



**VILLAGE OF JACKSON
VILLAGE BOARD MEETING AGENDA
August 8, 2023 at 7:30 P.M.
VILLAGE BOARD ROOM**

N168W19851 MAIN STREET, JACKSON, WI 53037

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Hearings
 - a. Conditional Use Permit – Request to Exceed the Maximum Number of Dogs Per Residence – N171 W20275 Highland Dr. – Jefferey Farren
 - b. Ordinance # 23-10 Amending Zoning District PUD-04 – The Oaks of Jackson – Village of Jackson
 - c. Conditional Use Request and Site Plan Review – Parcel V3_053600F – 250 Focus LLC – Excel Engineering
 - d. Resolution #23-19 Final Assessment for STH 60 Utility Upgrade Project
4. Village Citizen Comment on an Agenda Item (Please sign-in at the front table prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing and comments are typically a one-way conversation. Residents wishing to speak on any item on the agenda should present their comments under this agenda item. Each commenter will be limited to 2 minutes, for a total time limit of 15 minutes.)
5. Consent Agenda (Prior to voting on the Consent Agenda, items may be removed at the request of any Trustee and be placed on the agenda following this item.)
 - a. Approval of Minutes for Village Board Meeting of July 11, 2023
 - b. Resolution #23-17 Adopting 2022 Compliance Maintenance Annual Report
 - c. Resolution #23-18 Accepting Sanitary Sewer and Water in Maple Fields Phase I
 - d. 2024-2026 Contract for Assessment Services – Catalis Tax and CAMA, Inc.
 - e. Ordinance #23-11 Amending Section 4-54 of Municipal Code with Regard to the Procedure to Issue or Deny an Operator's License, 1st reading.
6. Licenses
 - a. Operators
 - b. Appointment of New Agent for Walgreens – Johnathan Porkert
7. Appointment of Village Clerk – Anastasia Gonstead
8. Budget & Finance Committee
 - a. 2024 Budgeting Update and Schedule
 - b. Renewal of Self-Insured Retention Coverage – Cities and Villages Mutual Insurance Company
 - c. Authorization to Increase Water and Sewer Utility Rates Effective October 1, 2023
 - d. Resolution #23-19 Final Assessment for STH 60 Utility Upgrade Project
 - e. Review of Sale of Jackson Sewer Utility 2011 Vactor Jet/Vac truck
 - f. Review of Bid for WWTP Storage Building Expansion
 - g. Change Order #1 – Oaks of Jackson Subdivision – Roadway Stabilization

9. Plan Commission
 - a. Extraterritorial Plat Review for a Two-Lot Certified Survey Map-3510 County Trunk P – Mitch & Jenna Krueger
 - b. Conditional Use Request – Request to exceed the maximum number of dogs per residence – N171W20275 Highland Rd. – Jefferey Farren
 - c. Conditional Use Request and Site Plan Review – Parcel V3_053600F – 250 Focus LLC – Excel Engineering
 - d. Ordinance #23-10 Amending Zoning District PUD-04 – The Oaks of Jackson – Village of Jackson, 1st reading
 - e. Final Plat – The Oaks of Jackson – Village of Jackson
10. Board of Public Works
 - a. Eagle Scout Project for Hickory Lane Park Soccer Fields
11. West Bend School District Report
12. Washington County Board Report
13. Greater Jackson Business Alliance Report
14. Mid-Moraine Municipal Association Report
15. Insurance Liability Claim – Kyle and Sarah Drew
16. Closed Session pursuant to Wis. Stats. § 19.85(1)(e) “deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session and pursuant to Wis. Stats. §19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.” The purpose of the Closed Session is to discuss the Village strategic approaches related to the sale and development of properties publicly owned in TID 7 and to discuss the details of an Insurance Liability Claim filed by Kyle and Sarah Drew.
17. Reconvene in Open Session with Possible Action Related to the Subject of the Preceding Closed Session
18. Adjourn

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



Taking the lead in Washington County.

MEMO

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

FROM: Jen Keller, Village Administrator; Pamela Wolff, Deputy Clerk/Treasurer

RE: Consent Agenda

DATE: August 3, 2023

Background

Included for your review and consideration are the minutes of the July Village Board meeting, resolutions adopting the Compliance Maintenance Annual Report (CMAR) and accepting utility in Maple Fields Phase I, renewing a service contract with the current Village Assessor and consideration of an ordinance amending the process for operator's licenses so as to improve efficiencies at the Staff and Board level. Should the Board wish to adopt this ordinance during review, the item could be removed from the consent agenda and placed later in the meeting to then consider suspension of the rules, and a second reading of the ordinance.

Potential Motion

To approve the items listed in the Consent Agenda.

Attachments:

1. Minutes of the July 11, 2023, Village Board meeting
2. Resolution #23-17 Adopting 2022 Compliance Maintenance Annual Report
3. Resolution #23-18 Accepting Sanitary Sewer and Water in Maple Fields Phase I
4. 2024-2026 Contract for Assessment Services – Catalis Tax and CAMA, Inc.
5. Ordinance #23-11 Amending Section 4-54 of Municipal Code with Regard to the Procedure to Issue or Deny an Operator's License

N168 W19851
Main Street
Jackson, WI 53037
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DRAFT MINUTES

Village Board Meeting

Tuesday, June 11, 2023, at 7:30 p.m.

Jackson Municipal Complex

Training Rooms 1 and 2

N168W19851 Main Street

Jackson, WI 53037

1. Call to Order and Roll Call

President Heckendorf called the meeting to order at 7:30 p.m.

Members Present: Trustees Emmrich, Engelhardt, Kruepke, Matter, Olson, and Wells

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

Also Present: Pattie Reda of Sitzberger & Company LLC.

2. Pledge of Allegiance

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

3. Administration of Oath of Office – Trustee Don Olson

Administrator Jen Keller administered the Oath of Office for Trustee Don Olson.

4. Presentation

a. Review of 2022 Audited Financial Statements Report – Pattie Reda Sitzberger & Company LLC.

Pattie Reda summarized the management letter and audited financial statements. Items discussed included material audit adjustments, segregation of duties, preparation of financial statements, special assessment amortization schedules, and uninsured and uncollateralized cash balances along with an audit summary of all the fund balance totals.

5. Village Citizen Comment on an Agenda Item

None.

6. Consent Agenda

Pres. Heckendorf asked if any trustee wanted any item moved from the Consent Agenda. Trustee Kruepke requested item d be pulled from the Consent Agenda.

Motion by Heckendorf, second by Tr. Emmrich, to approve Consent Agenda items a-c.

Vote: 7 ayes, 0 nays. Motion carried.

Pres. Heckendorf read aloud item d Resolution #23-15 Recognizing Jen Keller as the Recipient of the 2023 Wisconsin City/County Management Association Emerging Leader Award.

Motion by Pres. Heckendorf, second by Tr. Emmrich, to approve Consent Agenda item d.

Vote: 7 ayes, 0 nays. Motion carried.

7. Licenses – Operators Licenses

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

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

8. Budget & Finance Committee

a. 2022 Audited Financial Statements Report – Sitzberger & Company, LLC

Motion by Pres. Heckendorf, second by Tr. Wells to accept the draft of 2022 Village Audited Financial Statements Report for finalization and publication.

