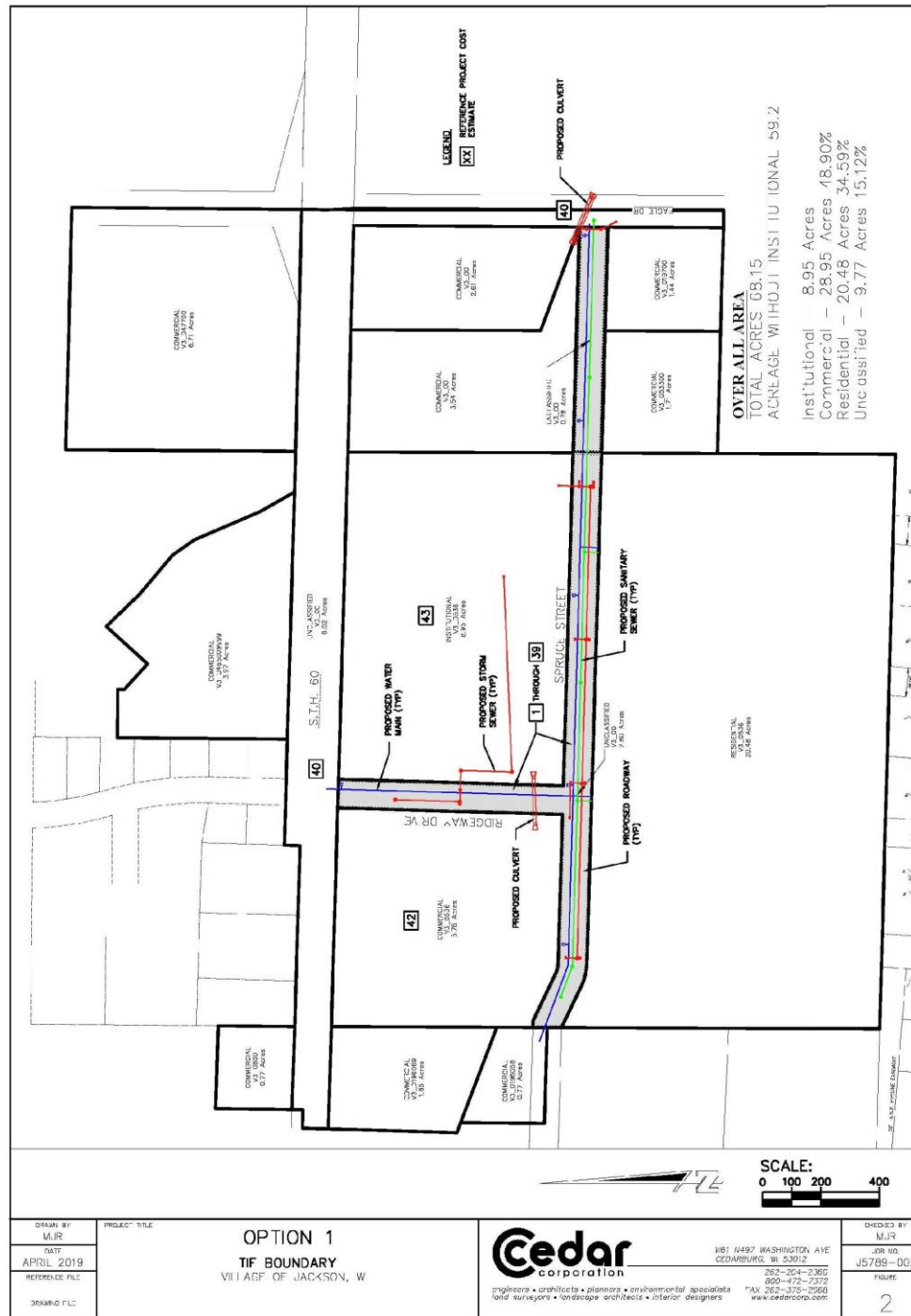
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the Village for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted here from and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The Village reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8: Map Showing Proposed Improvements and Uses



SECTION 9: Detailed List of Project Costs

All costs are based on 2019 prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2019 and the time of construction. The Village also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

Proposed TIF Project Cost Estimates

Village of Jackson, Wisconsin			
Tax Increment District # 7			
Estimated Project List			
Project ID	Project Name/Type	Phase I 2019	Phase II 2020
Total (Note 1)			
Sanitary Sewer			
1	8" Sanitary Sewer	185,100	185,100
2	Sanitary Manhole (6 units)	27,000	27,000
3	6" Sanitary Lateral	25,410	25,410
Water Main			
4	8" Water Main	203,040	203,040
5	Hydrant Assembly	36,000	36,000
6	8" Gate Valve	31,500	31,500
7	6" Water Service	1,610	1,610
8	6" Gate Valve	2,000	2,000
9	1 1/4" Water Service	25,980	25,980
10	1 1/4" Water Service Fittings	6,600	6,600
Storm Sewer			
11	43" x 68" HRCF Culvert Pipe	39,000	39,000
12	43" x 68" Apron Endwall	7,000	7,000
13	34" x 53" HRCF Culvert Pipe	66,300	66,300
14	34" x 53" Apron Endwall	11,200	11,200
15	36" CMP Culvert Extension	11,520	11,520
16	36" Apron Endwall	1,200	1,200
17	27" Storm Sewer	10,530	10,530
18	27" Apron Endwall	1,000	1,000
19	24" Storm Sewer	51,525	51,525
20	18" Storm Sewer	31,980	31,980
21	18" Apron Endwall	600	600
22	15" Storm Sewer	2,040	2,040
23	12" Storm Sewer	27,995	27,995
24	6" Storm Sewer Lateral	9,990	9,990
25	Catch Basins	32,500	32,500
26	Rip Rap	2,100	2,100
27	Storm Water Infiltration Basin	50,000	50,000
28	48" Storm Sewer Manhole	24,000	24,000
Roadway			
29	Unclassified Excavation	260,000	260,000
30	Crushed Aggregate Base Course	85,500	85,500
31	Asphaltic Concrete Pavement (5")	210,000	210,000
32	Curb & Gutter	104,200	104,200
33	Landscape Restoration	37,500	37,500
34	Silt Fence	19,750	19,750
35	Excavation Below Subgrade	30,000	30,000
36	Backfill For Excavation Below Subgrade	60,000	60,000
37	Sidewalk (5")	123,000	123,000
38	Handicap Ramps	4,000	4,000
39	Aggregate Tracking Pad	10,000	10,000
40	Traffic Control	20,000	20,000
Other			
42	Property Relocation	200,000	200,000
43	Removal of Old Infrastructure	100,000	100,000
44	Professional Services	25,000	25,000
44	Engineering, Legal, Admin	340,000	340,000
45	Contingencies	151,330	151,330
Total Projects		325,000	2,380,000
			2,705,000
Notes:			
Note 1 Project costs are estimates and are subject to modification			

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The Village expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the Village may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The Village may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the Village has a G.O. debt limit of \$34,170,010, of which \$25,075,069 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The Village may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the Village and, therefore, do not count against the Village’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The Village has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the Village. Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the Village and therefore do not count against the Village's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Special Assessment "B" Bonds

The Village has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the Village determines that special assessments are appropriate, the Village can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the Village's statutory borrowing capacity. If special assessments are levied, the Village must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the Village and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The Village reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

Village of Jackson, Wisconsin Tax Increment District # 7 Estimated Financing Plan			
	State Trust Fund Loan 2019	G.O. Promissory Note 2020	Totals
Projects			
Phase I Projects ¹	325,000		325,000
Phase II Projects ¹		2,380,000	2,380,000
Total Project Funds	325,000	2,380,000	2,705,000
Estimated Finance Related Expenses			
Municipal Advisor	7,500	23,700	
Bond Counsel		11,000	
Rating Agency Fee		12,500	
Paying Agent		850	
Underwriter Discount	10.00	27,300	
Capitalized Interest		290,542	
Total Financing Required	332,500	2,745,892	
Estimated Interest		0.25%	(2,975)
Assumed spend down (months)		6	
Rounding	2,500	(12,917)	
Net Issue Size	335,000	2,730,000	3,065,000
Notes:			
¹ Project list from Village as of 5/14/2019			

Development Assumptions

Village of Jackson, Wisconsin									
Tax Increment District # 7									
Development Assumptions									
Construction Year		Actual	Single-family Residential ¹	Multi-family Residential ¹	Commercial ²	Annual Total	Construction Year		
1	2019					0	2019	1	
2	2020		2,000,000	1,000,000		3,000,000	2020	2	
3	2021		2,000,000	1,500,000		3,500,000	2021	3	
4	2022		2,000,000	1,500,000	300,000	3,800,000	2022	4	
5	2023		3,000,000	2,500,000		5,500,000	2023	5	
6	2024		3,000,000	2,500,000	300,000	5,800,000	2024	6	
7	2025		2,748,000	2,810,800		5,558,800	2025	7	
8	2026				300,000	300,000	2026	8	
9	2027					0	2027	9	
10	2028				300,000	300,000	2028	10	
11	2029					0	2029	11	
12	2030				300,000	300,000	2030	12	
13	2031					0	2031	13	
14	2032				300,000	300,000	2032	14	
15	2033					0	2033	15	
16	2034				300,000	300,000	2034	16	
17	2035					0	2035	17	
18	2036				300,000	300,000	2036	18	
19	2037					0	2037	19	
20	2038					0	2038	20	
Totals		0	14,748,000	11,810,800	2,400,000	28,958,800			

Notes:
¹ Assumes 20.48 acres of residential development; 12.29 acres of single family residential development at \$300,000 per home and 8.19 acres of multi-family residential development at \$110,000 per unit.
² Assumes 28.95 acres of commercial development at \$300,000 every 2 years through 2034

Increment Revenue Projections

Village of Jackson, Wisconsin Tax Increment District # 7 Tax Increment Projection Worksheet										
Type of District	Mixed Use			Base Value	5,286,258					
District Creation Date	January 1, 2019			Appreciation Factor	0.50%		Apply to Base Value			
Valuation Date	Jan 1, 2019			Base Tax Rate	\$20.00					
Max Life (Years)	20			Rate Adjustment Factor						
Expenditure Period/Termination	15 1/1/2034									
Revenue Periods/Final Year	20 2040									
Extension Eligibility/Years	Yes 3			Tax Exempt Discount Rate						
Eligible Recipient District	No			Taxable Discount Rate	1.50%					

	Construction		Valuation		Inflation		Total		Revenue		Tax Rate	Tax Increment	Tax Exempt	Taxable NPV
	Year	Value Added	Year		Increment	Increment	Year		NPV Calculation	Calculation				
1	2019	0	2020		0	0	2021		\$20.00		0	0	0	
2	2020	3,000,000	2021		0	3,000,000	2022		\$20.00		60,000	60,000	56,531	
3	2021	3,500,000	2022		15,000	6,515,000	2023		\$20.00		130,300	190,300	177,483	
4	2022	3,800,000	2023		32,575	10,347,575	2024		\$20.00		206,952	397,252	366,749	
5	2023	5,500,000	2024		51,738	15,899,313	2025		\$20.00		317,986	715,238	653,263	
6	2024	5,800,000	2025		79,497	21,778,809	2026		\$20.00		435,576	1,150,814	1,039,929	
7	2025	5,558,800	2026		108,894	27,446,503	2027		\$20.00		548,930	1,699,744	1,520,019	
8	2026	300,000	2027		137,233	27,883,736	2028		\$20.00		557,675	2,257,419	2,000,549	
9	2027	0	2028		139,419	28,023,155	2029		\$20.00		560,463	2,817,882	2,476,345	
10	2028	300,000	2029		140,116	28,463,270	2030		\$20.00		569,265	3,387,147	2,952,471	
11	2029	0	2030		142,316	28,605,587	2031		\$20.00		572,112	3,959,259	3,423,907	
12	2030	300,000	2031		143,028	29,048,615	2032		\$20.00		580,972	4,540,231	3,895,569	
13	2031	0	2032		145,243	29,193,858	2033		\$20.00		583,877	5,124,108	4,362,584	
14	2032	300,000	2033		145,969	29,639,827	2034		\$20.00		592,797	5,716,905	4,829,726	
15	2033	0	2034		148,199	29,788,026	2035		\$20.00		595,761	6,312,665	5,292,266	
16	2034	300,000	2035		148,940	30,236,966	2036		\$20.00		604,739	6,917,405	5,754,838	
17	2035	0	2036		151,185	30,388,151	2037		\$20.00		607,763	7,525,168	6,212,853	
18	2036	300,000	2037		151,941	30,840,092	2038		\$20.00		616,802	8,141,970	6,670,810	
19	2037	0	2038		154,200	30,994,292	2039		\$20.00		619,886	8,761,856	7,124,255	
20	2038	0	2039		154,971	31,149,264	2040		\$20.00		622,985	9,384,841	7,573,233	
Totals		28,958,800			2,190,464			Future Value of Increment			9,384,841			

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

Village of Jackson, Wisconsin																		
Tax Increment District # 7																		
Cash Flow Projection																		
Year	Projected Revenues				Expenditures										Balances			Year
	Tax Increments	Interest Earnings at 0.25%	Capitalized Interest	Total Revenues	State Trust Fund Loan 335,000			G.O. Promissory Note 2,730,000			Developer Incentives Admin. + 2%			Total Expenditures	Principal			
					Dated Date:	09/01/19		Dated Date:	03/01/20						Other	Annual	Cumulative	
2019				0										0	0	0	335,000	2019
2020				0										0	0	0	3,065,000	2020
2021	0		140,898	140,898		4.25%	14,238		4.25%	126,661				140,898	(0)	(0)	3,065,000	2021
2022	60,000	(0)	104,519	164,519	10,000	4.25%	14,025	25,000	4.25%	115,494				164,519	0	0	3,030,000	2022
2023	130,300	0	45,125	175,425	15,000	4.25%	13,494	25,000	4.25%	114,431			7,500	175,425	0	0	2,990,000	2023
2024	206,952	0		206,952	25,000	4.25%	12,644	45,000	4.25%	112,944			7,650		3,714	3,714	2,920,000	2024
2025	317,986	9		317,996	35,000	4.25%	11,369	150,000	4.25%	108,800			7,803	312,972	5,024	8,738	2,735,000	2025
2026	435,576	22		435,598	45,000	4.25%	9,669	155,000	4.25%	102,319			7,959	319,947	115,651	124,389	2,535,000	2026
2027	548,930	311		549,241	45,000	4.25%	7,756	155,000	4.25%	95,731	500,000		8,118	811,606	(262,365)	(137,975)	2,335,000	2027
2028	557,675	(345)		557,330	50,000	4.25%	5,738	155,000	4.25%	89,144			8,281	308,162	249,168	111,193	2,130,000	2028
2029	560,463	278		560,741	55,000	4.25%	3,506	160,000	4.25%	82,450			8,446	309,402	251,339	362,531	1,915,000	2029
2030	569,265	906		570,172	55,000	4.25%	1,169	160,000	4.25%	75,650	500,000		8,615	800,434	(230,262)	132,269	1,700,000	2030
2031	572,112	331		572,442				165,000	4.25%	68,744			8,787	242,531	329,911	462,180	1,535,000	2031
2032	580,972	1,155		582,128				165,000	4.25%	61,731			8,963	235,694	346,433	808,614	1,370,000	2032
2033	583,877	2,022		585,899				170,000	4.25%	54,613	500,000		9,142	733,755	(147,856)	660,757	1,200,000	2033
2034	592,797	1,652		594,448				170,000	4.25%	47,388			9,325	226,713	367,736	1,028,493	1,030,000	2034
2035	595,761	2,571		598,332				170,000	4.25%	40,163			9,512	219,674	378,657	1,407,150	860,000	2035
2036	604,739	3,518		608,257				170,000	4.25%	32,938			9,702	212,640	395,618	1,802,768	690,000	2036
2037	607,763	4,507		612,270				170,000	4.25%	25,713			9,896	205,609	406,661	2,209,429	520,000	2037
2038	616,802	5,524		622,325				170,000	4.25%	18,488			10,094	198,582	423,744	2,633,173	350,000	2038
2039	619,886	6,583		626,469				170,000	4.25%	11,263			10,296	191,558	434,910	3,068,084	180,000	2039
2040	622,985	7,670		630,655				180,000	4.25%	3,825			10,502	194,327	436,329	3,504,412	0	2040
Total	9,384,841	36,714	290,542	9,712,097	335,000		93,606	2,730,000		1,388,486	0	1,500,000	160,592	6,207,684				Total
Notes:															Projected TID Closure			

SECTION 11: Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the Village on or after January 1, 2004.

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the Village estimates that 20% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The Village does not anticipate that the District will require any changes in zoning ordinances.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and Village of Jackson Ordinances

It is expected that this Plan will be complementary to the Village's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other Village ordinances for the implementation of this Plan.

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16: Orderly Development of the Village of Jackson

The District contributes to the orderly development of the Village by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17: List of Estimated Non-Project Costs

The Village does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:
Opinion of Attorney for the Village of Jackson Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

PARTNERS:
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BRIAN D. HAMILL
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**DEMPSEY, EDGARTON, ST. PETER,
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A.D.(DAN) EDGARTON
ROBERT V. EDGARTON

May 31, 2019

Mr. Mike Schwab, Village President
Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

Re: Village of Jackson, Wisconsin Tax Incremental District No. 7

Dear Mr. Schwab:

As Village Attorney for the Village of Jackson, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Respectfully,

DEMPSEY, EDGARTON, ST. PETER,
PETAK & ROSENFELDT



John A. St. Peter

JSP:mjk
cc: Village Administrator
Ehlers

De Pere Location
2079 Lawrence Drive
De Pere, WI 54115
920-235-7300

Oshkosh Location
210 North Main Street
Oshkosh, WI 54903
920-235-7300

Dempsey & Byrne - Wausau
115 Forest Street
Wausau, WI 54403
715-848-2966

Dempsey & Buchholz - Waupun
95 S Harris Avenue
Waupun, WI 53963
920-324-9736

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

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	dikucharski@sbcglobal.net		63.42	63.42	\$4.35	\$275.88	\$2,525.81	\$2,801.69	
Mr. & Mrs.	Kevin	Berben	Jackson	WI	53037	N170 W20314 Willow Ridge Drive	N170 W20314 Willow Ridge Drive	V3 0467 006				116.54	116.54	\$4.35	\$506.95	\$2,525.81	\$3,032.76	
Ms.	Antoinette	Sansone	Jackson	WI	53037	N170 W20294 Willow Ridge Drive	N170 W20294 Willow Ridge Drive	V3 0467 007				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Ms.	Jessica	Bojack	Jackson	WI	53037	N170 W20268 Willow Ridge Drive	N170 W20268 Willow Ridge Drive	V3 0467 008				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr. & Mrs.	Michael & Deborah	Luedtke	Jackson	WI	53037	N170 W20248 Willow Ridge Drive	N170 W20248 Willow Ridge Drive	V3 0467 009	414-499-7753	mlued63@gmail.com		80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr.	Matthew	Schoenecker	Jackson	WI	53037	N170 W20224 Willow Ridge Drive	N170 W20224 Willow Ridge Drive	V3 0467 010				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr. & Mrs.	Michael & Lisa	Huettel	Jackson	WI	53037	N170 W20198 Willow Ridge Drive	N170 W20198 Willow Ridge Drive	V3 0467 011				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr. & Mrs.	Bryan & Margaret	Canfield	Jackson	WI	53037	N170 W20176 Willow Ridge Drive	N170 W20176 Willow Ridge Drive	V3 0467 012				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Ms.	Michele	Mente	Jackson	WI	53037	N170 W20154 Willow Ridge Drive	N170 W20154 Willow Ridge Drive	V3 0467 013				80.00	80.00	\$4.35	\$348.00	\$2,525.81	\$2,873.81	
Mr.	Jesse	McDermott	Jackson	WI	53037	N170 W20132 Willow Ridge Drive	N170 W20132 Willow Ridge Drive	V3 0467 014	262-707-8970	goingto.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	JKJR_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/Olsz	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	jnedyvean@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	

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

Memo

To: Jen Keller, Village Administrator
From: Brian W. Kober, P. E., Director of Public Works
Subject: Replacing One Ton Chipper Truck
Date: July 23, 2021
CC: Board of Public Works; Village Board

Per the 2020 Five Year Public Works Capital Equipment Report, and \$70,000.00 was set aside in the Capital Expenditures Fund to purchase a One Ton Plow Truck to replace the 2000 One Ton Chipper Truck. The 2005 One Ton Truck would become the new chipper truck.

Back in October 2020, phone calls were made to local dealerships and the low quote came from Ewald Automotive Group for a purchase price of \$29,500.00. The Jackson Water Utility just received the same truck from EVS for a price of \$29,783.80. The proposed truck has a savings of \$283.80 compared to the early 2020 truck order.

The stainless box, hitch, trailer wiring, lighting, and plow quote came from a locate business of Jackson Truck Body Inc for a cost of \$22,451.00.

Due to the pandemic, Ewald Automotive Group was not able to order the truck. A 2022 truck is now available for an increase price of \$2,725.20. The total purchase price is \$32,509.00.

Ewald Automotive Group is the only local dealership that is able to provide a government discount. The recommend purchase of the one ton truck using the Capital expenditures Fund.

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

Brian W. Kober, P.E.



Ewald Automotive Group

Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Village of Jackson

Prepared For: Russ Krueger

262-677-0707

russell.krueger@villageofjackson.com

Vehicle: [Fleet] 2022 Chevrolet Silverado 3500HD CC (CK31003) 4WD Reg Cab 146" WB, 60" CA
Work Truck



Ewald Automotive Group

Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2022 Chevrolet Silverado 3500HD CC (CK31003) 4WD Reg Cab 146" WB, 60" CA Work Truck (✓ Complete)

Quote Worksheet

	MSRP
Base Price	\$38,400.00
Dest Charge	\$1,695.00
Total Options	\$2,775.00
Subtotal	\$42,870.00
Subtotal Pre-Tax Adjustments	\$0.00
Less Customer Discount	(\$10,361.00)
Subtotal Discount	(\$10,361.00)
Trade-In	\$0.00
Subtotal Trade-In	\$0.00
Taxable Price	\$32,509.00
Sales Tax	\$0.00
Subtotal Taxes	\$0.00
Subtotal Post-Tax Adjustments	\$0.00
Total Sales Price	\$32,509.00

Comments:

2022 Chevy Silverado to the specifications as detailed. Registration fees are not included. Payment terms are net 10 days.

Dealer Signature / Date

Customer Signature / Date

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Data Version: 14202. Data Updated: Jul 8, 2021 11:40:00 PM PDT.



Ewald Automotive Group

Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2022 Chevrolet Silverado 3500HD CC (CK31003) 4WD Reg Cab 146" WB, 60" CA Work Truck (✔ Complete)

Standard Equipment

Mechanical

Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline, (401 hp [299 kW] @ 5200 rpm, 464 lb -ft of torque [629 N-m] @ 4000 rpm) (STD)

Transmission, 6-speed automatic, heavy-duty (STD) (Requires (L8T) 6.6L V8 gas engine.)

Rear axle, 3.73 ratio (Requires (L8T) 6.6L V8 gas engine. Not available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)

Auto-locking rear differential

Air filter, heavy-duty

Air filtration monitoring

Transfer case, two-speed, electronic shift with push button controls (Requires 4WD models.)

All-wheel drive

Cooling, external engine oil cooler

Cooling, auxiliary external transmission oil cooler

Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr, maintenance-free with rundown protection and retained accessory power (Included and only available with (L8T) 6.6L V8 gas engine.)

Alternator, 170 amps (Requires (L8T) 6.6L V8 gas engine.)

Recovery hooks, front, frame-mounted, Black

Body, Chassis Cab

Frame, fully-boxed, hydroformed front section and an open "C" rear section

GVWR, 14,000 lbs. (6350 kg)

Suspension Package

Steering, Recirculating Ball with smart flow power steering system

Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors

Fuel tank, front and rear, 63.5 gallon

Capped Fuel Fill

Exterior

Tires, LT235/80R17E all-season highway, blackwall (STD)

Spare tire delete Deletes the spare tire and wheel. (STD)

Wheels, 17" (43.2 cm) painted steel

Dual Rear Wheels

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Ewald Automotive Group

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Vehicle: [Fleet] 2022 Chevrolet Silverado 3500HD CC (CK31003) 4WD Reg Cab 146" WB, 60" CA Work Truck ( Complete)

Exterior

Wheel trim, painted center caps

Bumpers, front, Black

Bumper, rear, delete

Moldings, beltline, Black

Grille (Front grille bar with "CHEVROLET" molded in Black, includes Black mesh inserts with small Gold bowtie emblem.)

Headlamps, halogen reflector with halogen Daytime Running Lamps

Lamps, Smoked Amber roof marker, (LED)

Lamps, cargo area, cab mounted integrated with center high mount stop lamp with switch in bank on left side of steering wheel

Mirrors, outside high-visibility vertical trailering lower convex mirrors, manual-folding/extending (extends 3.31" [84.25mm]), molded in Black

Mirror caps, Black

Glass, solar absorbing, tinted

Door handles, Black grained

Entertainment

Audio system, Chevrolet Infotainment 3 system, 7" diagonal color touchscreen, AM/FM stereo. Additional features for compatible phones include: Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, wired Apple CarPlay and Android Auto capable. (STD)

Audio system feature, 2-speakers (Requires Regular Cab model.)

Bluetooth for phone, connectivity to vehicle infotainment system

Interior

Seats, front 40/20/40 split-bench with upper covered armrest storage with fixed lumbar (STD)

Seat adjuster, driver 4-way manual

Seat adjuster, passenger 4-way manual

Vinyl seat trim

Floor covering, rubberized-vinyl

Steering column, Tilt-Wheel, manual with wheel locking security feature

Steering wheel, urethane

Instrument cluster 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure

Driver Information Center, 3.5" diagonal monochromatic display

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Vehicle: [Fleet] 2022 Chevrolet Silverado 3500HD CC (CK31003) 4WD Reg Cab 146" WB, 60" CA Work Truck (Complete)

Interior

Exterior Temperature Display located in radio display

Brake lining wear indicator

Windows, manual (Requires Regular Cab model.)

Door locks, manual (Requires Regular Cab model.)

Power outlet, front auxiliary, 12-volt

USB ports, 2 (first row) located on instrument panel

Air conditioning, single-zone

Mirror, inside rearview, manual tilt

Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted

Back-up alarm calibration. This calibration will allow installation of an aftermarket back-up alarm by disabling rear perimeter lighting (Deleted when (8S3) Back-up alarm is ordered.)

Safety-Mechanical

StabiliTrak, stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist

Safety-Exterior

Daytime Running Lamps with automatic exterior lamp control

Safety-Interior

Airbags Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Tire Pressure Monitoring System with Tire Fill Alert (does not apply to spare tire)

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

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Vehicle: [Fleet] 2022 Chevrolet Silverado 3500HD CC (CK31003) 4WD Reg Cab 146" WB, 60" CA Work Truck (✓ Complete)

WARRANTY

Warranty Note: <<< Preliminary 2022 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles

Maintenance Note: 1 Year/1 Visit

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Vehicle: [Fleet] 2022 Chevrolet Silverado 3500HD CC (CK31003) 4WD Reg Cab 146" WB, 60" CA Work Truck (✓ Complete)

Selected Model and Options

MODEL

CODE	MODEL	MSRP
CK31003	2022 Chevrolet Silverado 3500HD CC 4WD Reg Cab 146" WB, 60" CA Work Truck	\$38,400.00

COLORS

CODE	DESCRIPTION
GAZ	Summit White

EMISSIONS

CODE	DESCRIPTION	MSRP
FE9	Emissions, Federal requirements	\$0.00

ENGINE

CODE	DESCRIPTION	MSRP
L8T	Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline, (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N-m] @ 4000 rpm) (STD)	\$0.00

TRANSMISSION

CODE	DESCRIPTION	MSRP
MYD	Transmission, 6-speed automatic, heavy-duty (STD) (Requires (L8T) 6.6L V8 gas engine.)	\$0.00

AXLE

CODE	DESCRIPTION	MSRP
GT4	Rear axle, 3.73 ratio (Requires (L8T) 6.6L V8 gas engine. Not available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)	\$0.00

PREFERRED EQUIPMENT GROUP

CODE	DESCRIPTION	MSRP
1WT	Work Truck Preferred Equipment Group includes standard equipment	\$0.00

TIRES

CODE	DESCRIPTION	MSRP
QQO	Tires, LT235/80R17E all-season highway, blackwall (STD)	\$0.00

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Vehicle: [Fleet] 2022 Chevrolet Silverado 3500HD CC (CK31003) 4WD Reg Cab 146" WB, 60" CA Work Truck (Complete)

SPARE TIRE

CODE	DESCRIPTION	MSRP
ZQO	Tire, spare LT235/80R17E highway (Requires (QO) all-season tires.)	\$380.00

PAINT

CODE	DESCRIPTION	MSRP
GAZ	Summit White	\$0.00

SEAT TYPE

CODE	DESCRIPTION	MSRP
AE7	Seats, front 40/20/40 split-bench with upper covered armrest storage with fixed lumbar (STD)	\$0.00

SEAT TRIM

CODE	DESCRIPTION	MSRP
H2G	Jet Black, Vinyl seat trim	\$0.00

RADIO

CODE	DESCRIPTION	MSRP
IOR	Audio system, Chevrolet Infotainment 3 system, 7" diagonal color touchscreen, AM/FM stereo. Additional features for compatible phones include: Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, wired Apple CarPlay and Android Auto capable. (STD)	\$0.00

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION	MSRP
VYU	Snow Plow Prep Package includes (KW5) 220-amp alternator, includes increased front GAWR on Heavy Duty models, (NZZ) skid plates (transfer case and oil pan), pass through dash grommet hole and roof emergency light provisions. Contact GM Upfitter Integration at www.gmupfitter.com for plow installation details and assistance (Requires 4WD model. Upgradeable to (KHF) Dual alternators (220-amp primary, 170-amp auxiliary). Not available with (F60) Heavy Duty Front Spring Package.)	\$300.00
ZLQ	WT Fleet Convenience Package includes (AQQ) Remote Keyless Entry, (K34) Cruise Control and (DBG) power trailer mirrors with heated upper glass and manual extending/folding, (AXG) power windows, express up/down driver, (AED) power windows, express down passenger and (AU3) power door locks (Requires Fleet or Government order. Not available with (PCV) WT Convenience Package.)	\$1,250.00

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Vehicle: [Fleet] 2022 Chevrolet Silverado 3500HD CC (CK31003) 4WD Reg Cab 146" WB, 60" CA Work Truck (/ Complete)

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	MSRP
JL1	Trailer brake controller, integrated (Requires (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package.)	\$275.00
KW5	Alternator, 220 amps (Included with (L5P) Duramax 6.6L Turbo-Diesel V8 engine or (VYU) Snow Plow Prep Package. Free flow on (L8T) 6.6L V8 gas engine.)	Inc.
N2M	Fuel tank, front only, 23.5 gallon *CREDIT*	(\$100.00)
NQH	Transfer case, two-speed active, electronic Autotrac with push button control (Requires 4WD models.)	\$200.00

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	MSRP
DBG	Mirrors, outside power-adjustable vertical trailing with heated upper glass, lower convex mirrors, integrated turn signals, manual folding/extending (extends 3.31" [84.25mm]) (Included and only available with (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package.)	Inc.
NZZ	Skid Plates protect the oil pan, front axle and transfer case (Included with (VYU) Snow Plow Prep Package.)	Inc.

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	MSRP
9L7	Upfitter switch kit, (5) Provides 3-30 amp and 2-20 amp configurable circuits to facilitate installation of aftermarket electrical accessories. Kit with all required parts will be shipped loose with the truck for installation by the dealer or upfitter at customer expense. Installation instructions and technical assistance available at www.gmupfitter.com .	\$150.00
AED	Window, power front, passenger express down (On Regular Cab model, included and only available with (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package.)	Inc.
AQQ	Remote Keyless Entry, with 2 transmitters (Included and only available with (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package.)	Inc.
AU3	Door locks, power (On Regular Cab models, included and only available with (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package.)	Inc.
AXG	Window, power front, drivers express up/down (On Regular Cab model, included and only available with (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package.)	Inc.
K34	Cruise control, electronic with set and resume speed, steering wheel-mounted (Included with (ZLQ) WT Fleet Convenience Package or (PCV) WT Convenience Package.)	Inc.

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Data Version: 14202. Data Updated: Jul 8, 2021 11:40:00 PM PDT.



Ewald Automotive Group

Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2022 Chevrolet Silverado 3500HD CC (CK31003) 4WD Reg Cab 146" WB, 60" CA Work Truck (Complete)

ADDITIONAL EQUIPMENT - SAFETY-INTERIOR

CODE	DESCRIPTION	MSRP
8S3	Back-up alarm, 97 decibels. Shipped loose for dealer or upfitter installation on chassis cab models.	\$45.00

CUSTOM EQUIPMENT

CODE	DESCRIPTION	MSRP
DI-1	4 KEYS TOTAL	\$150.00
DI-2	BACKUP ALARM	\$125.00
Options Total		\$2,775.00

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Data Version: 14202. Data Updated: Jul 8, 2021 11:40:00 PM PDT.



Ewald Automotive Group

Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2022 Chevrolet Silverado 3500HD CC (CK31003) 4WD Reg Cab 146" WB, 60" CA Work Truck (Complete)

Price Summary

PRICE SUMMARY

	MSRP
Base Price	\$38,400.00
Total Options	\$2,775.00
Vehicle Subtotal	\$41,175.00
Destination Charge	\$1,695.00
Grand Total	\$42,870.00

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Data Version: 14202. Data Updated: Jul 8, 2021 11:40:00 PM PDT.



engineering | architecture | environmental | surveying
landscape architecture | planning | economic development

W61 N497 Washington Avenue
Cedarburg, WI 53012
262-204-2360
800-472-7372
FAX 262-375-2688
www.cedarcorp.com

July 20, 2021

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

Attn: Mr. Brian Kober, P.E., Director of Public Works

Re: Contractor's Application for Payment No. 7
Spruce Street and Ridgeway Drive Extensions
Project No. 05789-0008

Dear Mr. Kober:

Enclosed for your use in payment to Wondra Construction, Inc. in the amount of \$122,388.21 is Contractor's Application for Payment No. 7.

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

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

Sincerely,

CEDAR CORPORATION

A handwritten signature in blue ink, appearing to read 'Douglas T. Kroes'.

Douglas T. Kroes
Senior Construction Manager

Enclosed: As Noted

Cc: Roger Thimm, Wondra Construction, Inc.

