

AGENDA
VILLAGE BOARD MEETING
Tuesday, August 9, 2022 at 7:30 p.m.
Jackson Area Community Center
N168W20330 Hickory Lane
Jackson, WI 53037

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on any item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)
4. Committee Member Appointment – Board of Public Works
5. Public Hearing – Amending Chapter 48 of Village Zoning Code by Establishing New Zoning Districts for Certain Annexed Parcels
(June Plan Commission Draft Minutes)
6. Ordinance #22-12 Establishing Zoning for Certain Annexed Parcels and Amend the Zoning Code and Zoning Map of the Village of Jackson
7. Approval of Minutes for the Village Board Meeting of July 12, 2022
8. Approval of Licenses
 - Operator's Licenses:
East Side Mart, Main Street Mart & The Village Mart: Kendra Kreis,
Crystal A.M. Smith
9. Budget & Finance Committee
 - Review of 2023 Village Employee Wages
 - Pay Request #24 – Municipal Complex Building
 - Engineering Proposal – Lift Station & South Incenter Study – Foth/City Water
 - Review of Quotes for Water Tower Cleaning
10. West Bend School District Report
11. Washington County Board Report
12. Greater Jackson Business Alliance Report
13. Mid-Moraine Municipal Association Report
14. Citizens to Address the Village Board (Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on any item not on the agenda should present their comments now under this agenda item. In addition, although the Board can receive

comments on matters not included on this agenda, it cannot discuss or take action on these matters. Each commenter will be limited to a total of 2 minutes.)

15. **Closed Session** pursuant to Wis. Stats. §19.85(1)(c) for the purpose of considering employment, promotion, compensation, or performance evaluation data of any public employee over which the Village has jurisdiction or exercises responsibility and 19.85(1)(e) "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session."

The closed session is for the following purposes:

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

16. Reconvene into Open Session
17. Possible action related to the closed session, including approval of the proposed 2023 wages for Village Employees.
18. 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.

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

1. Call to Order and Roll Call

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

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

Excused Absent: Tr. Emmrich

Village Board Member Present: Tr. Heckendorf

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

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

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

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

Vote: 6 ayes, 0 nays. Motion carried.

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

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

Vote: 6 ayes, 0 nays. Motion carried.

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

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

Discussion on wetlands ensued.

Vote: 6 ayes, 0 nays. Motion carried.

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

Director Johnson provided background information on the zoning districts.

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

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

Vote: 6 ayes, 0 nays. Motion carried.

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

Pres. Schwab opened the Public Hearing.

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

Pres. Schwab closed the Public Hearing.

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

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

Vote: 6 ayes, 0 nays. Motion carried.

8. Citizens to Address the Plan Commission

None.

9. Adjourn

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

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

Respectfully submitted,

Jilline Dobratz, *CMC/WCPC*
Village Clerk

ORDINANCE #22-12

TO ESTABLISH ZONING FOR VARIOUS PROPERTIES ANNEXED TO THE VILLAGE WITH APPROVAL OF ORDINANCE #20-09 AND TO AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO SECTION 48.34 OF THE MUNICIPAL CODE

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

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

WHEREAS, the Village of Jackson annexed various properties in 2021 as set forth in Ordinance #20-09 and desires to establish the zoning of such properties specified therein; and

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

WHEREAS, the Village of Jackson Plan Commission considered the matter at its meeting on June 30, 2022 and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on July 12, 2022; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that the rezoning change be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the rezoning is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said rezoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the rezoning will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

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

Section 1. To create Section 48-144.1 of the zoning code to establish a new residential zoning district to be identified as RT-10 as set forth below:

Sec. 48-144.1 RT-10 Single-Family Residential District.

(a) Generally. The RT-10 Single-Family Residential District is intended to provide for single-family residential development at densities not to exceed .73 dwelling units per net acre, served by municipal sewer and water facilities. This zoning designation shall not be used in any other location except for those properties annexed into the Village under Ordinance No. 20-09 and indicated as Exhibits B-1, B-5, B-6 on the attached map.

(b) Permitted uses. Single-family dwellings.

(c) Permitted accessory uses. Permitted accessory uses include private garages, private carports, sheds (garden, tool and storage) incidental to the residential use, and home occupations and professional home offices as specified in section 48-1.

(d) Conditional uses. Conditional uses include group homes, foster homes, and halfway houses provided there be a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

(e) Lot area and width. Lots shall be a minimum of 60,000 square feet in area and shall not be less than 150 feet in width at the setback line. Corner lots shall not be less than 175 feet in width at the setback line.

(f) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-story dwelling shall be 1,200 square feet; the total minimum floor area of a multi-story dwelling shall be 1,800 square feet. Multi-story dwellings shall have a minimum first floor area of 1,000 square feet.

(g) Setbacks and yards. There shall be a minimum setback of 75 feet from the road centerline or 42 feet from the right-of-way of local streets, whichever is greater. There shall be a minimum side yard of 10 feet and there shall be an aggregate side yard of not less than 25 feet. There shall and a rear yard of not less than 50 feet.

Section 2. To create Section 48-144.2 of the zoning code to establish a new residential zoning district to be identified as RT-11 as set forth below:

Sec. 48-144.2 RT-11 Single-Family Residential District.

(a) Generally. The RT-11 Single-Family Residential District is intended to provide for single-family residential development at densities not to exceed one (1) dwelling unit per

net five (5) acres, served by municipal sewer and water facilities. This zoning designation shall not be used in any other location except for those properties annexed into the Village under Ordinance No. 20-09 and indicated as Exhibits B-2 and B-3 on the attached map.

(b) Permitted uses. Single-family dwellings.

(c) Permitted accessory uses. Permitted accessory uses include private garages, private carports, sheds (garden, tool and storage) incidental to the residential use, and home occupations and professional home offices as specified in section 48-1.

(d) Conditional uses. Conditional uses include group homes, foster homes, and halfway houses provided there be a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

(e) Lot area and width. Lots shall be a minimum of five (5) acres in area and shall not be less than 330 feet in width at the setback line.

(f) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-story dwelling shall be 1,200 square feet; the total minimum floor area of a two-story dwelling shall be 1,800 square feet. Multi-story dwellings shall have a minimum first floor area of 1,000 square feet.

(g) Setbacks and yards. There shall be a minimum setback of 75 feet from the road centerline or 42 feet from the right-of-way of local streets, whichever is greater. There shall be a minimum side yard of 25 feet from all structures. There shall be a rear yard of not less than 50 feet.

Section 3. The properties listed in the Table below are hereby zoned RT-10 as specified above, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning for the various properties.