Vote: 7 ayes, 0 nays. Motion carried.

b. Review of Proposed Extension to the Jackson Police Department Fitness Incentive Program – WPPA.

Motion by Tr. Emmrich, second by Tr. Olson, to approve the Extension of the Jackson Police Department Fitness Incentive Program with the WPPA.

Vote: 7 ayes, 0 nays. Motion carried.

c. Change Order #1 - Jackson Park Tennis and Pickleball Court Project

Motion by Tr. Wells, second by Tr. Engelhardt, to approve Change Order #1 for Jackson Park Tennis and Pickleball Court Project for a credit of \$17,000.00.

Vote: 7 ayes, 0 nays. Motion carried.

d. Pay Request #1 - Jackson Park Tennis and Pickleball Court Project

Motion by Tr. Wells, second by Tr. Olson, to approve Pay Request #1 for the Jackson Park Tennis and Pickleball Court Project for \$209,690.55 to Vinton Construction Company.

Vote: 7 ayes, 0 nays. Motion carried.

e. Pay Request #1 - Oaks of Jackson Subdivision – DF Tomasini Contractors, Inc.

Motion by Tr. Matter, second by Tr. Engelhardt, to approve Pay Request #1 for Oaks of Jackson Subdivision to DF Tomasini Contractors in the amount of \$714,682.67.

Vote: 7 ayes, 0 nays. Motion carried.

f. Pay Request #1 - 2023 Utility & Street Improvements - Vinton Construction

Motion by Tr. Wells, second by Tr. Engelhardt, to approve Pay Request #1 for 2023 Utility and Street Improvements in the amount of \$227,938.26 to Vinton Construction.

Vote: 7 ayes, 0 nays. Motion carried.

g. Pay Request #5 - STH 60 Utility Upgrade Project - Advance Construction Inc.

Motion by Tr. Wells, second by Tr. Kruepke, to approve Pay Request #5 for STH 60 Utility Upgrade Project in the amount of \$540,265.76 to Advance Construction.

Vote: 7 ayes, 0 nays. Motion carried.

h. Pay Request #6 - Willow Ridge Dr. Reconstruction Project – Soper LLC

Motion by Pres. Heckendorf, second by Tr. Wells, to approve Pay Request #6 as the final payment for Willow Ridge Dr. Reconstruction Project in the amount of \$5000.00 to Soper Sewer and Water LLC.

Vote: 7 ayes, 0 nays. Motion carried.

i. Discussion and Possible Action - Jackson Community Center Expansion Study Phase II Funding Consideration.

Motion by Tr. Wells, second by Tr. Olson, to approve funding for the Jackson Community Center Expansion Study Phase II.

Vote: 4 ayes, 3 nays (Tr. Matter, Tr. Engelhardt & Tr. Emmrich). Motion carried.

9. Plan Commission

a. One-Lot Certified Survey Map for Tax Parcels: V3_019700N, V3_019700T, V3_019700U, and part of tax parcel V3_019700K – Jackson Townhomes – James Kupfer.

Motion by Tr. Wells, second by Tr. Kruepke, to approve the One-lot Certified Survey Map for Tax Parcels: V3_019700N, V3_019700T, V3_019700U, and part of tax parcel V3_019700K – Jackson Townhomes.

Vote: 7 ayes, 0 nays. Motion carried

b. Preliminary Plat – Phase III (Addition No. 2), Morning Meadows Subdivision – Home Path Financial, LP.

Motion by Pres. Heckendorf, second by Ald. Matter, to approve the Preliminary Plat – Phase III (Addition No. 2), Morning Meadows Subdivision.

Vote: 7 ayes, 0 nays. Motion carried.

c. Development Agreement – Phase III (Addition No. 2), Morning Meadows Subdivision – Home Path Financial, LP

Motion by Tr. Matter, second by Tr. Engelhardt, to accept the Development Agreement- Phase III (Addition No. 2) Morning Meadows Subdivision.

Vote: 7 ayes, 0 nays. Motion carried.

10. Personnel Committee

a. Ordinance #23-07 Amending Several Sections of Village Code Pertaining to the Positions of Village Clerk and Village Treasurer.

Motion by Pres. Heckendorf, second by Tr. Engelhardt, to introduce Ordinance #23-07 Amending Several Sections of the Village Code Pertaining to the Positions of Village Clerk and Village Treasurer.

Vote: 7 ayes, 0 nays. Motion carried.

Motion by Pres. Heckendorf, second by Tr. Olson, to suspend the rules and allow the second reading with approval of Ordinance #23-07.

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

Motion by Pres. Heckendorf, second by Tr. Engelhardt, to approve Ordinance #23-07 Amending Several Sections of the Village Code Pertaining to the Positions of Village Clerk and Village Treasurer.

Vote: 7 ayes, 0 nays. Motion carried.

b. Updated Job Descriptions – Village Clerk and Village Treasurer

Motion by Tr. Emmrich, second by Tr. Wells to approve the updated job descriptions for Village Clerk and Village Treasurer.

Vote: 7 ayes, 0 nays. Motion carried.

11. West Bend School District Report

Nothing to Report.

12. Washington County Board Report

Nothing to Report.

13. Greater Jackson Business Alliance Report

At the next bi-monthly meeting the five (5) scholarship recipients will be awarded. Chief Swaney and Chief Vossekuil will be speakers. CPR course will be offered.

14. Mid-Moraine Municipal Association Report

The next meeting is September 13th with the results on the update of the shared sales tax.

- 15. Closed Session** pursuant to Wis. Stats. § 19.85(1)(e) “deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.” And pursuant to Wis. Stats § 19.85(1)(c) “considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.” The purpose of the Closed Session is to discuss the Village strategic approaches related to the sale and development of properties publicly owned in TID 7 and to receive information about candidates for the Village Clerk position and to discuss specific candidates.

Motion by Pres. Heckendorf, second by Tr. Wells, to convene into closed session at 8:18 p.m. to include the Village Board, and the Village Administrator.

Vote: 7 ayes, 0 nays. Motion carried.

- 16. Reconvene in Open Session with Possible Action Related to the Subject of the Preceding Closed Session**

Motion by Tr. Engelhardt, second by Tr. Emmrich to reconvene in open session at 9:10 p.m.

Vote: 7 ayes, 0 nays. Motion carried.

- 17. Adjourn**

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

Vote: 7 ayes, 0 nays. Meeting was adjourned at 9:11 p.m.

Respectfully submitted:

Darlene Smith
Village Treasurer

RESOLUTION #23-17

A RESOLUTION ADOPTING THE 2022 COMPLIANCE MAINTENANCE ANNUAL REPORT FOR THE JACKSON WASTEWATER TREATMENT FACILITY

WHEREAS, the State of Wisconsin Department of Natural Resources requires a Compliance Maintenance Annual Report for the Village of Jackson Wastewater Treatment Plant; and

WHEREAS, the Village of Jackson Wastewater Treatment Plant Superintendent, the Village's Engineer, the Village Clerk and the Village Treasurer have completed the necessary information requested in the annual report; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Jackson, Washington County, Wisconsin, does hereby resolve that the Village Board has reviewed the Compliance Maintenance Annual Report, and has approved it for submission.