☒ Owner ☐ Engineer
☐ Contractor ☐ Funding Agency

Contractor's Application for Payment No. **7**

ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE ☐ Contractor ☐ Funding Agency		Application Period: 01-29-2021 to 07-15-2021	Application Date: 7/19/2021
To (Owner): Village of Jackson		From (Contractor): Wondra Construction, Inc.	Via (Engineer): Cedar Corporation
Project: Spruce Street and Ridgeway Drive Extensions		Contract: Roger Thimm	
Owner's Contract No: A-20		Contractor's Project No:	Engineer's Project No: 05789-0008

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1		\$785.00
2	\$17,584.00	
3		\$51,765.50
TOTALS	\$17,584.00	\$52,550.50
NET CHANGE BY CHANGE ORDERS	-\$34,966.50	

- | | | |
|--|----|-----------------------------|
| 1. ORIGINAL CONTRACT PRICE..... | \$ | <u>\$1,423,655.55</u> |
| 2. Net change by Change Orders..... | \$ | <u>-\$34,966.50</u> |
| 3. Current Contract Price (Line 1 ± 2)..... | \$ | <u>\$1,388,689.05</u> |
| 4. TOTAL COMPLETED AND STORED TO DATE
(Column I total on Progress Estimates)..... | \$ | <u>\$1,393,903.26</u> |
| 5. RETAINAGE: | | |
| a. 5% X <u>\$1,393,903.26</u> Work Completed..... | \$ | <u>\$69,695.16</u> |
| b. 5% X _____ Stored Material..... | \$ | <u> </u> |
| c. Total Retainage (Line 5.a + Line 5.b)..... | \$ | <u>\$69,695.16</u> |
| 6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... | \$ | <u>\$1,324,208.09</u> |
| 7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... | \$ | <u>\$1,201,819.88</u> |
| 8. AMOUNT DUE THIS APPLICATION..... | \$ | <u>\$122,388.21</u> |

Contractor's Certification

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

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

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

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

Contractor Signature

By: Roger W. Thum

Date: 7-20-2021

Payment of: \$ \$122,388.21
(Line 8 or other - attach explanation of the other amount)

is recommended by:

(Engineer)

(Date)

Payment of: \$ \$122,388.21
(Line 8 or other - attach explanation of the other amount)

is approved by:

(Owner)

(Date)

Approved by: _____

Funding or Financing Entity (if applicable) (Date)

Unit Price Progress Estimate

Contractor's Application

Project: Spruce Street and Ridgeway Drive Extensions						Application Number: 7						
Application Period: 01-29-2021 to 07-15-2021						Application Date: July 19, 2021						
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed				Total Completed & Stored to Date (C+E+G)		% Comp.		
Bid No.	Description			Previous Applications		This Application					Materials Stored	
				Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
1	CLEARING AND GRUBBING	1 L.S.	\$12,000.00	1	\$12,000.00					1	\$12,000.00	100.0%
2	COMMON EXCAVATION	1 L.S.	\$132,600.00	1	\$132,600.00					1	\$132,600.00	100.0%
3	IMPORTED FILL MATERIAL	3,200 C.Y.	\$26.00									
4	SAW CUTTING ASPHALT PAVEMENT	451 L.F.	\$3.35	114	\$381.90					114	\$381.90	25.3%
5	ASPHALT PAVEMENT REMOVAL	562 S.Y.	\$2.60	452	\$1,175.20					452	\$1,175.20	80.4%
6	8" PVC SANITARY SEWER MAIN	1,871 L.F.	\$90.00	1877	\$168,930.00					1877	\$168,930.00	100.3%
7	48" DIA. SANITARY SEWER MANHOLE (7 Units)	94 V.F.	\$310.25	93.47	\$28,999.07					93.47	\$28,999.07	99.4%
8	SANITARY MANHOLE RIM ADJUSTMENT	1 EACH	\$550.00	1	\$550.00					1	\$550.00	100.0%
9	8" PVC WATER MAIN	2,750 L.F.	\$64.10	2741	\$175,698.10					2741	\$175,698.10	99.7%
10	12"X 8" LIVE TAPPING TEE	2 EACH	\$3,850.00	2	\$7,700.00					2	\$7,700.00	100.0%
11	HYDRANT ASSEMBLY	6 EACH	\$5,535.00	6	\$33,210.00					6	\$33,210.00	100.0%
12	8" GATE VALVE	10 EACH	\$1,995.00	9	\$17,955.00					9	\$17,955.00	90.0%
13	REMOVE CATCH BASIN	1 EACH	\$500.00	2	\$1,000.00					2	\$1,000.00	200.0%
14	27" RCP STORM SEWER	76 L.F.	\$67.95	76	\$5,164.20					76	\$5,164.20	100.0%
15	27" RCP APRON ENDWALL (AEW) W/ TRASHGUARD	1 EACH	\$1,720.00	1	\$1,720.00					1	\$1,720.00	100.0%
16	24" RCP STORM SEWER	734 L.F.	\$60.60	734	\$44,480.40					734	\$44,480.40	100.0%
17	24" RCP APRON ENDWALL (AEW) W/ TRASHGUARD	1 EACH	\$1,455.00	1	\$1,455.00					1	\$1,455.00	100.0%
18	18" RCP STORM SEWER	495 L.F.	\$51.90	364	\$18,891.60					364	\$18,891.60	73.5%
19	18" RCP APRON ENDWALL (AEW) W/ TRASHGUARD	1 EACH	\$1,200.00	2	\$2,400.00					2	\$2,400.00	200.0%
20	15" RCP STORM SEWER	88 L.F.	\$46.90	88.5	\$4,150.65					88.5	\$4,150.65	100.6%
21	15" RCP APRON ENDWALL (AEW) W/ TRASHGUARD	1 EACH	\$1,080.00	1	\$1,080.00					1	\$1,080.00	100.0%
22	12" RCP STORM SEWER	290 L.F.	\$44.70	328.5	\$14,683.95					328.5	\$14,683.95	113.3%
23	48" DIA. STORM SEWER MANHOLE (5 Units)	16 V.F.	\$723.75	19	\$13,751.25					19	\$13,751.25	118.8%
24	60" DIA. STORM SEWER MANHOLE (1 Unit)	4 V.F.	\$736.50	3.67	\$2,702.96					3.67	\$2,702.96	91.8%
25	2' X 3' STORM SEWER CATCH BASIN	16 EACH	\$1,930.00	18	\$34,740.00					18	\$34,740.00	112.5%
26	POND OUTLET STRUCTURE	1 EACH	\$4,420.00	1	\$4,420.00					1	\$4,420.00	100.0%
27	CULVERT REMOVAL W/O REPLACEMENT	2 EACH	\$300.00	2	\$600.00					2	\$600.00	100.0%
28	53"X 34" HERCP CULVERT REMOVE AND REPLACE	204 L.F.	\$137.00	204	\$27,948.00					204	\$27,948.00	100.0%
29	53"X 34" HERCP CULVERT APRON ENDWALL (AEW)	4 EACH	\$1,725.00	4	\$6,900.00					4	\$6,900.00	100.0%
30	68"X 43" HERCP CULVERT	170 L.F.	\$180.60	176	\$31,785.60					176	\$31,785.60	103.5%
31	68"X 43" HERCP CULVERT APRON ENDWALL (AEW)	4 EACH	\$2,850.00	4	\$11,400.00					4	\$11,400.00	100.0%
32	RIP RAP, MEDIUM	120 C.Y.	\$85.70	120	\$10,284.00					120	\$10,284.00	100.0%
33	EXCAVATION BELOW SUBGRADE (EBS)	800 C.Y.	\$18.10	1156	\$20,923.60	27.5	\$497.75			1183.5	\$21,421.35	147.9%
34	EBS BACKFILL 1 1/4" DENSE	800 TONS	\$13.60	2382.95	\$32,408.12	54.91	\$746.78			2437.86	\$33,154.90	304.7%
35	EBS BACKFILL, BREAKER RUN	800 TONS	\$14.15									
36	CRUSHED AGGREGATE BASE COURSE 1 1/4"	6029 TONS	\$13.10	6549.94	\$85,804.21	224.94	\$2,946.71			6774.88	\$88,750.93	112.4%
37	REMOVE CURB AND GUTTER	272 L.F.	\$5.00	145	\$725.00					145	\$725.00	53.3%
38	30" CURB AND GUTTER TYPE D	5,225 L.F.	\$12.50	5240.5	\$65,506.25	297	\$3,712.50			5537.5	\$69,218.75	106.0%
39	7" CONCRETE DRIVEWAY APRON	1212 S.F.	\$6.70			2041.73	\$13,679.59			2041.73	\$13,679.59	168.5%
40	4" CONCRETE SIDEWALK	25030 S.F.	\$3.80			23932.25	\$90,942.55			23932.25	\$90,942.55	95.6%
41	LOWER LAYER HMA PAVEMENT, 3 LT	1790 TONS	\$65.81	1790	\$117,799.90	32	\$2,105.92			1822	\$119,905.82	101.8%
42	UPPER LAYER HMA PAVEMENT, 4 LT	1040 TONS	\$62.90									

Unit Price Progress Estimate

Contractor's Application

Project: Spruce Street and Ridgeway Drive Extensions						Application Number: 7						
Application Period: 01-29-2021 to 07-15-2021						Application Date: July 19, 2021						
A				B	C	D	E	F	G	H	I	J
Bid No.	Item	Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
	Description			Previous Applications		This Application		Materials Stored				
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
1	CLEARING AND GRUBBING	1 L.S.	\$12,000.00	1	\$12,000.00					1	\$12,000.00	100.0%
43	DITCH CHECKS	19 EACH	\$158.00	6	\$948.00					6	\$948.00	31.6%
44	SILT FENCE	2450 L.F.	\$1.50	2450	\$3,675.00					2450	\$3,675.00	100.0%
45	INLET PROTECTION	17 EACH	\$85.00	17	\$1,445.00					17	\$1,445.00	100.0%
46	TRACKING PAD	2 EACH	\$2,100.00	2	\$4,200.00					2	\$4,200.00	100.0%
47	TRAFFIC CONTROL	1 L.S.	\$3,700.00	1	\$3,700.00					1	\$3,700.00	100.0%
48	SITE RESTORATION	1 L.S.	\$36,800.00	0.7	\$25,760.00	0.3	\$11,040.00			1	\$36,800.00	100.0%
Alt 1	ASPHALT WEDGING	1 L.S.	\$850.00	1	\$850.00					1	\$850.00	100.0%
50	6" DRAIN TILE	LF	\$12.00	454	\$5,448.00					454	\$5,448.00	
51	HYDRANT MAN UPGRADE	LS	\$1,250.00	1	\$1,250.00					1	\$1,250.00	
52	7" DRIVEWAY APRON & SIDEWALK	SF	\$360.00									
53	WATER MAIN BLOW-OFFS	EACH	\$100.00	-4	-\$400.00					-4	-\$400.00	
54	HYDRAULIC DAMS	EACH	\$750.00	2	\$1,500.00					2	\$1,500.00	
55	18" RCP STORM SEWER CHANGES	EACH	\$1,431.00	1	\$1,431.00					1	\$1,431.00	
56	HYDRAULIC DAM-EAGLE DR CULVERT	EACH	\$1,500.00	1	\$1,500.00					1	\$1,500.00	
57	CULVERT TRANSITION GRADING	LS	\$2,400.00	1	\$2,400.00					1	\$2,400.00	
59	GEOGRID	SY	\$1.50	1539	\$2,308.50					1539	\$2,308.50	
60	Export Surplus Dirt	2686 CY	\$22.00	2686	\$59,092.00					2686	\$59,092.00	100.0%
61	Eagle Dr CMP Culvert Extension	1 LS	\$1,500.00	1	\$1,500.00					1	\$1,500.00	100.0%
62	Lower 18" RCP/ AEW	1 LS	\$2,700.00	1	\$2,700.00					1	\$2,700.00	100.0%
63	Ditching & Restoration Lot 2	1 LS	\$3,400.00	1	\$3,400.00					1	\$3,400.00	100.0%
64	Ditching East Eagle Dr	1 LS	\$3,600.00	1	\$3,600.00					1	\$3,600.00	100.0%
	TOTAL					\$1,268,231.46		\$125,671.80			\$1,393,903.26	

To(OWNER): Village of Jackson
PO Box 637
Jackson, WI 53037-

Project: Jackson Spruce St & Ridgeway D
Spruce St
Jackson, WI 53037

Application No: 7
Invoice No: 10680
Invoice Date: 7/19/2021
Terms: Net 31
Due Date: 8/19/2021
Period To: 7/15/2021
Project No:
Contract Date:

Page 1

From: Wondra Construction Inc.
W2874 Graylog Rd.
Iron Ridge, WI 53035
(920) 387-5840

Via(Architect/
Engineer)

For:

Original Contract sum.....	1,423,655.55
Change Orders.....	-34,966.50
Contract sum.....	1,388,689.05
Completed to date.....	1,393,903.27
Retainage.....	69,695.16
Total earned less retainage.....	1,324,208.11
Previous billings.....	1,201,819.88
Current payment due.....	122,388.21
Sales tax.....	0.00
Total due.....	122,388.21

To(OWNER): Village of Jackson
PO Box 637
Jackson, WI 53037-

Project: Jackson Spruce St & Ridgeway D
Spruce St
Jackson, WI 53037

Application No: 7
Invoice No: 10680
Invoice Date: 7/19/2021
Terms: Net 31
Due Date: 8/19/2021
Period To: 7/15/2021
Project No:
Contract Date:

Page 2

From: Wondra Construction Inc.
W2874 Graylog Rd.
Iron Ridge, WI 53035
(920) 387-5840

Via(Architect/
Engineer)

For:

No.	Description	Total Quantity	Unit	Cost	Total Cost	Completed Units	Current Value	Prior Value	Due This Request
10	Clearing and Grubbing	1	Lump Sum	12,000.00	12,000.00	1	12,000.00	12,000.00	0.00
20	Common Excavation	1	Lump Sum	132,600.00	132,600.00	1	132,600.00	132,600.00	0.00
30	Imported Fill Material	900	CY	26.00	23,400.00	0	0.00	0.00	0.00
40	Saw Cutting Asphalt Pavement	451	LF	3.35	1,510.85	114	381.90	381.90	0.00
50	Asphalt Pavement Removal	562	SY	2.60	1,461.20	452	1,175.20	1,175.20	0.00
50	8" PVC Sanitary Sewer Main	1,871	LF	90.00	168,390.00	1,877	168,930.00	168,930.00	0.00
70	48" Dia. Sanitary Sewer Manhol	94	VF	310.25	29,163.50	93.47	28,999.07	28,999.07	0.00
80	Sanitary Manhole Rim Adjustmen	1	Each	550.00	550.00	1	550.00	550.00	0.00
90	8" PVC Water Main	2,750	LF	64.10	176,275.00	2,741	175,698.10	175,698.10	0.00
100	12"x8" Live Tapping Tee	2	Each	3,850.00	7,700.00	2	7,700.00	7,700.00	0.00
110	Hydrant Assembly	6	Each	5,535.00	33,210.00	6	33,210.00	33,210.00	0.00
120	8" Gate Valve	10	Each	1,995.00	19,950.00	9	17,955.00	17,955.00	0.00
130	Remove Catch Basin	2	Each	500.00	1,000.00	2	1,000.00	1,000.00	0.00
140	27" RCP Storm Sewer	76	LF	67.95	5,164.20	76	5,164.20	5,164.20	0.00
150	27" RCP Apron Endwall (AEW) W/	1	Each	1,720.00	1,720.00	1	1,720.00	1,720.00	0.00
160	24" RCP Storm Sewer	734	LF	60.60	44,480.40	734	44,480.40	44,480.40	0.00
170	24" RCP Apron Endwall (AEW) W/	1	Each	1,455.00	1,455.00	1	1,455.00	1,455.00	0.00
180	18" RCP Storm Sewer	374	LF	51.90	19,410.60	364	18,891.60	18,891.60	0.00
190	18" RCP Apron Endwall (AEW) W/	2	Each	1,200.00	2,400.00	2	2,400.00	2,400.00	0.00
200	15" RCP Storm Sewer	88	LF	46.90	4,127.20	88.5	4,150.65	4,150.65	0.00
210	15" RCP Apron Endwall (AEW) W/	1	Each	1,080.00	1,080.00	1	1,080.00	1,080.00	0.00
220	12" RCP Storm Sewer	327	LF	44.70	14,616.90	328.5	14,683.95	14,683.95	0.00
230	48" Dia. Storm Sewer Manhole (	16	VF	723.75	11,580.00	19	13,751.25	13,751.25	0.00
240	60" Dia. Storm Sewer Manhole (	4	VF	736.50	2,946.00	3.67	2,702.96	2,702.96	0.00
250	2'x3' Storm Sewer Catch Basin	18	Each	1,930.00	34,740.00	18	34,740.00	34,740.00	0.00
260	Pond Outlet Structure	1	Each	4,420.00	4,420.00	1	4,420.00	4,420.00	0.00
270	Culvert Removal W/O Replacemen	2	Each	300.00	600.00	2	600.00	600.00	0.00
280	53"x34" HERCP Culvert Remove a	204	LF	137.00	27,948.00	204	27,948.00	27,948.00	0.00
290	53"x34" HERCP Culvert Apron En	4	Each	1,725.00	6,900.00	4	6,900.00	6,900.00	0.00
300	64"x43" HERCP Culvert	170	LF	180.60	30,702.00	176	31,785.60	31,785.60	0.00
310	64"x43" HERCP Culvert Apron En	4	Each	2,850.00	11,400.00	4	11,400.00	11,400.00	0.00
320	Rip Rap Medium	120	CY	85.70	10,284.00	120	10,284.00	10,284.00	0.00
330	Excavation Below Subgrade (EBS	800	CY	18.10	14,480.00	1,183.5	21,421.35	20,923.60	497.75
340	EBS Backfill 1 1/4" Dense	800	Ton	13.60	10,880.00	2,437.86	33,154.90	32,408.12	746.78
350	EBS Backfill Breaker Run	800	Ton	14.15	11,320.00	0	0.00	0.00	0.00
360	Crushed Aggregate Base Course	6,029	Ton	13.10	78,979.90	6,774.88	88,750.93	85,804.21	2,946.72

To(OWNER): Village of Jackson
PO Box 637
Jackson, WI 53037-

Project: Jackson Spruce St & Ridgeway D
Spruce St
Jackson, WI 53037

Application No: 7
Invoice No: 10680
Invoice Date: 7/19/2021
Terms: Net 31
Due Date: 8/19/2021
Period To: 7/15/2021
Project No:
Contract Date:

Page 3

From: Wondra Construction Inc.
W2874 Graylog Rd.
Iron Ridge, WI 53035
(920) 387-5840

Via(Architect/
Engineer)

For:

<u>No.</u>	<u>Description</u>	<u>Total Quantity</u>	<u>Unit</u>	<u>Total Cost</u>	<u>Completed Units</u>	<u>Current Value</u>	<u>Prior Value</u>	<u>Due This Request</u>
370	Remove Curb and Gutter	272 LF	5.00	1,360.00	145	725.00	725.00	0.00
380	30" Curb and Gutter Type D	5,225 LF	12.50	65,312.50	5,537.5	69,218.75	65,506.25	3,712.50
390	7" Concrete Driveway Apron	1,212 SF	6.70	8,120.40	2,041.73	13,679.59	0.00	13,679.59
400	4" Concrete Sidewalk	25,030 SF	3.80	95,114.00	23,932.25	90,942.55	0.00	90,942.55
410	Lower Layer HMA Pavement 3 LT	1,790 Ton	65.81	117,799.90	1,822	119,905.82	117,799.90	2,105.92
420	Upper Layer HMA Pavement 4 LT	0 Ton	62.90	0.00	0	0.00	0.00	0.00
430	Ditch Checks	19 Each	158.00	3,002.00	6	948.00	948.00	0.00
440	Silt Fence	2,450 LF	1.50	3,675.00	2,450	3,675.00	3,675.00	0.00
450	Inlet Protection	17 Each	85.00	1,445.00	17	1,445.00	1,445.00	0.00
460	Tracking Pad	2 Each	2,100.00	4,200.00	2	4,200.00	4,200.00	0.00
470	Traffic Control	1 Lump Sum	3,700.00	3,700.00	1	3,700.00	3,700.00	0.00
480	Site Restoration	1 Lump Sum	36,800.00	36,800.00	1	36,800.00	25,760.00	11,040.00
490	Asphalt Wedging	1 LS	850.00	850.00	1	850.00	850.00	0.00
500	6" Drain Tile	454 LF	12.00	5,448.00	454	5,448.00	5,448.00	0.00
510	Hydrant Manu Upgrade	1 LS	1,250.00	1,250.00	1	1,250.00	1,250.00	0.00
520	7" Driveway Apron & Sidewalk	360 SF	7.60	2,736.00	0	0.00	0.00	0.00
530	Water Main Blow-Offs	-4 EA	100.00	-400.00	-4	-400.00	-400.00	0.00
540	Hydraulic Dams	2 EA	750.00	1,500.00	2	1,500.00	1,500.00	0.00
550	18" RCP Storm Sewer Changes	1 EA	1,431.00	1,431.00	1	1,431.00	1,431.00	0.00
560	Hydraulic Dam-Eagle Dr Culvert	1 EA	1,500.00	1,500.00	1	1,500.00	1,500.00	0.00
570	Culvert Transition Grading	1 LS	2,400.00	2,400.00	1	2,400.00	2,400.00	0.00
590	Geogrid	1,539 SY	1.50	2,308.50	1,539	2,308.50	2,308.50	0.00
600	Export Surplus Material	1 LS	59,092.00	59,092.00	1	59,092.00	59,092.00	0.00
610	Eagle Dr CMP Culvert Extension	1 LS	1,500.00	1,500.00	1	1,500.00	1,500.00	0.00
620	Lowerr 18" RCP/AEW	1 LS	2,700.00	2,700.00	1	2,700.00	2,700.00	0.00
630	Ditching & Restoration Lot2 &	1 LS	3,400.00	3,400.00	1	3,400.00	3,400.00	0.00
640	Ditching East Eagle Dr	1 LS	3,600.00	3,600.00	1	3,600.00	3,600.00	0.00
				<u>1,388,689.05</u>		<u>1,393,903.27</u>	<u>1,268,231.46</u>	<u>125,671.81</u>

THIRD AMENDMENT TO TOWER/LAND LEASE AGREEMENT

This Third Amendment to Tower/Land Lease Agreement ("Third Amendment"), made this _____ day of _____, 2021, modifies that certain Tower/Land Lease Agreement ("Lease") dated April 20, 1999 by and between Village of Jackson, ("Jackson"), a Wisconsin municipal corporation and United States Cellular Operating Company LLC, a Delaware limited liability company, having an address at Attention: Real Estate Lease Administration, 8410 West Bryn Mawr Avenue, Chicago, Illinois 60631 ("USCOC").

WHEREAS, Jackson and USCOC entered into that certain Tower/Land Lease Agreement dated April 20, 1999 as amended by the First Amendment to Tower/Land Lease Agreement dated August 28, 2002 and the Second Amendment to Tower/Land Lease Agreement dated September 23, 2019; and

WHEREAS, Jackson owns a water tower located on Parcel 2 of C.S.M No. 4465 Washington County, Wisconsin; and

WHEREAS, Jackson and USCOC entered into the Lease for the purpose of leasing certain property (the "Premises") for the operation of a mobile telecommunications base station; and,

WHEREAS, USCOC desires to add equipment ("Modifications") to Jackson's water tower to meet changed engineering needs; and

WHEREAS, Jackson and USCOC, in their mutual interest, wish to amend the Lease as set forth below accordingly.

NOW THEREFORE, in consideration of the terms of the Lease and this Third Amendment and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jackson and USCOC agree as follows:

- I. Lease Exhibit B-1 is hereby deleted in its entirety and replaced with the revised Exhibit B-2, a copy of which is attached and made a part hereof. Jackson hereby approves of USCOC's Equipment and use of said Premises as specified in Exhibit B-2.
- II. In consideration for USCOC's Modifications listed in Exhibit B-2, effective upon the first day of the month following the completion of the Modifications, the Rent will be increased by Three Thousand and 00/100 Dollars (\$3000.00) per year. Rent shall continue to escalate in accordance with the Lease.
- III. In all other respects the Lease is hereby ratified and affirmed without change.

[END OF AMENDMENT-SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto bind themselves to this Third Amendment as of the date of full execution.

JACKSON:
Village of Jackson

USCOC:
United States Cellular Operating Company
LLC

By: _____

By: _____

Printed: _____

Printed: _____

Title: _____

Title: Vice President

Date: _____

Date: _____

[NOTARY PAGE TO FOLLOW]

STATE OF WISCONSIN)
)
 COUNTY OF WASHINGTON)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, known to me to be the same person whose name is subscribed to the foregoing Thrid Amendment to Tower/Land Lease Agreement appeared before me this day in person and acknowledged that he signed the said Amendment as his free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 20__.

Notary Public

My commission expires _____

STATE OF ILLINOIS)
)
 COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, Vice President, known to me to be the same person whose name is subscribed to the foregoing Third Amendment to Tower/Land Lease Agreement, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Amendment as his free and voluntary act on behalf of the named limited liability company, for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 20__.

Notary Public

My commission expires _____

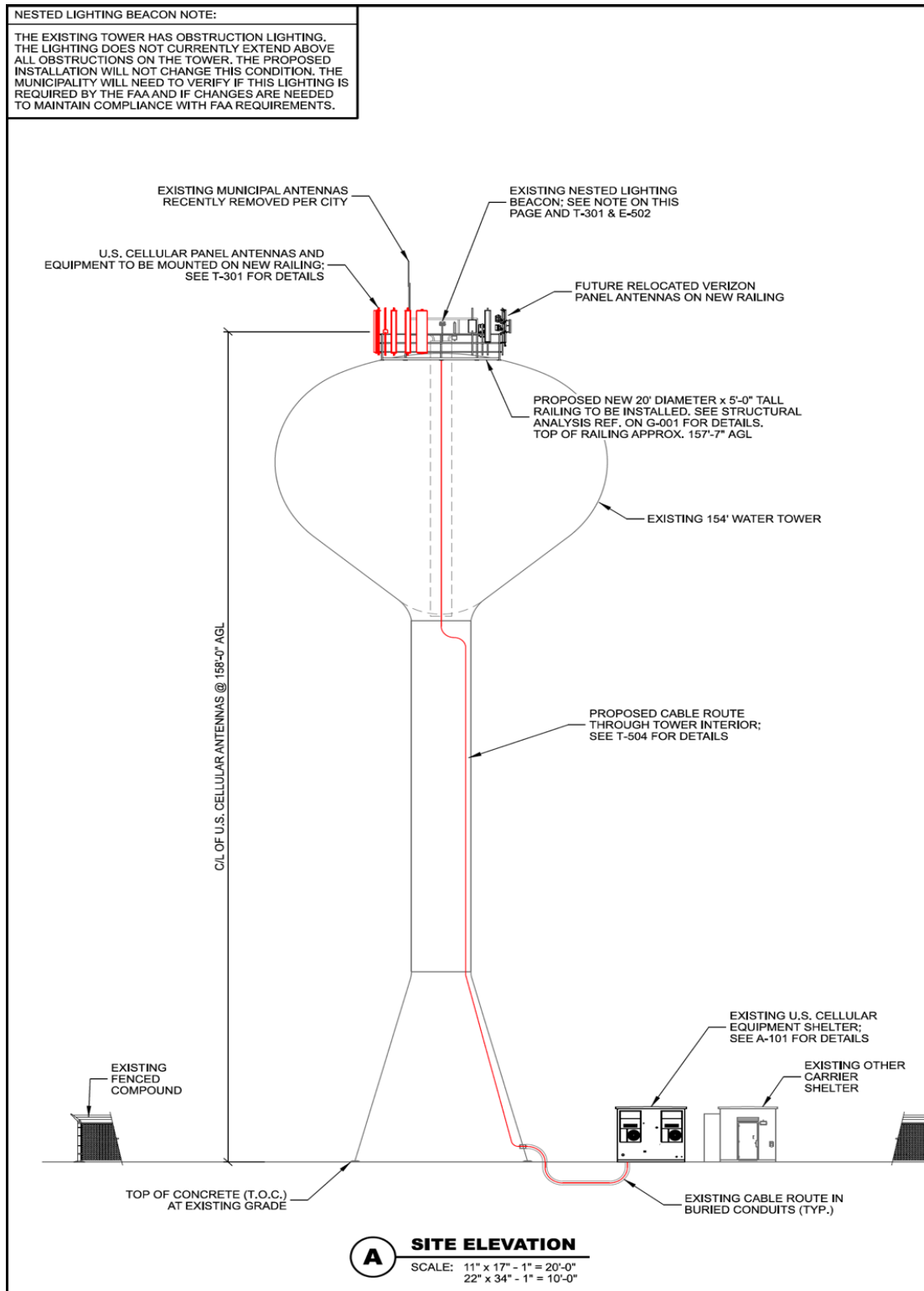
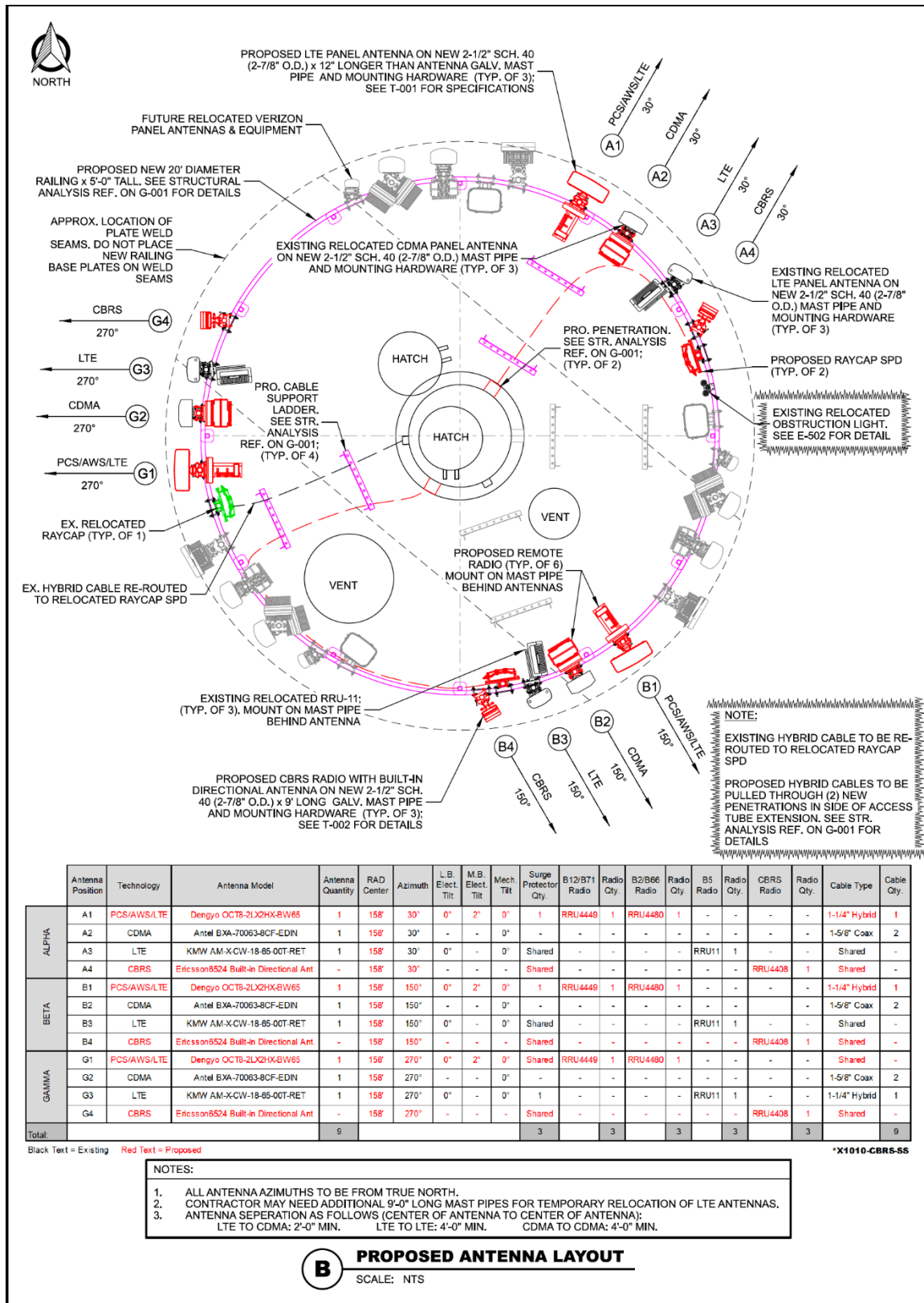
EXHIBIT B-2

EXHIBIT B-2 (cont.)

SCOPE OF WORK			
TOWER SCOPE			
MODERNIZATION SCOPE (REMAIN/RELOCATE)			
	QTY.	EQUIPMENT	ACTION
ANTENNA(S)/EQUIP.	3	CDMA ANTENNA(S) @ 158'	TO BE RELOCATED
	3	LTE ANTENNA(S) @ 158'	TO BE RELOCATED
	1	RAYCAP SPD(S)	TO BE RELOCATED
	3	RADIO UNIT(S)	TO BE RELOCATED
TRANSMISSION CABLE(S)	1	1-1/4" EUPEN HYBRID CABLE(S)	TO REMAIN
	6	1-5/8" CDMA COAX	TO REMAIN
COAX JUMPERS:	-	EXISTING CDMA COAX JUMPERS	REPLACE AS NECESSARY
GROUND BAR(S):	-	ANTENNA GROUND BAR*	G.C. TO VERIFY
	-	LOWER TOWER GROUND BAR*	TO REMAIN
MODERNIZATION SCOPE (TO BE INSTALLED)			
ANTENNA(S)/EQUIP.	3	LTE ANTENNA(S) @ 158'	TO BE INSTALLED
	3	CBRS RADIO(S) W/ BUILT-IN ANTENNA(S)	TO BE INSTALLED
	2	RAYCAP SPD(S)	TO BE INSTALLED
	6	REMOTE RADIO(S)	TO BE INSTALLED
TRANSMISSION CABLE(S)	2	1-1/4" EUPEN HYBRID CABLE(S)	TO BE INSTALLED
	6	RET JUMPER(S)	TO BE INSTALLED
COAX JUMPERS: SEE T-502 FOR QUANTITY AND LENGTHS	-	NEW LTE COAX JUMPERS	TO BE INSTALLED
GROUND BAR(S):	3	EQUIPMENT GROUND BARS	TO BE INSTALLED
POST-INTEGRATION SCOPE (DECOM)			
ANTENNA(S)/EQUIP.	3	REMOTE RADIO(S)	TO BE REMOVED
COAX JUMPERS:	-	EXISTING LTE COAX JUMPERS	TO BE REMOVED
COMPOUND SCOPE			
	QTY.	EQUIPMENT	ACTION
GPS ANTENNA(S):	1	GPS ANTENNA(S)	TO REMAIN
	1	LTE GPS ANTENNA	TO BE INSTALLED
CABLE ROUTE:	-	ICE BRIDGE HANGERS	ADEQUATE - TO REMAIN
	-	SHELTER COAX PORT	ADEQUATE - TO REMAIN
GROUND BAR(S):	-	SHELTER EXTERIOR GROUND BAR*	ADEQUATE - TO REMAIN
SHELTER INTERIOR SCOPE			
MODERNIZATION SCOPE (REMAIN/RELOCATE)			
EQUIPMENT:	1	RAYCAP SPD(S)	TO REMAIN
GROUND BAR(S):	-	GROUND BAR AT COAX PORT*	TO REMAIN
MODERNIZATION SCOPE (TO BE INSTALLED)			
EQUIPMENT:	-	RAYCAP PDU(S)	BY OTHERS
AUX RACK:	-	BASE BAND UNIT (BBU)	BY OTHERS
	2	RAYCAP FIBER TRAY(S)	TO BE INSTALLED
POST-INTEGRATION SCOPE (DECOM)			
EQUIPMENT RACK:	1	LTE EQUIPMENT RACK(S)	TO BE REMOVED
SPECIAL REQUIREMENTS			
CONTRACTOR TO COORDINATE CUTOVER PROCEDURE WITH U.S. CELLULAR PROJECT MANAGER PRIOR TO COMMENCING CONSTRUCTION.			
NEW 20' DIAMETER RAILING TO BE CUSTOM FABRICATED AND INSTALLED. (2) EXISTING RAILINGS TO BE REMOVED POST INTEGRATION. NEW CONSTRUCTION AND REMOVAL TO BE COORDINATED WITH MUNICIPALITY AND OTHER CARRIER			
NESTED TOWER BEACON MITIGATION REQUIRED; SEE T-201 & E-502 FOR REQUIREMENTS.			
NEW 2-1/2" SCH 40 (2-7/8" O.D.) MAST PIPE (12 TOTAL).			
NEW 2" SCH 40 (2-1/2" O.D.) EQUIPMENT MAST PIPE (3 TOTAL).			
EX. U.S. CELLULAR CDMA COAX JUMPERS TO BE REPLACED AND ROUTED OUT THE SIDE OF THE ACCESS HATCH EXTENSION THROUGH EXISTING 3-1/2" PIPE PENETRATION AND THROUGH NEW PIPE PENETRATIONS. U.S. CELLULAR TO VERIFY INTEGRATION REQUIREMENTS AND POSSIBLE EXTENSIVE DOWNTIME IMPACT			
* BRING UP TO U.S. CELLULAR STANDARDS AS NECESSARY			



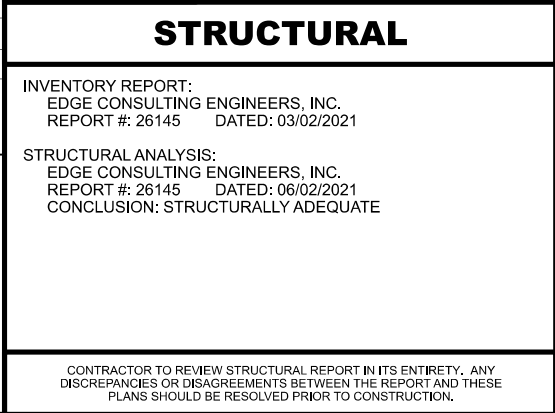
MODERNIZATION DRAWINGS: WAVE 3
DX1010-CBRS-SS: E// B12/B71 2T2R / B2/B66 2T2R / B5 2T2R / CBRS
154' WATER TOWER

SITE LOCATION MAP

SITE LOCATION

Map details include:

- Highways:** US 45 (vertical), US 60 (horizontal), County Hwy P (vertical), S Mayfield Rd (vertical), Mill Rd (horizontal), Sherman Rd (horizontal).
- Landmarks:** Katzbach Trail, Mayfield, Tille Lake, Comfort Inn, Hasmer Lake, Jackson Park, Glen Brooke Dr, Tower Dr, NW Passage, Industrial Dr, Jackson Dr.
- Infrastructure:** Cedar Creek, Im Comfort Inn, Jackson Park, Jackson Dr, Sherman Rd, Sherry.
- Orientation:** North arrow pointing up.
- Inset Map:** Map of Wisconsin with a red 'X' indicating the location of Jackson in the southeastern corner.



INVENTORY REPORT:
EDGE CONSULTING ENGINEERS, INC.
REPORT #: 26145 DATED: 03/02/2021

STRUCTURAL ANALYSIS:
EDGE CONSULTING ENGINEERS, INC.
REPORT #: 26145 DATED: 06/02/2021
CONCLUSION: STRUCTURALLY ADEQUATE

CONTRACTOR TO REVIEW STRUCTURAL REPORT IN ITS ENTIRETY. ANY DISCREPANCIES OR DISAGREEMENTS BETWEEN THE REPORT AND THESE PLANS SHOULD BE RESOLVED PRIOR TO CONSTRUCTION.



TOLL FREE: 1-800-242-8511
FAX A LOCATE: 1-800-242-5811

WI STATUTE 182.0175 (1974) REQUIRES MIN. OF
3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

DIRECTORY

CLIENT:
U.S. CELLULAR
8410 W. BRYN MAWR AVE., SUITE 700
CHICAGO, IL 60631
CONTACT: LAUREN MCNEILL

ENGINEERING COMPANY:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
PROJECT MANAGER: ANDREW BRADLEY

SITE ACQUISITION:
SITE ACQUISITION SOLUTIONS
19730 BELLBROOK BLVD.
GRETNA, NE 68028
CONTACT: JENNI KELLIS

PROJECT INFO	
SITE LOCATION: W227 N16551 SYSCO DRIVE JACKSON, WI 53037	
SITE #: 784425	
TOWER OWNER: VILLAGE OF JACKSON N168 W20733 MAIN STREET JACKSON, WI 53037 CONTACT: 262.677.0707 PHONE: BRIAN KOBER	
SITE COORDINATES (PER 2-C CERTIFICATE): LAT: 43°-19'-12.5" LONG: 88°-11'-28.0" GROUND ELEVATION (NGVD 1929): 918.2'	

SITE #: 784425

TOWER OWNER:
VILLAGE OF JACKSON
N168 W20733 MAIN STREET
JACKSON, WI 53037
CONTACT: 262.677.0707
PHONE: BRIAN KOBER

SITE COORDINATES (PER 2-C CERTIFICATE):
LAT: 43°-19'-12.5"
LONG: 88°-11'-28.0"
GROUND ELEVATION (NGVD 1929): 918.2'

SHEET INDEX	
NO.:	SHEET TITLE
G-001	TITLE SHEET
C-101	SITE PLAN
C-102	ENLARGED SITE PLAN
C-501	SITE DETAILS
A-101	SHELTER INTERIOR PLAN
A-501	BLOCK DIAGRAM
T-001	ANTENNA SPECIFICATIONS
T-002	EQUIPMENT SPECIFICATIONS
T-003	MOUNTING SPECIFICATIONS
T-201	SITE ELEVATION
T-301	ANTENNA CONFIGURATION
T-501	INSTALLATION DETAILS
T-502	CABLE DETAILS
T-503	CABLE BANDING DETAILS
T-504	CABLE ROUTING
T-505	PLUMBING DIAGRAM
T-506	PLUMBING DIAGRAM
T-901	SITE PHOTOS
E-501	GROUNDING DETAILS
E-502	LIGHT BEACON EXTENSION DETAILS
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.	

NO.:	SHEET TITLE
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CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.

I HEREBY CERTIFY THAT THIS PLAN SET WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION OTHER THAN THE EXCEPTIONS
NOTED IN THE SHEET INDEX, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF WISCONSIN.