Parcels within the area defined as Exhibit B-1 in Ordinance #20-09

- | | |
|---------------|----------------|
| 1. V3_0152001 | 10. V3_0152010 |
| 2. V3_0152002 | 11. V3_0152011 |
| 3. V3_0152003 | 12. V3_0152012 |
| 4. V3_0152004 | 13. V3_0152013 |
| 5. V3_0152005 | 14. V3_0152014 |
| 6. V3_0152006 | 15. V3_0152015 |
| 7. V3_0152007 | 16. V3_0152016 |
| 8. V3_0152008 | 17. V3_0152017 |
| 9. V3_0152009 | 18. V3_0152018 |

- | | |
|----------------|----------------|
| 19. V3_0152019 | 22. V3_0152022 |
| 20. V3_0152020 | 23. V3_0152023 |
| 21. V3_0152021 | 24. V3_015200D |

Section 4. The properties listed in the Table below are hereby zoned RT-11 as specified above, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning for the various properties.

Parcels within the area defined as Exhibit B-2 in Ordinance #20-09

1. V3_016600B
2. V3_016600C
3. V3_016600D

Section 5. The properties listed in the Table below are hereby zoned RT-11 as specified above, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning for the various properties.

Parcel within the area defined as Exhibit B-3 in Ordinance #20-09

1. V3_045700B

Section 6. The property listed in the Table below is hereby zoned I-1 as specified in Ordinance Section 48-149, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning for the property.

Parcel within the area defined as Exhibit B-4 in Ordinance #20-09

1. V3_047700M

Section 7. The properties listed in the Table below are zoned RT-10 as specified above, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning for the various properties.

Parcels within the area defined as Exhibit B-5 in Ordinance #20-09

- | | |
|----------------|----------------|
| 1. V3_0750001 | 11. V3_0750011 |
| 2. V3_0750002 | 12. V3_0750012 |
| 3. V3_0750003 | 13. V3_0750013 |
| 4. V3_0750004 | 14. V3_0750014 |
| 5. V3_0750005 | 15. V3_0750015 |
| 6. V3_0750006 | 16. V3_0750016 |
| 7. V3_0750007 | 17. V3_0750017 |
| 8. V3_0750008 | 18. V3_0750018 |
| 9. V3_0750009 | 19. V3_0750019 |
| 10. V3_0750010 | 20. V3_0750020 |

- | | |
|----------------|----------------|
| 21. V3_0750021 | 42. V3_0750042 |
| 22. V3_0750022 | 43. V3_0750043 |
| 23. V3_0750023 | 44. V3_0750044 |
| 24. V3_0750024 | 45. V3_0750045 |
| 25. V3_0750025 | 46. V3_0750046 |
| 26. V3_0750026 | 47. V3_0750047 |
| 27. V3_0750027 | 48. V3_0750048 |
| 28. V3_0750028 | 49. V3_0750049 |
| 29. V3_0750029 | 50. V3_0750050 |
| 30. V3_0750030 | 51. V3_0750051 |
| 31. V3_0750031 | 52. V3_0750052 |
| 32. V3_0750032 | 53. V3_0750053 |
| 33. V3_0750033 | 54. V3_0750054 |
| 34. V3_0750034 | 55. V3_0750055 |
| 35. V3_0750035 | 56. V3_0750056 |
| 36. V3_0750036 | 57. V3_0750057 |
| 37. V3_0750037 | 58. V3_0750058 |
| 38. V3_0750038 | 59. V3_0750059 |
| 39. V3_0750039 | 60. V3_0750060 |
| 40. V3_0750040 | 61. V3_0750061 |
| 41. V3_0750041 | 62. V3_0750062 |

Section 8. The properties listed in the Table below are zoned RT-10 as specified above, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning for the various properties.

Parcels within the area defined as Exhibit B-6 in Ordinance #20-09

- | | |
|---------------|----------------|
| 1. V3_0757001 | 8. V3_0757008 |
| 2. V3_0757002 | 9. V3_0757009 |
| 3. V3_0757003 | 10. V3_0757010 |
| 4. V3_0757004 | 11. V3_0757011 |
| 5. V3_0757005 | 12. V3_0757012 |
| 6. V3_0757006 | 13. V3_0757013 |
| 7. V3_0757007 | 14. V3_0757014 |

- | | |
|----------------------|----------------------|
| 15. V3_0757015 | 48. V3_0757048 |
| 16. V3_0757016 | 49. V3_0757049 |
| 17. V3_0757017 | 50. V3_0757050 (OL6) |
| 18. V3_0757018 | 51. V3_0757051 (OL7) |
| 19. V3_0757019 | 52. V3_0757052 (OL8) |
| 20. V3_0757020 | 53. V3_0757053 |
| 21. V3_0757021 | 54. V3_0757054 |
| 22. V3_0757022 | 55. V3_0757055 |
| 23. V3_0757023 | 56. V3_0757056 |
| 24. V3_0757024 | 57. V3_0757057 |
| 25. V3_0757025 (OL1) | 58. V3_0757058 |
| 26. V3_0757026 (OL2) | 59. V3_0757059 |
| 27. V3_0757027 (OL3) | 60. V3_0757060 |
| 28. V3_0757028 (OL4) | 61. V3_0757061 |
| 29. V3_0757029 (OL5) | 62. V3_0757062 |
| 30. V3_0757030 | 63. V3_0757063 |
| 31. V3_0757031 | 64. V3_0757064 |
| 32. V3_0757032 | 65. V3_0757065 |
| 33. V3_0757033 | 66. V3_0757066 |
| 34. V3_0757034 | 67. V3_0757067 |
| 35. V3_0757035 | 68. V3_0757068 |
| 36. V3_0757036 | 69. V3_0757069 |
| 37. V3_0757037 | 70. V3_0757070 |
| 38. V3_0757038 | 71. V3_0757071 |
| 39. V3_0757039 | 72. V3_0757072 |
| 40. V3_0757040 | 73. V3_0757073 |
| 41. V3_0757041 | 74. V3_0757074 |
| 42. V3_0757042 | 75. V3_0757075 |
| 43. V3_0757043 | 76. V3_0757076 |
| 44. V3_0757044 | 77. V3_0757077 |
| 45. V3_0757045 | 78. V3_0757078 |
| 46. V3_0757046 | 79. V3_0757079 |
| 47. V3_0757047 | 80. V3_0757080 |

- | | |
|------------------------|------------------------|
| 81. V3_0757081 | 110. V3_0757108 |
| 82. V3_0757082 | 111. V3_0757109 |
| 83. V3_0757083 | 112. V3_0757110 |
| 84. V3_0757084 | 113. V3_0757111 |
| 85. V3_0757083 | 114. V3_0757112 |
| 86. V3_0757084 | 115. V3_0757113 |
| 87. V3_0757085 | 116. V3_0757114 |
| 88. V3_0757086 | 117. V3_0757115 |
| 89. V3_0757087 (OL9) | 118. V3_0757116 |
| 90. V3_0757088 (OL10) | 119. V3_0757117 |
| 91. V3_0757089 (OL11) | 120. V3_0757118 |
| 92. V3_0757090 (OL12) | 121. V3_0757119 |
| 93. V3_0757091 | 122. V3_0757120 |
| 94. V3_0757092 | 123. V3_0757121 |
| 95. V3_0757093 | 124. V3_0757122 |
| 96. V3_0757094 | 125. V3_0757123 |
| 97. V3_0757095 | 126. V3_0757124 |
| 98. V3_0757096 | 127. V3_0757125 |
| 99. V3_0757097 | 128. V3_0757126 |
| 100. V3_0757098 | 129. V3_0757127 |
| 101. V3_0757099 | 130. V3_0757128 |
| 102. V3_0757100 (OL13) | 131. V3_0757129 |
| 103. V3_0757101 (OL14) | 132. V3_0757130 |
| 104. V3_0757102 | 133. V3_0757131 |
| 105. V3_0757103 | 134. V3_0757132 |
| 106. V3_0757104 | 135. V3_0757133 (OL15) |
| 107. V3_0757105 | 136. V3_0757134 (OL16) |
| 108. V3_0757106 | 137. V3_0757135 (OL17) |
| 109. V3_0757107 | 138. V3_0757136 (OL18) |

Section 9. This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

Section 10. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful,

or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 11. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this Ordinance.