Introduced by: _____

Seconded by: _____

Vote: _____ Aye _____ Nay

Passed and Approved: _____

Brian J. Heckendorf – Village President

Attest: _____
Pam Wolf – Deputy Village Clerk

Proof of Posting:

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

Village Official

Date

Compliance Maintenance Annual Report

Jackson (Village) Wastewater Treatment Plant

Last Updated: Reporting For:
6/12/2023 **2022**

Influent Flow and Loading

1. Monthly Average Flows and BOD Loadings

1.1 Verify the following monthly flows and BOD loadings to your facility.

Influent No. 701	Influent Monthly Average Flow, MGD	x	Influent Monthly Average BOD Concentration mg/L	x	8.34	=	Influent Monthly Average BOD Loading, lbs/day
January	0.8397	x	395	x	8.34	=	2,766
February	0.8486	x	391	x	8.34	=	2,768
March	1.4994	x	301	x	8.34	=	3,758
April	2.2447	x	367	x	8.34	=	6,877
May	1.2368	x	265	x	8.34	=	2,730
June	1.4377	x	304	x	8.34	=	3,643
July	1.1413	x	276	x	8.34	=	2,631
August	1.1390	x	261	x	8.34	=	2,479
September	1.3947	x	330	x	8.34	=	3,844
October	0.9203	x	282	x	8.34	=	2,164
November	1.2590	x	280	x	8.34	=	2,938
December	1.2671	x	294	x	8.34	=	3,110

2. Maximum Monthly Design Flow and Design BOD Loading

2.1 Verify the design flow and loading for your facility.

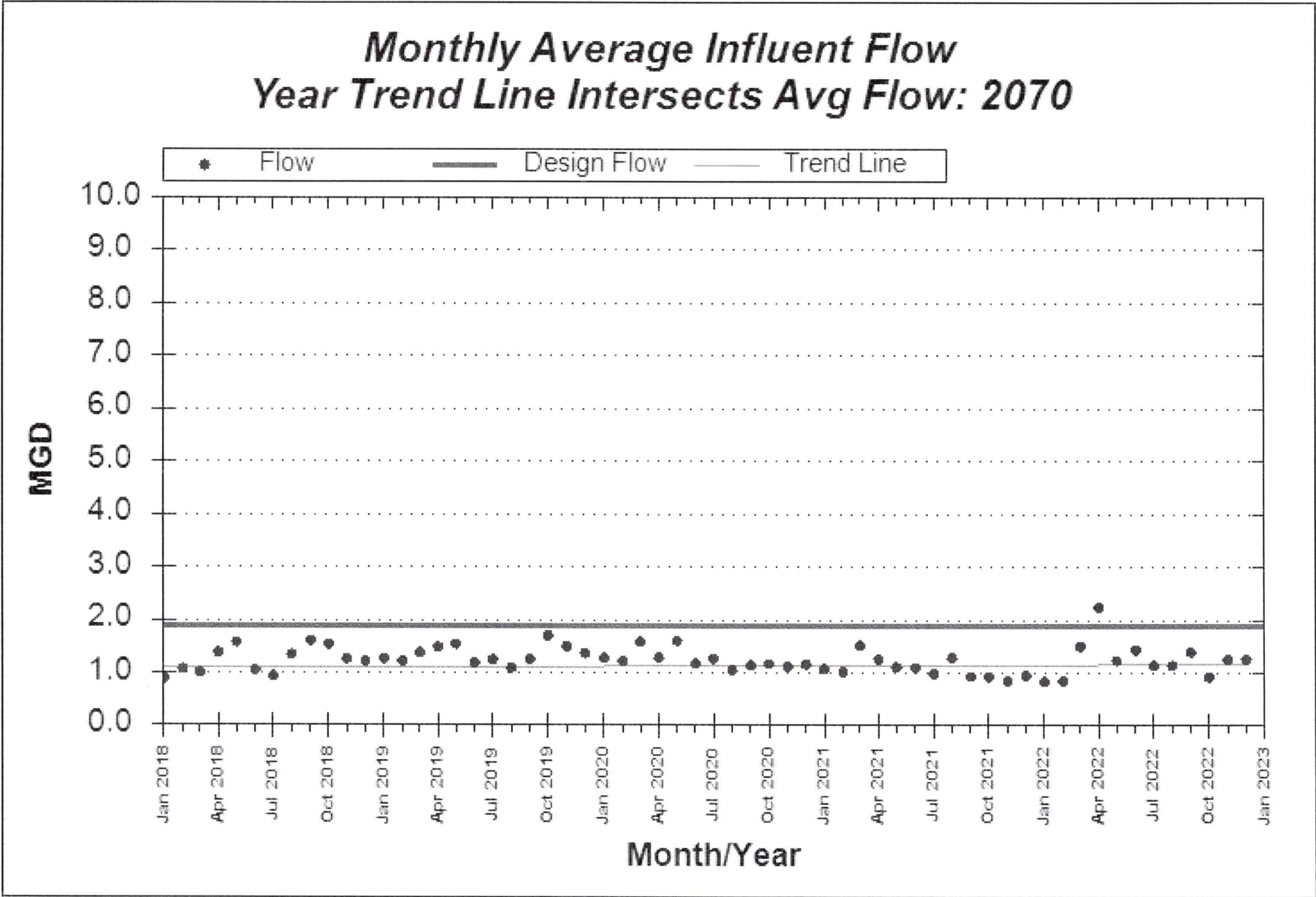
Design	Design Factor	x	%	=	% of Design
Max Month Design Flow, MGD	1.875	x	90	=	1.6875
		x	100	=	1.875
Design BOD, lbs/day	2980	x	90	=	2682
		x	100	=	2980

2.2 Verify the number of times the flow and BOD exceeded 90% or 100% of design, points earned, and score:

	Months of Influent	Number of times flow was greater than 90% of	Number of times flow was greater than 100% of	Number of times BOD was greater than 90% of design	Number of times BOD was greater than 100% of design
January	1	0	0	1	0
February	1	0	0	1	0
March	1	0	0	1	1
April	1	1	1	1	1
May	1	0	0	1	0
June	1	0	0	1	1
July	1	0	0	0	0
August	1	0	0	0	0
September	1	0	0	1	1
October	1	0	0	0	0
November	1	0	0	1	0
December	1	0	0	1	1
Points per each		2	1	3	2
Exceedances		1	1	9	5
Points		2	1	27	10
Total Number of Points					40