SIGNATURE: _____

DATE: _____

CONSULTANT:

 **Edge**
Consulting Engineers, Inc.

624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

 **uscellular**

U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

TITLE SHEET
JACKSON WT (784425)
JACKSON, WISCONSIN

[illegible]

CHECKED BY	ABB
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PLOT DATE	6/2/2021

PROJECT NUMBER	26145

SET TYPE	DRAFT

SHEET NUMBER	G-001
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CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
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CLIENT:

uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

SITE PLAN
JACKSON WT (784425)
JACKSON, WISCONSIN

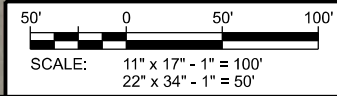
SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ADS	03/08/21	REV. A
CV	06/02/21	REV. B

CHECKED BY	ABB
PLOT DATE	6/2/2021
PROJECT NUMBER	26145
SET TYPE	DRAFT
SHEET NUMBER	C-101



- NOTES:
1. AERIAL IMAGERY FROM GOOGLE EARTH.
 2. NORTH ARROW SHOWN AS APPROXIMATE.
 3. SITE PHOTOS PROVIDED BY EDGE CONSULTING ENGINEERS, INC.
 4. NO SURVEY AVAILABLE. SITE LAYOUT BASED ON FIELD MEASUREMENTS AND SITE PHOTOS.

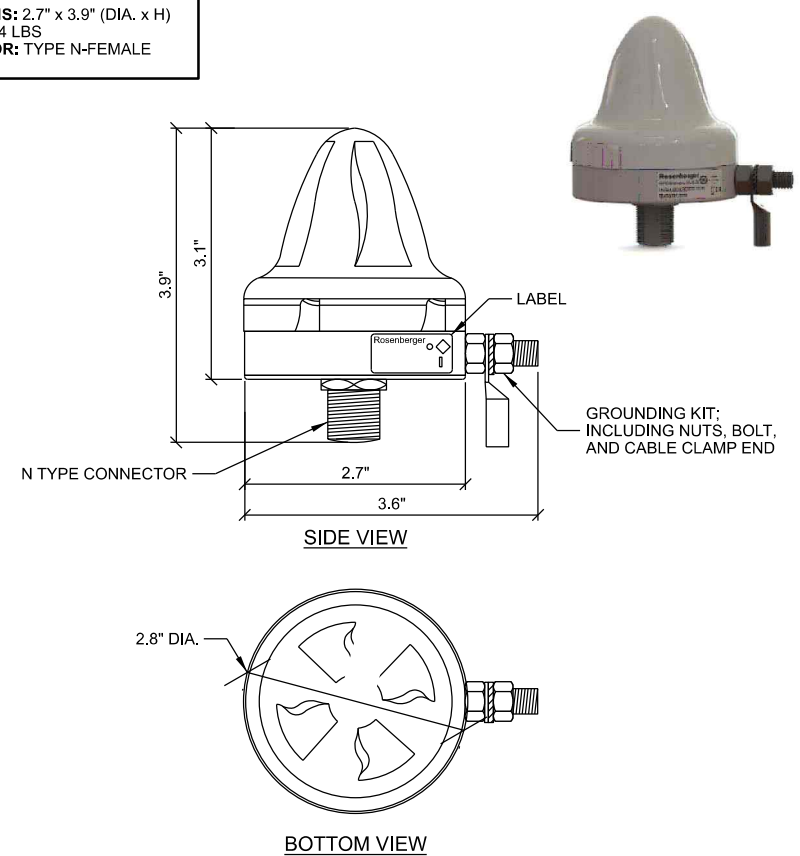


PROPOSED LTE GPS ANTENNA
SECURED TO SHELTER WALL;
SEE DETAIL TO THE RIGHT

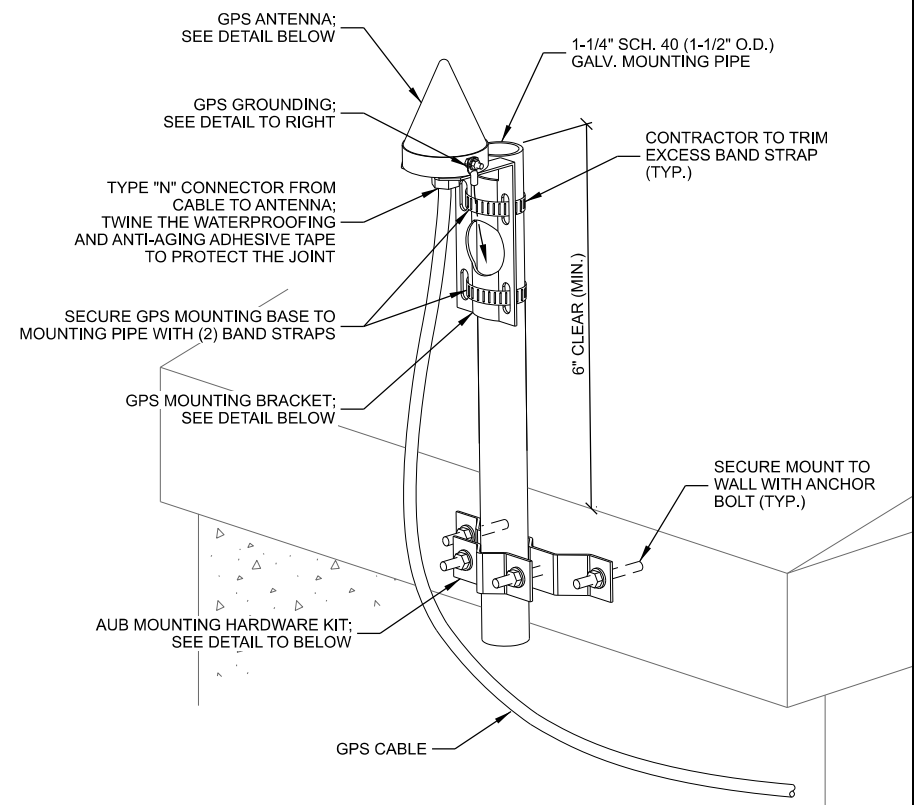


A PROPOSED GPS ANTENNA LOCATION

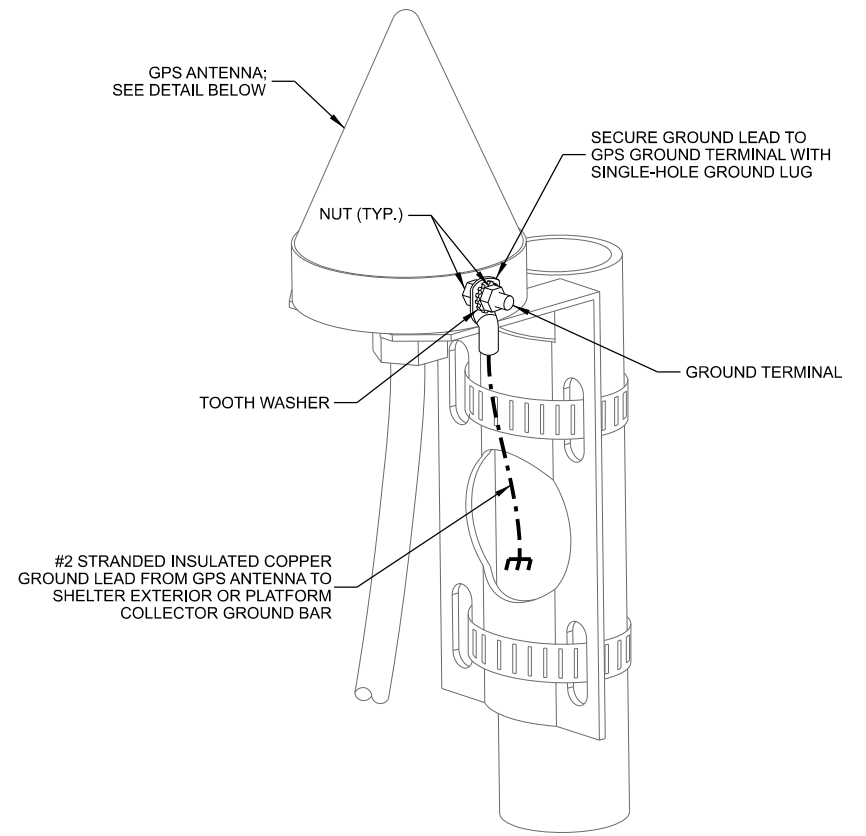
DIMENSIONS: 2.7" x 3.9" (DIA. x H)
WEIGHT: 0.4 LBS
CONNECTOR: TYPE N-FEMALE



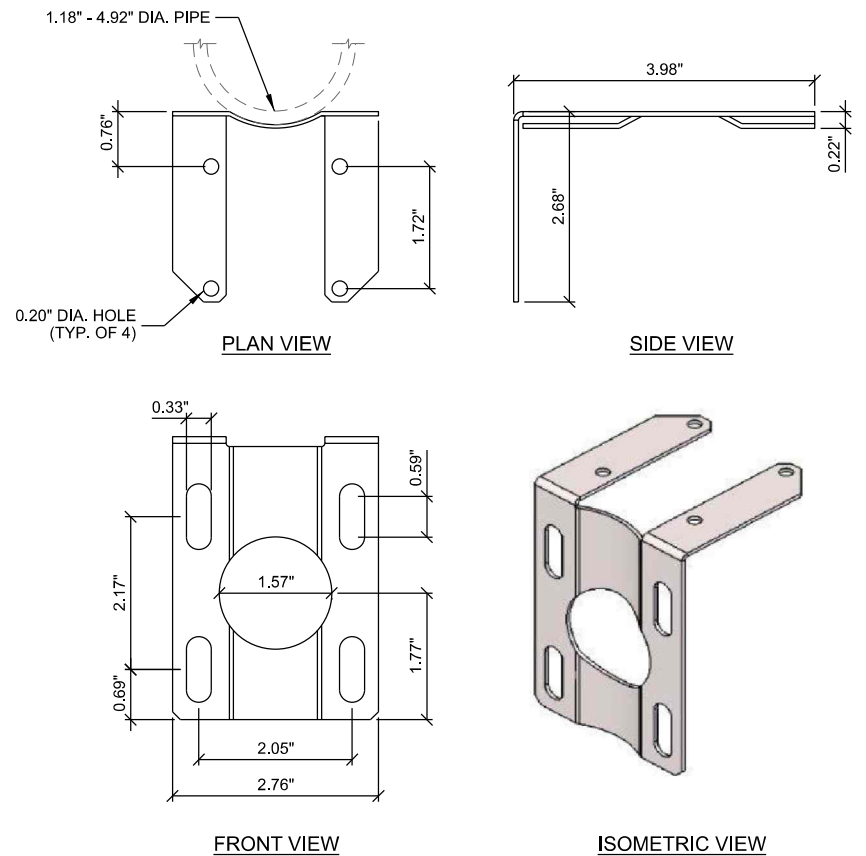
D GPS ANTENNA



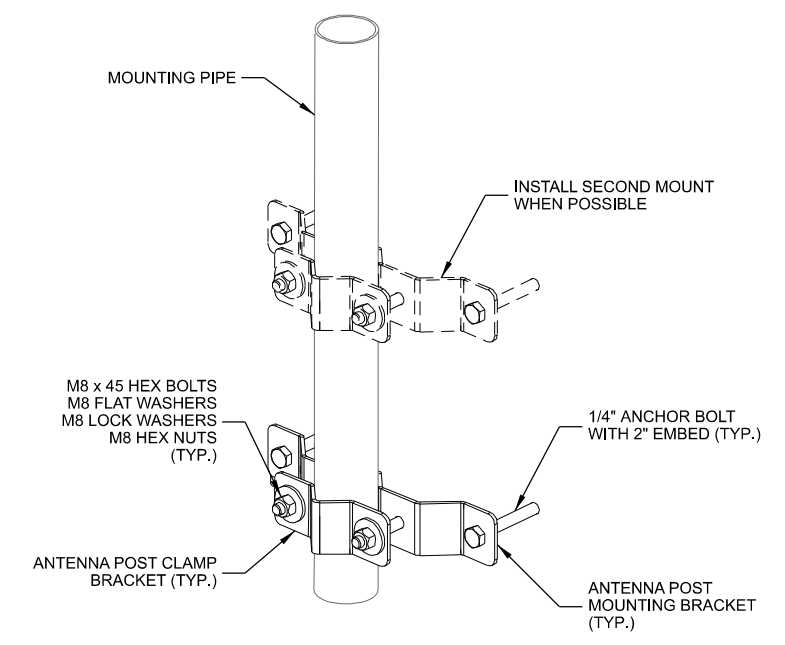
B GPS ANTENNA MOUNTING



C GPS GROUNDING



E GPS MOUNTING BRACKET



- NOTES:
1. ANCHOR FASTENERS TO MOUNT BRACKET KIT TO WALL MUST BE SELECTED ACCORDINGLY FOR WALL MATERIAL.
 2. WALL ANCHOR FASTENERS SUPPLIED BY GENERAL CONTRACTOR.
 3. PREFERRED INSTALLATION METHOD WITH (2) ANTENNA POST BRACKETS.

F AUB MOUNTING HARDWARE KIT

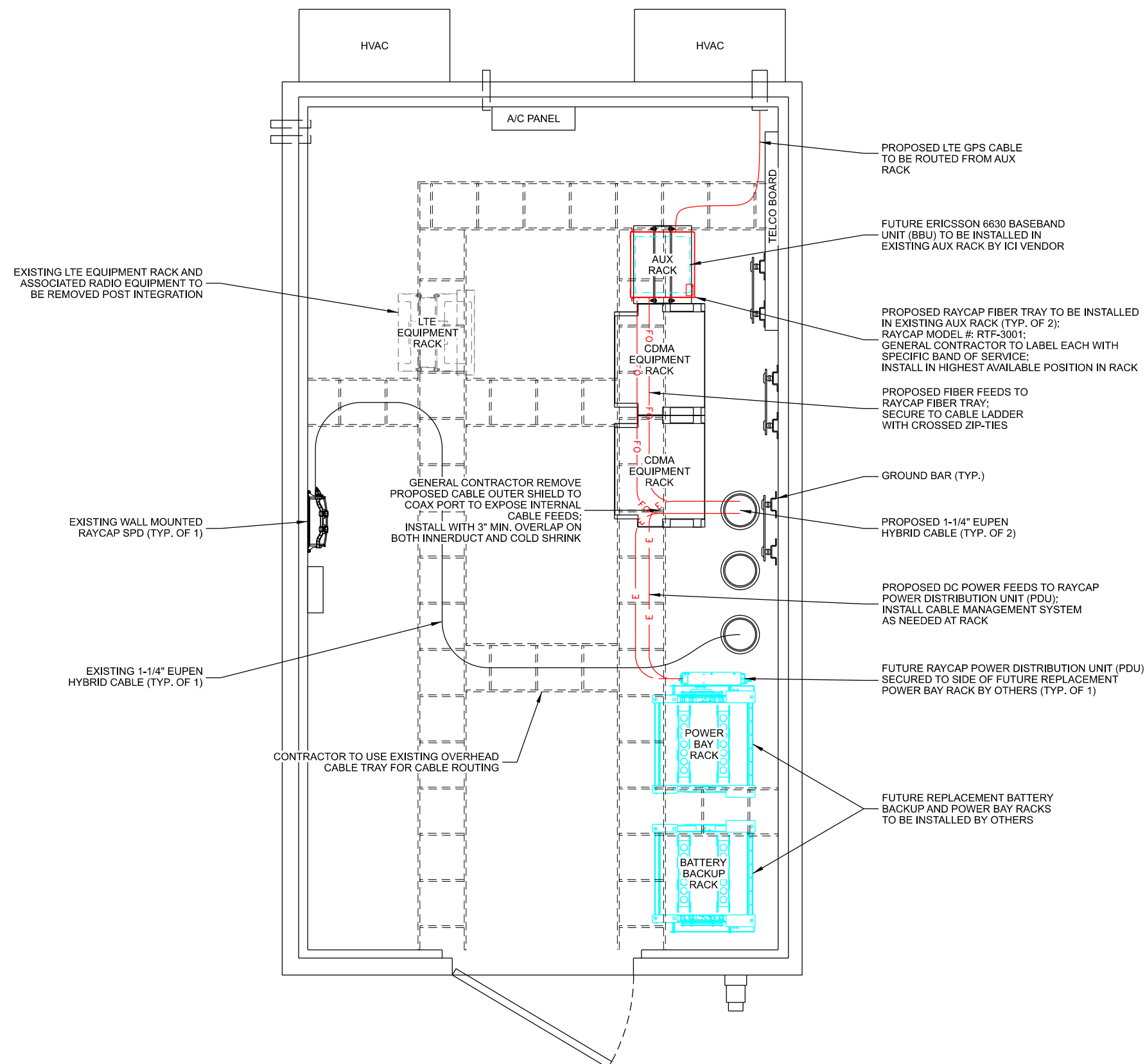
CONSULTANT:
Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:
uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

SITE DETAILS
JACKSON WT (784425)
JACKSON, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
ADS	03/08/21	REV. A
CV	06/02/21	REV. B

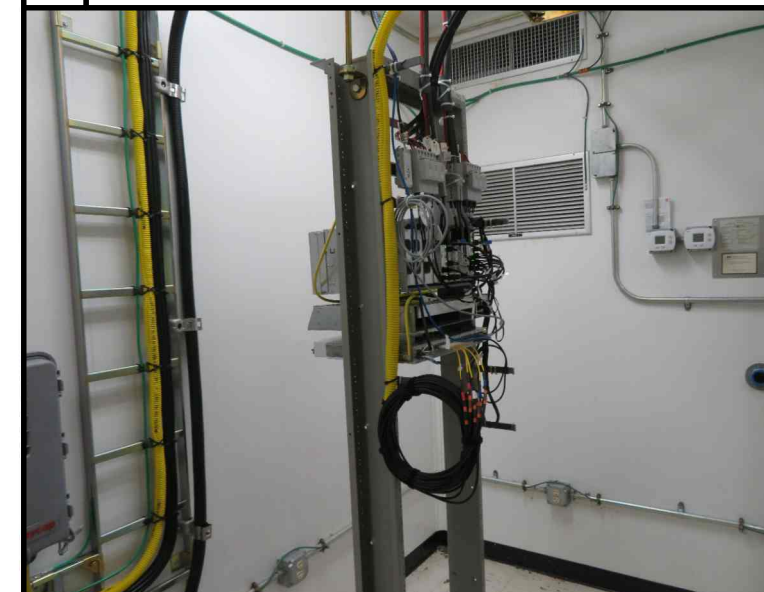
CHECKED BY	ABB
PLOT DATE	6/2/2021
PROJECT NUMBER	26145
SET TYPE	DRAFT
SHEET NUMBER	C-501



MANUFACTURER: RAYCAP
MODEL: RUSDC-1176-PDU-48 (BREAKERS NOT INCLUDED)
 RUSDC-1176-PDU-48-AMCB-1240 (12 x 40A BREAKERS INCLUDED)
DIMENSIONS: 18.99" x 19.00" x 3.48" (D x W x H)
WEIGHT: 22 LBS (WITHOUT BREAKERS)

OPTIONAL ACCESSORIES
 12 BREAKER KIT FOR ERICSSON RADIO SET: AMCB-48-1225-KIT
 9 BREAKER KIT FOR NOKIA RADIO SET: AMCB-48-0640-0325-KIT
 40A CIRCUIT BREAKER: AMCB-48-0140
 25A CIRCUIT BREAKER: AMCB-48-0125
 CABLE STORAGE: RTF-6601

2RU RACK MOUNTED DC SURGE SUPPRESSION AND POWER DISTRIBUTION SYSTEM FOR USE IN REMOTE RADIO HEAD (RRH) AND MULTI-CIRCUIT, DISTRIBUTED ANTENNA SYSTEMS.



CONSULTANT:

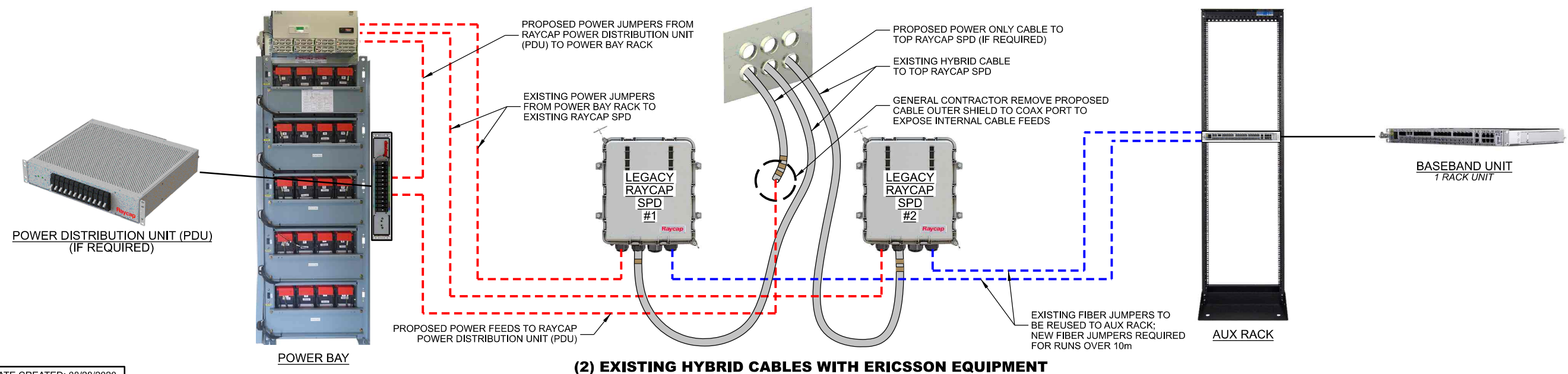
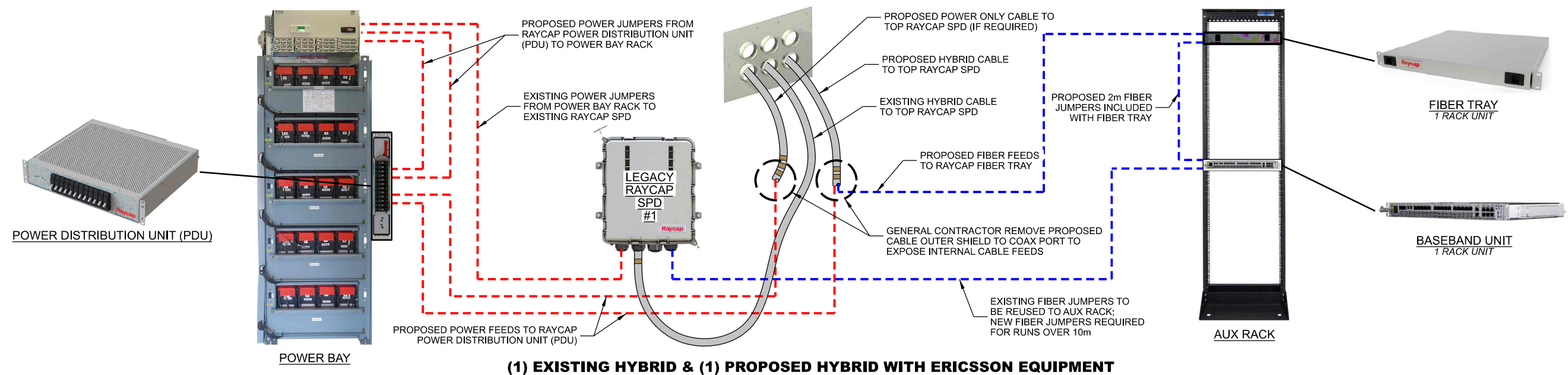
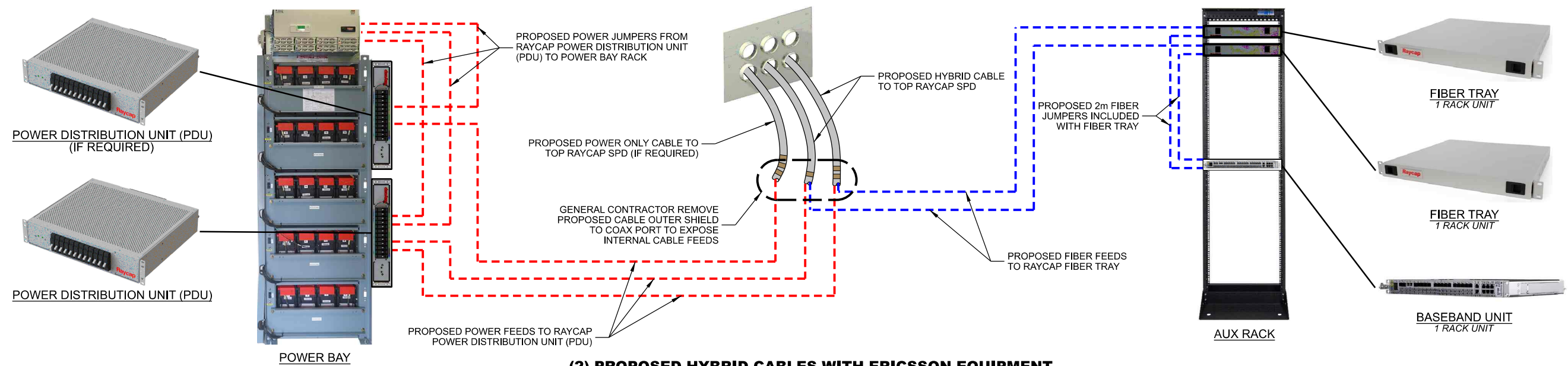


CLIENT:



SHELTER INTERIOR PLAN
JACKSON WT (784425)
JACKSON, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
ADS	03/08/21	REV. A
CV	06/02/21	REV. B
CHECKED BY	ABB	
PLOT DATE	6/2/2021	
PROJECT NUMBER	26145	
SET TYPE	DRAFT	
SHEET NUMBER	A-101	



SUBMITTAL:		
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ADS	03/08/21	REV. A
CV	06/02/21	REV. B
CHECKED BY	ABB	
PLOT DATE	6/2/2021	
PROJECT NUMBER	26145	
SET TYPE	DRAFT	
SHEET NUMBER	A-501	



Base Station Antennas

Type OCT8-2LX2HX-BW65

Frequency Range	617-894x2 1695-2400x2
Polarization	±45°
Half-Power Beam Width	65°
Electrical Downtilt	2° - 12°x4

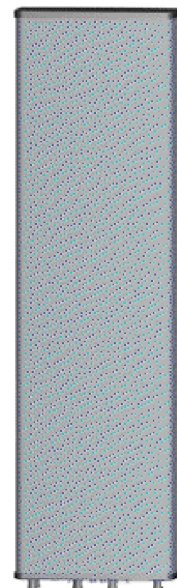
Base Station Antenna

8-ports 617-894 / 617-894 / 1695-2400 / 1695-2400 MHz 65°, 16 / 16 / 18 / 18 dBi, 2°-12° / 2°-12° / 2°-12° / 2°-12° Tilt Antenna With 4 Integrated RCUs.



Electrical Specifications

Frequency Range(MHz)		2x617-894			2x1695-2400		
		617-698	698-824	824-894	1695-1920	1920-2180	2300-2400
Polarization		±45°					
Horizontal 3dB Beamwidth(°)		70	63	60	66	63	58
Vertical 3dB Beamwidth(°)		10.4	9.1	8.0	5.5	5	4.3
Gain (dBi)		15.0	15.5	16.0	17.6	18.0	18.1
Electrical Downtilt		2°-12°			2°-12°		
Upper Sidelobe Suppression(dB)	First	≥16	≥16	≥16	≥16	≥16	≥16
Front-to-Back Ratio Total Power, ±30° (dB)		≥23	≥24	≥25	≥25	≥25	≥25
Cross polar ratio	Main direction(dB)	≥17	≥17	≥17	≥17	≥17	≥17
	±60° (dB)	≥7	≥7	≥7	≥7	≥7	≥7
Isolation ports		≥25 dB					
Isolation Frequency		≥30 dB					
VSWR		< 1.5					
Intermodulation IM3		< -150 dBc(2x43dBm carrier)					
Impedance		50 Ω					
Max. Power per Input (at 50°C ambient temperature)		500 W			300 W		
Lightning Protection		DC Ground					



Mechanical Specifications

Redome Material	Fiberglass
Connector Type and Location	4.3-10x8, Bottom iRCU in:1 x 8 pin male iRCU out:1 x 8 pin female
Dimensions,HxWxD(mm)/(inches)	2438 x 499 x 180 / 95.9 x 19.6 x 7.1
Packing Size(mm)/(inches)	2750 x 620 x 325 / 108.3 x 24.4 x 12.8
Weight ,w/o Mounting kit(kg)/(lbs)	47 / 103.4
Weight,with Mounting kit(kg)/(lbs)	53 / 116.6
Packing Weight(kg)/(lbs)	63 / 138.6
Max. Wind Velocity(mph)	150
Mounting hardware	Φ 50 mm ~ Φ 115 mm
Operational Temperature(°C)	-40 to +65
Operational Humidity(%)	<95
Wind Load at 100mph (Frontal/lateral/Rearside(N))	1416/280/1027



Base Station Antennas

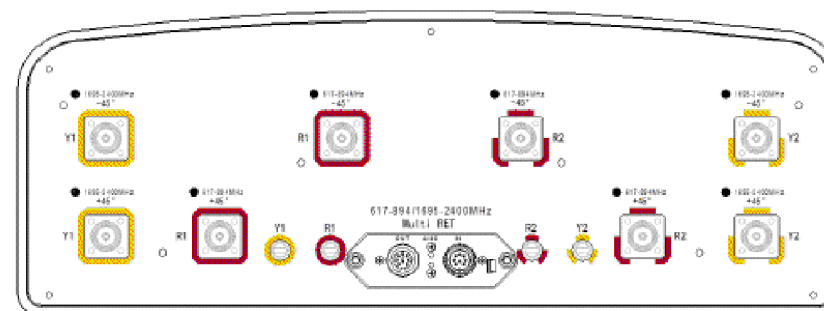
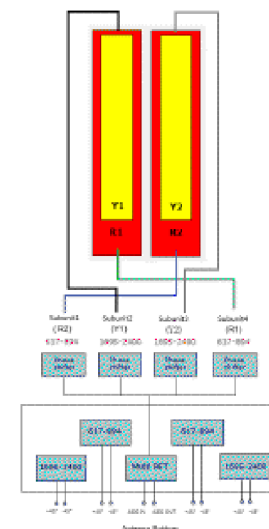
Type OCT8-2LX2HX-BW65

Frequency Range	617-894x2 1695-2400x2
Polarization	±45°
Half-Power Beam Width	65°
Electrical Downtilt	2° - 12°x4

Integrated RET Properties

Protocols	Compliant to AISG 2.0/3GPP	
Input voltage range	+10~+30VDC(pin 6)	
Power consumption	<2W(stand by);<13W(motor activated)	
Connectors	AISG	2 x 8 pin connector acc. To IEC 60130-9 Acc.to AISG Daisy chain in: male Daisy chain out: female
	Antenna	Two motor shaft(Embedded motor)
Hardware interface	AISG	RS485A/B (pin5/pin3); Power supply(pin6); DC return(pin7) Acc.to AISG
Adjustment time(full range)	40 sec(typically, depending on antenna)	
Adjustment Cycles	≥10000	
Torque Max	≥160mN.m	
Lightning Protection Rating	IEC 61000-4-5 Current Pulse Profile, 8/20 μs 10 Repetitions Min. @ 6kA IEC 61312-1 Annex B Current Pulse Profile, 10/350 μs, 200 Repetitions Min. @ 0.6kA	

COMPREHENSIVE TILT CONFIGURATION



CONSULTANT:



CLIENT:



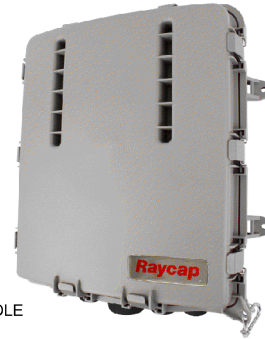
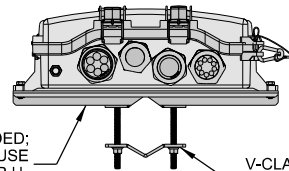
ANTENNA SPECIFICATIONS
JACKSON WT (784425)
JACKSON, WISCONSIN

SUBMITTAL:

INT.	DATE	DESCRIPTION
ADS	03/08/21	REV. A
CV	06/02/21	REV. B

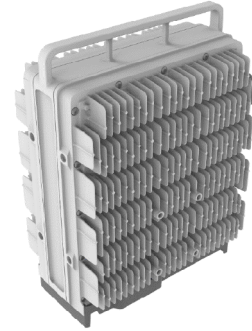
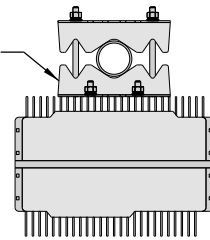
CHECKED BY	ABB
PLOT DATE	6/2/2021
PROJECT NUMBER	26145
SET TYPE	DRAFT
SHEET NUMBER	T-001

MOUNTING BRACKET INCLUDED:
REMOVE BRACKET AND USE
ENCLOSURE MOUNTS FOR H-
FRAME OR WALL MOUNT

[illegible]

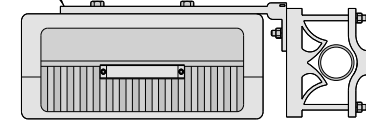
A RAYCAP SURGE PROTECTOR DEVICE (SPD)

DUAL ERS BRACKET —



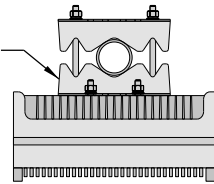
B **ERICSSON RADIO 4449**

RRU SUPPORT KIT —



C **ERICSSON RRU11**

DUAL ERS BRACKET



D **ERICSSON RADIO 4480**

A diagram showing a cross-section of a radio. The top part is a grey trapezoidal shape representing the antenna. Below it is a white rectangular area labeled "RADIO". At the very bottom is a grey rectangular area labeled "INTEGRATED ANTENNA".



1.0" 4.0"

E ERICSSON RADIO 4408 WITH INTEGRATED ANTENNA

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Edge
Consulting Engineers, Inc.

624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com



EQUIPMENT SPECIFICATIONS

INT.	DATE:	DESCRIPTION:
ADS	03/08/21	REV. A
CV	06/02/21	REV. B

CHECKED BY	ABB
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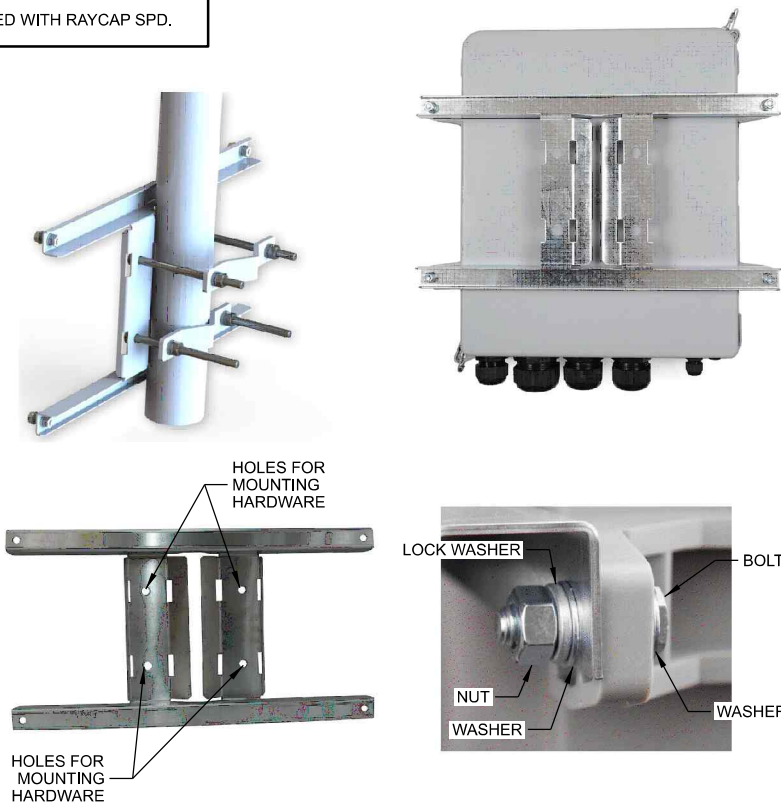
PLOT DATE	6/2/2021
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PROJECT NUMBER	26145
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SET TYPE	DRAFT
----------	-------

SHEET NUMBER	T-002
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MANUFACTURER: RAYCAP
MODEL: MOUNTING BRACKET
INCLUDED WITH RAYCAP SPD.

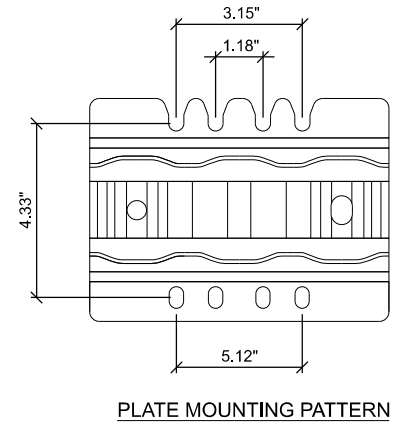


A RAYCAP SURGE PROTECTOR DEVICE (SPD) MOUNT

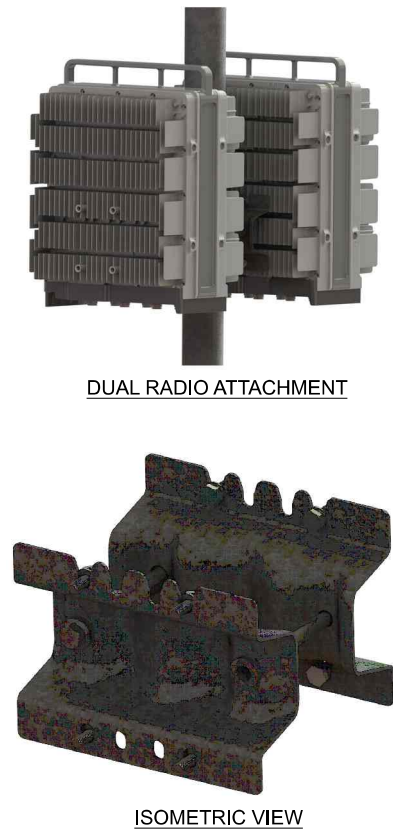
MANUFACTURER: ERICSSON
MODEL: SXK 109 1973/2
WEIGHT: 3.75 LBS

BRACKET FOR ATTACHING TWO STANDARD OR HEAVY ERS UNITS WITH A HOLE PATTERN OF CC 30 MM AND/OR CC 80 MM., EITHER TO A POLE, WALL, ANGLE TOWER OR SQUARE TUBE.

BOLTS FOR ATTACHING TWO ERS UNITS ARE SUPPLIED IN THE PACKAGE.