Introduced by:_____

Seconded by:_____

Vote: _____aye _____nay

Passed and approved_____

VILLAGE OF JACKSON

By:_____

Michael E. Schwab, Village President

Attest:

Jilline S. Dobratz, Village Clerk

Proof of Posting:

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

Village Official

Date

DRAFT MINUTES
Village Board Meeting
Tuesday, July 12, 2022 at 7:30 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call

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

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

Staff Present: Building Inspector Collin Johnson, Administrator Jen Keller, Director of Public Works/Village Engineer Brian Kober, Treasurer Darlene Smith, Fire Chief Aaron Swaney, Parks and Recreation Director Kelly Valentino, Police Chief Ryan Vossekuil, and Village Clerk Jilline Dobratz.

Also Present: Hannah Keckeisen of Washington County, Jackie Mich of Vandewalle & Associates, Inc., Scott Harrington of Vandewalle & Associates, Patty Reda, CPA of Sitzberger & Company LLC, Jonathan Schatz of Ehlers, Dan Schaefer of Sign Works

2. Pledge of Allegiance

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

3. Village Citizen Comment on an Agenda Item

None.

4. Public Hearing – Conditional Use Amendment – Signage – N172W21930 Caymus Court – HDI Wholesale

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

Motion by Pres. Schwab, second by Tr. Kruepke, to approve the Conditional Use Amendment for Signage on property located at N172W21930 Caymus Court for HDI Wholesale.

Vote: 7 ayes, 0 nays. Motion carried.

5. Ordinance #22-11 Amending Chapter 48 Regarding Public Hearing Notification Requirements for Re-Zoning, Conditional Use, Planned Unit Development and Street Easement/Vacation Requests (2nd Reading)

Motion by Tr. Heckendorf, second by Tr. Emmrich, to approve Ordinance #22-11 Amending Chapter 48 Regarding Public Hearing Notification Requirements for Re-Zoning, Conditional Use, Planned Unit Development and Street Easement/Vacation Requests.

A revision was made to state Public Hearing notices will be sent to the owner of records mailing address instead of the property address.

Vote: 6 ayes, 1 nay (Tr. Engelhardt). Motion carried.

6. Resolution #22-13 Approving an Amendment to the Project Planned Boundaries of Tax Incremental District No. 7

Jonathan Schatz of Ehlers gave an overview of the project amendments including adding 11 acres in parcels to TID No. 7 to create flexibility to accommodate a proposed development. Also, adding a new eligible project into the project plan for the consideration of a roundabout at Eagle Drive and State Highway 60.

Motion by Pres. Schwab, second by Tr. Engelhardt, to approve #22-13 Approving an Amendment to the Project Planned Boundaries of Tax Incremental District No. 7.

Vote: 7 ayes, 0 nays. Motion carried.

7. Authorization for Village Staff to work with Washington County to develop and publish a Request for Proposal (RFP) for Engineering Services for the Spruce Street Area

Administration Keller gave background information. Jackie Mich of Vandewalle & Associates, Inc., and Hannah Keckeisen of Washington County gave an overview of the project including hiring engineering services and the timeline.

Motion by Pres. Schwab, second by Tr. Heckendorf, to authorize Village staff to work with Washington County to develop and publish an RFP for Engineering Services for the Spruce Street Area.

Vote: 7 ayes, 0 nays. Motion carried.

8. Discussion of Next Generation Housing Pilot Components – Vandewalle and Associates Inc.

Jackie Mich of Vandewalle & Associates, Inc., provided information on housing options. Objective for the site owned by the Village is to create affordable owner-occupied housing. Types of housing was discussed, and Option B included in the Phase 1 Vandewalle Site analysis approved in December 2021 was selected as a suitable starting point for Staff to then plan the site based upon. The Village Board discussed the benefit of creating lots that included single family homes, duplexes, and multi-unit townhomes. It was also determined the Village Board would accept the inclusion of manufactured homes and modular homes to have some inclusion in the site.

9. Approval of Minutes for the Village Board Meeting of June 14, 2022

Motion by Tr. Emmrich, second by Tr. Heckendorf, to approve the minutes for the Village Board Meeting of June 14, 2022.

Vote: 7 ayes, 0 nays. Motion carried.

10. Approval of Licenses

- Operator's Licenses (2022-2023):

- East Side Mart, Main Street Mart & The Village Mart: Lauren Bagneski, Amanda Henderson, Eric Hollister, Jason Kostecki, Jessica Jawson, Braeden Neuendorf, Marcus McCauley

Motion by Tr. Wells, second by Tr. Heckendorf, to approve the licenses as listed and recommended by Chief Vossekuil.

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

11. Budget & Finance Committee

- **Review of 2021 Village Audited Financial Statements Report – Sitzberger & Company LLC**

Patty Reda, CPA from Sitzberger & Company LLC was present and reviewed the 2021 Audited Financial Statements Report. All funds had an increase in fund balance. A fund of Capital projects that includes TID 4 items need to be separate funds. During the audit, they tested revenues and expenditures across all funds and found no

indication of fraudulent activity occurring. The report is a draft, once it is approved by the Board it will be put in final form and printed.

Motion by Tr. Engelhardt, second by Tr. Emmrich, to accept the draft 2021 Village Audited Financial Statements Report for finalization and publication.

Separating the TID 4 fund and Park Impact Fees were discussed.

Vote: 7 ayes, 0 nays. Motion carried.

- **Resolution #22-12 American Rescue Plan Act (ARPA) Allocation**

Motion by Pres. Schwab, second by Tr. Kruepke, to approve Resolution #22-12 American Rescue Plan Act (ARPA) Allocation with the corrected date.

Vote: 7 ayes, 0 nays. Motion carried.

- **Pay Request #5 – Coffee Connection Trail Project – Poblocki Paving**

Motion by Tr. Heckendorf, second by Tr. Wells, to approve Pay Request #5 – Coffee Connection Trail Project – Poblocki Paving in the amount of \$23,207.87.

Vote: 7 ayes, 0 nays. Motion carried.

- **Review of Proposed Jackson Police Department Fitness Incentive Program**

Motion by Pres. Schwab, second by Tr. Emmrich, to approve the Jackson Police Department Fitness Incentive Program.