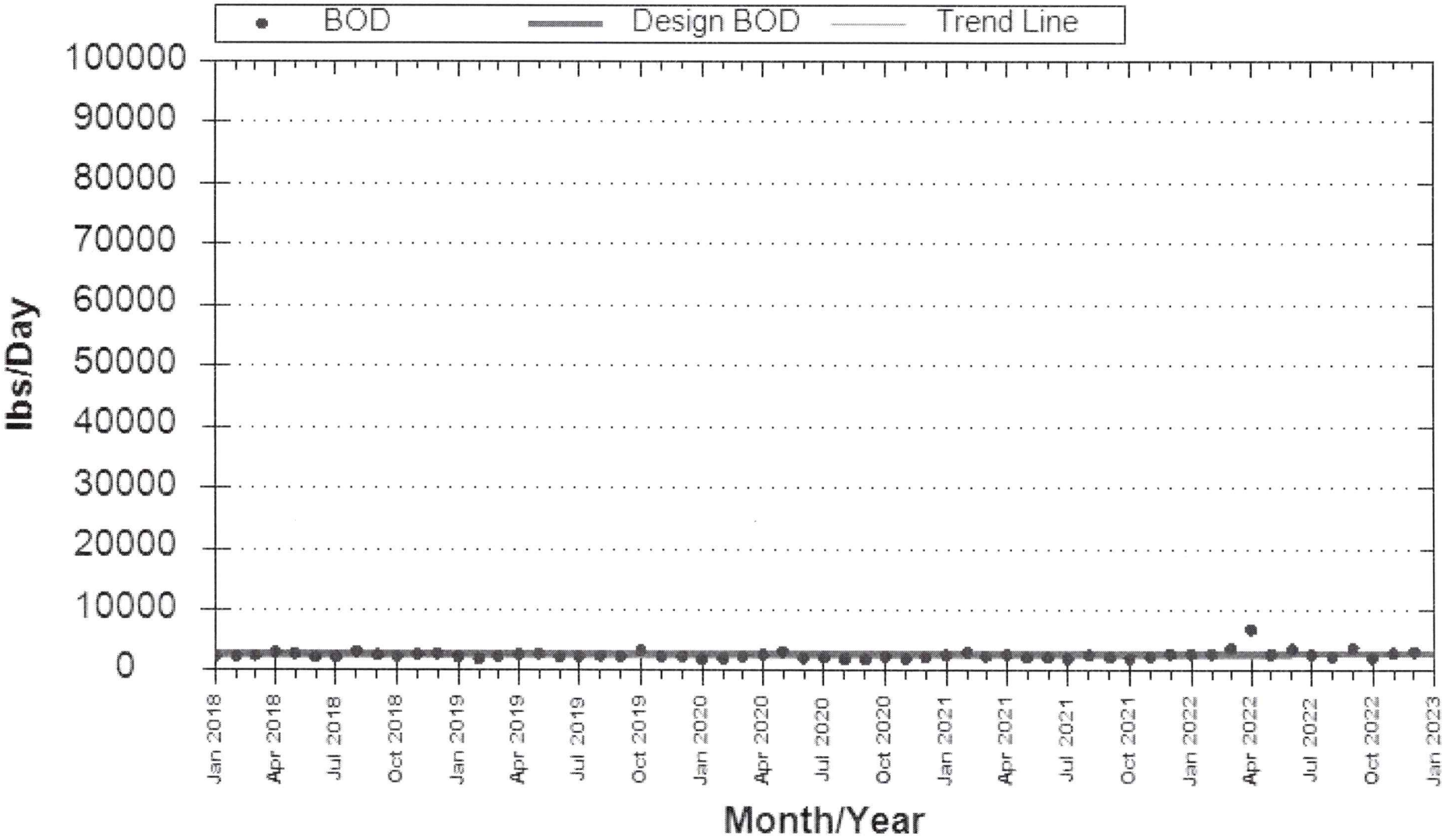
40

Jackson (Village) Wastewater Treatment Plant
Linear equation uses 2004 - 2022 CMAR data
for Trend Line: $y = 0.001252 x + 1.09$



Jackson (Village) Wastewater Treatment Plant
Linear equation uses 2004 - 2022 CMAR data
for Trend Line: $y = 0.473465x + 2336.79$

Monthly Average Influent BOD Loading
Year Trend Line Intersects Design BOD: > 2200



Compliance Maintenance Annual Report

Jackson (Village) Wastewater Treatment Plant

Last Updated: Reporting For:

6/12/2023

2022

3. Flow Meter

3.1 Was the influent flow meter calibrated in the last year?

- ☒ Yes Enter last calibration date (MM/DD/YYYY)

2022-08-25

- ☐ No

If No, please explain:

4. Sewer Use Ordinance

4.1 Did your community have a sewer use ordinance that limited or prohibited the discharge of excessive conventional pollutants ((C)BOD, SS, or pH) or toxic substances to the sewer from industries, commercial users, hauled waste, or residences?

- ☒ Yes

- ☐ No

If No, please explain:

4.2 Was it necessary to enforce the ordinance?

- ☐ Yes

- ☒ No

If Yes, please explain:

5. Septage Receiving

5.1 Did you have requests to receive septage at your facility?

Septic Tanks Holding Tanks Grease Traps

- ☒ Yes

- ☒ Yes

- ☐ Yes

- ☐ No

- ☐ No

- ☒ No

5.2 Did you receive septage at your facility? If yes, indicate volume in gallons.

Septic Tanks

- ☒ Yes 3376500 gallons

- ☐ No

Holding Tanks

- ☒ Yes 18474870 gallons

- ☐ No

Grease Traps

- ☐ Yes gallons

- ☒ No

5.2.1 If yes to any of the above, please explain if plant performance is affected when receiving any of these wastes.

The plant response well to the hauled waste.

6. Pretreatment

6.1 Did your facility experience operational problems, permit violations, biosolids quality concerns, or hazardous situations in the sewer system or treatment plant that were attributable to commercial or industrial discharges in the last year?

- ☐ Yes

- ☒ No

If yes, describe the situation and your community's response.

6.2 Did your facility accept hauled industrial wastes, landfill leachate, etc.?

Compliance Maintenance Annual Report

Jackson (Village) Wastewater Treatment Plant

Last Updated: Reporting For:
6/12/2023 2022

☐ Yes ☒ No If yes, describe the types of wastes received and any procedures or other restrictions that were in place to protect the facility from the discharge of hauled industrial wastes.	
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Total Points Generated	
Score (100 - Total Points Generated)	
Section Grade	

Compliance Maintenance Annual Report

Jackson (Village) Wastewater Treatment Plant

Last Updated: Reporting For:

6/12/2023

2022

Effluent Quality and Plant Performance (BOD/CBOD)

1. Effluent (C)BOD Results

1.1 Verify the following monthly average effluent values, exceedances, and points for BOD or CBOD

Outfall No. 001	Monthly Average Limit (mg/L)	90% of Permit Limit > 10 (mg/L)	Effluent Monthly Average (mg/L)	Months of Discharge with a Limit	Permit Limit Exceedance	90% Permit Limit Exceedance
January	17	15.3	6	1	0	0
February	17	15.3	8	1	0	0
March	17	15.3	10	1	0	0
April	17	15.3	9	1	0	0
May	12	10.8	2	1	0	0
June	12	10.8	4	1	0	0
July	12	10.8	5	1	0	0
August	12	10.8	5	1	0	0
September	12	10.8	5	1	0	0
October	12	10.8	1	1	0	0
November	17	15.3	2	1	0	0
December	17	15.3	4	1	0	0

* Equals limit if limit is ≤ 10

Months of discharge/yr	12		
Points per each exceedance with 12 months of discharge		7	3
Exceedances		0	0
Points		0	0
Total number of points			0

NOTE: For systems that discharge intermittently to state waters, the points per monthly exceedance for this section shall be based upon a multiplication factor of 12 months divided by the number of months of discharge. Example: For a wastewater facility discharging only 6 months of the year, the multiplication factor is $12/6 = 2.0$

1.2 If any violations occurred, what action was taken to regain compliance?

2. Flow Meter Calibration

2.1 Was the effluent flow meter calibrated in the last year?

☒ Yes Enter last calibration date (MM/DD/YYYY)
2022-08-25

☐ No

If No, please explain:

3. Treatment Problems

3.1 What problems, if any, were experienced over the last year that threatened treatment?

None

4. Other Monitoring and Limits

4.1 At any time in the past year was there an exceedance of a permit limit for any other pollutants such as chlorides, pH, residual chlorine, fecal coliform, or metals?