B DUAL ERS BRACKET



MANUFACTURER: ERICSSON
MODEL: SXK 107 2839/1
WEIGHT: 11 LBS

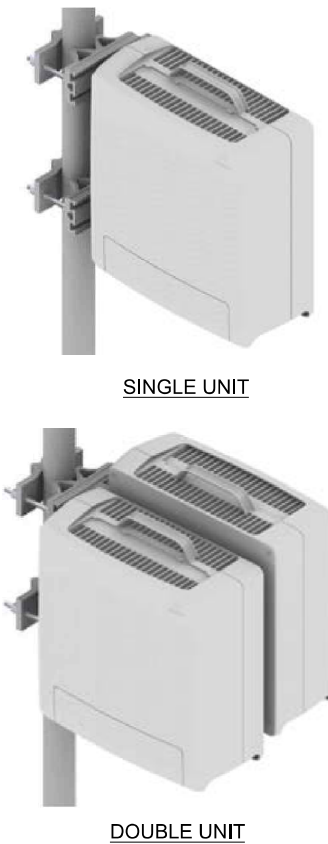
EXPANSION KIT ORDERED IN ADDITION TO
SINGLE SUPPORT KIT FOR DUAL MOUNT

MANUFACTURER: ERICSSON
MODEL: SXK 107 2839/2
WEIGHT: 4LBS. 6.5 OZ.

ALL HARDWARE INCLUDED



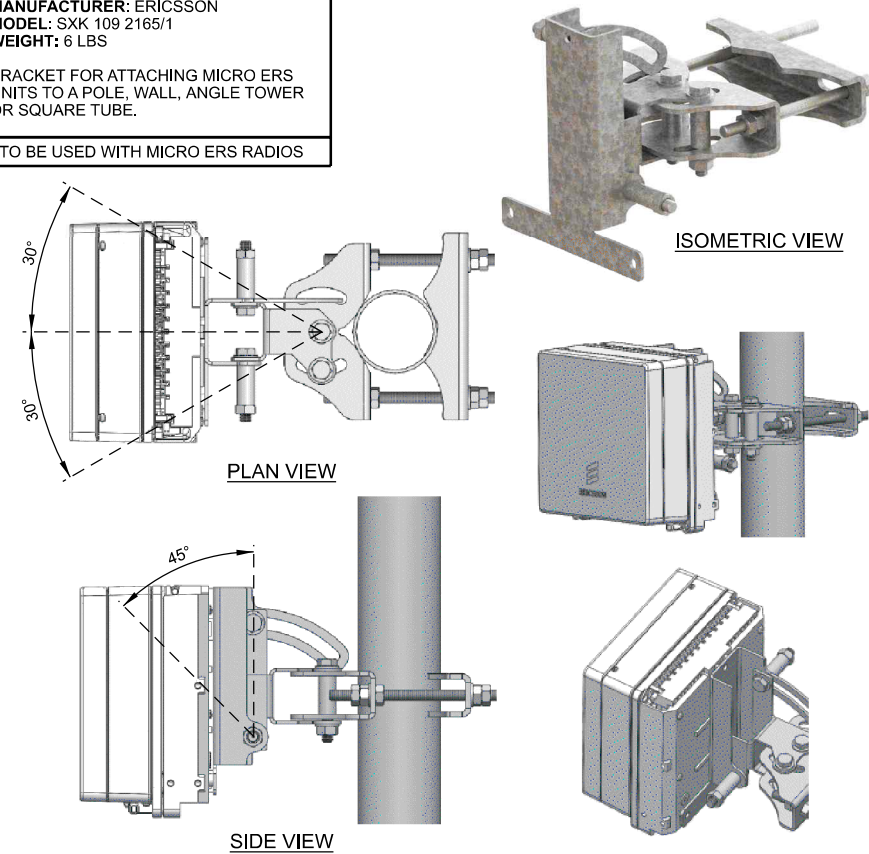
C REMOTE RADIO UNIT (RRU) SUPPORT KIT



MANUFACTURER: ERICSSON
MODEL: SXK 109 2165/1
WEIGHT: 6 LBS

BRACKET FOR ATTACHING MICRO ERS
UNITS TO A POLE, WALL, ANGLE TOWER
OR SQUARE TUBE.

TO BE USED WITH MICRO ERS RADIOS



D MICRO ERS TILT BRACKET

CONSULTANT:

 **Edge**
Consulting Engineers, Inc.

624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

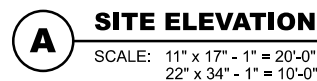
 U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

MOUNTING SPECIFICATIONS

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
ADS	03/08/21	REV. A
CV	06/02/21	REV. B
CHECKED BY:	ABB	
PLOT DATE	6/2/2021	
PROJECT NUMBER	26145	
SET TYPE	DRAFT	
SHEET NUMBER	T-003	

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THE EXISTING TOWER HAS OBSTRUCTION LIGHTING. THE LIGHTING DOES NOT CURRENTLY EXTEND ABOVE ALL OBSTRUCTIONS ON THE TOWER. THE PROPOSED INSTALLATION WILL NOT CHANGE THIS CONDITION. THE MUNICIPALITY WILL NEED TO VERIFY IF THIS LIGHTING IS REQUIRED BY THE FAA AND IF CHANGES ARE NEEDED TO MAINTAIN COMPLIANCE WITH FAA REQUIREMENTS.



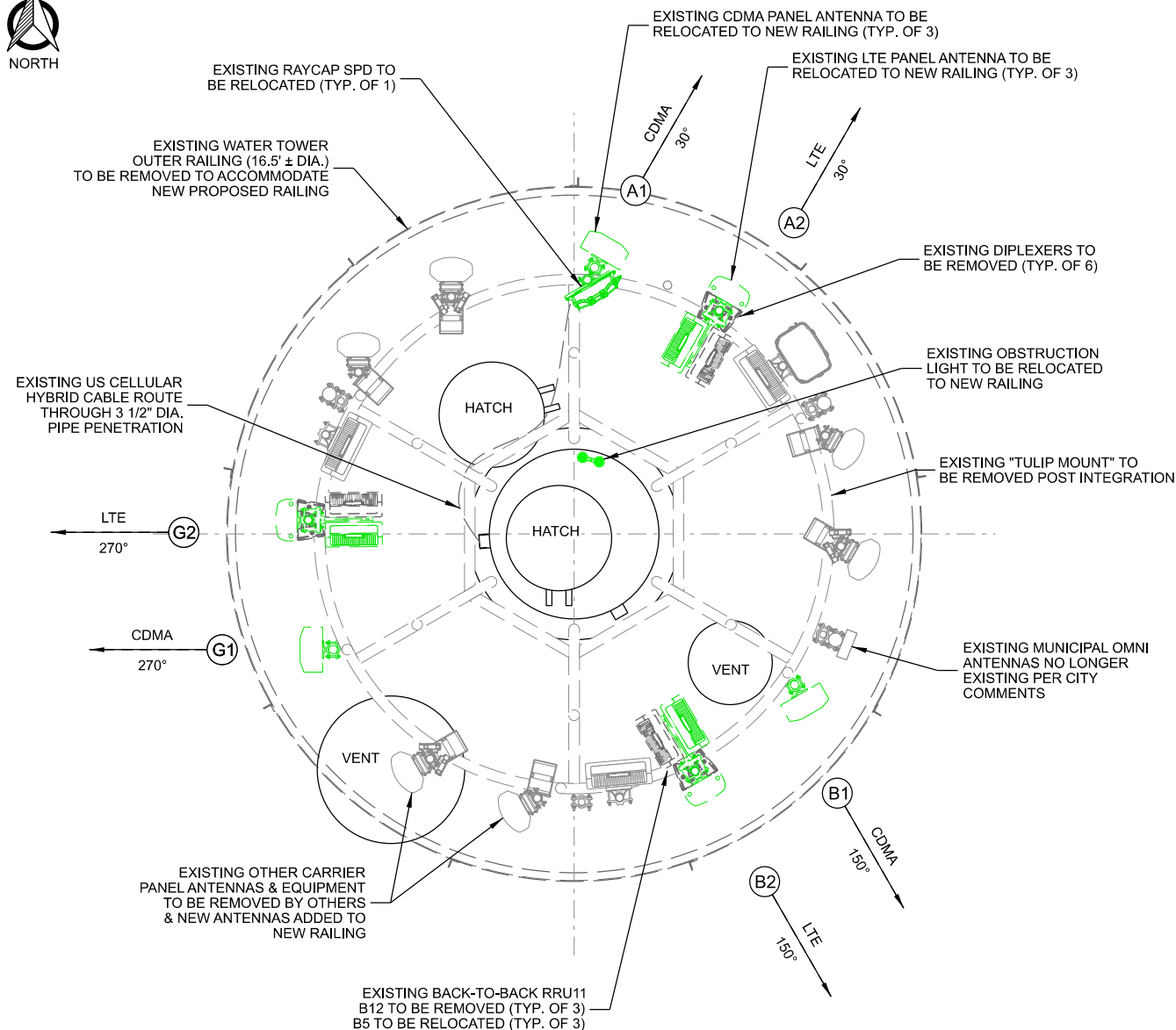
CLIENT:

 **uscellular**

U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

SITE ELEVATION
JACKSON WT (784425)
JACKSON, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
ADS	03/08/21	REV. A
CV	06/02/21	REV. B
CHECKED BY:	ABB	
PLOT DATE	6/2/2021	
PROJECT NUMBER	26145	
SET TYPE	DRAFT	
SHEET NUMBER	T-201	



NOTE:

EXISTING OUTER RAILING TO BE
REMOVED AND REPLACED WITH
NEW 20' DIA. x 5'-0" TALL RAILING

	Antenna Position	Technology	Antenna Model	Antenna Quantity	RAD Center	Azimuth	Surge Protector Qty.	Radio Model	Radio Qty.	Diplexer Qty.	Bias-T Qty.	Cable Type	Cable Qty
ALPHA	A1	CDMA	Antel BXA-70063-8CF-EDIN	1	164.0'	30°	-	-	-	-	-	1-5/8" Coax	2
	A2	LTE	KMW AM-X-CW-18-65-00T-RET	1	164.5'	30°	1	RRU11	2	2	-	1-1/4" Hybrid	1
BETA	B1	CDMA	Antel BXA-70063-8CF-EDIN	1	164.0'	150°	-	-	-	-	-	1-5/8" Coax	2
	B2	LTE	KMW AM-X-CW-18-65-00T-RET	1	164.5'	150°	-	RRU11	2	2	-	-	-
GAMMA	G1	CDMA	Antel BXA-70063-8CF-EDIN	1	164.0'	270°	-	-	-	-	-	1-5/8" Coax	2
	G2	LTE	KMW AM-X-CW-18-65-00T-RET	1	164.5'	270°	-	RRU11	2	2	-	-	-
Total:				6			1		6	6	0		7

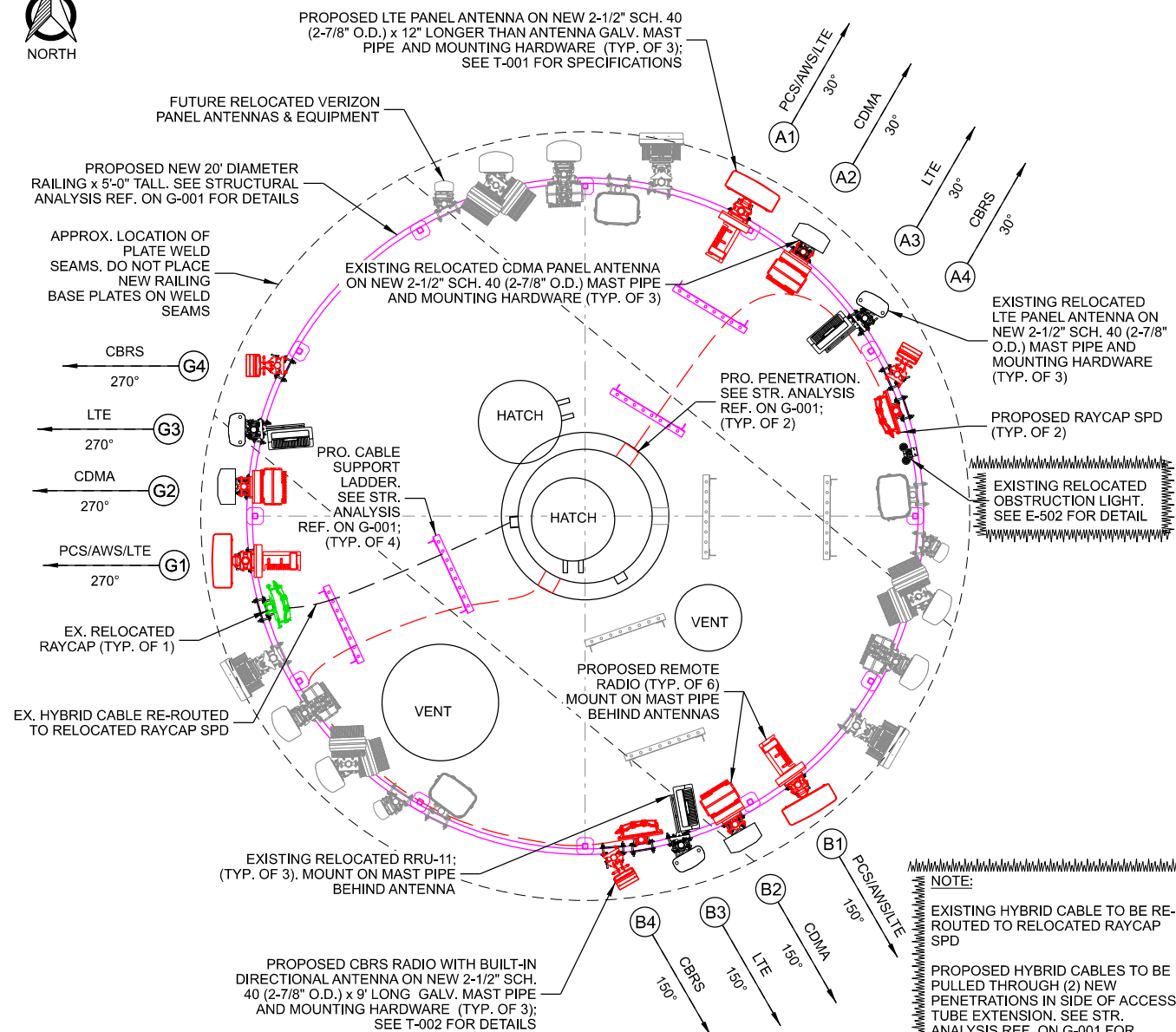
NOTE:

1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.

EXISTING ANTENNA LAYOUT

EXISTING ANTENNA LAYOUT

SCALE: 11" x 17" - 1/4" = 1'-0"
22" x 34" - 1/2" = 1'-0"



	Antenna Position	Technology	Antenna Model	Antenna Quantity	RAD Center	Azimuth	L.B. Elect. Tilt	M.B. Elect. Tilt	Mech. Tilt	Surge Protector Qty.	B12/B71 Radio	Radio Qty.	B2/B66 Radio	Radio Qty.	B5 Radio	Radio Qty.	CBRS Radio	Radio Qty.	Cable Type	Cable Qty.
ALPHA	A1	PCS/AWS/LTE	Dengyo OCT8-2LX2HX-BW65	1	158°	30°	0°	2°	0°	1	RRU4449	1	RRU4480	1	-	-	-	-	1-1/4" Hybrid	1
	A2	CDMA	Antel BXA-70063-8CF-EDIN	1	158°	30°	-	-	0°	-	-	-	-	-	-	-	-	-	1-5/8" Coax	2
	A3	LTE	KMW AM-X-CWV-18-65-00T-RET	1	158°	30°	0°	-	0°	Shared	-	-	-	-	RRU11	1	-	-	Shared	-
	A4	CBRS	Ericsson6524 Built-in Directional Ant.	-	158°	30°	-	-	-	Shared	-	-	-	-	-	-	-	RRU4408	1	Shared
BETA	B1	PCS/AWS/LTE	Dengyo OCT8-2LX2HX-BW65	1	158°	150°	0°	2°	0°	1	RRU4449	1	RRU4480	1	-	-	-	-	1-1/4" Hybrid	1
	B2	CDMA	Antel BXA-70063-8CF-EDIN	1	158°	150°	-	-	0°	-	-	-	-	-	-	-	-	-	1-5/8" Coax	2
	B3	LTE	KMW AM-X-CWV-18-65-00T-RET	1	158°	150°	0°	-	0°	Shared	-	-	-	-	RRU11	1	-	-	Shared	-
	B4	CBRS	Ericsson6524 Built-in Directional Ant.	-	158°	150°	-	-	-	Shared	-	-	-	-	-	-	-	RRU4408	1	Shared
GAMMA	G1	PCS/AWS/LTE	Dengyo OCT8-2LX2HX-BW65	1	158°	270°	0°	2°	0°	Shared	RRU4449	1	RRU4480	1	-	-	-	-	Shared	-
	G2	CDMA	Antel BXA-70063-8CF-EDIN	1	158°	270°	-	-	0°	-	-	-	-	-	-	-	-	-	1-5/8" Coax	2
	G3	LTE	KMW AM-X-CWV-18-65-00T-RET	1	158°	270°	0°	-	0°	1	-	-	-	-	RRU11	1	-	-	1-1/4" Hybrid	1
	G4	CBRS	Ericsson6524 Built-in Directional Ant.	-	158°	270°	-	-	-	Shared	-	-	-	-	-	-	-	RRU4408	1	Shared
Total:				9						3		3		3		3		3		9

Black Text = Existing Red Text = Proposed

*X1010-CBRS-SS

NOTES:

1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
2. CONTRACTOR MAY NEED ADDITIONAL 9'-0" LONG MAST PIPES FOR TEMPORARY RELOCATION OF LTE ANTENNAS.
3. ANTENNA SEPARATION AS FOLLOWS (CENTER OF ANTENNA) TO CENTER OF ANTENNA):

LTE TO CDMA: 2'-0" MIN.	LTE TO LTE: 4'-0" MIN.	CDMA TO CDMA: 4'-0" MIN.
-------------------------	------------------------	--------------------------

PROPOSED ANTENNA LAYOUT

SCALE: NTS

CONSULTANT:



CLIENT:



ANTENNA CONFIGURATION
JACKSON WT (784425)
JACKSON, WISCONSIN

SUBMITTAL:

[illegible]

CHECKED
BY

ABB

PLOT

6/3/2021

PROJECT

[illegible]

[illegible]

FILE	

[illegible]

EUPEN CABLE LENGTH			
	ALPHA RAY CAP	BETA RAY CAP	GAMMA RAY CAP
EXISTING HYBRID CABLE QUANTITY	-	-	1
PROPOSED HYBRID CABLE QUANTITY	1	1	-
LENGTH FROM SHELTER SOURCE TO COAX PORT	20 FT	20 FT	-
LENGTH ALONG BURIED CONDUITS	70 FT	70 FT	-
LENGTH FROM T.O.C. TO TOWER TOP SPD	160 FT	160 FT	-
HORIZONTAL ROUTING FROM HATCH PORT TO SPD	20 FT	25 FT	-
TOTAL LENGTH OF CABLE	270 FT	275 FT	-
ROUNDED LENGTH **	300 FT	300 FT	-
* 410' MAX = TYPICAL CABLE			
* 550' MAX = LOW INDUCTANCE CABLE			
** CABLE LENGTH TO BE ROUNDED UP TO NEAREST 50' LENGTH			

CBRS JUMPER CABLE INFO			
FIBER JUMPER: RAYCAP SPD TO REMOTE RADIO (CBRS)			
	QUANTITY	LENGTH	
ALPHA SECTOR	1	19.7 FT *	6 m
BETA SECTOR	1	19.7 FT *	6 m
GAMMA SECTOR	1	19.7 FT *	6 m
ALL SECTORS MUST HAVE THE SAME JUMPER LENGTHS			
* PREFERRED FIBER JUMPER LENGTH OF 5m (16.4')			
* MAXIMUM FIBER JUMPER LENGTH OF 6m (19.7')			

FIBER JUMPER CABLE INFO			
RAYCAP SPD TO REMOTE RADIO (B12/B71) -10 GB			
	QUANTITY	LENGTH	
ALPHA/BETA	2	19.7 FT	6 m
GAMMA	2	19.7 FT	6 m
RAYCAP SPD TO REMOTE RADIO (B2/B66) -10 GB			
	QUANTITY	LENGTH	
ALPHA/BETA	2	19.7 FT	6 m
GAMMA	2	19.7 FT	6 m
RAYCAP SPD TO REMOTE RADIO (B5) - 2.5 GB			
	QUANTITY	LENGTH	
ALPHA	1	19.7 FT	6 m
BETA	1	19.7 FT	6 m
REMOTE RADIO (B5) TO REMOTE RADIO (B5) - 2.5 GB			
	QUANTITY	LENGTH	
GAMMA	1	19.7 FT	6 m
ALL SECTORS MUST HAVE THE SAME JUMPER LENGTHS			
* PREFERRED JUMPER LENGTH OF 5m (16.4')			
* MAXIMUM JUMPER LENGTH OF 6m (19.7')			

NOTE:

1. CABLE LENGTHS AND QUANTITIES ARE FOR LTE INSTALLATION ONLY. CONTRACTOR TO DETERMINE AND PROVIDE QUANTITY AND LENGTH OF ANY ADDITIONAL JUMPERS REQUIRED.

A CABLE LENGTHS: *X1010

RET CABLE INFO			
REMOTE RADIO TO ANTENNA			
	QUANTITY	LENGTH	
ALPHA	2	32.8 FT	10 m
BETA	2	32.8 FT	10 m
GAMMA	2	32.8 FT	10 m
* STANDARD RET CABLE LENGTH OF 10 METERS; RF APPROVAL REQ'D FOR ADDITIONAL RET CABLE LENGTH			

COAX JUMPER CABLE INFO			
REMOTE RADIO TO ANTENNA (B12/B71)			
	QUANTITY	LENGTH	
ALPHA	4	15 FT *	
BETA	4	15 FT *	
GAMMA	4	15 FT *	
REMOTE RADIO TO ANTENNA (B2/B66)			
	QUANTITY	LENGTH	
ALPHA	4	15 FT *	
BETA	4	15 FT *	
GAMMA	4	15 FT *	
REMOTE RADIO TO ANTENNA (B5)			
	QUANTITY	LENGTH	
ALPHA	2	15 FT *	
BETA	2	15 FT *	
GAMMA	2	15 FT *	
ALL SECTORS MUST HAVE THE SAME JUMPER LENGTHS			
* APPROVED JUMPER LENGTH:			
Owned Site = 25 FT.			
Solo Site = 15 FT.			
* U.S. CELLULAR PRE-ORDERED JUMPER LENGTHS.			

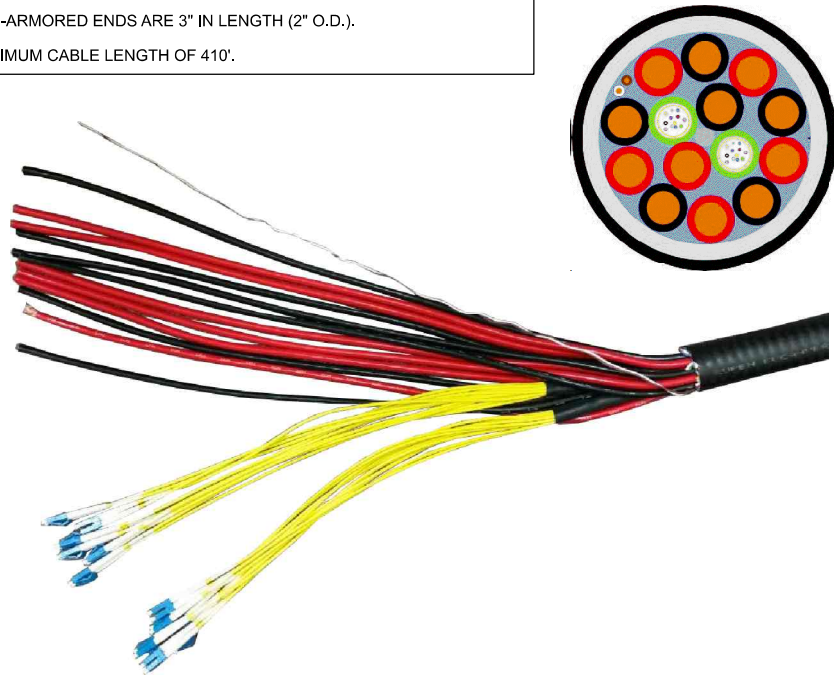
MANUFACTURER: EUPEN
MODEL: EUCAHYBRID 114-12AWG6
MINIMUM BENDING RADIUS: 360mm (14")
MAXIMUM PULLING STRENGTH: 150 daN
MAXIMUM HANGER SPACING: 1.0 m
APPROX. WEIGHT: 2300 kg/km (1.55 LB/FT)

1-1/4" HYBRID FIBER OPTIC CABLE WITH 48V ENERGY FEEDER IN CORRUGATED ALUMINUM SHIELDING WITH UV RESISTANT PE JACKET.

SHIPPED WITH 4' PROTECTED JACKET (2.25" O.D.) AT EACH END.

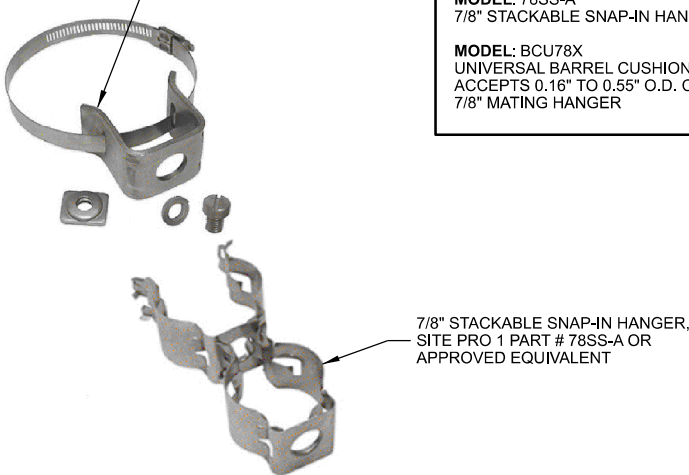
NON-ARMORED ENDS ARE 3" IN LENGTH (2" O.D.).

MAXIMUM CABLE LENGTH OF 410'.



B EUPEN HYBRID CABLE

UNIVERSAL STANDOFF KIT,
SITE PRO 1 PART # STK2-U
OR APPROVED EQUIVALENT



MANUFACTURER: SITE PRO 1

MODEL: STK2-U
UNIVERSAL TOWER STANDOFF KIT
FITS 1-1/2" DIA. TO 3" DIA. ROUND MEMBERS

MODEL: 78SS-A
7/8" STACKABLE SNAP-IN HANGER

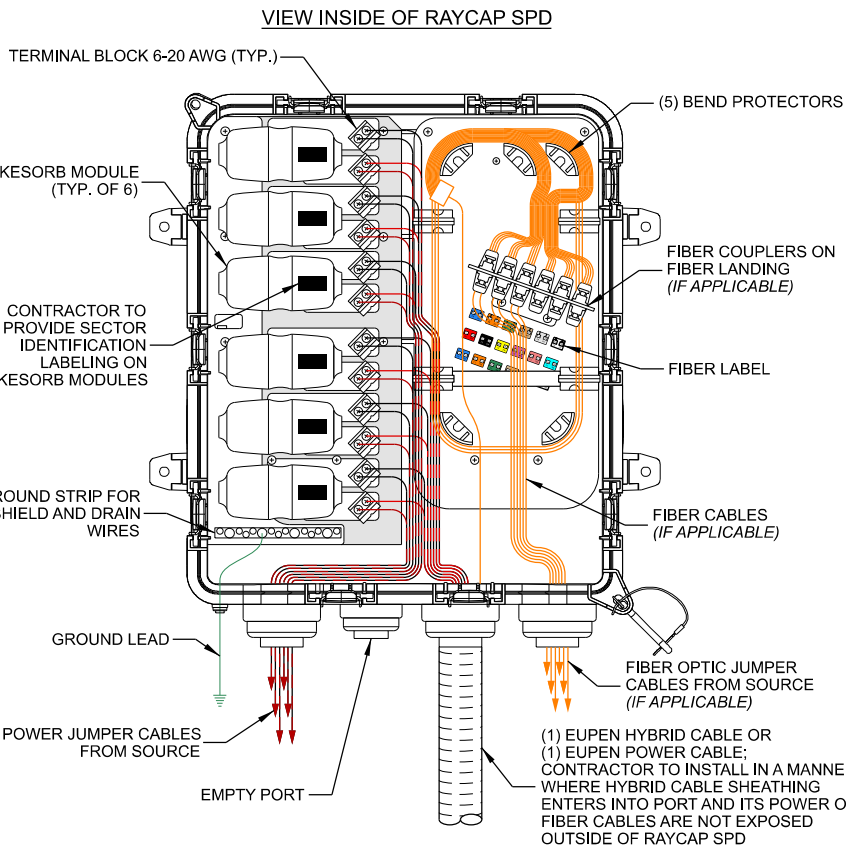
MODEL: BCU78X
UNIVERSAL BARREL CUSHION
ACCEPTS 0.16" TO 0.55" O.D. CABLES
7/8" MATING HANGER

7/8" STACKABLE SNAP-IN HANGER,
SITE PRO 1 PART # 78SS-A OR
APPROVED EQUIVALENT

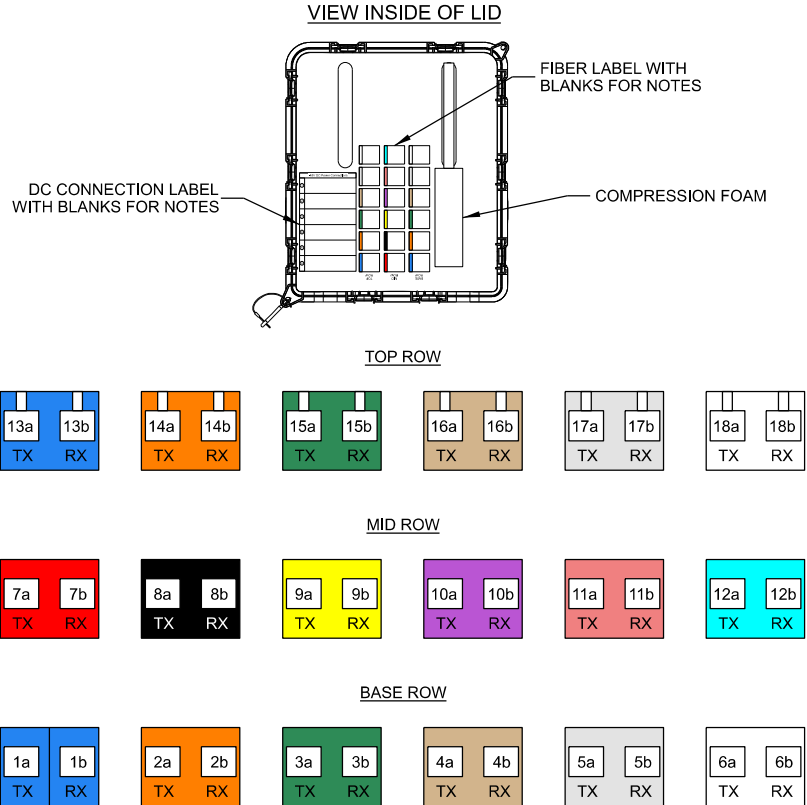


UNIVERSAL BARREL CUSHIONS,
SITEPRO1 PART # BCU78X;
ACCEPTS 0.16" TO 0.55" O.D.
CABLES; MATING HANGER SIZE
7/8"

C JUMPER ATTACHMENT



D RAYCAP SURGE PROTECTOR DEVICE (SPD) CABLING



E FIBER LABEL

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgesconsult.com

CLIENT:

uscellular
U.S. CELLULAR
8410 W. BRYN MAWR AVE.
SUITE 700
CHICAGO, IL 60631

**CABLE DETAILS
JACKSON WT (784425)
JACKSON, WISCONSIN**

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ADS	03/08/21	REV. A
CV	06/02/21	REV. B

CHECKED BY:

ABB

PLOT DATE:

6/2/2021

PROJECT NUMBER:

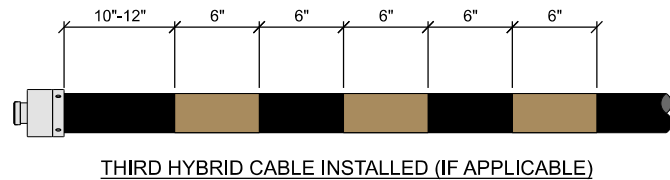
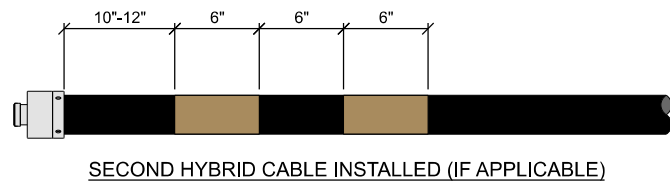
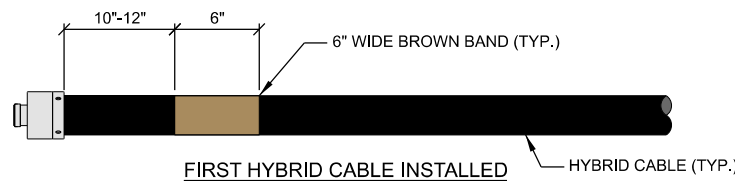
26145

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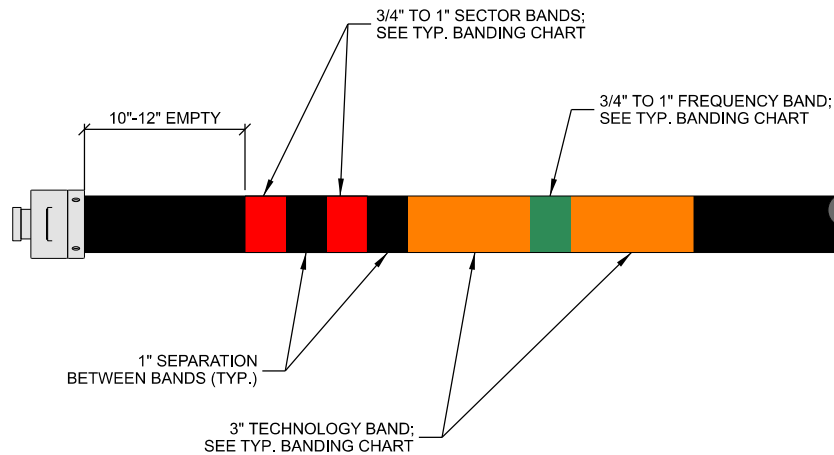
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T-502

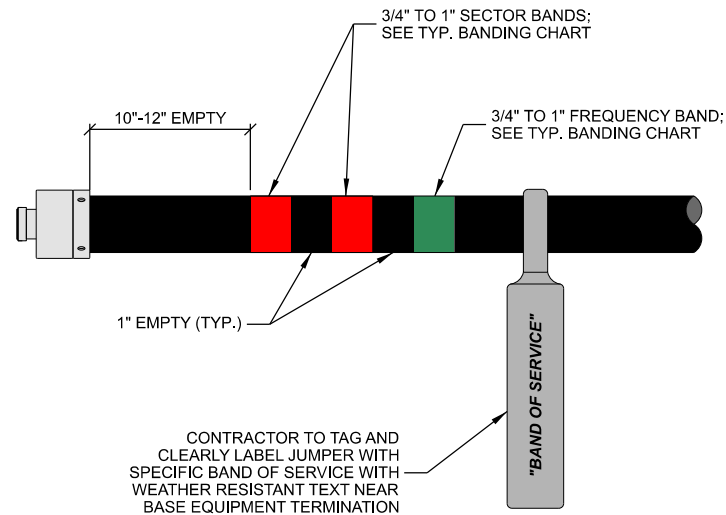


- NOTES:
1. AT THE TOP OF THE TOWER/BUILDING/WATER TOWER AND AT THE ENTRY POINT OF THE GROUND LEVEL JUNCTION BOX, HYBRID CABLES MUST BE Banded IN ACCORDANCE TO THE ILLUSTRATION ABOVE.
 2. REFER TO LATEST EDITION OF U.S. CELLULAR STANDARD: STD72 TO VERIFY CURRENT COLOR CODING

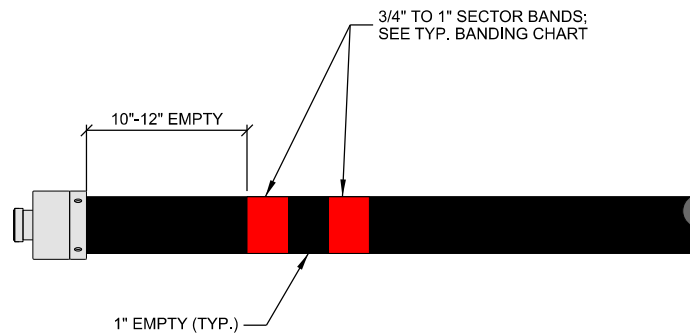
A TYP. HYBRID COLOR CODE



B TYP. COAX JUMPER BANDING



C TYP. POWER & FIBER JUMPER BANDING



RET SECTOR BAND			
SECTOR	ASSIGNED COLOR	LINE 1	LINE 2
ALPHA	RED	(1) RED BAND	(2) RED BANDS
BETA	WHITE	(1) WHITE BAND	(2) WHITE BANDS
GAMMA	BLUE	(1) BLUE BAND	(2) BLUE BANDS

D TYP. RET CABLE BANDING

SECTOR BAND (MOST COMMON CASE: SINGLE TECHNOLOGY WITHIN THE SECTOR)					
SECTOR	ASSIGNED COLOR	LINE 1	LINE 2	LINE 3	LINE 4
ALPHA	RED	(1) RED BAND	(2) RED BANDS	(3) RED BANDS	(4) RED BANDS
BETA	WHITE	(1) WHITE BAND	(2) WHITE BANDS	(3) WHITE BANDS	(4) WHITE BANDS
GAMMA	BLUE	(1) BLUE BAND	(2) BLUE BANDS	(3) BLUE BANDS	(4) BLUE BANDS
DELTA (IF APPLICABLE)	GREEN	(1) GREEN BAND	(2) GREEN BANDS	(3) GREEN BANDS	(4) GREEN BANDS
EPSILON (IF APPLICABLE)	VIOLET	(1) VIOLET BAND	(2) VIOLET BANDS	(3) VIOLET BANDS	(4) VIOLET BANDS
ZETA (IF APPLICABLE)	BROWN	(1) BROWN BAND	(2) BROWN BANDS	(3) BROWN BANDS	(4) BROWN BANDS