Vote: 7 ayes, 0 nays. Motion carried.

- **Review of 2023 Village Employee Wages**

Pres. Schwab commented the Personnel Committee directed Staff to utilize compensation information that was gathered in a neighboring community, update the information for inflation through the end of 2021 and present a final recommendation to the Personnel Committee, Budget & Finance and the Board for suggested 2023 employee wages.

12. Plan Commission

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

Motion by Pres. Schwab, second by Tr. Kruepke, to approve Resolution #22-10 Proposed Amendments to Village of Jackson Comprehensive Plan: Map 1 – Future Land Use Plan 2050.

Vote: 7 ayes, 0 nays. Motion carried.

13. West Bend School District Report

Tr. Wells commented Police and first responders will be at the High School for training.

14. Washington County Board Report

Pres. Schwab stated the County Board meets tomorrow.

15. Greater Jackson Business Alliance Report

Tr. Matter reported the Greater Jackson Business Alliance made the scholarship selection out of 14 applicants which will be announced at the next membership meeting. The September membership meeting will be held at Kerry Foods. The Board is starting to discuss how organization funds can be used to support Jackson community projects.

16. Mid-Moraine Municipal Association Report

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

17. Citizens to Address the Village Board

None.

18. Closed Session pursuant to Wis. Stats. §19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the Village has jurisdiction or exercises responsibility and 19.85(1)(e) "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session."

The closed session is for the following purposes:

- **Review of personnel matters**
- **Review the proposal for engaging in collective bargaining with the police association, where members of the Village Board may be involved in collective bargaining negotiations**
- **Review of 2023 wages for Village Employees**
- **Discuss Request from Village of Richfield for sewer and water utility services**

Motion by Pres. Schwab, second by Tr. Heckendorf, to convene into closed session at 8:55 p.m. to include the Village Board, the Village Administrator, and moving the Village of Richfield sewer and water utility first to retain Village Engineer for that item.

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

19. Reconvene into Open Session

Motion by Pres. Schwab, second by Tr. Heckendorf, to reconvene into open session at 11:04 p.m.

Vote: 7 ayes, 0 nays. Motion carried.

20. Possible Action related to the closed session, including the approval of the proposed Voluntary Physical Fitness Incentive Program, and approval of wages for Village Employees.

No action was taken.

21. Adjourn

Motion by Tr. Emmrich, second by Tr. Kruepke, to adjourn.

Vote: 7 ayes, 0 nays. Meeting was adjourned at 11:04 p.m.

Respectfully submitted:

Jilline Dobratz, *CMC/WCPC*
Village Clerk

Licenses: August 9, 2022 Village Board Meeting

Name	Establishment	Police Chief Recommendation
OPERATOR'S LICENSES		
Kendra Kreis	East Side Mart, Main Street Mart & The Village Mart	Approval
Crystal A.M. Smith	East Side Mart, Main Street Mart & The Village Mart	Approval



Taking the lead in Washington County.

MEMO

TO: Mike Schwab, Village President; Personnel Committee

FROM: Jen Keller, Village Administrator

RE: Review of Village Employee Wages

DATE: August 4, 2022

At the July 12, 2022 Personnel Committee Meeting, Staff were directed to provide an analysis comparing anticipated 2022 wages of all fulltime Village of Jackson employees and to make adjustments so as to be competitive with the 2021 average comparable wages from communities that participated in the 2021 Village of Slinger wage study. Comparable communities identified in the study included: Village of Sussex, Village of Saukville, Village of Kewaskum, Village of Slinger, Town of Hartland, City of Hartford, Village of Grafton, Village of Germantown, Village of Delafield, and City of Cedarburg.

Secondly, Staff were directed to apply the December 2021 CPI to adjust the 2021 wage data to accurately reflect 2022 wage values. A CPI adjustment of 7% was applied to the updated wages. The two adjustments combined yield an estimated \$229,000 in additional expenses for wage adjustments which could be carried by the 2023 General Fund, Sewer and Water Utilities, Park Fund, Fire and EMS Fund, and the Hotel/Motel Fund.

/JK

N168 W19851
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Jackson, WI 53037
Phone: 262-677-9001
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www.villageofjacksonwi.gov

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Consumer Price Index Historical Tables for U.S. City Average

CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS (CPI-U) (not seasonally adjusted)

ALL ITEMS (1982-84=100)	U.S. City Average											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Consumer Price Index												
2012	226.665	227.663	229.392	230.085	229.815	229.478	229.104	230.379	231.407	231.317	230.221	229.601
2013	230.280	232.166	232.773	232.531	232.945	233.504	233.596	233.877	234.149	233.546	233.069	233.049
2014	233.916	234.781	236.293	237.072	237.900	238.343	238.250	237.852	238.031	237.433	236.151	234.812
2015	233.707	234.722	236.119	236.599	237.805	238.638	238.654	238.316	237.945	237.838	237.336	236.525
2016	236.916	237.111	238.132	239.261	240.229	241.018	240.628	240.849	241.428	241.729	241.353	241.432
2017	242.839	243.603	243.801	244.524	244.733	244.955	244.786	245.519	246.819	246.663	246.669	246.524
2018	247.867	248.991	249.554	250.546	251.588	251.989	252.006	252.146	252.439	252.885	252.038	251.233
2019	251.712	252.776	254.202	255.548	256.092	256.143	256.571	256.558	256.759	257.346	257.208	256.974
2020	257.971	258.678	258.115	256.389	256.394	257.797	259.101	259.918	260.280	260.388	260.229	260.474
2021	261.582	263.014	264.877	267.054	269.195	271.696	273.003	273.567	274.310	276.589	277.948	278.802
2022	281.148	283.716	287.504	289.109	292.296	296.311						
Percent change from 12 months ago												
2012	2.9	2.9	2.7	2.3	1.7	1.7	1.4	1.7	2.0	2.2	1.8	1.7
2013	1.6	2.0	1.5	1.1	1.4	1.8	2.0	1.5	1.2	1.0	1.2	1.5
2014	1.6	1.1	1.5	2.0	2.1	2.1	2.0	1.7	1.7	1.7	1.3	0.8
2015	-0.1	0.0	-0.1	-0.2	0.0	0.1	0.2	0.2	0.0	0.2	0.5	0.7
2016	1.4	1.0	0.9	1.1	1.0	1.0	0.8	1.1	1.5	1.6	1.7	2.1
2017	2.5	2.7	2.4	2.2	1.9	1.6	1.7	1.9	2.2	2.0	2.2	2.1
2018	2.1	2.2	2.4	2.5	2.8	2.9	2.9	2.7	2.3	2.5	2.2	1.9
2019	1.6	1.5	1.9	2.0	1.8	1.6	1.8	1.7	1.7	1.8	2.1	2.3
2020	2.5	2.3	1.5	0.3	0.1	0.6	1.0	1.3	1.4	1.2	1.2	1.4
2021	1.4	1.7	2.6	4.2	5.0	5.4	5.4	5.3	5.4	6.2	6.8	7.0
2022	7.5	7.9	8.5	8.3	8.6	9.1						