☒ Yes

☐ No

Compliance Maintenance Annual Report

Jackson (Village) Wastewater Treatment Plant

Last Updated: Reporting For:

6/12/2023

2022

If Yes, please explain:

1-21-22 Our Ammonia Daily Max was >14

4.2 At any time in the past year was there a failure of an effluent acute or chronic whole effluent toxicity (WET) test?

☒ Yes

☐ No

If Yes, please explain:

2-22-22 Failed Chronic Cdubia portion

4.3 If the biomonitoring (WET) test did not pass, were steps taken to identify and/or reduce source(s) of toxicity?

☒ Yes

☐ No

☐ N/A

Please explain unless not applicable:

Retested two more times and passed both of those. We also did more Chloride Testing.

Total Points Generated	
Score (100 - Total Points Generated)	
Section Grade	

Compliance Maintenance Annual Report

Jackson (Village) Wastewater Treatment Plant

Last Updated: Reporting For:

6/12/2023

2022

Effluent Quality and Plant Performance (Total Suspended Solids)

1. Effluent Total Suspended Solids Results

1.1 Verify the following monthly average effluent values, exceedances, and points for TSS:

Outfall No. 001	Monthly Average Limit (mg/L)	90% of Permit Limit >10 (mg/L)	Effluent Monthly Average (mg/L)	Months of Discharge with a Limit	Permit Limit Exceedance	90% Permit Limit Exceedance
January	12	10.8	2	1	0	0
February	12	10.8	3	1	0	0
March	12	10.8	11	1	0	0
April	12	10.8	2	1	0	0
May	12	10.8	1	1	0	0
June	12	10.8	2	1	0	0
July	12	10.8	3	1	0	0
August	12	10.8	4	1	0	0
September	12	10.8	3	1	0	0
October	12	10.8	2	1	0	0
November	12	10.8	2	1	0	0
December	12	10.8	3	1	0	0

* Equals limit if limit is ≤ 10

Months of Discharge/yr	12		
Points per each exceedance with 12 months of discharge:		7	3
Exceedances		0	0
Points		0	0
Total Number of Points			

NOTE: For systems that discharge intermittently to state waters, the points per monthly exceedance for this section shall be based upon a multiplication factor of 12 months divided by the number of months of discharge.

Example: For a wastewater facility discharging only 6 months of the year, the multiplication factor is $12/6 = 2.0$

1.2 If any violations occurred, what action was taken to regain compliance?

Total Points Generated	
Score (100 - Total Points Generated)	
Section Grade	

Compliance Maintenance Annual Report

Jackson (Village) Wastewater Treatment Plant

Last Updated: Reporting For:

6/12/2023

2022

Effluent Quality and Plant Performance (Ammonia - NH3)

1. Effluent Ammonia Results

1.1 Verify the following monthly and weekly average effluent values, exceedances and points for ammonia

Outfall No. 001	Monthly Average NH3 Limit (mg/L)	Weekly Average NH3 Limit (mg/L)	Effluent Monthly Average NH3 (mg/L)	Monthly Permit Limit Exceed ance	Effluent Weekly Average for Week 1	Effluent Weekly Average for Week 2	Effluent Weekly Average for Week 3	Effluent Weekly Average for Week 4	Weekly Permit Limit Exceed ance
January	7		2.262	0					
February	7		1.146	0					
March	7		.899	0					
April	4.3		1.553	0					
May	5.7		.364	0					
June	3.9		1.904	0					
July	3.9		.744	0					
August	3.9		1.519	0					
September	3.9		1.035	0					
October	4.3		.633	0					
November	7		.356	0					
December	7		1.321	0					
Points per each exceedance of Monthly average:									10
Exceedances, Monthly:									0
Points:									0
Points per each exceedance of weekly average (when there is no monthly average):									2.5
Exceedances, Weekly:									0
Points:									0
Total Number of Points									0

0

NOTE: Limit exceedances are considered for monthly OR weekly averages but not both. When a monthly average limit exists it will be used to determine exceedances and generate points. This will be true even if a weekly limit also exists. When a weekly average limit exists and a monthly limit does not exist, the weekly limit will be used to determine exceedances and generate points.

1.2 If any violations occurred, what action was taken to regain compliance?

Total Points Generated	
Score (100 - Total Points Generated)	
Section Grade	

Compliance Maintenance Annual Report

Jackson (Village) Wastewater Treatment Plant

Last Updated: Reporting For:
6/12/2023 2022

Effluent Quality and Plant Performance (Phosphorus)

1. Effluent Phosphorus Results

1.1 Verify the following monthly average effluent values, exceedances, and points for Phosphorus

Outfall No. 001	Monthly Average phosphorus Limit (mg/L)	Effluent Monthly Average phosphorus (mg/L)	Months of Discharge with a Limit	Permit Limit Exceedance
January	.85	0.711	1	0
February	.85	0.743	1	0
March	.85	0.656	1	0
April	.85	0.431	1	0
May	.85	0.674	1	0
June	.85	0.651	1	0
July	.85	0.731	1	0
August	.85	0.829	1	0
September	.85	0.828	1	0
October	.85	0.756	1	0
November	.85	0.688	1	0
December	.85	0.771	1	0
Months of Discharge/yr			12	
Points per each exceedance with 12 months of discharge:				10
Exceedances				0
Total Number of Points				0

NOTE: For systems that discharge intermittently to waters of the state, the points per monthly exceedance for this section shall be based upon a multiplication factor of 12 months divided by the number of months of discharge.

Example: For a wastewater facility discharging only 6 months of the year, the multiplication factor is $12/6 = 2.0$

1.2 If any violations occurred, what action was taken to regain compliance?

Total Points Generated	
Score (100 - Total Points Generated)	
Section Grade	

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Biosolids Quality and Management

1. Biosolids Use/Disposal

1.1 How did you use or dispose of your biosolids? (Check all that apply)

- ☐ Land applied under your permit
- ☐ Publicly Distributed Exceptional Quality Biosolids
- ☒ Hauled to another permitted facility
- ☐ Landfilled
- ☐ Incinerated
- ☐ Other

NOTE: If you did not remove biosolids from your system, please describe your system type such as lagoons, reed beds, recirculating sand filters, etc.

1.1.1 If you checked Other, please describe:

3. Biosolids Metals

Number of biosolids outfalls in your WPDES permit:

3.1 For each outfall tested, verify the biosolids metal quality values for your facility during the last calendar year.

Outfall No. 002 - ANAEROBIC LIQUID

Parameter	80% of Limit	H.Q. Limit	Ceiling Limit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	80% Value	High Quality	Ceiling
Arsenic		41	75				<1.49										0	0
Cadmium		39	85				<.1										0	0
Copper		1500	4300		712		659			665			758				0	0
Lead		300	840				<1										0	0
Mercury		17	57				<.078										0	0
Molybdenum	60		75				<.15									0		0
Nickel	336		420				<.25									0		0
Selenium	80		100				<1.98									0		0
Zinc		2800	7500				10.2										0	0

3.1.1 Number of times any of the metals exceeded the high quality limits OR 80% of the limit for molybdenum, nickel, or selenium = 0

Exceedence Points

- 0 (0 Points)
- 1-2 (10 Points)
- > 2 (15 Points)

3.1.2 If you exceeded the high quality limits, did you cumulatively track the metals loading at each land application site? (check applicable box)

- Yes
- No (10 points)
- N/A - Did not exceed limits or no HQ limit applies (0 points)
- N/A - Did not land apply biosolids until limit was met (0 points)

3.1.3 Number of times any of the metals exceeded the ceiling limits = 0

Exceedence Points

- 0 (0 Points)
- 1 (10 Points)
- > 1 (15 Points)

3.1.4 Were biosolids land applied which exceeded the ceiling limit?

- Yes (20 Points)
- No (0 Points)

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3.1.5 If any metal limit (high quality or ceiling) was exceeded at any time, what action was taken?
Has the source of the metals been identified?