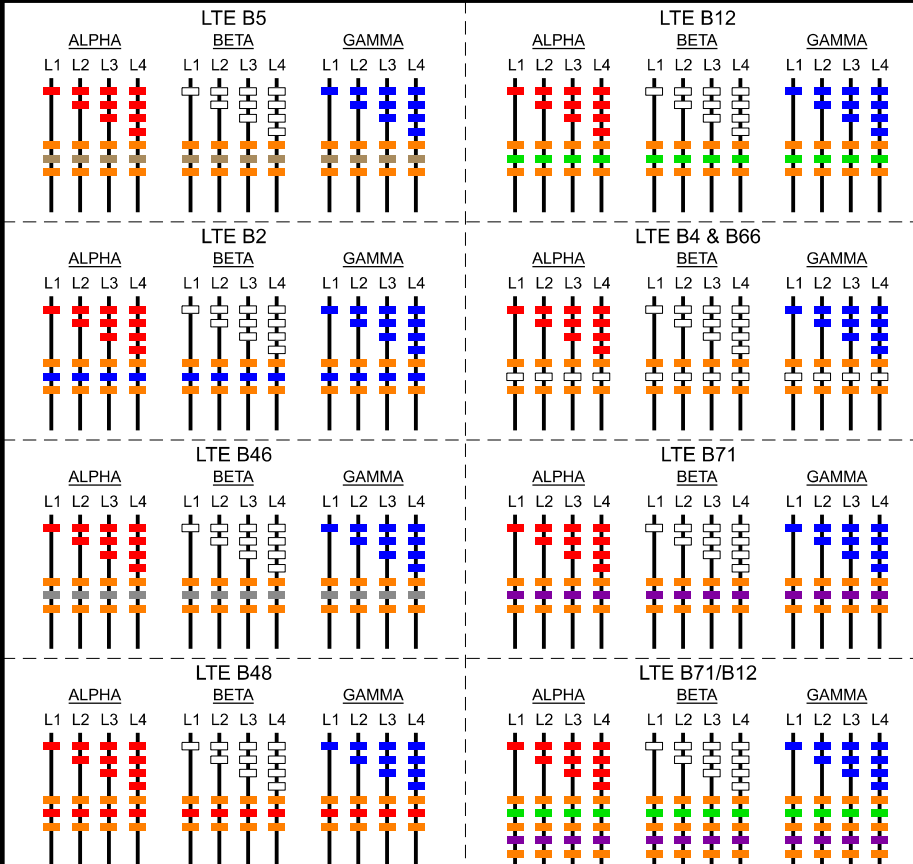
SECTOR BAND (EXCEPTION CASE: ALPHA SECTOR CDMA ON 1 & 4, LTE ON 2 & 3)					
SECTOR	ASSIGNED COLOR	LINE 1 (CDMA)	LINE 2 (LTE)	LINE 3 (LTE)	LINE 4 (CDMA)
ALPHA	RED	(1) RED BAND	(1) RED BAND	(2) RED BANDS	(2) RED BANDS

TECHNOLOGY BAND	
TECHNOLOGY	BANDING
CDMA	YELLOW
GSM	VIOLET
LTE	ORANGE

FREQUENCY BAND		
FREQUENCY	BAND	BANDING
600	B71	VIOLET
700	B12	GREEN
800/850	B5	BROWN
1900	B2	BLUE
2100	B4 & B66	WHITE
3500	B48 - CBRS	RED
5100	B46 - LAA	GREY

- NOTE:
1. REFER TO LATEST EDITION OF U.S. CELLULAR STANDARD: STD72 TO VERIFY CURRENT COLOR CODING

E TYP. BANDING CHART



F TYP. COAX COLOR CODE STANDARD

CONSULTANT:

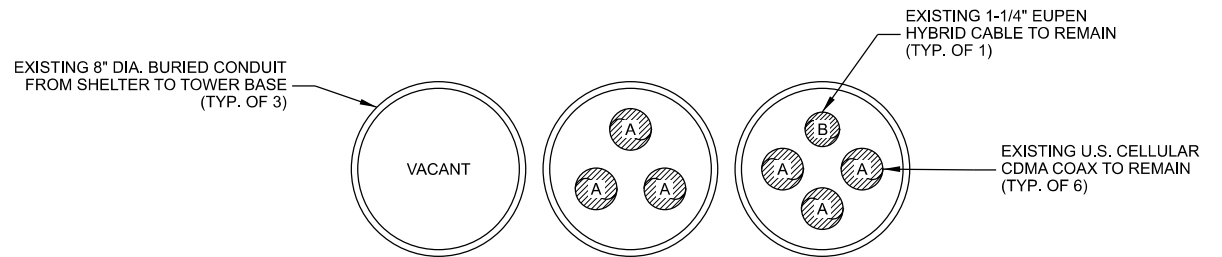
Edge
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624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

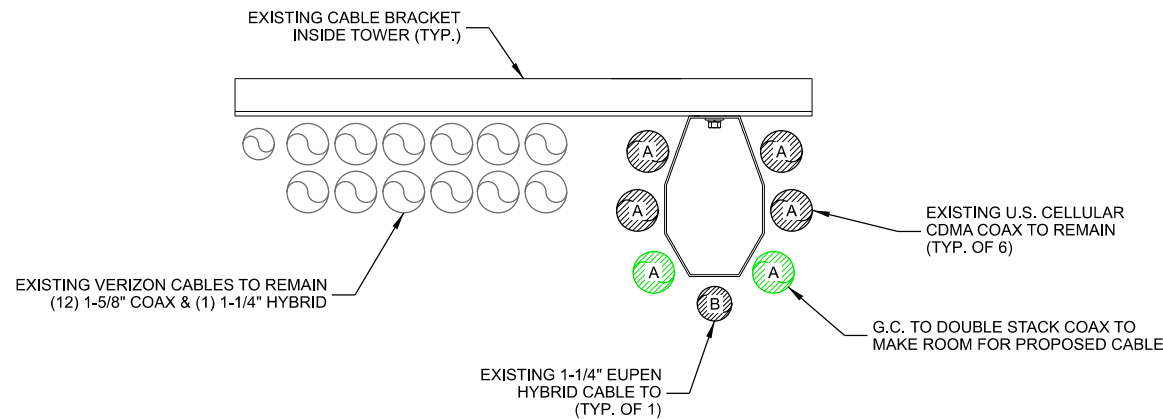
uscellular
U.S. CELLULAR
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SUITE 700
CHICAGO, IL 60631

CABLE BANDING DETAILS
JACKSON WT (784425)
JACKSON, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
ADS	03/08/21	REV. A
CV	06/02/21	REV. B
CHECKED BY:	ABB	
PLOT DATE:	6/2/2021	
PROJECT NUMBER:	26145	
SET TYPE:	DRAFT	
SHEET NUMBER:	T-503	



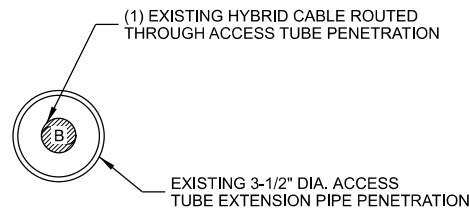
A EXISTING SHELTER BURIED COAX CONDUIT (INTERIOR VIEW)



B EXISTING TOWER INTERIOR CABLE LAYOUT

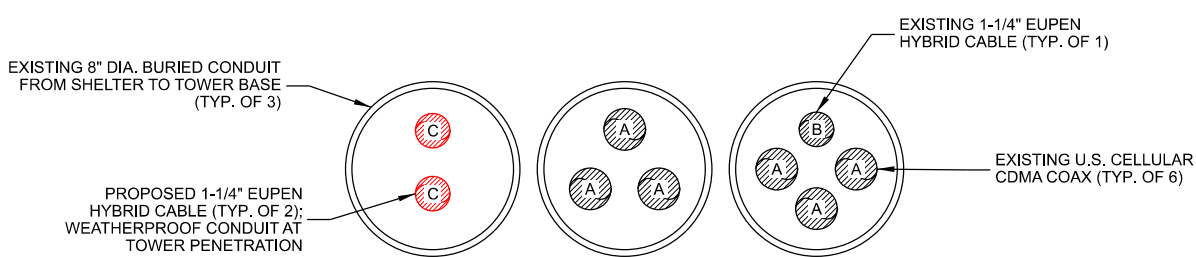
COAX NOTE:

- (6) EXISTING 1-5/8" CDMA COAX TO REMAIN. THESE CABLES JUMPER TO 1/2" AT THE TOP OF THE ACCESS TUBE AND ROUTE THROUGH THE "TULIP MOUNT" SUPPORT PIPES. NEW JUMPERS REQUIRED AND ROUTE THROUGH EXISTING & PROPOSED ACCESS TUBE PIPE PENETRATIONS
- (2) NEW PIPE PENETRATION TO BE INSTALLED THROUGH THE SIDE OF THE ACCESS TUBE EXTENSION TO ACCOMMODATE (2) PROPOSED HYBRID CABLES AND COAX JUMPERS. SEE STRUCTURAL ANALYSIS REF. ON G-001 FOR DETAILS

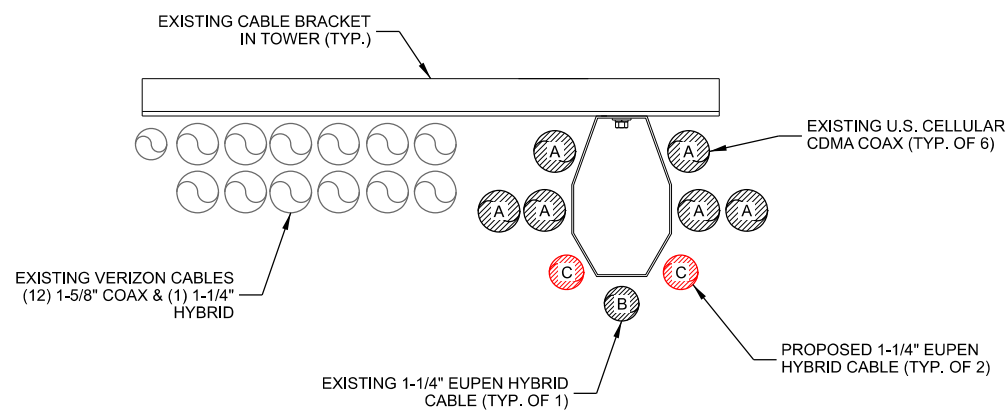


C EXISTING ACCESS TUBE PENETRATION LAYOUT

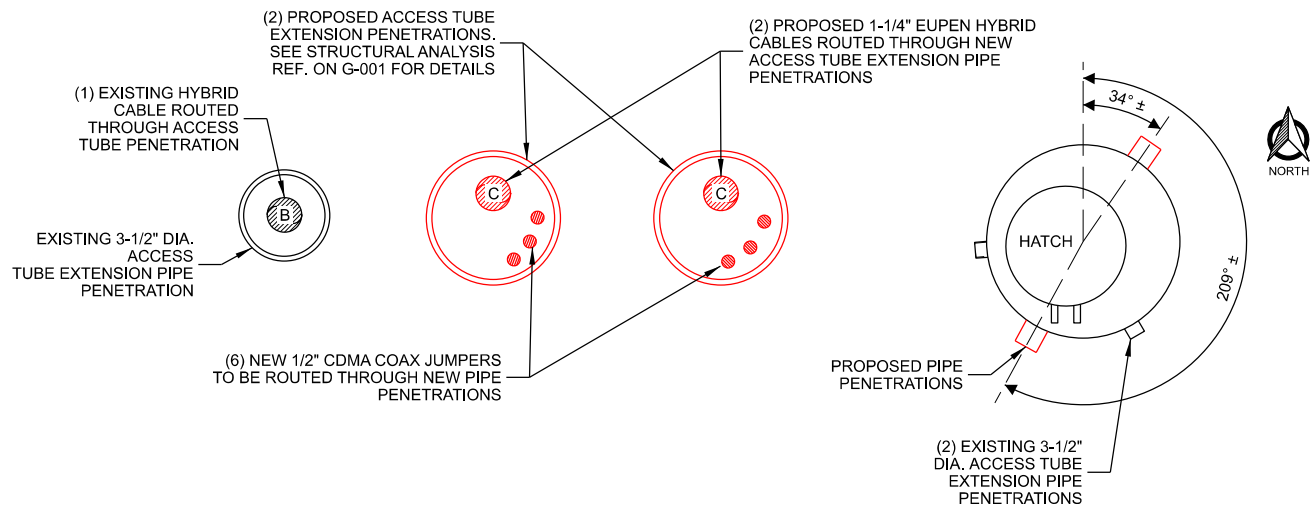
COAX SYMBOL	(#) SIZE	MOUNTING TYPE	CARRIER / OWNER	TECHNOLOGY
A	(6) 1-5/8"	TOWER INTERIOR	U.S. CELLULAR	CDMA
B	(1) 1-1/4"	TOWER INTERIOR	U.S. CELLULAR	HYBRID



D PROPOSED SHELTER BURIED COAX CONDUIT (INTERIOR VIEW)



E PROPOSED TOWER INTERIOR CABLE LAYOUT



F EXISTING ACCESS TUBE PENETRATION LAYOUT

COAX SYMBOL	(#) SIZE	MOUNTING TYPE	CARRIER / OWNER	TECHNOLOGY
A	(6) 1-5/8"	TOWER INTERIOR	U.S. CELLULAR	CDMA
B	(1) 1-1/4"	TOWER INTERIOR	U.S. CELLULAR	HYBRID
C	(2) 1-1/4"	TOWER INTERIOR	U.S. CELLULAR	HYBRID

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**CABLE ROUTING
JACKSON WT (784425)
JACKSON, WISCONSIN**

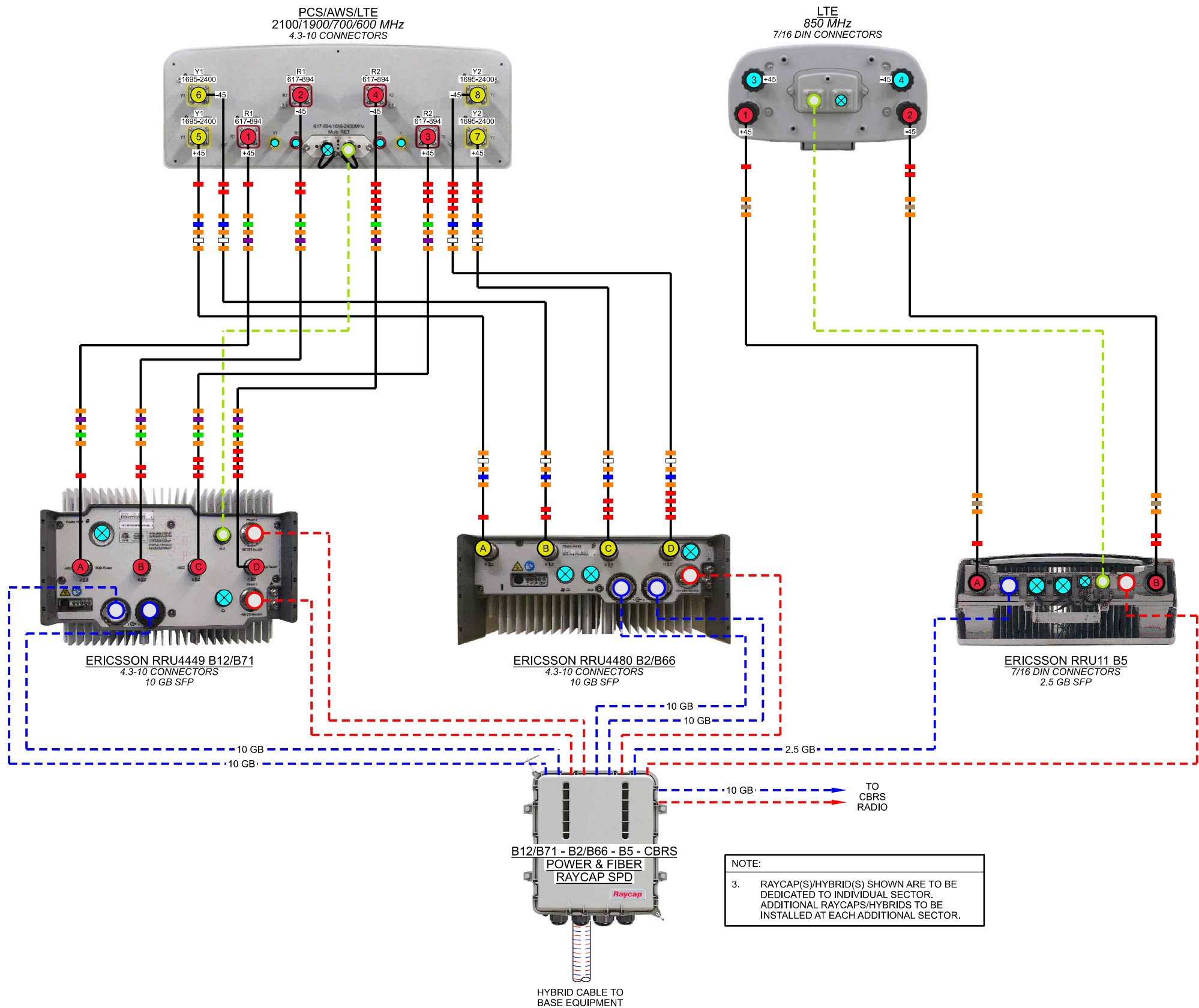
SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ADS	03/08/21	REV. A
CV	06/02/21	REV. B

CHECKED BY:	ABB
PLOT DATE:	6/2/2021
PROJECT NUMBER:	26145
SET TYPE:	DRAFT
SHEET NUMBER:	T-504



E// B12/B71 2T2R / B2/B66 2T2R / B5 2T2R / CBRs
PER SECTOR CONFIGURATION



CABLE LEGEND

- EUPEN HYBRID CABLE
- 1/2" COAX JUMPER
- FIBER JUMPER
- POWER JUMPER
- RET JUMPER
- MID BAND PORT
- LOW BAND PORT
- WEATHERPROOF CAP
- 50ohm TERMINATION

DATE CREATED: 11/25/2020

PLUMBING DIAGRAM: DX1010-CBRs-SS
2T2R DESIGN: Yes-1

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NOTE:
3. RAYCAP(S)/HYBRID(S) SHOWN ARE TO BE DEDICATED TO INDIVIDUAL SECTOR. ADDITIONAL RAYCAPS/HYBRIDS TO BE INSTALLED AT EACH ADDITIONAL SECTOR.

- NOTES:
- ALL JUMPERS BETWEEN RADIO UNITS & ANTENNAS MUST BE THE SAME LENGTH. CONTRACTOR TO INSTALL WEATHERPROOF CAP ON ALL UN-USED PORTS.

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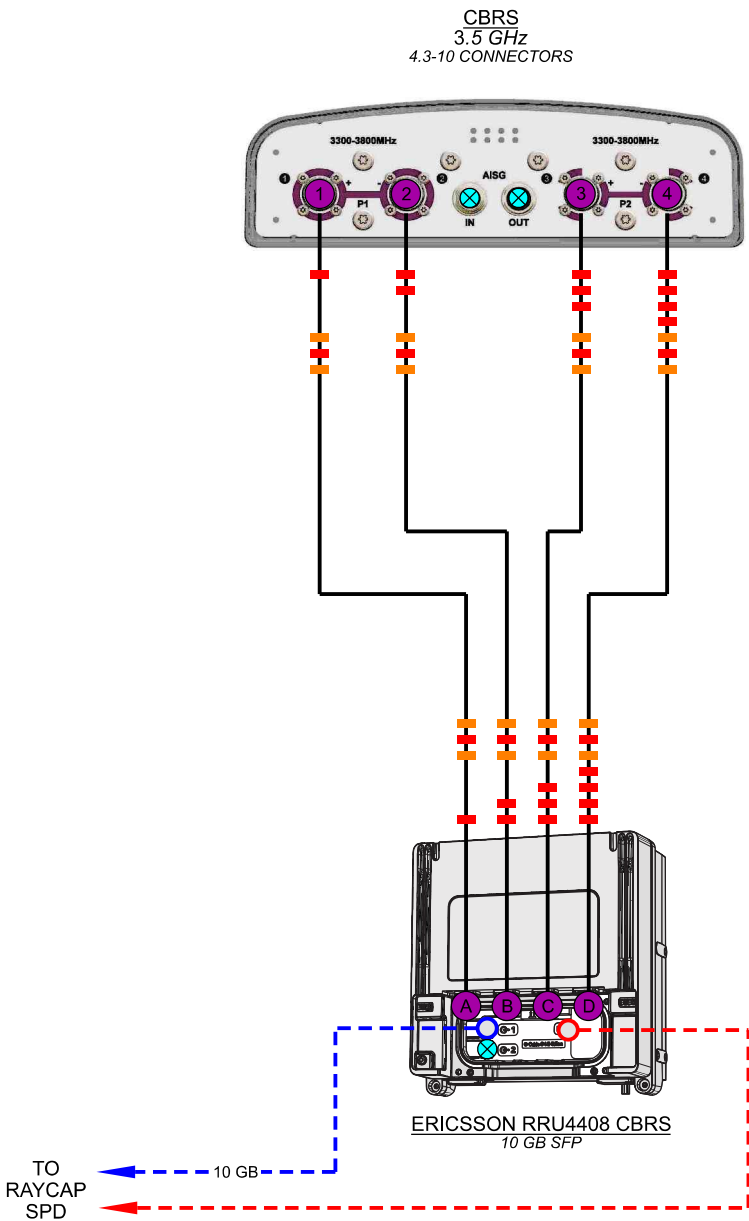
PLUMBING DIAGRAM
JACKSON WT (784425)
JACKSON, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
ADS	03/08/21	REV. A
CV	06/02/21	REV. B

CHECKED BY:	ABB
PLOT DATE:	6/2/2021
PROJECT NUMBER:	26145
SET TYPE:	DRAFT
SHEET NUMBER:	T-505



**E// EXTERNAL CBRS ANTENNA
PER SECTOR CONFIGURATION**

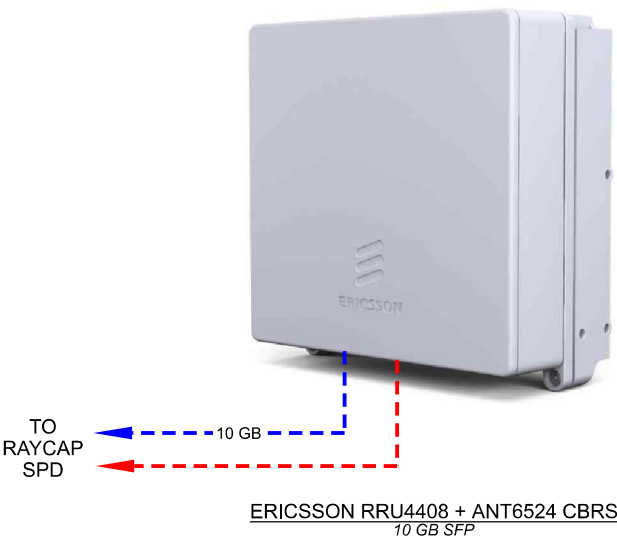


CABLE LEGEND

- 1/2" COAX JUMPER
- FIBER JUMPER
- POWER JUMPER
- HIGH BAND PORT
- WEATHERPROOF CAP

DATE CREATED: 11/17/2020

**E// INTEGRATED CBRS ANTENNA
PER SECTOR CONFIGURATION**



PLUMBING DIAGRAM: ERICSSON-CBRS

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- NOTES:
- ALL JUMPERS BETWEEN RADIO UNITS & ANTENNAS MUST BE THE SAME LENGTH.
 - CONTRACTOR TO INSTALL WEATHERPROOF CAP ON ALL UN-USED PORTS.

CONSULTANT:



CLIENT:



**PLUMBING DIAGRAM
JACKSON WT (784425)
JACKSON, WISCONSIN**

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
ADS	03/08/21	REV. A
CV	06/02/21	REV. B

CHECKED BY:	ABB
PLOT DATE:	6/2/2021
PROJECT NUMBER:	26145
SET TYPE:	DRAFT
SHEET NUMBER:	T-506

ALL ANTENNAS, MAST PIPES, SUPPORTED STRUCTURES, AND CONNECTIONS TO BE PAINTED WHITE TO MATCH EXISTING EXTERIOR TOWER COATING SYSTEM. THE ONLY ITEMS THAT MAY BE GALVANIZED OR STAINLESS STEEL ARE THE U-BOLTS AND OTHER SMALL HARDWARE. PROPOSED CLIP ANGLES TO BE SHOP PRIMED AND PAINTED.

TO TOWER # STK2-UNIVERSAL

UNIVERSAL TOWER STANDOFF KIT

TO TOP OF MAST PIPE TO

UNIVERSAL TOWER STANDOFF KIT

A diagram showing a vertical assembly. It consists of a central vertical rod. On the left, there is a horizontal component with a circular end, possibly a handle or a sensor. On the right, there is a vertical rod that is slightly offset from the central one, with a horizontal component at the top. Arrows point to the horizontal component on the left and the top horizontal component on the right.

ENTER PIN TO LOGIN
SEE DETAILS

BE BOLTED TO PROPOSED
RAILING MEMBERS FOR
ON LIGHT MOUNTING;
OPRENE GASKET BETWEEN
RAILING MEMBERS AND
CLIP ANGLES TO PROTECT
PAINTING;
TO THE RIGHT

PROPOSED HITCH PIN,
FABORY # U39666.050.0575
OR APPROVED EQUIVALENT

HITCH PIN

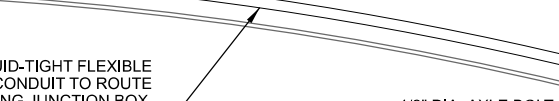
BE BOLTED TO PROPOSED
RAILING MEMBERS FOR
ON LIGHT MOUNTING;
OPRENE GASKET BETWEEN
RAILING MEMBERS AND
CLIP ANGLES TO PROTECT
PAINTING;
TO THE RIGHT

PROPOSED HITCH PIN,
FABORY # U39666.050.0575
OR APPROVED EQUIVALENT

HITCH PIN



HITCH PIN



1" LIQUID-TIGHT FLEXIBLE
METALLIC CONDUIT TO ROUTE
TO EXISTING JUNCTION BOX.
CABLE TO BE SPLICED &
EXTENDED TO REACH NEW
LIGHT LOCATION

1/2" DIA. AXLE BOLT,
MCMASTER-CARR #
23595T17 OR APPROVED
EQUIVALENT;
INSTALL WITH LOCKING
WASHER

A diagram showing a vertical member connected to a horizontal member. A horizontal force is applied to the vertical member, pointing to the right. The horizontal member is supported by a vertical reaction force at its left end.

A

ANGLES TO BE BOLTED TO EXISTING HORIZONTAL RAILING MEMBERS FOR OBSTRUCTION LIGHT MOUNTING; SEE DETAIL BELOW

1/2" DIA. GALVANIZED BOLT (TYP.)

PROPOSED HITCH PIN, FABORY # U39666.050.0575 OR APPROVED EQUIVALENT

NEOPRENE GASKET BETWEEN CROSS OVER CONNECTIONS AND RAILING TO PROTECT TOWER COATING (TYP.)

PROPOSED UNIVERSAL TOWER STANDOFF KIT, SITE PRO 1 # STK2-U OR APPROVED EQUIVALENT

EXISTING RELOCATED LED OBSTRUCTION LIGHT

8'-0" LONG, 2" SCH. 40 (2-3/8" O.D.) MAST PIPE; PAINT WHITE TO MATCH EXISTING EXTERIOR COATING SYSTEM

1" LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT TO ROUTE TO EXISTING JUNCTION BOX. CABLE TO BE SPLICED & EXTENDED TO REACH NEW LIGHT LOCATION

PROPOSED RAILING

B

UPPER ASSEMBLY

TOP

6" L4" x 4" x 1/4" x 0'-6"

1 1/4" 3 1/2" 1 1/4"

1 1/2" 4"

9/16" DIA. HOLE (TYP.)

3/16"

1 5/8" 1 5/8"

2 13/16"

9/16" DIA. HOLE (TYP.)

PL 1/4" x 3" x 12" (TYP.)

FRONT

6" L4" x 4" x 1/4" x 0'-6"

1 5/8" 1 5/8"

2 13/16"

9/16" DIA. HOLE (TYP.)

3/16"

9/16" DIA. HOLE (TYP.)

1'-0"

3"

L4" x 4" x 1/4" x 0'-6"

9/16" DIA. HOLE (TYP.)

3/16" TYP.

9/16" DIA. HOLE (TYP.)

3"

3"

PL 1/4" x 3" x 12" (TYP.)

SIDE

TOP FRONT PL1/4" x 3" x 12" (TYP.) SIDE

LOWER ASSEMBLY

LOWER ASSEMBLY

©

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CHICAGO, IL 60631

[illegible]



R:\28100\28155\Design\CAD\CD Plot\C-101.dgn

NOTES:

1. AERIAL IMAGERY FROM GOOGLE EARTH.
2. NORTH ARROW SHOWN AS APPROXIMATE.
3. SITE PHOTOS PROVIDED BY OTHERS.
4. NO SURVEY AVAILABLE. SITE LAYOUT BASED ON FIELD MEASUREMENTS AND SITE PHOTOS.

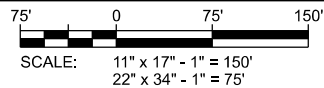
EXISTING WATER TOWER;
SEE T-201 FOR DETAILS

EXISTING FENCED COMPOUND;
SEE C-102 FOR DETAILS

EXISTING ACCESS DRIVE

SYSKO DR

CEDAR PKWY



CONSULTANT:

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CLIENT:

verizon
CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

SITE PLAN
JACKSON WT-B (11385)
JACKSON, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A

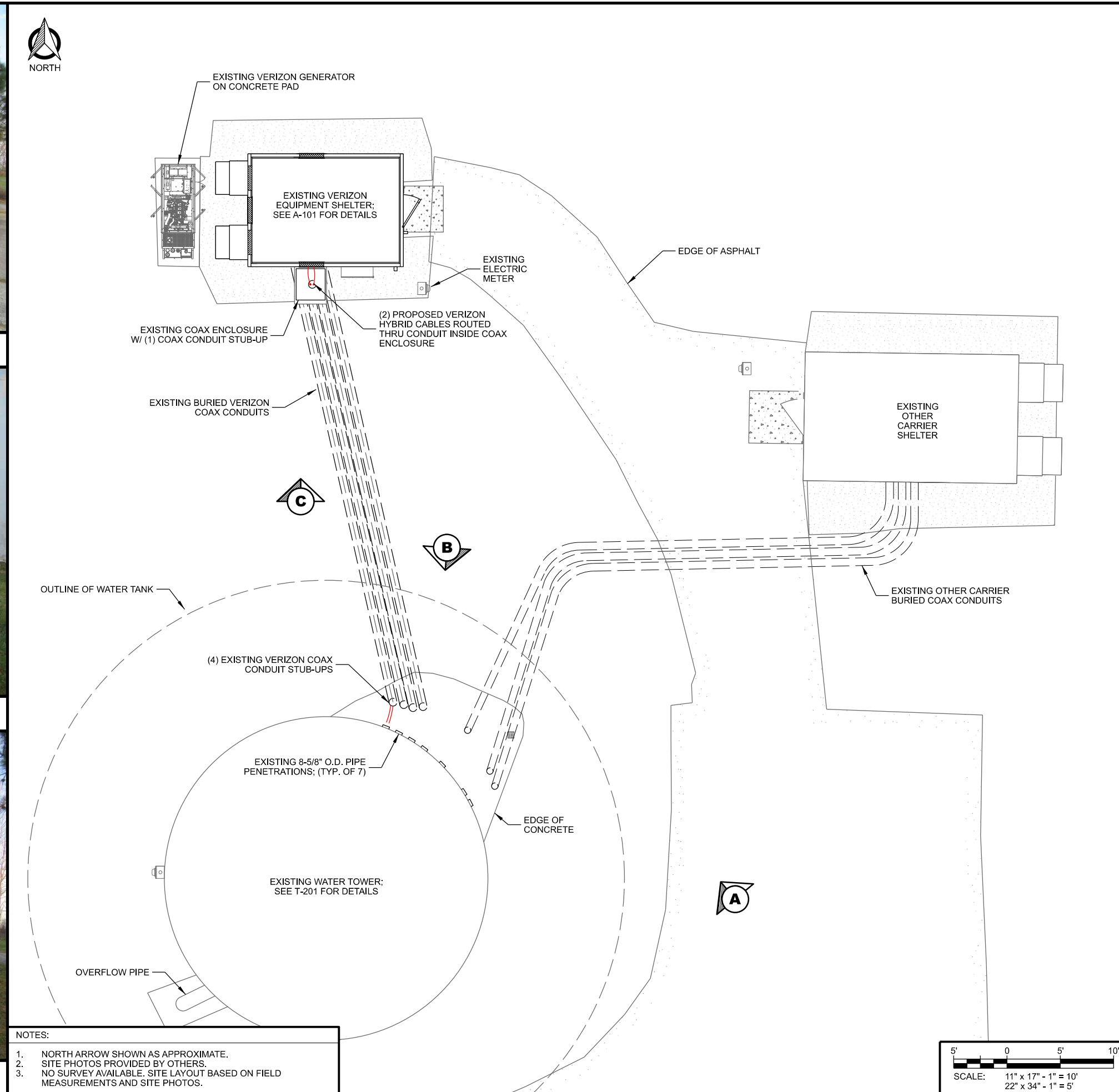
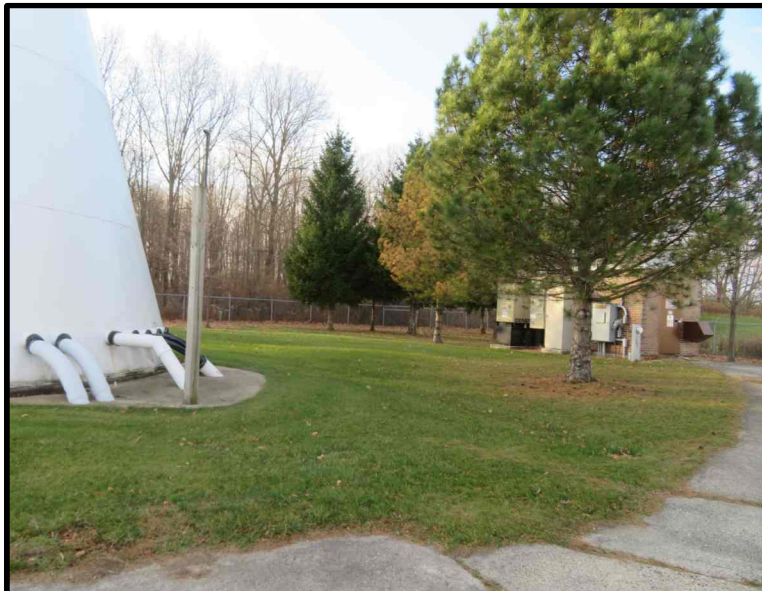
CHECKED BY: PCM

PLOT DATE: 6/2/2021

PROJECT NUMBER: 28155

SET TYPE: DRAFT

SHEET NUMBER: **C-101**



CONSULTANT:

 **Edge**
Consulting Engineers, Inc.

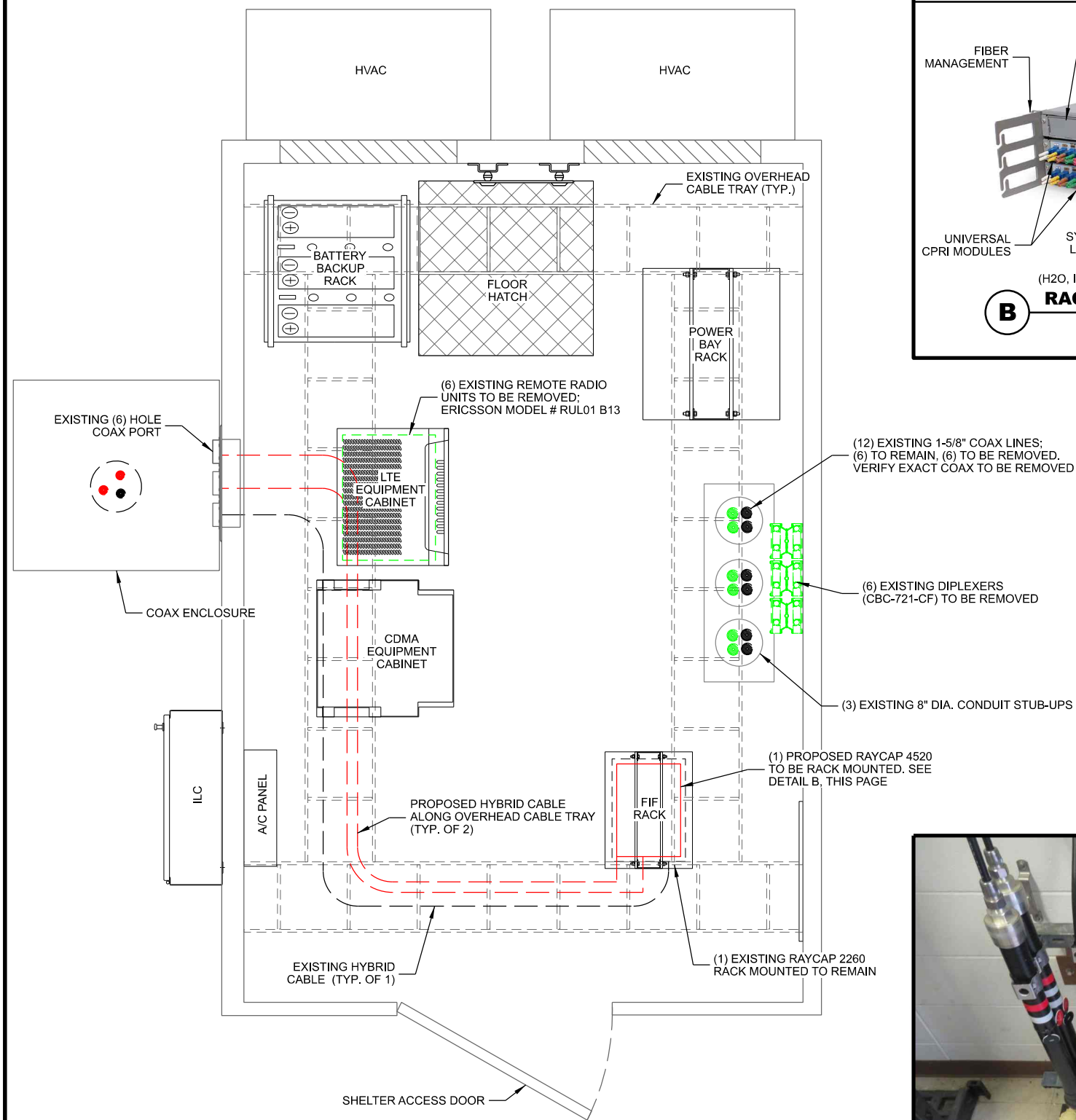
624 WATER STREET
PRAIRIE DU SAC, WI 53578
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CLIENT:

verizon 

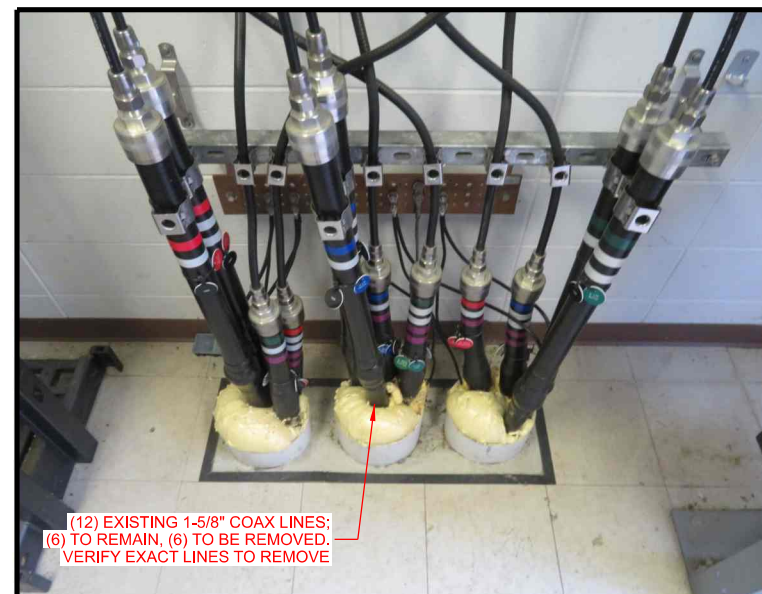
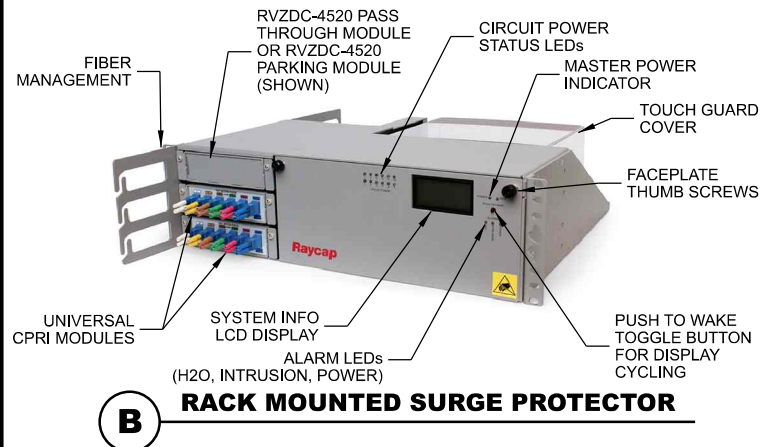
CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A
CHECKED BY	PCM	
PLOT DATE	6/2/2021	
PROJECT NUMBER	28155	
SET TYPE	DRAFT	
SHEET NUMBER	C-102	



MANUFACTURER: RAYCAP
MODEL: RCMDC-4520-RM-48
DIMENSIONS: 5.18" x 18.32" x 15.80" (H x W x D)
WEIGHT: 22.10 LBS
RACK SPACE: 3RU

RACK MOUNTED DISTRIBUTION SURGE PROTECTION
FOR (12) RRH DC CIRCUITS.