CONSUMER PRICE INDEX FOR URBAN WAGE EARNERS AND CLERICAL WORKERS (CPI-W) (not seasonally adjusted)

ALL ITEMS (1982-84=100)	U.S. City Average											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Consumer Price Index												
2012	223.216	224.317	226.304	227.012	226.600	226.036	225.568	227.056	228.184	227.974	226.595	225.889
2013	226.520	228.677	229.323	228.949	229.399	230.002	230.084	230.359	230.537	229.735	229.133	229.174
2014	230.040	230.871	232.560	233.443	234.216	234.702	234.525	234.030	234.170	233.229	231.551	229.909
2015	228.294	229.421	231.055	231.520	232.908	233.804	233.806	233.366	232.661	232.373	231.721	230.791
2016	231.061	230.972	232.209	233.438	234.436	235.289	234.771	234.904	235.495	235.732	235.215	235.390
2017	236.854	237.477	237.656	238.432	238.609	238.813	238.617	239.448	240.939	240.573	240.666	240.526
2018	241.919	242.988	243.463	244.607	245.770	246.196	246.155	246.336	246.565	247.038	245.933	244.786
2019	245.133	246.218	247.768	249.332	249.871	249.747	250.236	250.112	250.251	250.894	250.644	250.452
2020	251.361	251.935	251.375	249.515	249.521	251.054	252.636	253.597	254.004	254.076	253.826	254.081
2021	255.296	256.843	258.935	261.237	263.612	266.412	267.789	268.387	269.086	271.552	273.042	273.925
2022	276.296	278.943	283.176	284.575	288.022	292.542						
Percent change from 12 months ago												
2012	3.1	3.1	2.9	2.4	1.6	1.6	1.3	1.7	2.0	2.2	1.7	1.7

ALL ITEMS (1982-84=100)	U.S. City Average											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	1.5	1.9	1.3	0.9	1.2	1.8	2.0	1.5	1.0	0.8	1.1	1.5
2014	1.6	1.0	1.4	2.0	2.1	2.0	1.9	1.6	1.6	1.5	1.1	0.3
2015	-0.8	-0.6	-0.6	-0.8	-0.6	-0.4	-0.3	-0.3	-0.6	-0.4	0.1	0.4
2016	1.2	0.7	0.5	0.8	0.7	0.6	0.4	0.7	1.2	1.4	1.5	2.0
2017	2.5	2.8	2.3	2.1	1.8	1.5	1.6	1.9	2.3	2.1	2.3	2.2
2018	2.1	2.3	2.4	2.6	3.0	3.1	3.2	2.9	2.3	2.7	2.2	1.8
2019	1.3	1.3	1.8	1.9	1.7	1.4	1.7	1.5	1.5	1.6	1.9	2.3
2020	2.5	2.3	1.5	0.1	-0.1	0.5	1.0	1.4	1.5	1.3	1.3	1.4
2021	1.6	1.9	3.0	4.7	5.6	6.1	6.0	5.8	5.9	6.9	7.6	7.8
2022	8.2	8.6	9.4	8.9	9.3	9.8						

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FAX 262-375-2688
www.cedarcorp.com

July 25, 2022

Village of Jackson
N168 W19851 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. 24
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 \$160,693.50 is Contractor's Application for Payment No. 24.

Please note that in addition to payment of completed work items within the stated work period, this application for payment also includes the result of a reduction in the contract retainage amount from 2.5% to 1%.

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: Contractor's Application for Payment No. 24
Lien Waiver – Koenig Construction

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

☒ Owner ☐ Engineer
☐ Contractor ☐ Funding Agency

Contractor's Application for Payment No. 24

11516

Application Period: 3/1/2022 to 7/21/2022		Application Date: 7/21/2022
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 & 2	\$98,969.67	
3		\$16,234.00
4	\$16,392.00	
5		\$759.00
6, 7, 8, 9	\$70,975.44	
10 & 11	\$16,063.01	
12		\$22,337.79
13		\$56,798.71
TOTALS	\$202,400.12	\$96,129.50
NET CHANGE BY CHANGE ORDERS	\$106,270.62	

1. ORIGINAL CONTRACT PRICE.....	\$	\$11,595,340.00
2. Net change by Change Orders.....	\$	\$106,270.62
3. Current Contract Price (Line 1 ± 2).....	\$	\$11,701,610.62
4. TOTAL COMPLETED AND STORED TO DATE (Column I total on Progress Estimates).....	\$	\$11,701,610.62
5. RETAINAGE:		
a. 1.0% X \$11,701,611.13 Work Completed.....	\$	\$117,016.11
b. 5% X _____ Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$117,016.11
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$11,584,594.51
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$11,423,901.01
8. AMOUNT DUE THIS APPLICATION.....	\$	\$160,693.50

Contractor's Certification

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

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

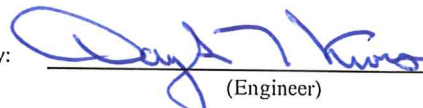
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner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

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

Contractor Signature

By:  Date: 7/21/22

Payment of: \$ 160,693.50
(Line 8 or other - attach explanation of the other amount)

is recommended by:  7-25-22
(Engineer) (Date)

Payment of: \$ 160,693.50
(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: 24				
Application Period: 3/1/2022 to 7/21/2022				Application Date: 7/21/2022				
			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	\$280,000.00			\$280,000.00	100.0%	
	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	\$96,371.10	\$96,371.10			\$96,371.10	100.0%	
	Asphalt	\$213,247.00	\$208,247.00	\$5,000.00		\$213,247.00	100.0%	
	Fencing	\$23,834.00	\$23,834.00			\$23,834.00	100.0%	
	Landscaping	\$25,500.00	\$25,500.00			\$25,500.00	100.0%	
	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	\$780,000.00			\$780,000.00	100.0%	
	Carpentry	\$180,000.00	\$180,000.00			\$180,000.00	100.0%	
	Cabinets	\$162,454.37	\$162,454.37			\$162,454.37	100.0%	
	Insulation	\$2,980.00	\$2,980.00			\$2,980.00	100.0%	
	Roofing	\$330,875.00	\$330,875.00			\$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	\$206,860.00			\$206,860.00	100.0%	
	Aluminum Entrances	\$272,555.00	\$272,555.00			\$272,555.00	100.0%	
	Overhead Doors	\$287,700.00	\$287,700.00			\$287,700.00	100.0%	
	Gypsum Board Assemblies	\$543,000.00	\$543,000.00			\$543,000.00	100.0%	
	Flooring	\$217,739.00	\$217,739.00			\$217,739.00	100.0%	
	Epoxy Flooring	\$100,749.30	\$100,749.30			\$100,749.30	100.0%	
	Painting	\$131,975.00	\$131,975.00			\$131,975.00	100.0%	
	Acoustic Ceilings	\$73,623.49	\$73,623.49			\$73,623.49	100.0%	
	Specialties	\$80,000.00	\$75,755.00	\$4,245.00		\$80,000.00	100.0%	
	Lockers	\$116,505.49	\$116,505.49			\$116,505.49	100.0%	
	Mobil Storage Shelving	\$35,000.00	\$35,000.00			\$35,000.00	100.0%	
	Furnishings - Blinds	\$7,245.00	\$7,245.00			\$7,245.00	100.0%	
	Elevator	\$59,050.00	\$59,050.00			\$59,050.00	100.0%	
	Firehose Lift	\$53,000.00	\$53,000.00			\$53,000.00	100.0%	
	Firehouse Slide Pole	\$21,500.00	\$21,500.00			\$21,500.00	100.0%	
	Mechanical HVAC	\$1,215,000.00	\$1,215,000.00			\$1,215,000.00	100.0%	
	Sprinklers	\$109,510.00	\$109,510.00			\$109,510.00	100.0%	
	Plumbing	\$613,850.00	\$613,850.00			\$613,850.00	100.0%	
	Electrical	\$1,146,400.00	\$1,146,400.00			\$1,146,400.00	100.0%	
	OH, Supervision & Profit	\$494,958.74	\$469,486.46	\$25,472.28		\$494,958.74	100.0%	