0

4. Pathogen Control (per outfall):

4.1 Verify the following information. If any information is incorrect, use the Report Issue button under the Options header in the left-side menu.

Outfall Number:	002
Biosolids Class:	B
Bacteria Type and Limit:	Fecal Coliform
Sample Dates:	01/01/2022 - 12/31/2022
Density:	25,384
Sample Concentration Amount:	CFU/G TS
Requirement Met:	Yes
Land Applied:	Yes
Process:	Anaerobic Digestion
Process Description:	anaerobic digestion

Outfall Number:	002
Biosolids Class:	B
Bacteria Type and Limit:	Fecal Coliform
Sample Dates:	01/01/2022 - 03/31/2022
Density:	25,384
Sample Concentration Amount:	MPN/G TS
Requirement Met:	Yes
Land Applied:	Yes
Process:	Anaerobic Digestion
Process Description:	anaerobic digestion

Outfall Number:	002
Biosolids Class:	B
Bacteria Type and Limit:	Fecal Coliform
Sample Dates:	04/01/2022 - 06/30/2022
Density:	25,384
Sample Concentration Amount:	MPN/G TS
Requirement Met:	Yes
Land Applied:	Yes
Process:	Anaerobic Digestion
Process Description:	anaerobic digestion

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Outfall Number:	002
Biosolids Class:	B
Bacteria Type and Limit:	Fecal Coliform
Sample Dates:	07/01/2022 - 09/30/2022
Density:	25,384
Sample Concentration Amount:	MPN/G TS
Requirement Met:	Yes
Land Applied:	No
Process:	Anaerobic Digestion
Process Description:	anaerobic digestion

Outfall Number:	002
Biosolids Class:	B
Bacteria Type and Limit:	Fecal Coliform
Sample Dates:	10/01/2022 - 12/31/2022
Density:	25,384
Sample Concentration Amount:	MPN/G TS
Requirement Met:	Yes
Land Applied:	Yes
Process:	Anaerobic Digestion
Process Description:	anaerobic digestion

4.2 If exceeded Class B limit or did not meet the process criteria at the time of land application.

4.2.1 Was the limit exceeded or the process criteria not met at the time of land application?

☐ Yes (40 Points)

☒ No

If yes, what action was taken?

5. Vector Attraction Reduction (per outfall):

5.1 Verify the following information. If any of the information is incorrect, use the Report Issue button under the Options header in the left-side menu.

Outfall Number:	002
Method Date:	12/31/2022
Option Used To Satisfy Requirement:	Injection when land apply
Requirement Met:	Yes
Land Applied:	Yes
Limit (if applicable):	
Results (if applicable):	

Outfall Number:	002
Method Date:	03/31/2022
Option Used To Satisfy Requirement:	Injection when land apply
Requirement Met:	Yes
Land Applied:	Yes
Limit (if applicable):	
Results (if applicable):	

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Outfall Number:	002		0
Method Date:	06/30/2022		
Option Used To Satisfy Requirement:	Injection when land apply		
Requirement Met:	Yes		
Land Applied:	Yes		
Limit (if applicable):			
Results (if applicable):			
Outfall Number:	002		0
Method Date:	09/30/2022		
Option Used To Satisfy Requirement:	Injection when land apply		
Requirement Met:	Yes		
Land Applied:	No		
Limit (if applicable):			
Results (if applicable):			
Outfall Number:	002		0
Method Date:	12/31/2022		
Option Used To Satisfy Requirement:	Injection when land apply		
Requirement Met:	Yes		
Land Applied:	Yes		
Limit (if applicable):			
Results (if applicable):			
5.2 Was the limit exceeded or the process criteria not met at the time of land application?			
☐ Yes (40 Points)			
☒ No			
If yes, what action was taken?			
6. Biosolids Storage			
6.1 How many days of actual, current biosolids storage capacity did your wastewater treatment facility have either on-site or off-site?			
☒ >= 180 days (0 Points)			
☐ 150 - 179 days (10 Points)			
☐ 120 - 149 days (20 Points)			
☐ 90 - 119 days (30 Points)			
☐ < 90 days (40 Points)			
☐ N/A (0 Points)			
6.2 If you checked N/A above, explain why.			
7. Issues			
7.1 Describe any outstanding biosolids issues with treatment, use or overall management:			
No issues at this time.			

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Total Points Generated	
Score (100 - Total Points Generated)	
Section Grade	

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Staffing and Preventative Maintenance (All Treatment Plants)

1. Plant Staffing 1.1 Was your wastewater treatment plant adequately staffed last year? ● Yes ○ No If No, please explain: Could use more help/staff for: 1.2 Did your wastewater staff have adequate time to properly operate and maintain the plant and fulfill all wastewater management tasks including recordkeeping? ● Yes ○ No If No, please explain:	
2. Preventative Maintenance 2.1 Did your plant have a documented AND implemented plan for preventative maintenance on major equipment items? ● Yes (Continue with question 2) ☐☐ ○ No (40 points) ☐☐ If No, please explain, then go to question 3: 2.2 Did this preventative maintenance program depict frequency of intervals, types of lubrication, and other tasks necessary for each piece of equipment? ● Yes ○ No (10 points) 2.3 Were these preventative maintenance tasks, as well as major equipment repairs, recorded and filed so future maintenance problems can be assessed properly? ○ Yes ○ Paper file system ○ Computer system ● Both paper and computer system ○ No (10 points)	0
3. O&M Manual 3.1 Does your plant have a detailed O&M and Manufacturer Equipment Manuals that can be used as a reference when needed? ● Yes ○ No	
4. Overall Maintenance /Repairs 4.1 Rate the overall maintenance of your wastewater plant. ○ Excellent ● Very good ○ Good ○ Fair ○ Poor Describe your rating:	

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Score (100 - Total Points Generated)	
Section Grade	

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Operator Certification and Education

1. Operator-In-Charge

1.1 Did you have a designated operator-in-charge during the report year?

- ☒ Yes (0 points)
- ☐ No (20 points)

Name:

CHAD M RUSS

Certification No:

35582

0

2. Certification Requirements

2.1 In accordance with Chapter NR 114.56 and 114.57, Wisconsin Administrative Code, what level and subclass(es) were required for the operator-in-charge (OIC) to operate the wastewater treatment plant and what level and subclass(es) were held by the operator-in-charge?