CONSULTANT:



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d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

EQUIPMENT SHELTER LAYOUT

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A
CHECKED BY	PCM	
PLOT DATE	6/2/2021	
PROJECT NUMBER	28155	
SET TYPE	DRAFT	
SHEET NUMBER	A-101	

MANUFACTURER: RAYCAP
MODEL: MOUNTING BRACKET
INCLUDED WITH RAYCAP SPD.

RAYCAP SURGE
— PROTECTOR DEVICE
(SPD)

METAL MOUNTING
FRAME

**MOUNTING OPTION 1;
MOUNT BRACKET TO
2" TO 4" DIA. PIPE
(HARDWARE INCLUDED)**

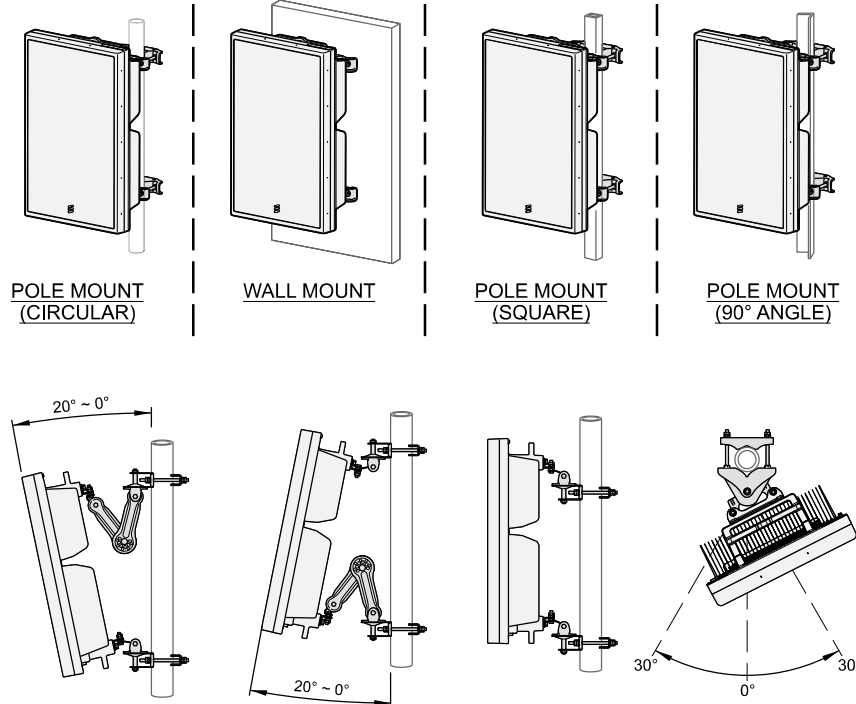
**MOUNTING OPTION 2;
— SECURE TO UNISTRUT
(NOT INCLUDED)**

**MOUNTING OPTION 3;
USE 1" STAINLESS STEEL
— BANDS (NOT INCLUDED)
THROUGH SLOTS ON
BRACKET**

A RAYCAP SURGE PROTECTOR DEVICE (SPD) MOUNT

MANUFACTURER: ERICSSON
MODEL: SXK 109 2064/1 (SWIVEL ANGLE)
 SXK 109 2065/1 (SWIVEL ANGLE AND TILT ANGLE)
WEIGHT: 9.7 LBS. (SWIVEL ANGLE)
 13.0 LBS. (SWIVEL ANGLE AND TILT ANGLE)

POLE	CICULAR	SQUARE	90° ANGLE
MIN. OUTER DIMENSION	3" DIA.	2" x 2"	2" x 2"
MAX. OUTER DIMENSION	4.5" DIA.	3.15" x 3.15"	3.15" x 3.15"

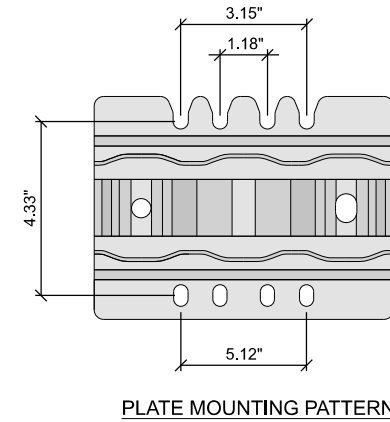


B ERICSSON SWIVEL MOUNT KIT

MANUFACTURER: ERICSSON
MODEL: SXK 109 1973/2
WEIGHT: 3.75 LBS

BRACKET FOR ATTACHING TWO STANDARD OR HEAVY ERS UNITS WITH A HOLE PATTERN OF CC 30 MM AND/OR CC 80 MM., EITHER TO A POLE, WALL, ANGLE TOWER OR SQUARE TUBE.

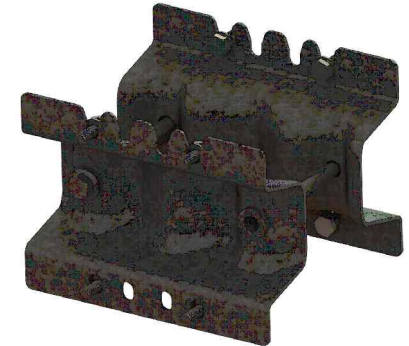
BOLTS FOR ATTACHING TWO ERS UNITS ARE SUPPLIED IN THE PACKAGE.



C DUAL ERS BRACKET



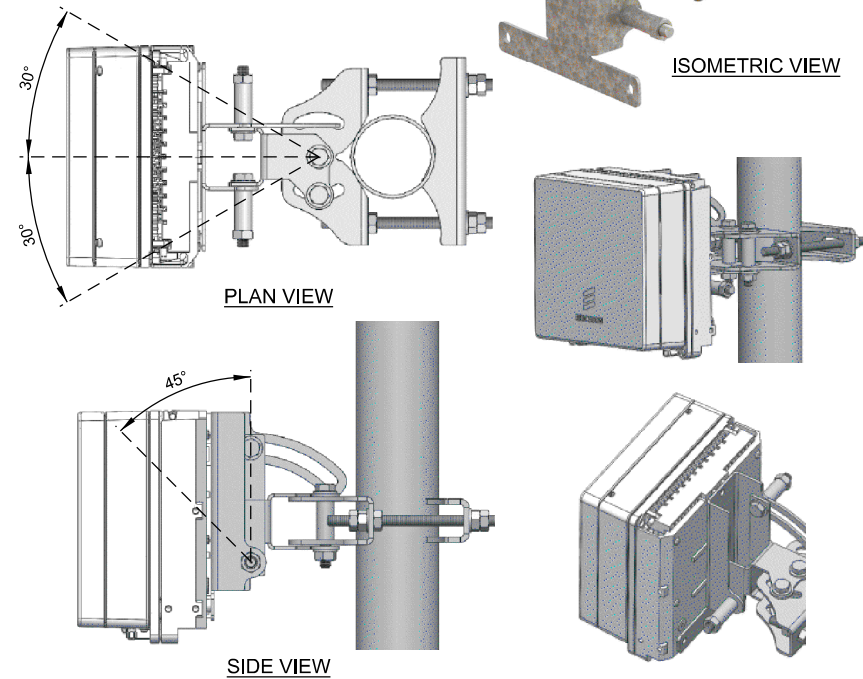
DUAL RADIO ATTACHMENT

ISOMETRIC VIEW

MANUFACTURER: ERICSSON
MODEL: SXK 109 2165/1
WEIGHT: 6 LBS

BRACKET FOR ATTACHING MICRO ERS
UNITS TO A POLE, WALL, ANGLE TOWER
OR SQUARE TUBE.

TO BE USED WITH MICRO ERS RADIOS



D MICRO ERS TILT BRACKET

CONSULTANT:



CLIENT:



MOUNTING SPECIFICATIONS

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A

CHECKED BY	PCM
PLOT DATE	6/2/2021
PROJECT NUMBER	28155
SET TYPE	DRAFT
SHEET NUMBER	T-002

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NHH-65B-R2B



6-port sector antenna, 2x 698–896 and 4x 1695–2360 MHz, 65° HPBW, 2x RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Internal SBT on low and high band allow remote RET control from the radio over the RF jumper cable
- Separate RS-485 RET input/output for low and high band
- One RET for low band and one RET for both high bands to ensure same tilt level for 4x Rx or 4x MIMO

General Specifications

Antenna Type	Sector
Band	Multiband
Color	Light gray
Effective Projective Area (EPA), frontal	0.26 m² 2.799 ft²
Effective Projective Area (EPA), lateral	0.22 m² 2.368 ft²
Grounding Type	RF connector body grounded to reflector and mounting bracket
Performance Note	Outdoor usage Wind loading figures are validated by wind tunnel measurements described in white paper WP-112534-EN
Radome Material	Fiberglass, UV resistant
Radiator Material	Low loss circuit board
Reflector Material	Aluminum
RF Connector Interface	7-16 DIN Female
RF Connector Location	Bottom
RF Connector Quantity, high band	4
RF Connector Quantity, low band	2
RF Connector Quantity, total	6

Remote Electrical Tilt (RET) Information, General

RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	2 female 2 male

Dimensions

Width	301 mm 11.85 in
Depth	180 mm 7.087 in

NHH-65B-R2B

180° ± 30°, dB						
CPR at Boresight, dB	22	21	23	23	22	19
CPR at Sector, dB	10	7	16	13	11	4

Mechanical Specifications

Wind Loading at Velocity, frontal	278.0 N @ 150 km/h 63.6 lbf @ 150 km/h
Wind Loading at Velocity, lateral	230.0 N @ 150 km/h 51.7 lbf @ 150 km/h
Wind Loading at Velocity, maximum	120.7 lbf @ 150 km/h 537.0 N @ 150 km/h
Wind Loading at Velocity, rear	282.0 N @ 150 km/h 63.4 lbf @ 150 km/h
Wind Speed, maximum	241 km/h 149.75 mph

Packaging and Weights

Width, packed	409 mm 16.102 in
Depth, packed	299 mm 11.772 in
Length, packed	1952 mm 76.85 in
Net Weight, without mounting kit	19.8 kg 43.651 lb
Weight, gross	32.3 kg 71.209 lb

Regulatory Compliance/Certifications

Agency	Classification
CHINA-ROHS	Below maximum concentration value
ISO 9001:2015	Designed, manufactured and/or distributed under this quality management system
REACH-SVHC	Compliant as per SVHC revision on www.commscope.com/ProductCompliance
ROHS	Compliant



Included Products

BSAMNT-3	–	Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.
----------	---	--

* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance
------------------	---

Page 1 of 4

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d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

ANTENNA SPECIFICATIONS
JACKSON WT-B (11385)
JACKSON, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A

CHECKED BY	PCM
PLOT DATE	6/2/2021
PROJECT NUMBER	28155
SET TYPE	DRAFT
SHEET NUMBER	T-003

COMMScope®



HBX-6516DS-VTM

Andrew® Antenna, 1710–2170 MHz, 65° horizontal beamwidth, RET compatible

- Superior azimuth tracking and pattern symmetry to minimize any sector overlap
- Rugged, reliable design with excellent passive intermodulation suppression

Electrical Specifications

Frequency Band, MHz	1710–1880	1850–1990	1920–2170
Gain, dBi	17.7	18.0	18.0
Beamwidth, Horizontal, degrees	68	65	64
Beamwidth, Vertical, degrees	7.5	7.0	6.7
Beam Tilt, degrees	0–10	0–10	0–10
USLS, dB	18	18	18
Front-to-Back Ratio at 180°, dB	30	30	30
CPR at Boresight, dB	23	22	22
CPR at Sector, dB	12	10	9
Isolation, dB	30	30	30
VSWR Return Loss, dB	1.4 15.6	1.4 15.6	1.4 15.6
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153
Input Power per Port, maximum, watts	350	350	350
Polarization	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	1710–1880	1850–1990	1920–2170
Gain by all Beam Tilts, average, dBi	17.1	17.3	17.5
Gain by all Beam Tilts Tolerance, dB	±0.2	±0.3	±0.4
	0 ° 17.1	0 ° 17.3	0 ° 17.6
Gain by Beam Tilt, average, dBi	5 ° 17.2	5 ° 17.5	5 ° 17.7
	10 ° 16.9	10 ° 17.0	10 ° 17.1
Beamwidth, Horizontal Tolerance, degrees	±1.9	±1.6	±2.1
Beamwidth, Vertical Tolerance, degrees	±0.4	±0.3	±0.4
USLS, dB	19	19	19
Front-to-Back Total Power at 180° ± 30°, dB	25	26	26
CPR at Boresight, dB	22	22	22
CPR at Sector, dB	11	9	9

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, [download the whitepaper Time to Raise the Bar on BSAs](#).

General Specifications

Antenna Brand	Andrew®
Antenna Type	DualPol®
Band	Single band
Brand	DualPol® Teletilt®
Operating Frequency Band	1710 – 2170 MHz

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page 1 of 2
April 1, 2015

ANTENNA SPECIFICATIONS

COMMSCOPE®



HBX-6516DS-VTM

Mechanical Specifications

Color	Light gray
Lightning Protection	dc Ground
Radiator Material	Low loss circuit board
Radome Material	PVC, UV resistant
RF Connector Interface	7-16 DIN Female
RF Connector Location	Bottom
RF Connector Quantity, total	2
Wind Loading, maximum	257.0 N @ 150 km/h 57.8 lbf @ 150 km/h
Wind Speed, maximum	241.0 km/h 149.8 mph

Dimensions

Depth	83.0 mm		3.3 in
Length	1306.0 mm		51.4 in
Width	166.0 mm		6.5 in
Net Weight	4.7 kg		10.4 lb

Remote Electrical Tilt (RET) Information

Model with Factory Installed AISG 2.0 Actuator HBX-6516DS-A1M
RET System Teletilt®

Regulatory Compliance/Certifications

Agency RoHS 2011/65/EU China RoHS SJ/T 11364-2006 ISO 9001:2008	Classification Compliant by Exemption Above Maximum Concentration Value (MCV) Designed, manufactured and/or distributed under this quality management system
---	--



Included Products

DB390 — Pipe Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Use for narrow panel antennas. Includes two pipe mounts.

DB5098E — Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members

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page 2 of 2
April 1, 2015

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CLIENT:



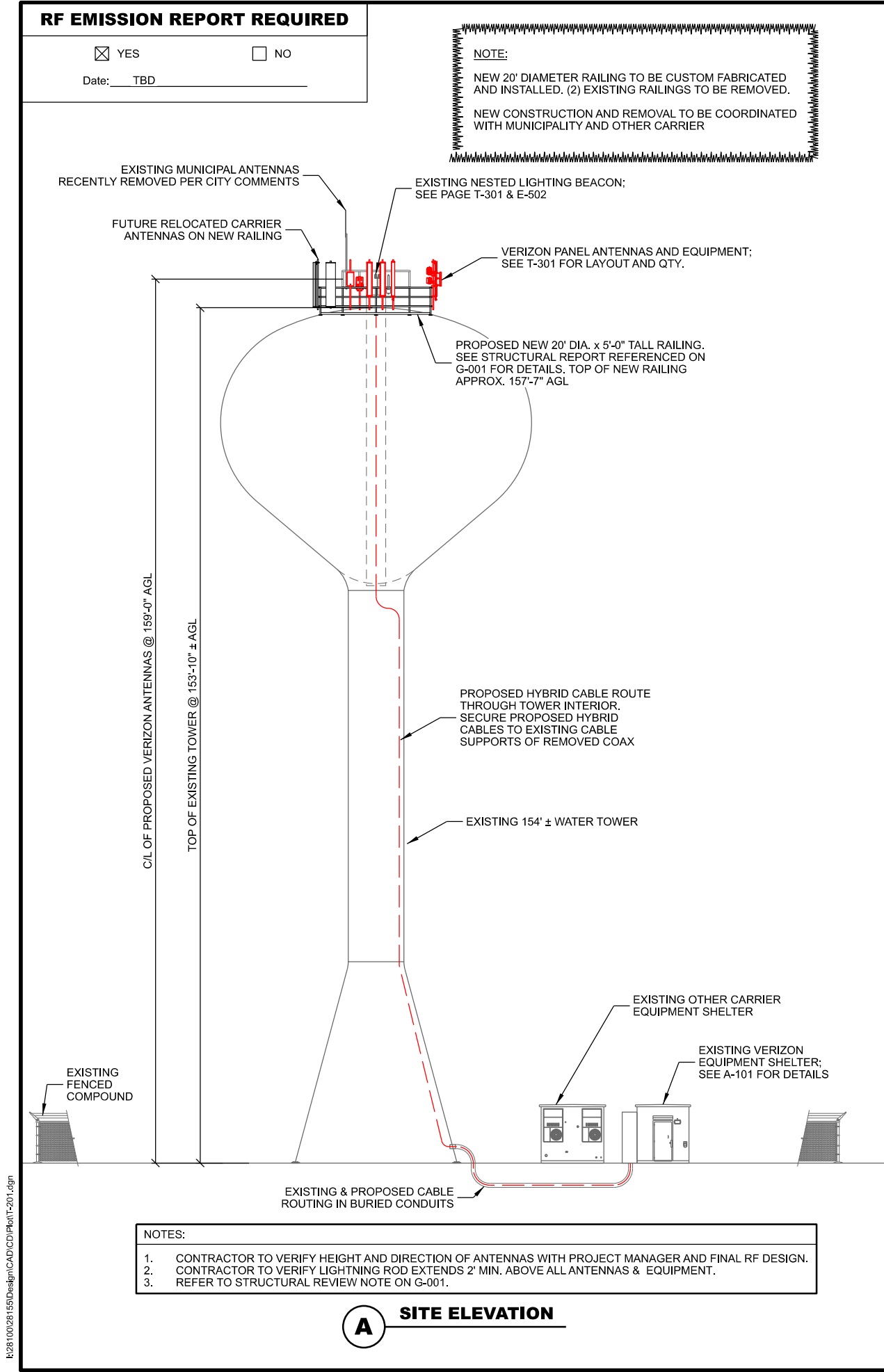
CHICAGO SMSA LIMITED PARTNERSHIP
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TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

ANTENNA SPECIFICATIONS
JACKSON WT-B (113385)
JACKSON, WISCONSIN

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E

VERIZON GAMMA SECTOR ANTENNAS

CONSULTANT:

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SITE ELEVATION

JACKSON WT-B (11385)

JACKSON, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A

CHECKED BY:

PCM

PLOT DATE:

6/2/2021

PROJECT NUMBER:

28155

SET TYPE:

DRAFT

SHEET NUMBER:

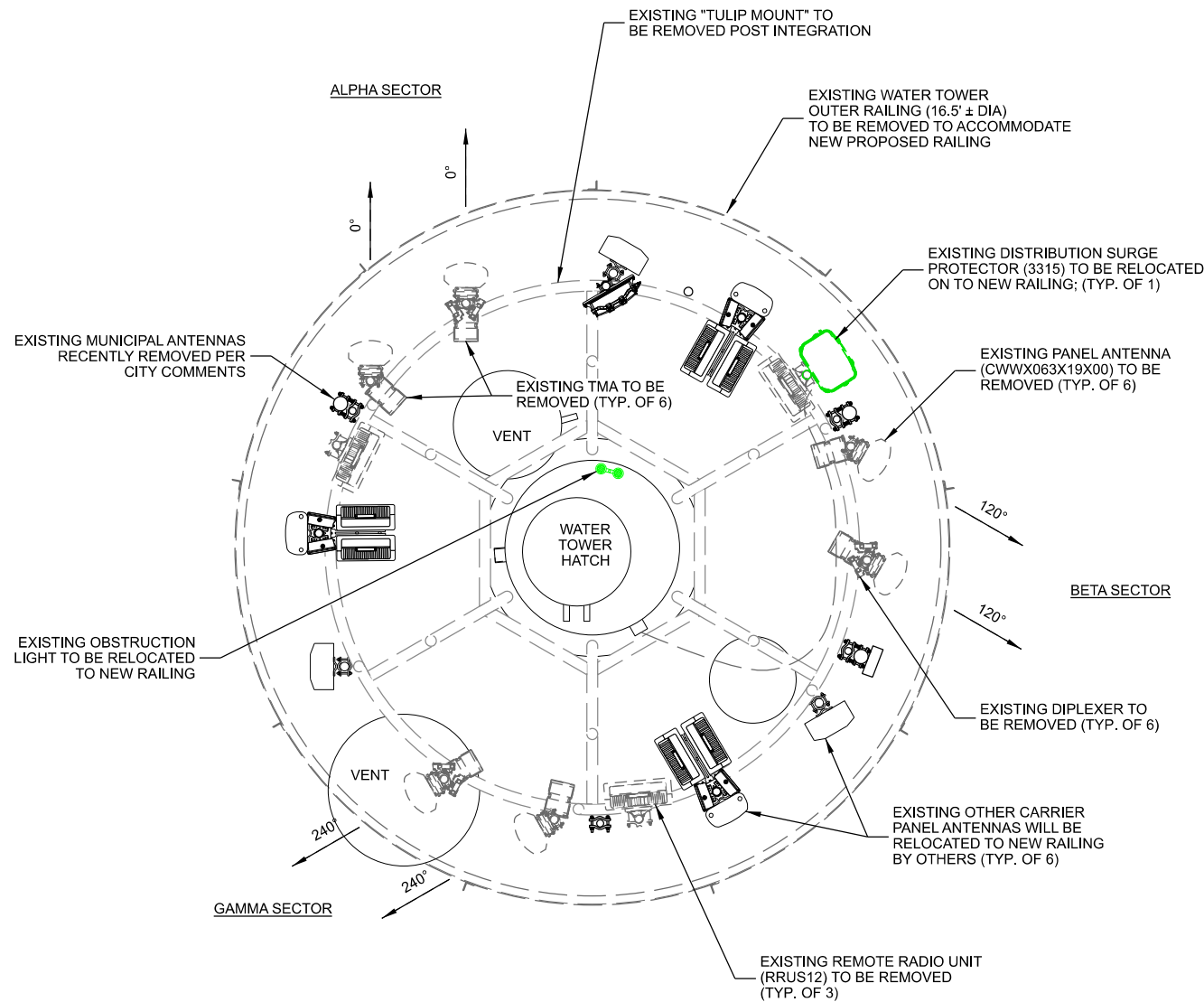
T-201

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NOTE:

EXISTING OUTER RAILING TO BE REMOVED AND REPLACED WITH NEW 20" DIA. x 5'-0" TALL RAILING



NOTE:

EXISTING MUNICIPAL ANTENNAS WERE EXISTING AT TIME OF SITE VISIT AND HAVE BEEN RECENTLY REMOVED PER CITY COMMENTS

NOTE:

1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.

A EXISTING ANTENNA LAYOUT

SCALE: 11" x 17" - 1/4" = 1'-0"
22" x 34" - 1/2" = 1'-0"



PROPOSED PANEL ANTENNA ON NEW MAST PIPE (TYP. OF 6); ANDREW # NHH-65B-R2B. SEE T-003 FOR SPECIFICATIONS

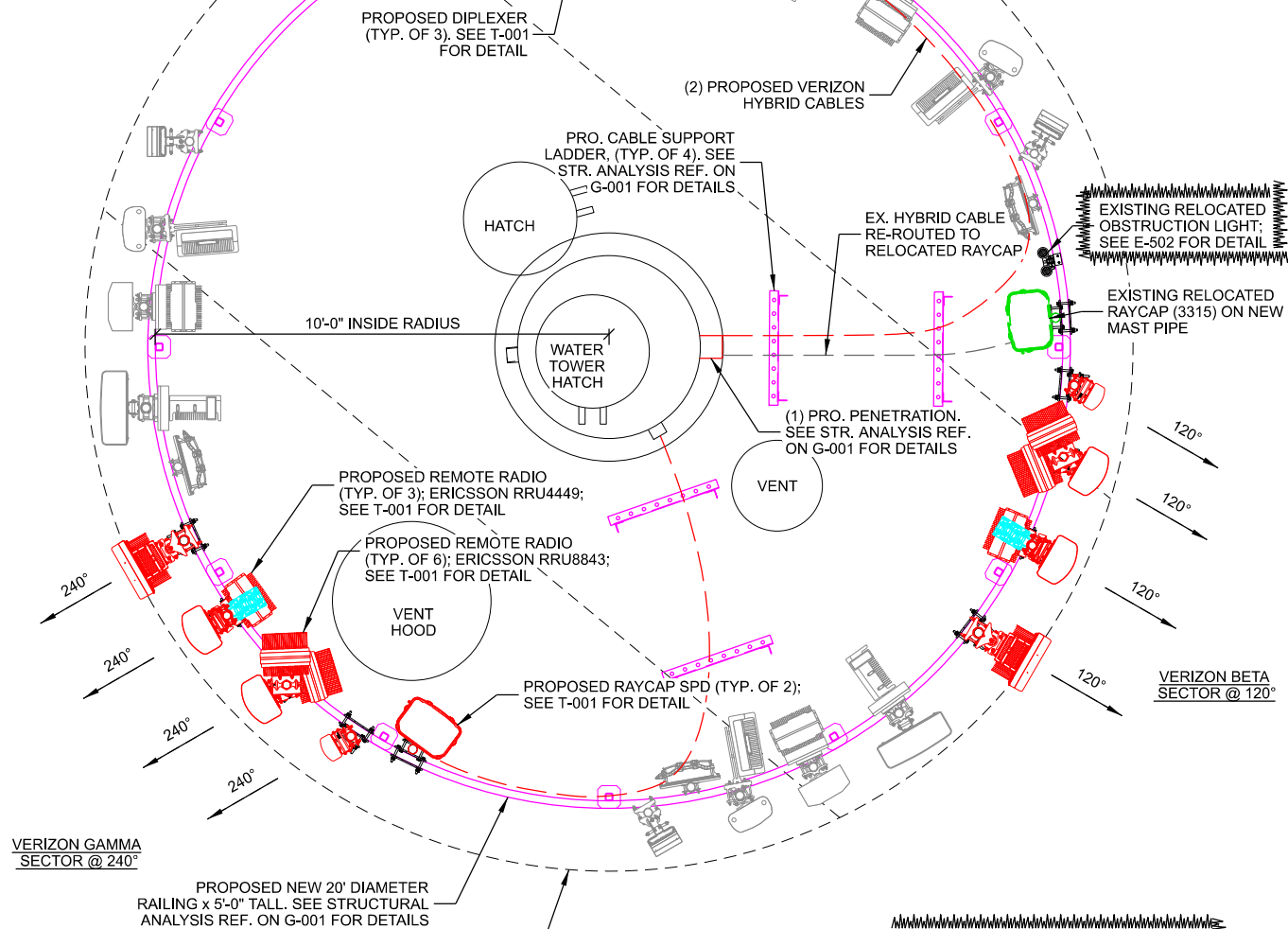
PROPOSED PANEL ANTENNA ON NEW MAST PIPE (TYP. OF 3); ANDREW # HBX-6516DS-VTM. SEE T-004 FOR SPECIFICATIONS

PROPOSED MAST PIPES TO BE ATTACHED TO RAILING WITH CROSS-OVER BRACKETS. SEE STRUCTURAL ANALYSIS REF. ON G-001 FOR DETAILS

PROPOSED DIPLEXER (TYP. OF 3). SEE T-001 FOR DETAIL

PROPOSED PANEL ANTENNA WITH BUILT-IN REMOTE RADIO ON NEW MAST PIPE (TYP. OF 3); ERICSSON AIR 6449. SEE T-001 FOR DETAILS

FUTURE RELOCATED U.S. CELLULAR PANEL ANTENNAS (TYP. OF 12). AZIMUTHS OF 30°, 150°, 270°



NOTE:

EXISTING VERIZON HYBRID CABLE TO BE PULLED THROUGH NEW ACCESS TUBE PENETRATION & ROUTED TO RELOCATED RAYCAP
(6) EXISTING 1-5/8" COAX TO REMAIN. NEW 1/2" JUMPERS TO BE INSTALLED

NOTES:

1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
2. CONTRACTOR TO ROTATE ANTENNAS AS NECESSARY TO MATCH PROPOSED ANTENNA AZIMUTHS.

B PROPOSED ANTENNA LAYOUT

SCALE: 11" x 17" - 1/4" = 1'-0"
22" x 34" - 1/2" = 1'-0"

CONSULTANT:

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TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

**ANTENNA AND EQUIPMENT CONFIGURATION
JACKSON WT-B (11385)
JACKSON, WISCONSIN**

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A

CHECKED BY:	PCM
PLOT DATE:	6/2/2021
PROJECT NUMBER:	28155
SET TYPE:	DRAFT
SHEET NUMBER:	T-301

Antenna Summary

Added																			
700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity
			CDMA								ANDREW	HBX-6516DS-VTM	159	161.1	0(D1) 120(D2) 240(D3)	false	false	PHYSICAL	3
LTE		LTE 5G	LTE	LTE							ANDREW	NHH-65B-R2B	159	162	0(01) 120(02) 240(03)	false	false	PHYSICAL	6
											TBD	nL-Sub6 Antenna	159	160.3	0(0001) 120(0002) 240(0003)	false	false	PHYSICAL	3
Removed																			
700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity
LTE			CDMA	LTE							AMPHENOL	CWWX063X19X00	159	162.1	0(01) 120(02) 240(03)	false	false	PHYSICAL	6
Retained																			
700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity
No data available.																			

Added: 12 Removed: 6 Retained: 0



GLS > Upper Midwest > Illinois/Wisconsin > Wisconsin > JACKSON WT-B

Kim, Brian - brian.kim@verizonwireless.com - 12/8/2020 16:51:19

ANTENNA SUMMARY

Equipment Summary

Added																		
Equipment Type	Location	700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Cable Length	Cable Size	Install Type	Quantity
Diplexer	Tower												Commscope	CDX1923Q-DS-43			PHYSICAL	3
RRU	Tower	LTE											Ericsson	4449			PHYSICAL	3
RRU	Tower			LTE 5G	LTE	LTE							Ericsson	8843			PHYSICAL	6
RRU	Tower												Ericsson	VZE01			PHYSICAL	3
OVP Box	Tower												Raycap	3300			PHYSICAL	2
Hybrid Cable	Tower													6x12			PHYSICAL	2
OVP Box	Shelter												Raycap	4520			PHYSICAL	1
Removed																		
Equipment Type	Location	700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Cable Length	Cable Size	Install Type	Quantity
Diplexer	Tower												CSS	DBC-7CAP			PHYSICAL	6
RRU	Tower				LTE								Ericsson	RRUS12 B4+A2			PHYSICAL	3
TMA	Tower												Westell	AWC-TTMA-700C-VG			PHYSICAL	6
Coaxial Cables	Tower															1-5/8"	PHYSICAL	6
Diplexer	Shelter												Commscope	CBC-721DF			PHYSICAL	6
RRU	Shelter	LTE											Ericsson	RUL01 B13			PHYSICAL	6
Retained																		
Equipment Type	Location	700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Cable Length	Cable Size	Install Type	Quantity
OVP Box	Tower												Raycap	3315			PHYSICAL	1
Hybrid Cable	Tower													6x12			PHYSICAL	1
Coaxial Cables	Tower															1-5/8"	PHYSICAL	6
OVP Box	Shelter												Raycap	2260			PHYSICAL	1

EQUIPMENT SUMMARY

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d/b/a VERIZON WIRELESS
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TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

ANTENNA AND EQUIPMENT SUMMARY
JACKSON WT-B (11385)
JACKSON, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A

NOTE:
1. RF DESIGN DETAILED ON THIS SHEET PROVIDED BY VERIZON AND IS INCLUDED FOR CONVENIENCE ONLY. FINAL RF DESIGN TO BE VERIFIED WITH VERIZON PRIOR TO CONSTRUCTION. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

CHECKED BY	PCM
PLOT DATE	6/2/2021
PROJECT NUMBER	28155
SET TYPE	DRAFT
SHEET NUMBER	T-501

HYBRID CABLE LENGTH			
	ALPHA RAYCAP	BETA RAYCAP	GAMMA RAYCAP
EXISTING HYBRID CABLE QUANTITY	-	1	-
PROPOSED HYBRID CABLE QUANTITY	1	-	1
LENGTH FROM SHELTER SOURCE TO COAX PORT	20 FT	-	20 FT
LENGTH ALONG BURIED CONDUIT TO TOWER CENTER	60 FT	-	60 FT
LENGTH FROM T.O.C. TO TOWER TOP HATCH PENETRATION	160 FT	-	160 FT
LENGTH FROM HATCH PENETRATION TO RAYCAP SPD	30 FT	-	20 FT
TOTAL LENGTH OF CABLE	270 FT	-	260 FT
** HYBRID CABLE LENGTH NOT TO EXCEED 367			
EXISTING HYBRID CABLE TO BE PULLED THROUGH NEW COAX PENETRATION AND ROUTED TO NEW RAYCAP LOCATION AT BETA. LENGTH OF EXISTING HYBRID NOT KNOWN			

JUMPER CABLE LENGTH CHECK	
IS THE DISTANCE FROM SURGE PROTECTOR TO RADIO UNIT LESS THAN 30'?	
ALPHA SECTOR	YES
BETA SECTOR	YES
GAMMA SECTOR	YES

NOTE:	
1.	IF CABLING LENGTH EXCEEDS MAXIMUM ALLOWED LENGTH CONTRACTOR SHALL CONTACT CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.