Progress Estimate - Lump Sum Work

Contractor's Application

Project: Municipal Complex				Application Number: 25				
Application Period: 3/1/2022 to 7/21/2022				Application Date: 7/21/2022				
			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				
		\$10,933,464.49	\$10,898,747.21	\$34,717.28		\$10,933,464.49		

Unit Price Progress Estimate

Contractor's Application

Project: Municipal Complex						Application Number: 7/21/2022						
Application Period: 3/1/2022 to 7/21/2022						Application Date: July 21, 2022						
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.
	Previous Applications			This Application		Materials Stored						
	Description			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	1115	\$13,993.25					1115	\$13,993.25	100.00%
5	Structural Backfill - Building Pad - Soil Class D-3	4400 TN	\$16.00	4400.03	\$70,400.00					4400.03	\$70,400.00	100.00%
6	Crushed Aggregate Base Course - 1 1/4" Dense Site	17500 TN	\$16.80	17500.00	\$294,000.50					17500.00	\$294,000.50	100.00%
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	5450	\$19,347.50					5450	\$19,347.50	100.0%
CO2	3" Dense Graded Base - Building Pad Stabilization	7500 TN	\$19.75	7500	\$148,125.00					7500	\$148,125.00	100.0%
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 Cost	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%
CO4	Revision to Monument Sign Conduits	1 LS	\$673.00	1	\$673.00					1	\$673.00	100.0%

Unit Price Progress Estimate

Contractor's Application

Project: Municipal Complex						Application Number: 7/21/2022						
Application Period: 3/1/2022 to 7/21/2022						Application Date: July 21, 2022						
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.
	Previous Applications			This Application		Materials Stored						
	Description			Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
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 rtrms	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	1	-\$295.00					1	-\$295.00	100.0%
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	1	\$144.00					1	\$144.00	100.0%
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	1	-\$1,135.00					1	-\$1,135.00	100.0%
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	1	\$4,087.00					1	\$4,087.00	100.0%
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	1	\$11,022.00					1	\$11,022.00	100.0%
CO7	Depository Recepticle	1 LS	\$3,615.00	1	\$3,615.00					1	\$3,615.00	100.0%
CO8	Excavation Below Subgrade (EBS)	1000 CY	-\$12.55	1000	-\$12,550.00					1000	-\$12,550.00	100.0%
CO8	Structural Backfill - Building Pad	410.05 TN	-\$16.00	410.05	-\$6,560.80					410.05	-\$6,560.80	100.0%
CO8	Crushed Aggregate Base Course	900 TN	-\$16.80	900	-\$15,120.00					900	-\$15,120.00	100.0%

Unit Price Progress Estimate

Contractor's Application

Project: Municipal Complex						Application Number: 7/21/2022							
Application Period: 3/1/2022 to 7/21/2022						Application Date: July 21, 2022							
A				B	C	D	E	F	G	H	I	J	
Bid No.	Item Description	Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.	
				Previous Applications		This Application		Materials Stored					
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount		
CO8	Revision to Police Department	1 LS	\$369.00	1	\$369.00						1	\$369.00	100.0%
CO8	Electrical Fused Panel - Panel 4-EM-1	1 LS	\$3,714.20	1	\$3,714.20						1	\$3,714.20	100.0%
CO8	Valley Curb Installation - STH60	1 LS	\$3,132.00	1	\$3,132.00						1	\$3,132.00	100.0%
CO8	Owner Furnished Rm Access. Inst	1 LS	\$2,000.00	1	\$2,000.00						1	\$2,000.00	100.0%
CO8	Revisions to Sidewalk/ Curb & Gutter	1 LS	-\$3,966.00	1	-\$3,966.00						1	-\$3,966.00	100.0%
CO8	Add Clothiers Dryer Exhaust Fan	1 LS	\$536.00	1	\$536.00						1	\$536.00	100.0%
CO8	Rev Location of Four-Fold Door Swit	1 LS	\$2,365.85	1	\$2,365.85						1	\$2,365.85	100.0%
CO8	Revision to Electrical Dist System	1 LS	\$2,357.00	1	\$2,357.00						1	\$2,357.00	100.0%
CO8	Revision to Curb Inlet Casting Types	1 LS	\$11,052.42	1	\$11,052.42						1	\$11,052.42	100.0%
CO8	Reconfigure Air Drop Locations	1 LS	\$12,872.00	1	\$12,872.00						1	\$12,872.00	100.0%
CO8	Metal Canopy - Main Lobby Entrance	1 LS	\$12,992.00	1	\$12,992.00						1	\$12,992.00	100.0%
CO9	Deduct security bollard	1 EA	-\$2,325.00	1	-\$2,325.00						1	-\$2,325.00	100.0%
CO9	Tornado Siren Circuit Wiring	1 LS	\$1,972.90	1	\$1,972.90						1	\$1,972.90	100.0%
CO9	Security Monitor Provisions	1 LS	\$1,738.50	1	\$1,738.50						1	\$1,738.50	100.0%
CO9	Data Cables Addit Security Cameras	1 LS	\$5,413.50	1	\$5,413.50						1	\$5,413.50	100.0%
CO9	Deduct Revised Plantings & Landscape	1 LS	-\$993.20	1	-\$993.20						1	-\$993.20	100.0%
CO9	Electrical Cord Drop Offsets	1 LS	\$3,171.32	1	\$3,171.32						1	\$3,171.32	100.0%
CO9	Precast Concrete Cores	1 LS	\$4,608.00	1	\$4,608.00						1	\$4,608.00	100.0%
CO9	Upgrade to Appartus Bay Veh Exh	1 LS	\$12,681.00	0.5	\$6,340.50	0.5	\$6,340.50				1	\$12,681.00	100.0%
CO9	Install of Owner Supplied Data Rack	1 LS	\$1,928.00	1	\$1,928.00						1	\$1,928.00	100.0%
CO10	Deduct Traffic Alert System	1 LS	-\$3,792.00	1	-\$3,792.00						1	-\$3,792.00	100.0%
CO10	Raise cabinet base height	1 LS	\$2,737.00	1	\$2,737.00						1	\$2,737.00	100.0%
CO10	Pylon/Monument Sign Electric Circuit	1 LS	\$1,420.00	1	\$1,420.00						1	\$1,420.00	100.0%
CO10	Reroute Data Cable to Addt Switch Gr	1 LS	\$4,168.75	1	\$4,168.75						1	\$4,168.75	100.0%
CO10	Revised Speaker Wiring Plan/Volume	1 LS	\$4,714.50	1	\$4,714.50						1	\$4,714.50	100.0%
CO11	Repair Hose Tower Lift Winch	1 LS	\$6,814.76	1	\$6,814.76						1	\$6,814.76	100.0%
CO12	Light fixture extensions/suspensions	1 LS	\$3,602.25	1	\$3,602.25						1	\$3,602.25	100.0%
CO12	Ice make water supply lines - 3 each	1 LS	\$860.00	1	\$860.00						1	\$860.00	100.0%
CO12	SCBA Fresh Air Intake Assembly	1 LS	\$510.00	1	\$510.00						1	\$510.00	100.0%
CO12	Rev. to Room signage & dimensional lettering	1 LS	\$2,017.46	1	\$2,017.46						1	\$2,017.46	100.0%
CO12	Owner supplied appliances installation cost	1 LS	\$562.00	1	\$562.00						1	\$562.00	100.0%
CO12	1 1/4" Crushed Agg. Base Course Dense - Site	66.12 TN	-\$16.80	66.12	-\$1,110.82						66.12	-\$1,110.82	100.0%
CO12	Addtl OH door remotes - Sally Port - PD	1 LS	\$546.00	1	\$546.00						1	\$546.00	100.0%
CO12	Hose Tower Lift Repair: Contractor's Fee	1 LS	\$646.00	1	\$646.00						1	\$646.00	100.0%
CO12	Add air line to Police Dept Weapons Room	1 LS	\$475.00	1	\$475.00						1	\$475.00	100.0%
CO12	Inst of elect. solenoid valve on toilet sup. line	1 LS	\$2,050.00	1	\$2,050.00						1	\$2,050.00	100.0%
CO12	Inst of Owner supplied Keurig coffee maker	1 LS	\$290.00	1	\$290.00						1	\$290.00	100.0%