Sub Class	SubClass Description	WWTP	OIC		
		Advanced	OIT	Basic	Advanced
A1	Suspended Growth Processes	X			X
A2	Attached Growth Processes				
A3	Recirculating Media Filters				
A4	Ponds, Lagoons and Natural				
A5	Anaerobic Treatment Of Liquid				
B	Solids Separation	X			X
C	Biological Solids/Sludges	X			X
P	Total Phosphorus	X			X
N	Total Nitrogen				
D	Disinfection	X			X
L	Laboratory	X			X
U	Unique Treatment Systems				
SS	Sanitary Sewage Collection	X	NA	NA	NA

0

2.2 Was the operator-in-charge certified at the appropriate level and subclass(es) to operate this plant? (Note: Certification in subclass SS is required 5 years after permit reissuance.)

- ☒ Yes (0 points)
- ☐ No (20 points)

3. Succession Planning

3.1 In the event of the loss of your designated operator-in-charge, did you have a contingency plan to ensure the continued proper operation and maintenance of the plant that includes one or more of the following options (check all that apply)?

- ☒ One or more additional certified operators on staff
- ☐ An arrangement with another certified operator
- ☒ An arrangement with another community with a certified operator
- ☐ An operator on staff who has an operator-in-training certificate for your plant and is expected to be certified within one year
- ☒ A consultant to serve as your certified operator
- ☐ None of the above (20 points)

If "None of the above" is selected, please explain:

0

4. Continuing Education Credits

4.1 If you had a designated operator-in-charge, was the operator-in-charge earning Continuing Education Credits at the following rates?

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OIT and Basic Certification: ○ Averaging 6 or more CECs per year. ○ Averaging less than 6 CECs per year. Advanced Certification: ● Averaging 8 or more CECs per year. ○ Averaging less than 8 CECs per year.	
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Total Points Generated	
Score (100 - Total Points Generated)	
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Financial Management

1. Provider of Financial Information		
Name:	Brian Kober	
Telephone:	262-677-0707	(XXX) XXX-XXXX
E-Mail Address (optional):	brian.kober@villageofjacksonwi.gov	
2. Treatment Works Operating Revenues		
2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?		
● Yes (0 points) ☐		
○ No (40 points)		
If No, please explain:		
2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?		
Year:	2022	0
● 0-2 years ago (0 points) ☐		
○ 3 or more years ago (20 points) ☐		
○ N/A (private facility)		
2.3 Did you have a special account (e.g., CWP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?		
● Yes (0 points)		
○ No (40 points)		
REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]		
3. Equipment Replacement Funds		
3.1 When was the Equipment Replacement Fund last reviewed and/or revised?		
Year:	2022	
● 1-2 years ago (0 points) ☐		
○ 3 or more years ago (20 points) ☐		
○ N/A		
If N/A, please explain:		
3.2 Equipment Replacement Fund Activity		
3.2.1 Ending Balance Reported on Last Year's CMAR	\$	1,254,231.01
3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)	\$	0.00
3.2.3 Adjusted January 1st Beginning Balance	\$	1,254,231.01
3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)	+	\$ 287,795.00

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3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*)

- \$ 0.00

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year

\$ 1,542,026.01

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

3.3 What amount should be in your Replacement Fund? \$ 273,600.00

0

Please note: If you had a CWWP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

☒ Yes

☐ No

If No, please explain.

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

☒ Yes - If Yes, please provide major project information, if not already listed below. ☐ ☐

☐ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	The current discharge permit has a August 31, 2026 compliance date requirement for lower phosphorus limit. We are investigating a variety of options to meet the lower limit. Also, a new Facilities Planning Study has been completed.	\$120,000	2024

5. Financial Management General Comments

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations:

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	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	310	
February	248	
March	283	
April	424	
May	322	
June	326	
July	269	
August	277	
September	340	
October	267	
November	286	
December	286	
Total	3,638	0
Average	303	0

6.1.2 Comments:

6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☐ Comminution or Screening
- ☐ Extended Shaft Pumps
- ☐ Flow Metering and Recording
- ☐ Pneumatic Pumping
- ☒ SCADA System
- ☐ Self-Priming Pumps
- ☒ Submersible Pumps
- ☐ Variable Speed Drives
- ☐ Other:

6.2.2 Comments:

Pull pumps twice a year for Preventative Maintenance.

6.3 Has an Energy Study been performed for your pump/lift stations?

☒ No

☐ Yes

Year:

By Whom:

Describe and Comment:

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6.4 Future Energy Related Equipment

6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?

No plans at this time.

7. Treatment Facility

7.1 Energy Usage

7.1.1 Enter the monthly energy usage from the different energy sources:

TREATMENT PLANT: Total Power Consumed/Month

	Electricity Consumed (kWh)	Total Influent Flow (MG)	Electricity Consumed/ Flow (kWh/MG)	Total Influent BOD (1000 lbs)	Electricity Consumed/ Total Influent BOD (kWh/1000lbs)	Natural Gas Consumed (therms)
January	125,200	26.03	4,810	85.75	1,460	3,823
February	110,800	23.76	4,663	77.50	1,430	2,466
March	113,360	46.48	2,439	116.50	973	1,356
April	123,920	67.34	1,840	206.31	601	1,648
May	99,840	38.34	2,604	84.63	1,180	678
June	101,760	43.13	2,359	109.29	931	554
July	102,080	35.38	2,885	81.56	1,252	376
August	94,480	35.31	2,676	76.85	1,229	314
September	109,280	41.84	2,612	115.32	948	500
October	94	28.53	3	67.08	1	701
November	103,360	37.77	2,737	88.14	1,173	2,924
December	103,360	39.28	2,631	96.41	1,072	2,924
Total	1,187,534	463.19		1,205.34		18,264
Average	98,961	38.60	2,688	100.45	1,021	1,522

7.1.2 Comments:

7.2 Energy Related Processes and Equipment

7.2.1 Indicate equipment and practices utilized at your treatment facility (Check all that apply):

- ☐ Aerobic Digestion
- ☒ Anaerobic Digestion
- ☐ Biological Phosphorus Removal
- ☐ Coarse Bubble Diffusers
- ☒ Dissolved O2 Monitoring and Aeration Control
- ☐ Effluent Pumping
- ☒ Fine Bubble Diffusers
- ☒ Influent Pumping
- ☐ Mechanical Sludge Processing
- ☒ Nitrification
- ☒ SCADA System
- ☐ UV Disinfection
- ☒ Variable Speed Drives
- ☐ Other:

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7.2.2 Comments:

7.3 Future Energy Related Equipment

7.3.1 What energy efficient equipment or practices do you have planned for the future for your treatment facility?

Addressing with Facility Upgrade.

8. Biogas Generation

8.1 Do you generate/produce biogas at your facility?

☐ No

☒ Yes

If Yes, how is the biogas used (Check all that apply):

☒ Flared Off

☒ Building Heat

☒ Process Heat

☐ Generate Electricity

☐ Other:

9. Energy Efficiency Study

9.1 Has an Energy Study been performed for your treatment facility?

☒ No

☐ Yes

☐ Entire facility

Year:

By Whom:

Describe and Comment:

☐ Part of the facility

Year:

By Whom:

Describe and Comment:

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Total Points Generated	
Score (100 - Total Points Generated)	
Section Grade	

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Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

☒ Yes

☐ No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

☒ Yes

☐ No (30 points)

☐ N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

Cleaning and Televising Sewer Lines, Manhole and Lateral Inspections to find any leaks.

Did you accomplish them?