A

CABLE LENGTHS

Raycap Layout - (6) OVP per Sector					
POWER					
3	HB/FD MIMO			6	Spare
2	HB			5	CBRS
1	LB			4	C-Band
FIBER					
1	2	3	4	5	6
LB	HB	HB / FD MIMO	Spare	CBRS	Spare
7	8	9	10	11	12
C-Band (1)	C-Band (2)	C-Band (3)	Spare	Spare	Spare

B

SURGE PROTECTOR LAYOUT

CONSULTANT:



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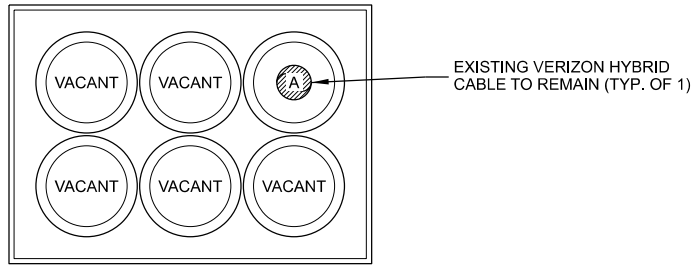
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ROLLING MEADOW, IL 60008

CABLING DETAILS

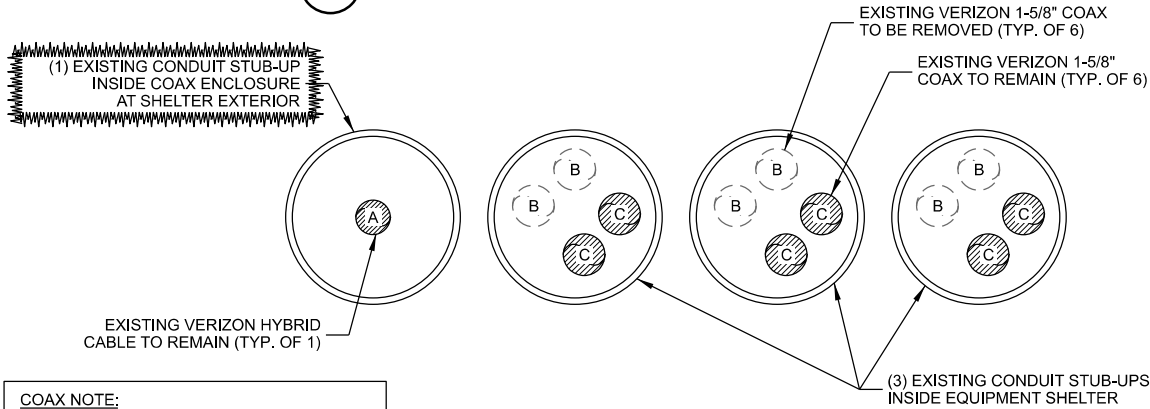
JACKSON WT-B (11385)

JACKSON, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A
CHECKED BY:		PCM
PLOT DATE:		6/2/2021
PROJECT NUMBER:		28155
SET TYPE:		DRAFT
SHEET NUMBER:		T-503

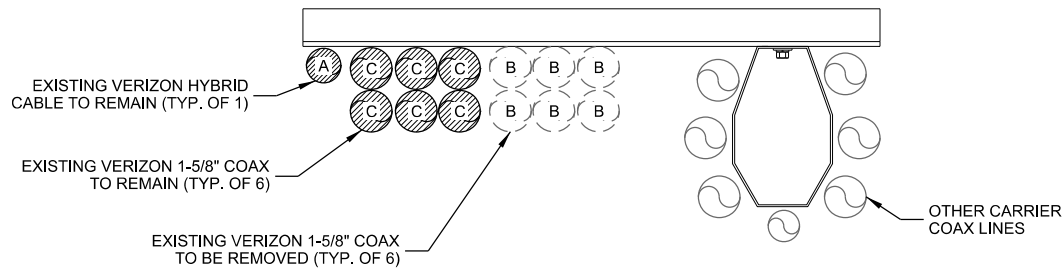


A EXISTING SHELTER COAX PORT (INTERIOR VIEW)

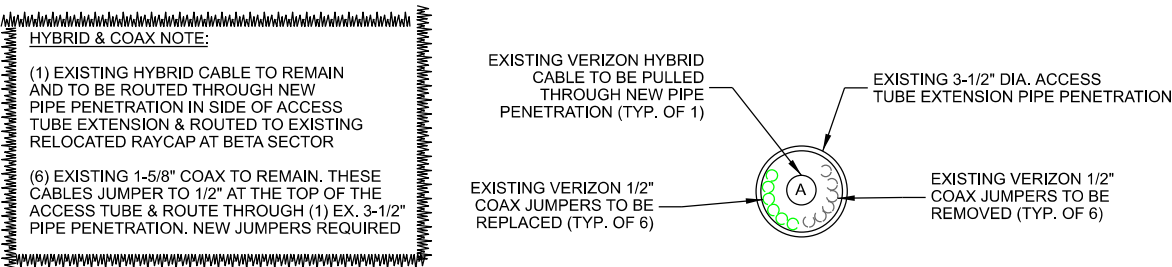


COAX NOTE:
(12) EXISTING VERIZON 1-5/8" COAX LINES;
(6) TO BE REMOVED, (6) TO REMAIN
G.C. TO VERIFY WHICH COAX LINES
ARE TO REMAIN (TYP.)

B EXISTING SHELTER CABLE LAYOUT

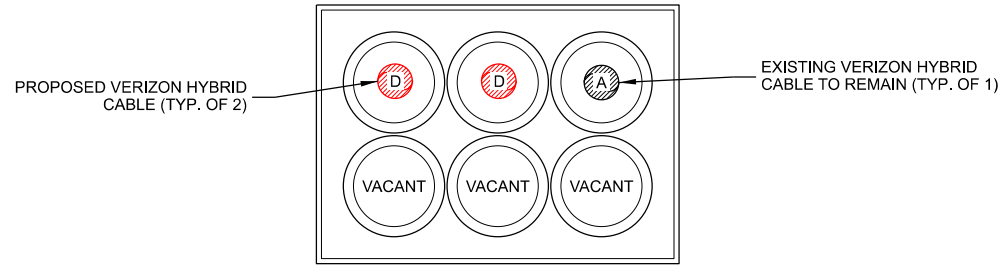


C EXISTING TOWER INTERIOR CABLE LAYOUT

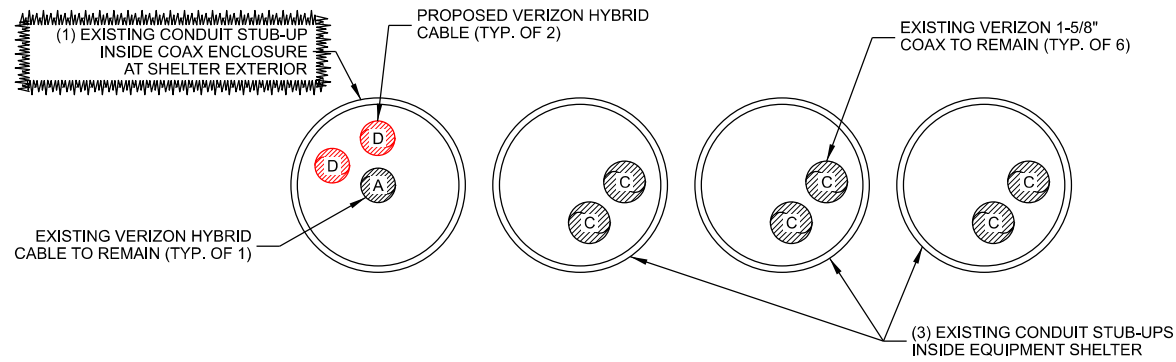


D EXISTING ACCESS TUBE PENETRATION LAYOUT

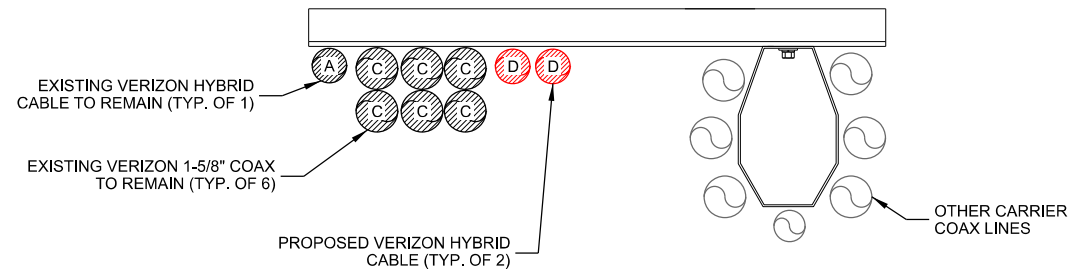
COAX SYMBOL	(#) SIZE	MOUNTING TYPE	CARRIER / OWNER	TECHNOLOGY
A	(1) HYBRID	SNAP-INS	VERIZON	HYBRID
B	(6) 1-5/8"	SNAP-INS	VERIZON	LTE
C	(6) 1-5/8"	SNAP-INS	VERIZON	CDMA



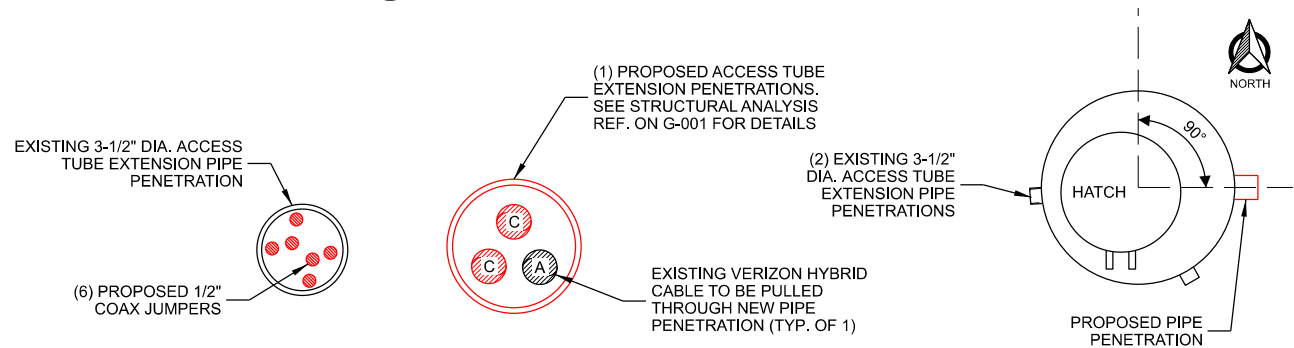
E PROPOSED SHELTER COAX PORT (INTERIOR VIEW)



F PROPOSED SHELTER CABLE LAYOUT



G PROPOSED TOWER INTERIOR CABLE LAYOUT



H EXISTING ACCESS TUBE PENETRATION LAYOUT

COAX SYMBOL	(#) SIZE	MOUNTING TYPE	CARRIER / OWNER	TECHNOLOGY
A	(1) HYBRID	SNAP-INS	VERIZON	HYBRID
B	-	-	-	-
C	(6) 1-5/8"	SNAP-INS	VERIZON	CDMA
D	(2) HYBRID	SNAP-INS	VERIZON	HYBRID

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A
CHECKED BY:	PCM	
PLOT DATE:	6/2/2021	
PROJECT NUMBER:	28155	
SET TYPE:	DRAFT	
SHEET NUMBER:	T-504	



MANUFACTURER: SITE PRO 1
MODEL: SCX7-U (CROSSOVER PLATE KIT)
MODEL: SCX7 (BACKING PLATE)
 CONNECTS 1-1/2" TO 3-1/2" PIPE TO 1-1/2" TO 4-1/2" PIPE
 ASSEMBLY HARDWARE INCLUDED
 MOUNTING PIPES SOLD SEPARATELY
 SUPPLIED BY GENERAL CONTRACTOR



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CONSULTANT:

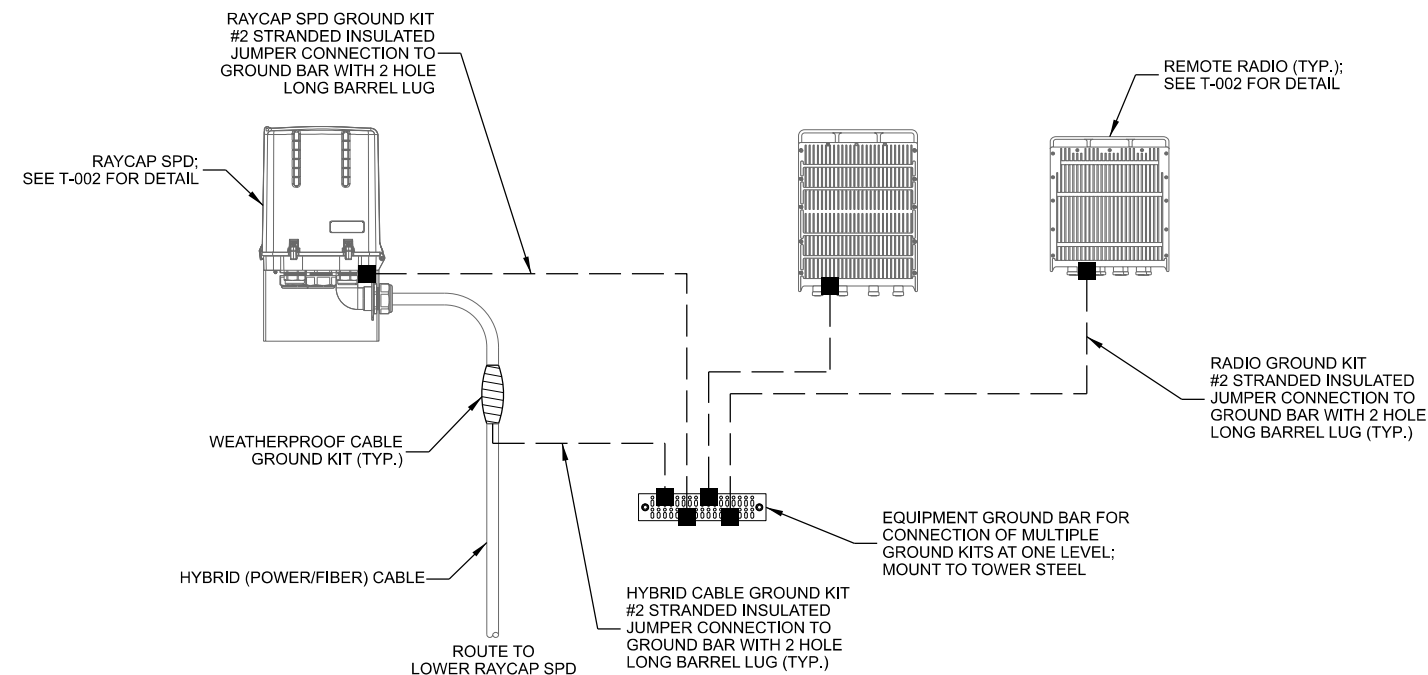


CLIENT:



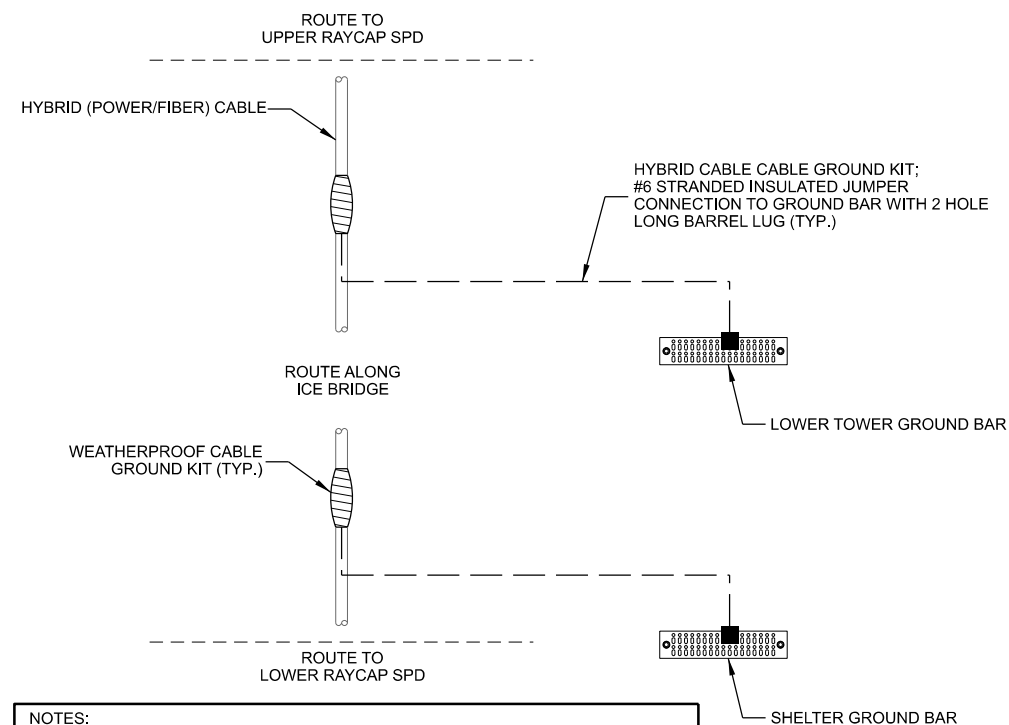
ANTENNA MOUNT AND INSTALLATION DETAILS
JACKSON WT-B (11385)
JACKSON, WISCONSIN

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A
CHECKED BY	PCM	
PLOT DATE	6/2/2021	
PROJECT NUMBER	28155	
SET TYPE	DRAFT	
SHEET NUMBER	T-505	



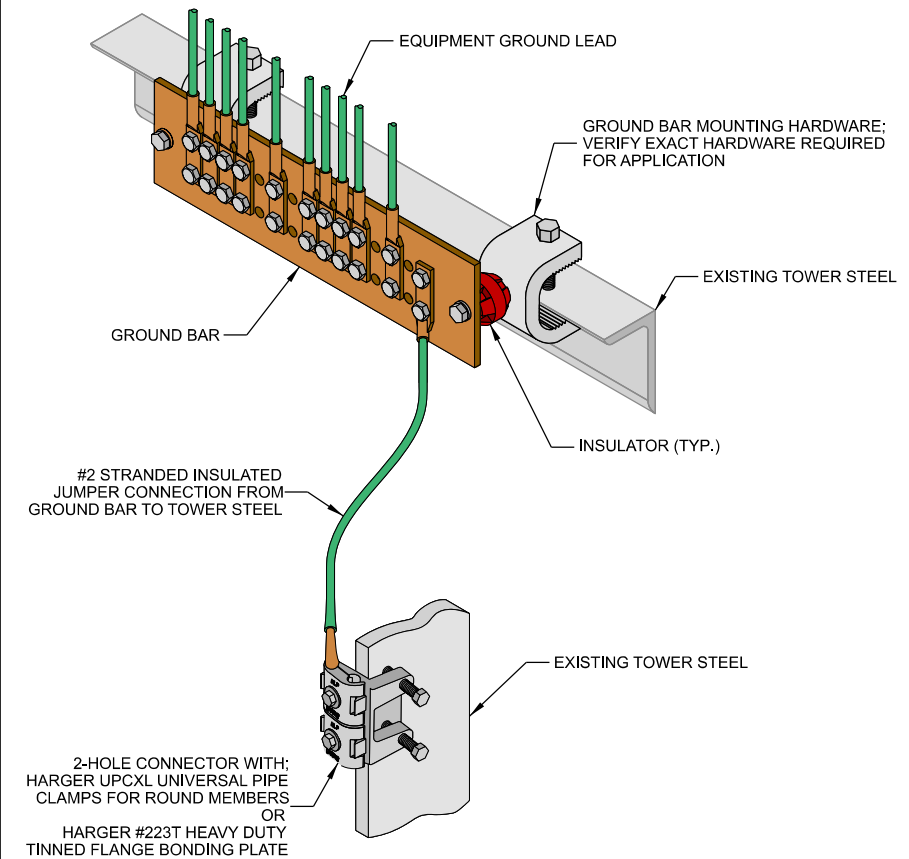
- | | |
|--------|---|
| NOTES: | |
| 1. | ALL CABLING AND/OR GROUNDING RUNS SHALL BE INSTALLED IN A NEAT AND ORDERLY FASHION AS DICTATED BY EXISTING CONDITIONS. |
| 2. | CONTRACTOR SHALL INSTALL PER LATEST EDITION OF THE N.E.C. |
| 3. | SCHEMATIC DETAIL ONLY. REFER TO ANTENNA AND EQUIPMENT CONFIGURATION FOR EQUIPMENT QUANTITY AND LOCATION. CONTRACTOR TO VERIFY GROUND BAR CAPACITY AND DETERMINE IF NEW GROUND BAR REQUIRED PRIOR TO CONSTRUCTION. |

A UPPER EQUIPMENT GROUNDING

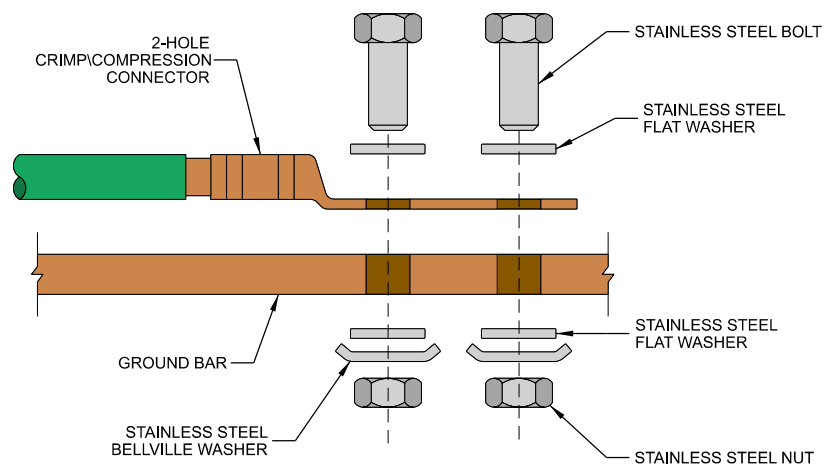


- | | |
|--------|---|
| NOTES: | |
| 1. | ALL CABLING AND/OR GROUNDING RUNS SHALL BE INSTALLED IN A NEAT AND ORDERLY FASHION AS DICTATED BY EXITING CONDITIONS. |
| 2. | CONTRACTOR SHALL INSTALL PER LATEST EDITION OF THE N.E.C. |
| 3. | SCHEMATIC DETAIL ONLY. CONTRACTOR TO VERIFY GROUND BAR CAPACITY AND DETERMINE IF NEW GROUND BAR REQUIRED PRIOR TO CONSTRUCTION. |

B LOWER CABLE GROUNDING



C **GROUND BAR**



- | | |
|--------|---|
| NOTES: | |
| 1. | ALL OUTDOOR HARDWARE (BOLTS, SCREWS, NUTS, WASHERS) SHALL BE 18-8 STAINLESS STEEL TYPE GRADE. INDOORS, GRADE 5 STEEL HARDWARE MAY BE USED. |
| 2. | CHOOSE BOLT LENGTH TO ALLOW THE EXPOSURE OF AT LEAST TWO THREADS. |
| 3. | BACK TO BACK LUG CONNECTIONS ARE AN ACCEPTABLE PRACTICE WHEN BONDED TO A GROUND BAR OR STEEL OBJECTS. |
| 4. | AT CONNECTIONS MADE TO STEEL OR ANY OTHER DISSIMILAR METALS, A DRAGON TOOTH WASHER MEETING VZW PRACTICES SHALL BE USED BETWEEN THE CONNECTOR AND STEEL. |
| 5. | IF NOT USING DRAGON TOOTH WASHERS, THOROUGHLY REMOVE A SECTION OF PAINT OR COATING APPROXIMATELY THE SAME SIZE AS CONNECTOR. REMOVE THE PAINT FROM SURFACE USING A DREMEL TYPE TOOL. |
| 6. | USE AN APPROVED ANTI-OXIDATION COMPOUND ON ALL GROUNDING CONNECTIONS. A COPPER COSMOLINE GREASE BASED COMPOUND (NO OX-ID) SHALL BE USED ON ALL COPPER TO COPPER CONNECTIONS. A ZINC BASED (GREY COLORED) COMPOUND SHALL BE USED ON ALL COPPER TO STEEL CONNECTIONS. |
| 7. | WHEN BONDING TO A METALLIC OBJECT WHERE ACCESS IS LIMITED TO ONLY ONE SURFACE, DRILLING & TAPPING OR SELF DRILLING SCREWS ARE THE PREFERRED AND ACCEPTABLE MEANS OF CONNECTION. SHEET METAL SCREWS SHALL NOT BE USED. |

D GROUNDING LUG

CONSULTANT:



CLIENT:



CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

GROUNDING DETAILS
JACKSON WT-B (113385)
JACKSON, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A

CHECKED	DO
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BCM

PLOT

01/01/2024

PROJECT

20455

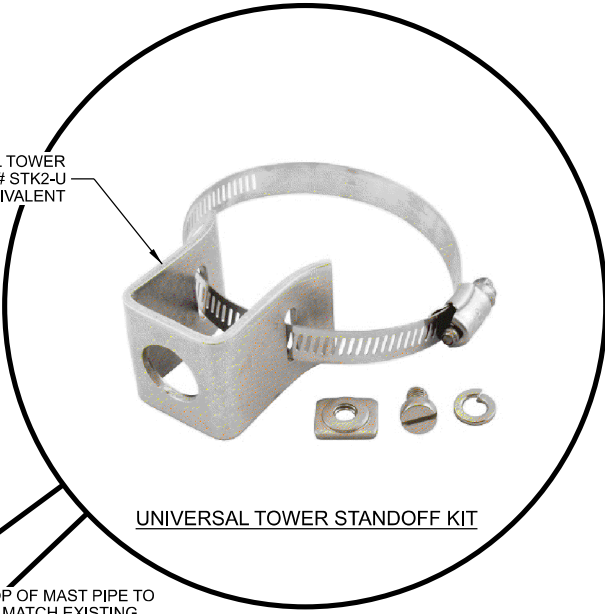
SET

DRAFT

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ALL ANTENNAS, MAST PIPES, SUPPORTED STRUCTURES, AND CONNECTIONS TO BE PAINTED WHITE TO MATCH EXISTING EXTERIOR TOWER COATING SYSTEM. THE ONLY ITEMS THAT MAY BE GALVANIZED OR STAINLESS STEEL ARE THE U-BOLTS AND OTHER SMALL HARDWARE. PROPOSED CLIP ANGLES TO BE SHOP PRIMED AND PAINTED.

PROPOSED UNIVERSAL TOWER
STANDOFF KIT, SITE PRO 1 # STK2-U
OR APPROVED EQUIVALENT



UNIVERSAL TOWER STANDOFF KIT

EXISTING RELOCATED LED OBSTRUCTION LIGHT

1" RIGID METALLIC CONDUIT

SECURE LIQUID-TIGHT FLEXIBLE METALLIC
CONDUIT AND RIGID CONDUIT TO ANTENNA
MAST PIPE WITH UNIVERSAL TOWER
STANDOFF AND BUTTERFLY HANGERS
(TYP.): SEE DETAIL TO THE RIGHT

1" LIQUID-TIGHT FLEXIBLE
METALLIC CONDUIT

THREADED CAP ON TOP OF MAST PIPE TO
- BE PAINTED WHITE TO MATCH EXISTING
EXTERIOR COATING SYSTEM

8'-0" LONG, 2" SCH. 40 (2-3/8" O.D.) MAST PIPE
- PAINT WHITE TO MATCH EXISTING EXTERIOR
COATING SYSTEM

PIN TO LOCK PIPE IN PLACE
SEE DETAIL TO THE RIGHT

ANGLES TO BE BOLTED TO PROPOSED
HORIZONTAL RAILING MEMBERS FOR
OBSTRUCTION LIGHT MOUNTING;
- INSTALL NEOPRENE GASKET BETWEEN
EXISTING RAILING MEMBERS AND
PROPOSED CLIP ANGLES TO PROTECT
TOWER COATING;
- SEE DETAILS TO THE RIGHT.

PROPOSED HITCH PIN,
- FABORY # U39666.050.0575
OR APPROVED EQUIVALENT

HITCH PIN

1" LIQUID-TIGHT FLEXIBLE
METALLIC CONDUIT TO ROUTE
TO EXISTING JUNCTION BOX
CABLE TO BE SPLICED &
EXTENDED TO REACH NEW
LIGHT LOCATION

1/2" DIA. AXLE BOLT
MCMMASTER-CARR #
23595T17 OR APPROVED
EQUIVALENT
INSTALL WITH LOCKING
WASHER

- NEW RAILING

HINGED OBSTRUCTION LIGHTING MOUNT ELEVATION

ANGLES TO BE BOLTED TO EXISTING HORIZONTAL RAILING MEMBERS FOR OBSTRUCTION LIGHT MOUNTING; SEE DETAIL BELOW

NEOPRENE GASKET BETWEEN CROSS OVER CONNECTIONS AND RAILING TO PROTECT TOWER COATING (TYP.)

PROPOSED RAILING

1/2" DIA. GALVANIZED BOLT (TYP.)

PROPOSED HITCH PIN, FABORY # U39666.050.0575 OR APPROVED EQUIVALENT

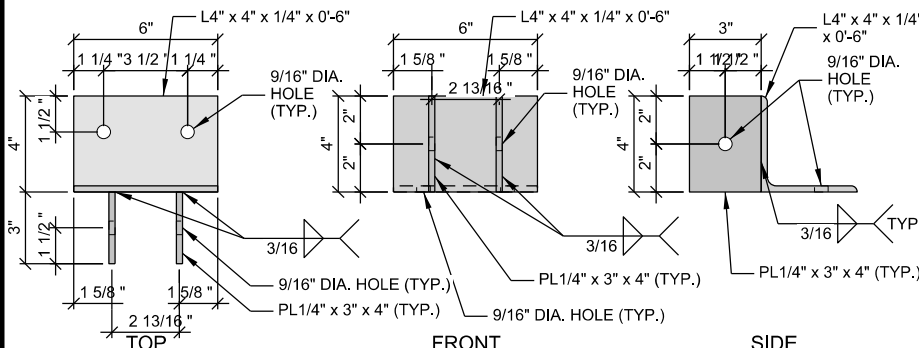
PROPOSED UNIVERSAL TOWER STANDOFF KIT, SITE PRO 1 # STK2-U OR APPROVED EQUIVALENT

EXISTING RELOCATED LED OBSTRUCTION LIGHT

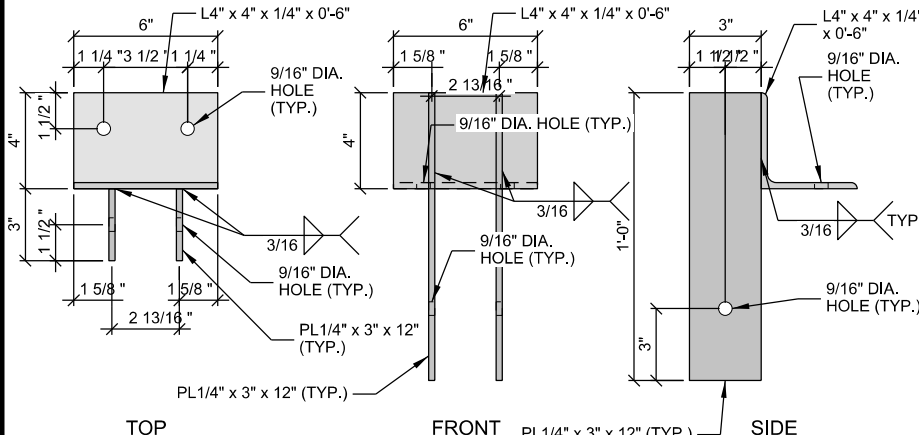
8'-0" LONG, 2" SCH. 40 (2-3/8" O.D.) MAST PIPE PAINT WHITE TO MATCH EXISTING EXTERIOR COATING SYSTEM

1" LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT TO ROUTE TO EXISTING JUNCTION BOX, CABLE TO BE SPLICED & EXTENDED TO REACH NEW LIGHT LOCATION

HINGED OBSTRUCTION LIGHTING MOUNT PLAN



UPPER ASSEMBLY



LOWER ASSEMBLY

SHOP DRAWING ASSEMBLIES

CONSULTANT



Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT



CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

LIGHT BEACON EXTENSION DETAILS
JACKSON WT-B (113385)
JACKSON, WISCONSIN

SUBMITTAL -

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CHECKED

DOM

PLOT

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[illegible]

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[illegible][illegible][illegible]

NUMBER

E-502

FOURTH AMENDMENT TO TOWER/LAND LEASE AGREEMENT

THIS FOURTH AMENDMENT TO TOWER/LAND LEASE AGREEMENT (the "Fourth Amendment") is made this ____ day of _____, 2021, between the Village of Jackson, a Wisconsin corporation ("Lessor") and Cellco Partnership d/b/a Verizon Wireless, with its principal offices located at One Verizon Way, Mailstop 4AW100, Basking Ridge, New Jersey 07920 ("Lessee").

WHEREAS, there is now in full force and effect between Lessor and Verizon Wireless Personal Communications LP d/b/a Verizon Wireless that certain Tower/Land Lease Agreement dated March 11, 1997, as amended by the Amendment to Land Lease Agreement dated June 12, 2008, the Second Amendment to Tower/Land Lease Agreement dated January 28, 2013 and the Third Amendment to Tower/Land Lease Agreement dated July 23, 2015 (collectively the "Lease") which provides for the location, installation and operation of Lessee's communications equipment at the real property and on the water tower ("Tower") owned by Lessor and located at W227 N16551 Cedar Parkway, Jackson, Wisconsin ("Property"); and

WHEREAS, Lessee is the successor in interest to Verizon Wireless Personal Communications LP d/b/a Verizon Wireless; and

WHEREAS, Lessee wishes to modify and/or add communications equipment to the Tower and at the Property ("Additional Equipment"); and

WHEREAS, Lessor and Lessee wish to amend the Lease in order to address the equipment modifications at the Property, extend the term of the Lease as well as other considerations; and

NOW THEREFORE, for good and valuable consideration including the mutual covenants and agreements hereinafter set forth, Lessor and Lessee agree as follows:

1. **Recitals.** The recitals set forth above are incorporated herein by reference.
2. **Additional Equipment.** Exhibits B-3, B-4 and B-5 of the Lease are hereby deleted and replaced with the attached Exhibits B-6, B-7 and B-8, which depict Lessee's equipment on the Tower. Exhibits B-7 and B-8 reference the manner of installation of the Additional Equipment which Lessee may install. Provided that Lessee has received all necessary permits and approvals from appropriate governing bodies, Lessee may immediately commence installation of the Additional Equipment as depicted on Exhibit B-6. Lessor agrees that the installation plan in the attached Exhibits B-6, B-7 and B-8, depicting the location and manner of Lessee's installation, is acceptable. The facilities described in Exhibit A, Exhibit B, Exhibit B-6, Exhibit B-7 and Exhibit B-8 together shall constitute the Antenna Facilities as that term is used with the Lease and its Amendments.
3. **Term.** Section 2 of the Lease is modified to include the following:

"Beginning March 14, 2022, Lessee shall have the right to extend this Lease for four (4) additional five (5) year terms, subject to all the terms and

conditions of this Lease. This Lease shall automatically be renewed for each successive renewal term unless Lessee shall notify Lessor of Lessee's intention not to renew this Lease at least six (6) months prior to the expiration of the renewal term."

4. **Extension Rent.** Section 3(c) of the Lease is hereby amended to provide that beginning on March 14, 2022, the annual rent for each five (5) year extension term shall increase by ten percent (10%) over the annual rent in effect for the immediately preceding term.

5. **Reimbursement.** Lessee shall reimburse Lessor for all costs and expenses of any type that Lessor incurs in connection with any aspect of work conducted in relation to this Fourth Amendment, which amount in total may not exceed Nine Thousand and No/100 Dollars (\$9,000.00), including the costs of professional services incurred by Lessor (including engineering, legal, planning, and other consulting fees), for preparation of this Fourth Amendment, for review of the plans and specifications necessary for installing the Additional Equipment as well as all on-site inspections and written approvals necessary to ensure the Additional Equipment does not conflict with Lessor's use of the Tower, or attendance at meetings or other related professional services for this application, as well as for any actions Lessor is required to take to enforce the conditions of this Fourth Amendment due to a violation of these conditions. Village Staff time shall be reimbursed at the staff hourly rate, plus thirty percent (30%) for overhead and benefits, and Village Consultant charges shall be reimbursed at actual cost to the Village. Such reimbursement payments shall be made within thirty (30) days of detailed billing by Lessor, and failure to make timely payment shall constitute a breach of the Lease that is subject to all remedies available to Lessor, including possible cause for termination of the Lease.

6. **Lessee's Notice Address.** The address for notice to Lessee as contemplated in Section 14 of the Lease is hereby deleted and replaced with the following:

Lessee:

Cellco Partnership d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, NJ 07921
Attn: Network Real Estate

7. Other than as specifically amended herein, all other terms and conditions of the Lease shall remain in full force and effect. Where there is conflict between the terms of the Lease and this Fourth Amendment, the terms of this Fourth Amendment shall control. Unless otherwise indicated or introduced in this Fourth Amendment, all defined terms referenced in this Fourth Amendment shall have the same meaning as those found in the Lease.

[Signatures continue on next page]

IN WITNESS WHEREOF, the parties hereto have executed in duplicate this Fourth Amendment on the day and year first above written.