Unit Price Progress Estimate

Contractor's Application

Project: Municipal Complex						Application Number: 7/21/2022						
Application Period: 3/1/2022 to 7/21/2022						Application Date: July 21, 2022						
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.
	Previous Applications			This Application		Materials Stored						
	Description			Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
CO12	Inc contract Work related to access control wiring	1 LS	-\$802.50	1	-\$802.50	1	\$530.00			1	-\$802.50	100.0%
CO12	Alternate dryfall paint material	1 LS	\$893.00	1	\$893.00					1	\$893.00	100.0%
CO12	Deletion of Contractor's rep. of defective plants	1 LS	-\$3,856.00	1	-\$3,856.00					1	-\$3,856.00	100.0%
CO12	Add. Work to Monument Sign electrical inst.	1 LS	\$485.00	1	\$485.00					1	\$485.00	100.0%
CO12	Add GFCI Breakers to Drop Cords (18 Each)	1 LS	\$2,875.89	1	\$2,875.89					1	\$2,875.89	100.0%
CO12	Install of mounting plywood within IT Room	1 LS	\$865.00	1	\$865.00					1	\$865.00	100.0%
CO12	Furnish & install door closure on FD door	1 LS	\$530.00							1	\$530.00	100.0%
CO12	Furnish & install vent enc - PD Intake	1 LS	\$571.00	1	\$571.00					1	\$571.00	100.0%
CO12	3" Dense Graded Base - Bld Pad Stabilization	1 TN	-\$19.75	1641.13	-\$32,412.32					1641.13	-\$32,412.32	100.0%
CO12	Geogrid - Building Pad Stabilization	1 SY	-\$3.55	545	-\$1,934.75			545	-\$1,934.75	100.0%		
TOTAL					\$818,074.34		\$6,870.50				\$824,944.84	

WAIVER OF LIEN

July 21, 2022

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. 24 Invoice #11516 \$160,693.50** *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)

7/21/22

(Date)

NAME: Pete Schmoll
TITLE: President



Ballpark Commons Office Building
7044 South Ballpark Drive, Suite 200
Franklin, WI 53132
(414) 336-7900
www.foth.com

July 21, 2022

Mr. Brian W. Kober, PE
Director of Public Works
Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53081

Dear Brian,

RE: Engineering Services Proposal for the Village of Jackson, WI
Lift Station and Interceptor Capacity Analysis Study

We greatly appreciate the opportunity to assist you with the above referenced capacity analysis and are pleased to provide the Village with the following proposed scope, level of effort and associated estimated fee range. The fee estimate is to complete the two overall system components of the study which includes: 1) the lift station capacity review and upgrade recommendations and 2) interceptor review and capacity analysis and recommendations. The intent is that these analyses will allow the Village to proceed to the facility planning and design phases for each sewer system component. It is anticipated that the Twin Creeks Lift Station (TCLS) capacity constraints are more imminent due to the Maple Fields Development; therefore, this analysis will be performed first, followed by the lengthier sewer flow monitoring and interceptor sewer study components.

Project Understanding

City Water prepared the *Water & Sewer Expansion Analysis* report dated October of 2021. The sewer system recommendations from this report were as follows:

1. To serve future developments southeast of Cedar Creek, the existing Twin Creeks lift station must be improved or replaced. Future study and analysis will be needed to design a lift station capable of meeting flow and head requirements.

2. To serve future developments west on Sherman Rd and southeast of Cedar Creek, the existing 30-inch interceptor sewer must be improved or replaced. Options included relaying the existing 30-inch sewer or adding a secondary interceptor. A secondary interceptor could potentially be installed only over a partial distance, with an overflow or diversion manhole to redirect flow in excess of the current 30-inch capacity. Further study and analysis will be needed to design an interceptor that meets the future demand requirements.

The intent of this new study is to build on the above recommendations by performing further field inspection and testing of the lift station, flow metering, sizing of pumps, calibrated sewer modeling and specific recommendations to remedy discovered capacity deficiencies.

Project Phases and Scope

The following phases identify the scope for Foth/City Water to complete the Capacity Analysis.