Lessor:

Village of Jackson

By: _____

Name: _____

Title: _____

Date: _____

Lessee:

Cellco Partnership d/b/a Verizon Wireless

By: _____

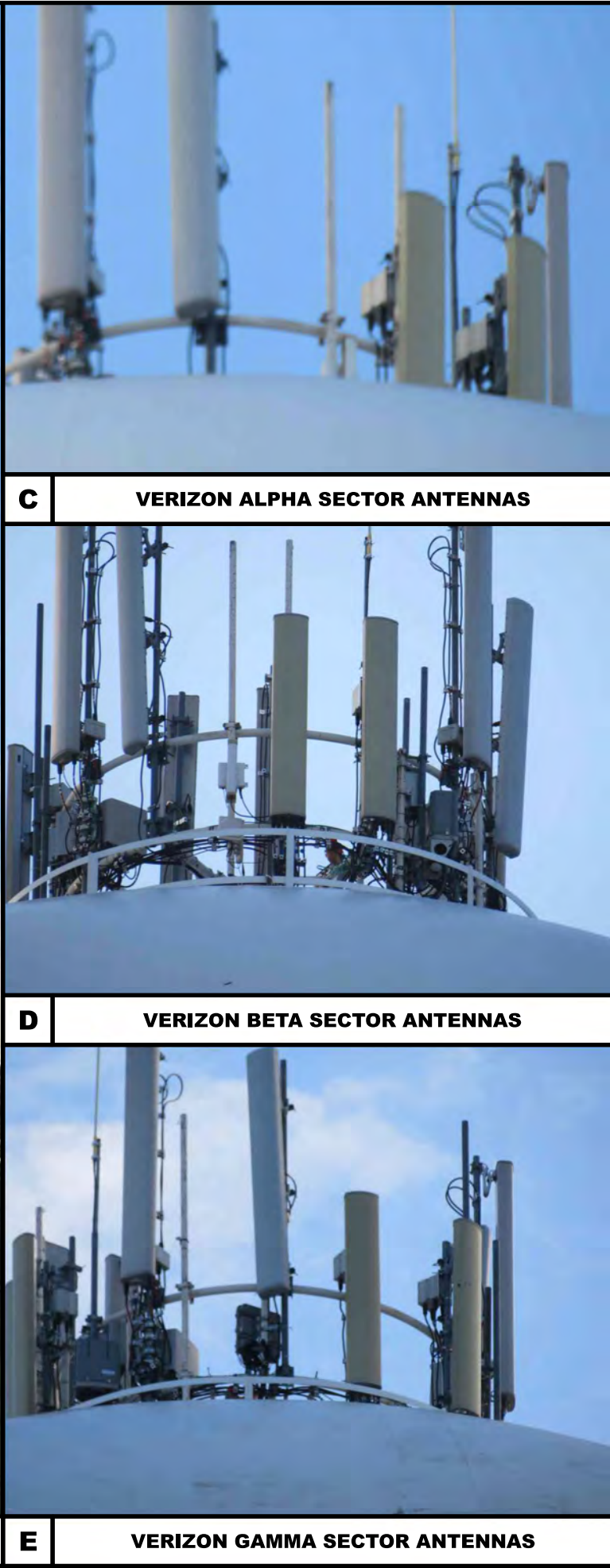
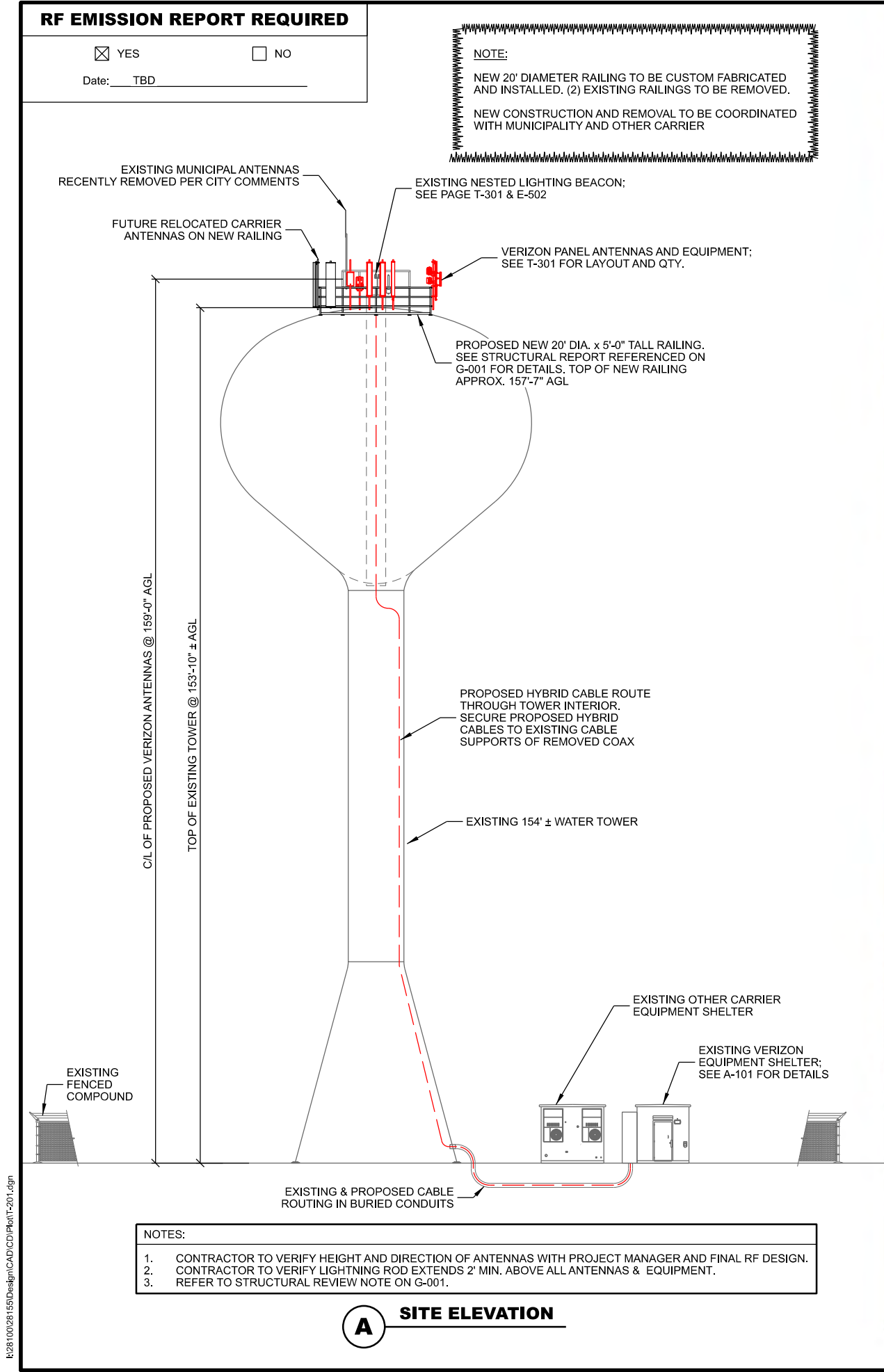
Name: _____

Title: _____

Date: _____

EXHIBIT B-6

(See attached)



CONSULTANT:

Edge

Consulting Engineers, Inc.

624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

verizon

CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

SITE ELEVATION
JACKSON WT-B (11385)
JACKSON, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A

CHECKED BY:

PCM

PLOT DATE:

6/2/2021

PROJECT NUMBER:

28155

SET TYPE:

DRAFT

SHEET NUMBER

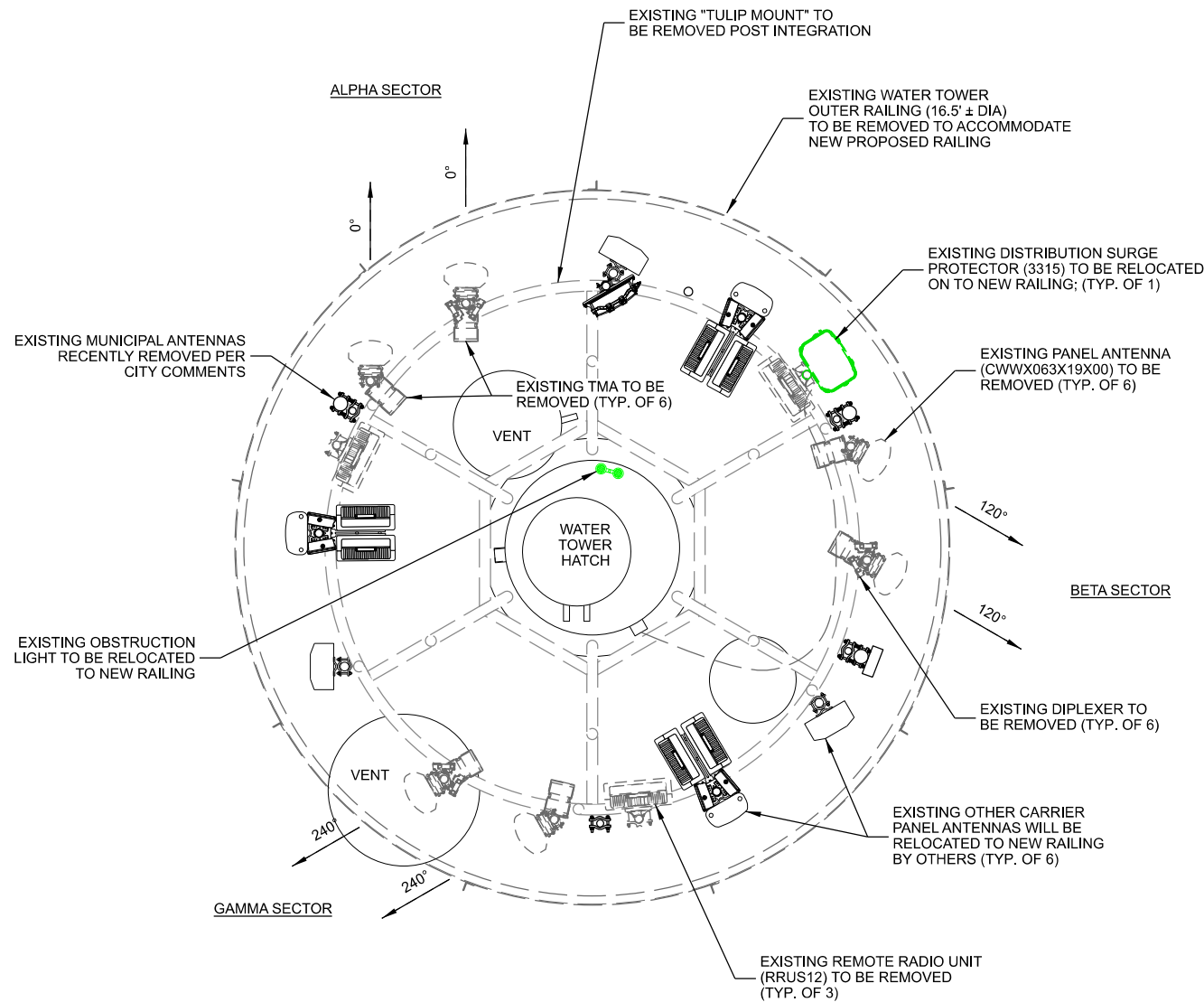
T-201

© EDGE CONSULTING ENGINEERS, INC.



NOTE:

EXISTING OUTER RAILING TO BE REMOVED AND REPLACED WITH NEW 20" DIA. x 5'-0" TALL RAILING



NOTE:

EXISTING MUNICIPAL ANTENNAS WERE EXISTING AT TIME OF SITE VISIT AND HAVE BEEN RECENTLY REMOVED PER CITY COMMENTS

NOTE:

1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.

A

EXISTING ANTENNA LAYOUT

SCALE: 11" x 17" - 1/4" = 1'-0"
22" x 34" - 1/2" = 1'-0"



PROPOSED PANEL ANTENNA ON NEW MAST PIPE (TYP. OF 6); ANDREW # NHH-65B-R2B. SEE T-003 FOR SPECIFICATIONS

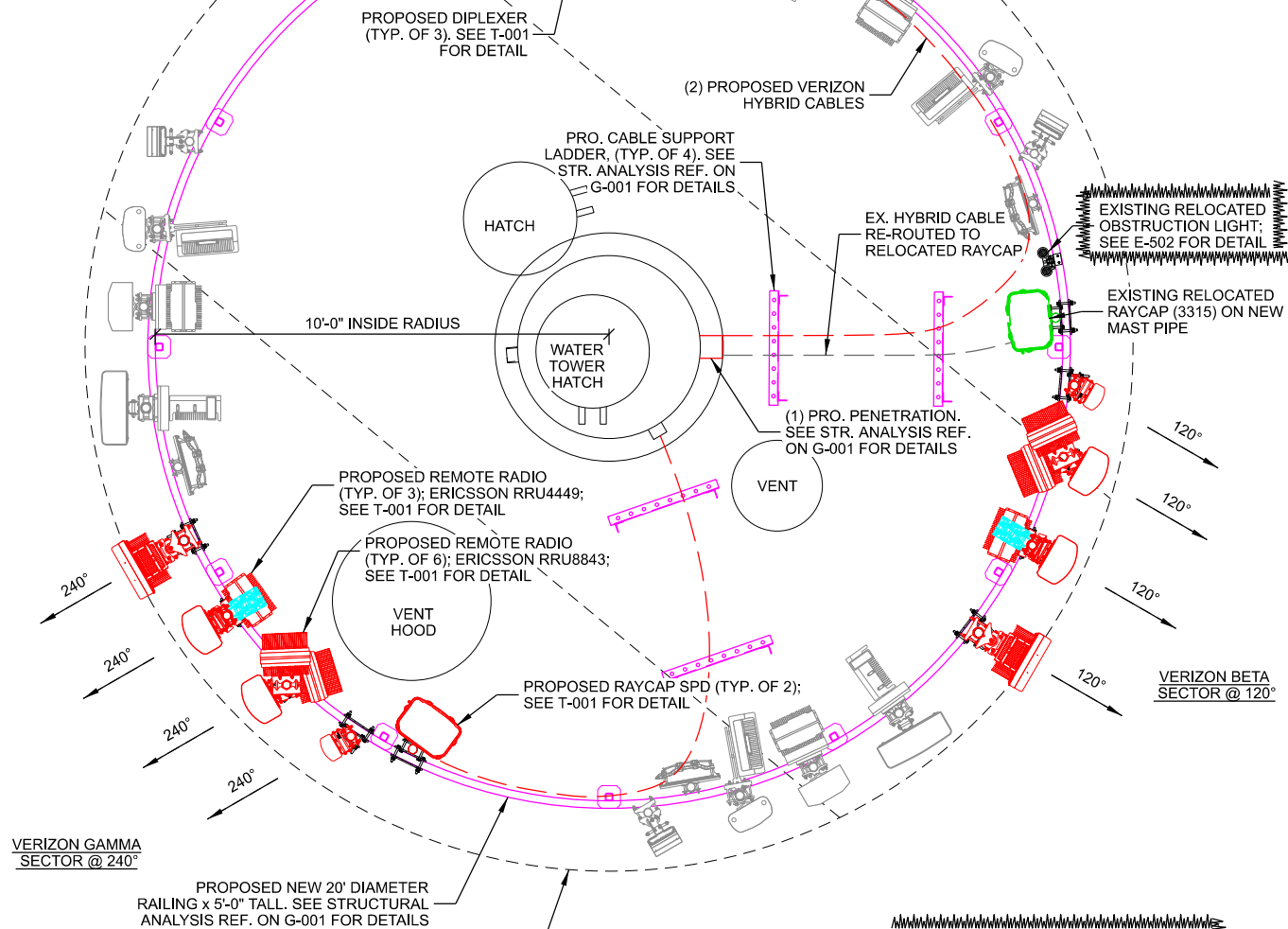
PROPOSED PANEL ANTENNA ON NEW MAST PIPE (TYP. OF 3); ANDREW # HBX-6516DS-VTM. SEE T-004 FOR SPECIFICATIONS

PROPOSED MAST PIPES TO BE ATTACHED TO RAILING WITH CROSS-OVER BRACKETS. SEE STRUCTURAL ANALYSIS REF. ON G-001 FOR DETAILS

PROPOSED DIPLEXER (TYP. OF 3). SEE T-001 FOR DETAIL

PROPOSED PANEL ANTENNA WITH BUILT-IN REMOTE RADIO ON NEW MAST PIPE (TYP. OF 3); ERICSSON AIR 6449. SEE T-001 FOR DETAILS

FUTURE RELOCATED U.S. CELLULAR PANEL ANTENNAS (TYP. OF 12). AZIMUTHS OF 30°, 150°, 270°



APPROX. LOCATION OF PLATE WELD SEAMS. DO NOT PLACE NEW RAILING BASE PLATES ON WELD SEAMS

NOTES:

1. ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH.
2. CONTRACTOR TO ROTATE ANTENNAS AS NECESSARY TO MATCH PROPOSED ANTENNA AZIMUTHS.

B

PROPOSED ANTENNA LAYOUT

SCALE: 11" x 17" - 1/4" = 1'-0"
22" x 34" - 1/2" = 1'-0"

NOTE:

EXISTING VERIZON HYBRID CABLE TO BE PULLED THROUGH NEW ACCESS TUBE PENETRATION & ROUTED TO RELOCATED RAYCAP

(6) EXISTING 1-5/8" COAX TO REMAIN. NEW 1/2" JUMPERS TO BE INSTALLED

CONSULTANT:

Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:

verizon
CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

**ANTENNA AND EQUIPMENT CONFIGURATION
JACKSON WT-B (11385)
JACKSON, WISCONSIN**

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A

CHECKED BY:	PCM
PLOT DATE:	6/2/2021
PROJECT NUMBER:	28155
SET TYPE:	DRAFT
SHEET NUMBER:	T-301

EXHIBIT B-7

(See attached)



MANUFACTURER: SITE PRO 1
MODEL: SCX7-U (CROSSOVER PLATE KIT)
MODEL: SCX7 (BACKING PLATE)
 CONNECTS 1-1/2" TO 3-1/2" PIPE TO 1-1/2" TO 4-1/2" PIPE
 ASSEMBLY HARDWARE INCLUDED
 MOUNTING PIPES SOLD SEPARATELY
 SUPPLIED BY GENERAL CONTRACTOR



THIS SPACE INTENTIONALLY LEFT BLANK

CONSULTANT:

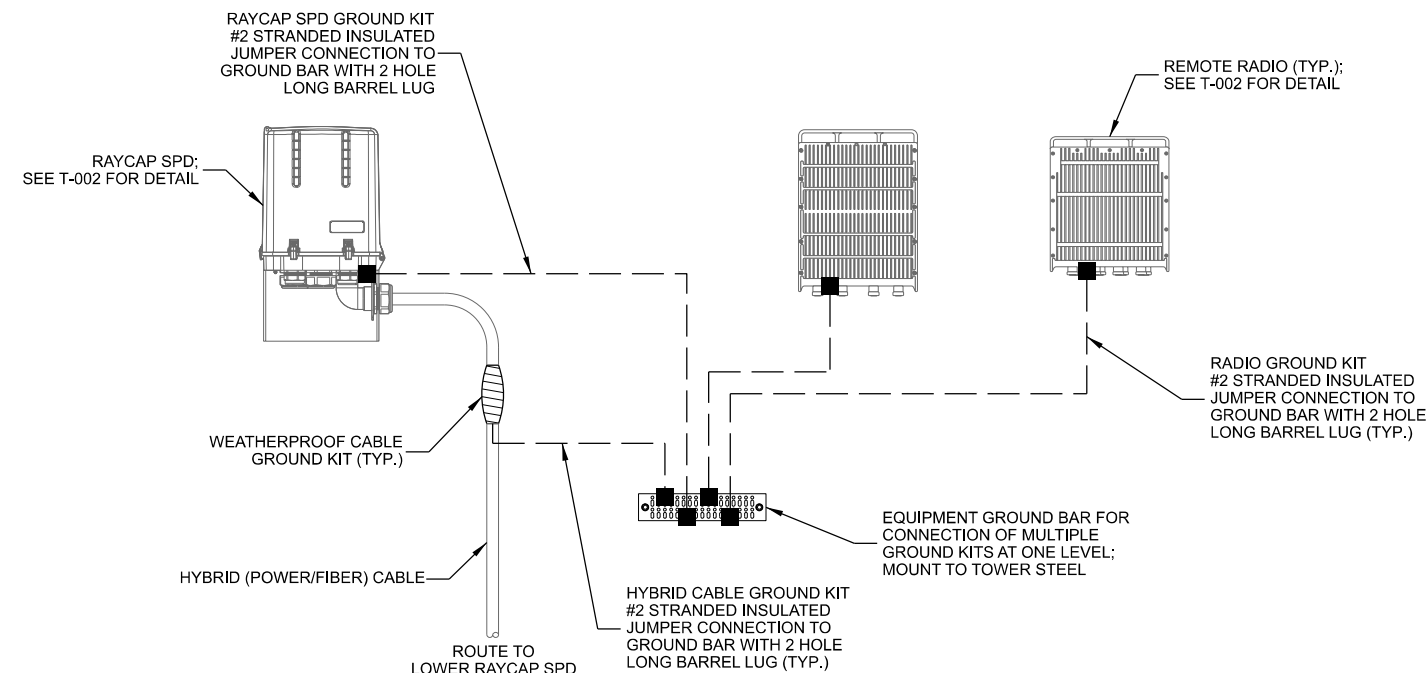


CLIENT:



ANTENNA MOUNT AND INSTALLATION DETAILS
JACKSON WT-B (11385)
JACKSON, WISCONSIN

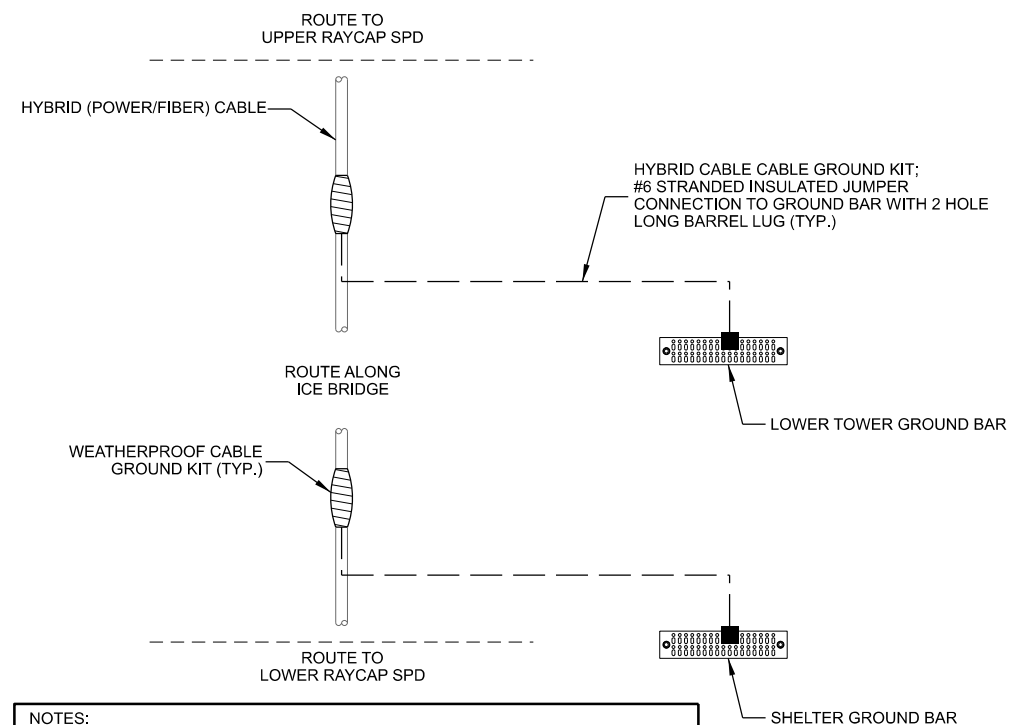
SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A
CHECKED BY	PCM	
PLOT DATE	6/2/2021	
PROJECT NUMBER	28155	
SET TYPE	DRAFT	
SHEET NUMBER	T-505	



- NOTES:

1. ALL CABLING AND/OR GROUNDING RUNS SHALL BE INSTALLED IN A NEAT AND ORDERLY FASHION AS DICTATED BY EXISTING CONDITIONS.
2. CONTRACTOR SHALL INSTALL PER LATEST EDITION OF THE N.E.C.
3. SCHEMATIC DETAIL ONLY. REFER TO ANTENNA AND EQUIPMENT CONFIGURATION FOR EQUIPMENT QUANTITY AND LOCATION. CONTRACTOR TO VERIFY GROUND BAR CAPACITY AND DETERMINE IF NEW GROUND BAR REQUIRED PRIOR TO CONSTRUCTION.

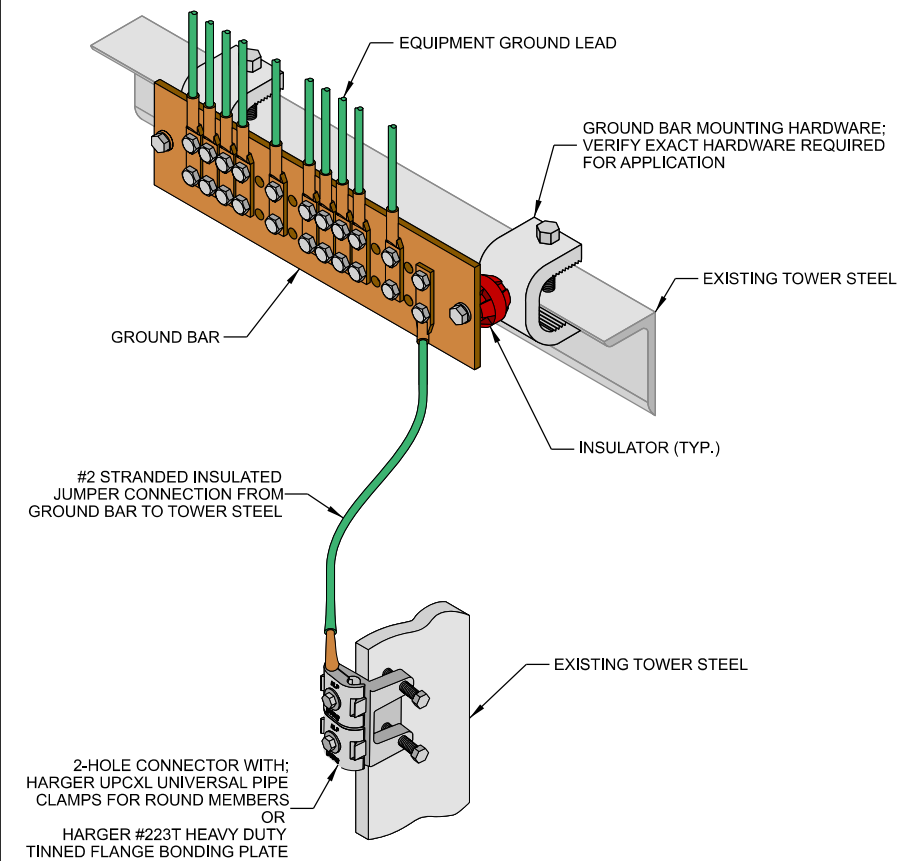
A UPPER EQUIPMENT GROUNDING



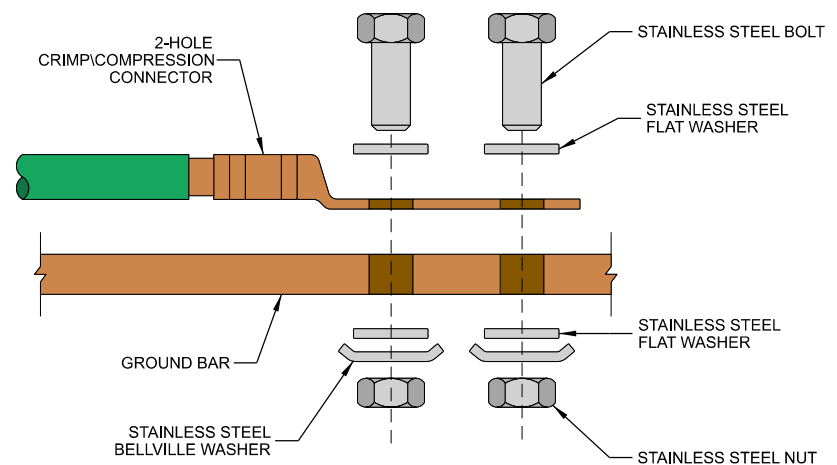
- NOTES:

1. ALL CABLING AND/OR GROUNDING RUNS SHALL BE INSTALLED IN A NEAT AND ORDERLY FASHION AS DICTATED BY EXITING CONDITIONS.
2. CONTRACTOR SHALL INSTALL PER LATEST EDITION OF THE N.E.C.
3. SCHEMATIC DETAIL ONLY. CONTRACTOR TO VERIFY GROUND BAR CAPACITY AND DETERMINE IF NEW GROUND BAR REQUIRED PRIOR TO CONSTRUCTION.

B LOWER CABLE GROUNDING



C GROUND BAR



- NOTES:

1. ALL OUTDOOR HARDWARE (BOLTS, SCREWS, NUTS, WASHERS) SHALL BE 18-8 STAINLESS STEEL TYPE GRADE. INDOORS, GRADE 5 STEEL HARDWARE MAY BE USED.
2. CHOOSE BOLT LENGTH TO ALLOW THE EXPOSURE OF AT LEAST TWO THREADS.
3. BACK TO BACK LUG CONNECTIONS ARE AN ACCEPTABLE PRACTICE WHEN BONDED TO A GROUND BAR OR STEEL OBJECTS.
4. AT CONNECTIONS MADE TO STEEL OR ANY OTHER DISSIMILAR METALS, A DRAGON TOOTH WASHER MEETING VZW PRACTICES SHALL BE USED BETWEEN THE CONNECTOR AND STEEL.
5. IF NOT USING DRAGON TOOTH WASHERS, THOROUGHLY REMOVE A SECTION OF PAINT OR COATING APPROXIMATELY THE SAME SIZE AS CONNECTOR. REMOVE THE PAINT FROM SURFACE USING A DREMEL TYPE TOOL.
6. USE AN APPROVED ANTI-OXIDATION COMPOUND ON ALL GROUNDING CONNECTIONS. A COPPER COSMOLINE GREASE BASED COMPOUND (NO OX-ID) SHALL BE USED ON ALL COPPER TO COPPER CONNECTIONS. A ZINC BASED (GREY COLORED) COMPOUND SHALL BE USED ON ALL COPPER TO STEEL CONNECTIONS.
7. WHEN BONDING TO A METALLIC OBJECT WHERE ACCESS IS LIMITED TO ONLY ONE SURFACE, DRILLING & TAPPING OR SELF DRILLING SCREWS ARE THE PREFERRED AND ACCEPTABLE MEANS OF CONNECTION. SHEET METAL SCREWS SHALL NOT BE USED.

D GROUNDING LUG

CONSULTANT:



CLIENT:



CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1701 GOLF ROAD
TOWER 2, SUITE 400
ROLLING MEADOW, IL 60008

GROUNDING DETAILS
JACKSON WT-B (113385)
JACKSON, WISCONSIN

SUBMITTAL:

INT.	DATE:	DESCRIPTION:
CV	06/02/21	REV. A

CHECKED	DC
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RCM

PLOT

6/2/2021

PROJECT

28155

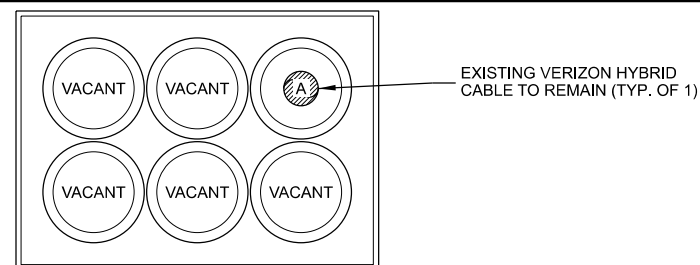
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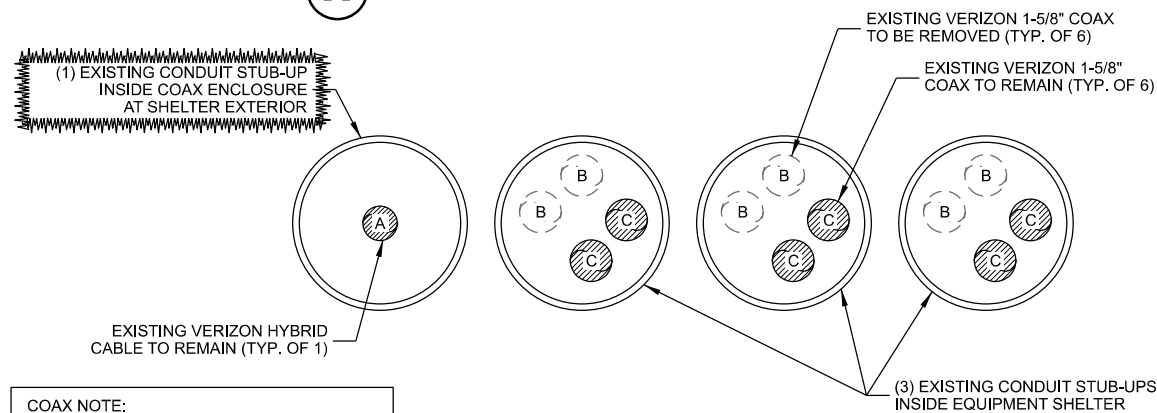
TABLE 1. *Continued*

EXHIBIT B-8

(See attached)



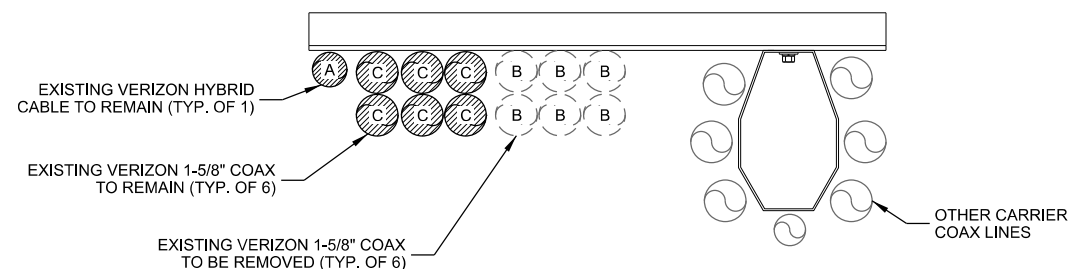
A EXISTING SHELTER COAX PORT (INTERIOR VIEW)



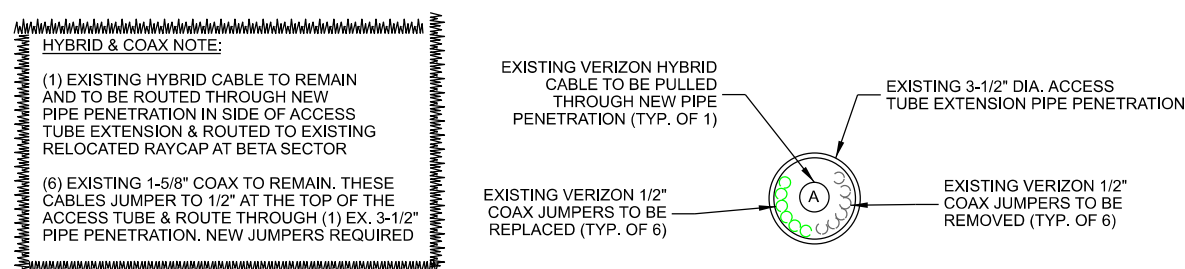
COAX NOTE:

(12) EXISTING VERIZON 1-5/8" COAX LINES;
(6) TO BE REMOVED, (6) TO REMAIN

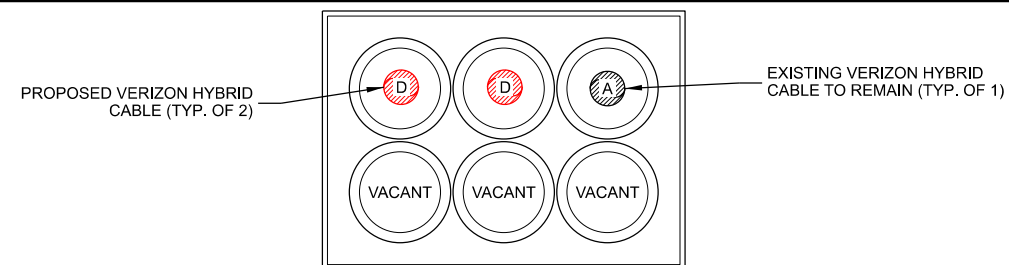
G.C. TO VERIFY WHICH COAX LINES
ARE TO REMAIN (TYP.)



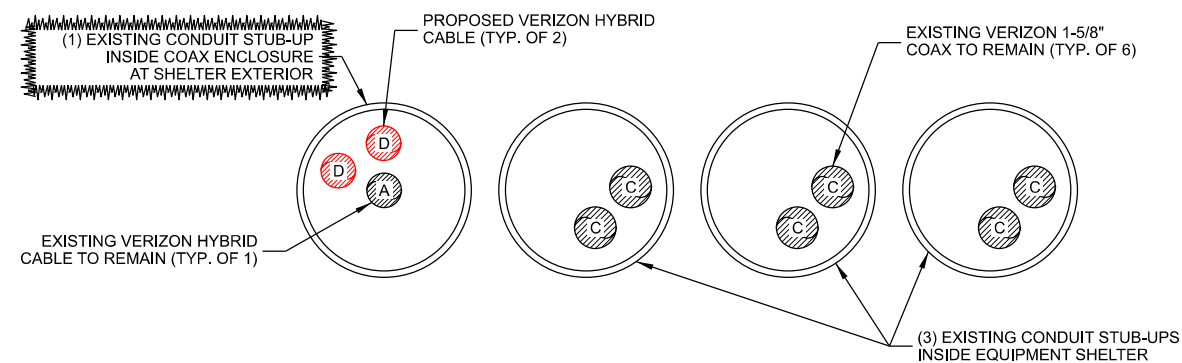
C EXISTING TOWER INTERIOR CABLE LAYOUT



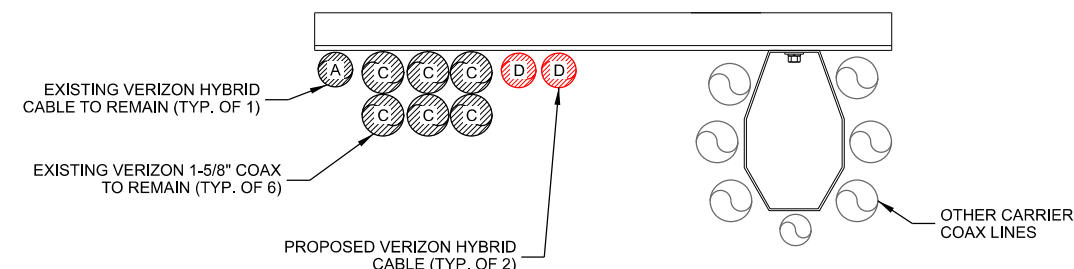
COAX SYMBOL	(#) SIZE	MOUNTING TYPE	CARRIER / OWNER	TECHNOLOGY
A	(1) HYBRID	SNAP-INS	VERIZON	HYBRID
B	(6) 1-5/8"	SNAP-INS	VERIZON	LTE
C	(6) 1-5/8"	SNAP-INS	VERIZON	CDMA



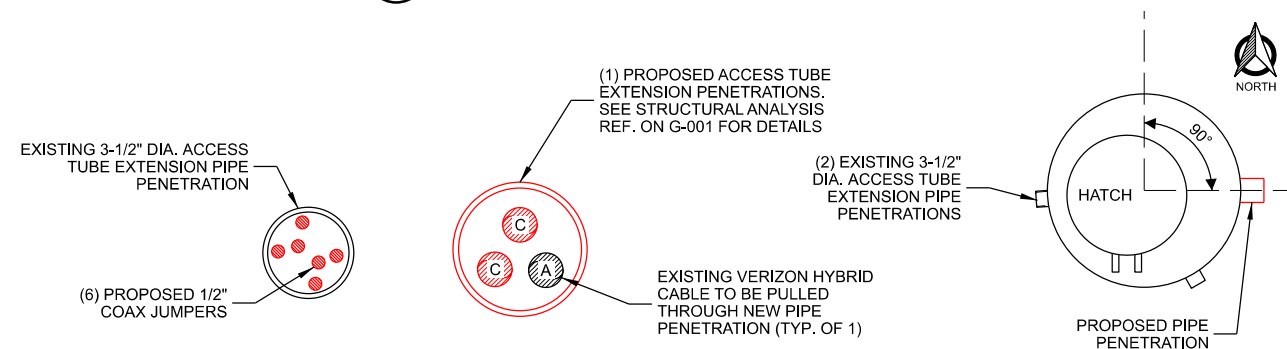
E PROPOSED SHELTER COAX PORT (INTERIOR VIEW)



F PROPOSED SHELTER CABLE LAYOUT



G PROPOSED TOWER INTERIOR CABLE LAYOUT



H EXISTING ACCESS TUBE PENETRATION LAYOUT

COAX SYMBOL	(#) SIZE	MOUNTING TYPE	CARRIER / OWNER	TECHNOLOGY
A	(1) HYBRID	SNAP-INS	VERIZON	HYBRID
B	-	-	-	-
C	(6) 1-5/8"	SNAP-INS	VERIZON	CDMA
D	(2) HYBRID	SNAP-INS	VERIZON	HYBRID