Lift Station Evaluation/Capacity Analysis

- ◆ Service area capacity evaluation (current and future)
 - Review existing service area reports
 - Review SCADA data
 - Generate/confirm future peak flows
 - Compare projected peak flows with the TCLS/forcemain and gravity system capacities
 - Review lift station O&M manual
 - Field visit and wetwell capacity drawdown test
 - Identify deficiencies
 - Size replacement pumps to facilitate estimated growth
 - Identify specific lift station component repairs/upgrades

Preliminary Investigation Phase – Pipeline

- ◆ Review inventory of owner provided record drawings
- ◆ Review existing plans of record and GIS mapping
- ◆ Prepare project base mapping
- ◆ Perform non-entry field investigation on accessible MHs
 - Document condition and number/height of adjustment rings and seals
 - Document structure size, condition and any visible deterioration and evidence of I/I

Televising Phase – Performed by Village with contractor previously retained

Flow Monitoring Phase

- ◆ Perform four months of flow monitoring:
 - Install Foth supplied flow meters at five (5) sites
 - Download data from flow meters at two-week intervals for the first two months and monthly thereafter
 - Process flow data and provide data summary upon completion of monitoring
 - Remove meters from 5 locations
 - Provide technical support during metering
 - Includes meter rental fee

Interceptor Sewer Evaluation/Capacity Analysis

- ◆ CCTV review
- ◆ Pipeline capacity assessment (review previous desktop findings)
- ◆ Service area capacity evaluation (current and future)
 - Review existing service area reports
 - Review Bonestroo report
 - Generate/confirm future peak flows utilizing SewerGems modeling calibrated to flow monitoring results
 - Compare projected peak flows with the gravity system capacities
 - Identify deficiencies
- ◆ Develop conceptual rehabilitation or re-routing alternatives
- ◆ Potential funding assistance
- ◆ Summary Report
- ◆ Present report to staff

Level of Effort Summary

Foth/City Water will complete the above-described scope for the following estimated fees. The actual fee for this work is proposed to be on a time and material basis within the ranges described. Reimbursable expenses, such as mileage, printing, and plans, are included in this estimate and will be itemized on all invoices per standard rates.

Phase	Estimated Fee
1 Lift Station Evaluation/Capacity Analysis	\$6,000 - \$9,000
2 Preliminary Investigation	\$6,000 - \$9,000
3 Flow Monitoring Phase (4 months, 5 meters)	\$30,000 - \$34,000
4 Interceptor Sewer Evaluation/Capacity Analysis	\$24,000 - \$28,000
5 Combined Summary Report	\$7,000 - \$9,000
Total Estimated Engineering Fee Range	\$ 73,000 - \$ 89,000

Schedule

Schedule will begin upon receiving authorization from the Village. A summary of the anticipated schedule is shown below:

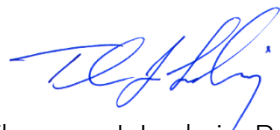
Phase	Duration	Time Frame
Lift Station Evaluation/Capacity Analysis	3 Months	August – October 2022
Flow Monitoring Phase (4 months)	4 Months	March – June 2023
Interceptor Sewer Evaluation/Capacity Analysis	10 Months	September – June 2023
Combined Summary Report	2 Months	June – July 2023

Agreement to Proceed

It is understood that the services will be provided under a contract with the Village of Jackson. Foth/City Water will proceed with work upon contract authorization from the Village.

Thanks again for allowing us to team with you on improving these important Village infrastructure investments. Please call us if you have any questions regarding our proposal.

Sincerely,
Foth Infrastructure & Environment, LLC & City Water, LLC



Thomas J. Ludwig, P.E.
Client Director
Foth



Thomas Nennig, P.E.
President
City Water

Memo

To: Board of Public Works
From: Brian W. Kober, P. E., Director of Public Works *BWK*
Subject: Cleaning Water Towers
Date: July 22, 2022
CC: Jen Keller, Village Administrator

The Jackson Water Utility has in 2022 Budget to clean both water towers. There is \$47,000 in the budget for tower maintenance. The Water Utility received two quotes. The following is a breakdown of the two quotes:

	<u>Blue Tower</u>	<u>White Tower</u>	<u>Amount</u>
1) Central Tank Coatings, Inc	\$9,000.00	\$11,000.00	\$20,000.00
2) Water Tower Clean & Coat, Inc	\$6,200.00	\$ 9,500.00	\$15,700.00

The Jackson Water Utility recommends accepting the quote from Water Tower Clean and Coat, Inc. for the amount of \$15,700.00. Water Tower Clean and Coat, Inc. have cleaned both towers in the past.

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

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

CENTRAL TANK COATINGS, INC

"General Water Tower Maintenance"

Kelly Koehn, Owner 22528 Canoe Rd. Elgin, Iowa 52141

AGREEMENT

THIS AGREEMENT made this **15th day of July, 2022** by CENTRAL TANK COATINGS, INC. of Elgin, Iowa, hereinafter called the CONTRACTOR, hereby agrees to power wash to remove all mold and dirt off the **500,000 and 200,000** gallon water tanks.

For the **VILLAGE OF JACKSON, WI** Hereinafter called the OWNER,
for the consideration of **PRICES STATED BELOW DOLLARS**

(\$PRICES STATED BELOW) which shall become due and payable upon completion of the work.

500,000 Gallon Tank.....\$11,000.00

200,000 Gallon Tank.....\$9,000.00

Contractor shall provide relief valves during inspection.

Contractor shall carry workman's compensation, public liability, property damage and unemployment insurance during the operation.

Owner shall be responsible for the expenses of effectively insulation and/or de-energizing and grounding all electrical power circuits located within ten (10) foot proximity of the water storage structure.

It is understood that this agreement does not in any way obligate the OWNER to do any further work or incur and other expenses without their written approval.

CENTRAL TANK COATINGS, INC. has negotiated this agreement

Dated this _____ day of _____ 2022

By: _____
OWNER

Name of Owner's Representative Title

CENTRAL TANK COATINGS, INC. accepts and executes this agreement at Elgin, Iowa on this _____ day of _____, 2022

By: _____

Name of Contractor's Representative Title

Water Tower Clean and Coat, Inc.

W11822 Reynold Rd.

Lodi, WI 53555

Phone: 608-234-8932

Fax: 608-592-7574

Prepared by: Sam Paque



Customer

Jeff Kreutzinger

Jackson, WI

jeff.kreutzinger@villageofjacksonwi.gov

DESCRIPTION	Quantity	AMOUNT
Exterior Cleaning of 2 elevated sphere water towers In Jackson, WI. STEP 1. Pre-rinse application of 200 ppm Chlorox bleach mixed with 4 oz. per gallon of Dawn dish soap sprayed over the surface of the tank several minutes prior to cleaning in order to loosen the mildew and dirt. STEP 2. Pressure washing of the pre-rinsed area of the tank using a maximum of 2200 psi water distributed through a turbo nozzle in order to NOT scarify the coating, but remove all of the debris from the surface. STEP 3. Post wash rinse to consist of mildew inhibitor consisting of 200 ppm quaternary ammonium and water applied over the cleaned area.		
500,000 Gallon Sphere Water Tower	1	9,500.00
200,000 Gallon Sphere Water Tower	1	6,200.00
Subtotal		\$15,700.00
TERMS AND CONDITIONS 1. Customer will be billed after work is completed. 2. Please fax, email or mail the signed quote to the address above		
Other		\$0.00
TOTAL Due		\$15,700.00

Customer Acceptance (sign below):

x _____

Print Name:

Sam Paque, 608-234-8932, sam@watertowermixingsystems.com

Thank You For Your Business!