☒ Yes

☐ No

If No, explain:

☒ Organization [NR 210.23 (4) (b)] ☐

Does this chapter of your CMOM include:

☒ Organizational structure and positions (eg. organizational chart and position descriptions)

☒ Internal and external lines of communication responsibilities

☒ Person(s) responsible for reporting overflow events to the department and the public

☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Sewer Use Ordinance

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 2017-05-09

Does your sewer use ordinance or other legally binding document address the following:

☒ Private property inflow and infiltration

☒ New sewer and building sewer design, construction, installation, testing and inspection

☒ Rehabilitated sewer and lift station installation, testing and inspection

☒ Sewage flows satellite system and large private users are monitored and controlled, as necessary

☒ Fat, oil and grease control

☒ Enforcement procedures for sewer use non-compliance

☒ Operation and Maintenance [NR 210.23 (4) (d)]

Does your operation and maintenance program and equipment include the following:

☒ Equipment and replacement part inventories

☒ Up-to-date sewer system map

☒ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation

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- ☒ A description of routine operation and maintenance activities (see question 2 below)
- ☒ Capacity assessment program
- ☒ Basement back assessment and correction
- ☒ Regular O&M training

☒ Design and Performance Provisions [NR 210.23 (4) (e)] ☐ ☐

What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?

- ☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
- ☒ Construction, Inspection, and Testing
- ☐ Others:

☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)] ☐ ☐

Does your emergency response capability include:

- ☒ Responsible personnel communication procedures
- ☒ Response order, timing and clean-up
- ☒ Public notification protocols
- ☒ Training
- ☒ Emergency operation protocols and implementation procedures

☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)] ☐ ☐

☐ Special Studies Last Year (check only those that apply):

- ☐ Infiltration/Inflow (I/I) Analysis
- ☐ Sewer System Evaluation Survey (SSES)
- ☐ Sewer Evaluation and Capacity Management Plan (SECAP)
- ☐ Lift Station Evaluation Report
- ☐ Others:

0

2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	4.7	% of system/year
Root removal	0	% of system/year
Flow monitoring	0	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	22	% of system/year
Manhole inspections	18.5	% of system/year
Lift station O&M	2	# per L.S./year
Manhole rehabilitation	.5	% of manholes rehabbed
Mainline rehabilitation	0	% of sewer lines rehabbed
Private sewer inspections	10.1	% of system/year
Private sewer I/I removal	.1	% of private services

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River or water crossings % of pipe crossings evaluated or maintained

Please include additional comments about your sanitary sewer collection system below:

3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

33.28	Total actual amount of precipitation last year in inches
34.3	Annual average precipitation (for your location)
42.5	Miles of sanitary sewer
1	Number of lift stations
0	Number of lift station failures
0	Number of sewer pipe failures
0	Number of basement backup occurrences
0	Number of complaints
1.26	Average daily flow in MGD (if available)
2.51	Peak monthly flow in MGD (if available)
	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

0.00	Lift station failures (failures/year)
0.00	Sewer pipe failures (pipe failures/sewer mile/yr)
0.00	Sanitary sewer overflows (number/sewer mile/yr)
0.00	Basement backups (number/sewer mile)
0.00	Complaints (number/sewer mile)
2.0	Peaking factor ratio (Peak Monthly:Annual Daily Avg)
0.0	Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OVERFLOWS REPORTED **

Date	Location	Cause	Estimated Volume
None reported			

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

☐ Yes

☒ No

If Yes, please describe:

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

☐ Yes

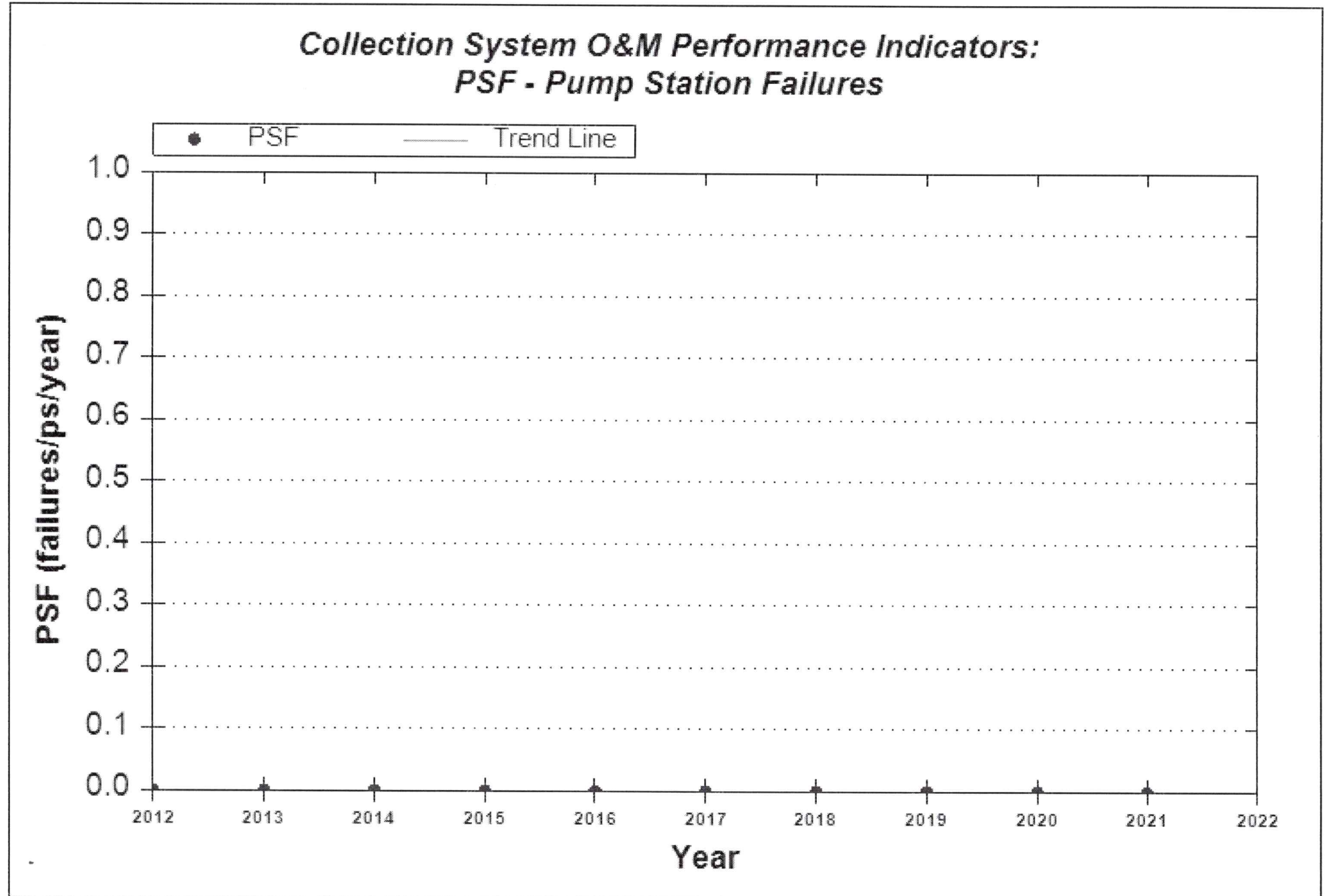
☒ No

If Yes, please describe:

Jackson (Village) Wastewater Treatment Plant

Linear equation uses 2012 - 2022 CMAR data

for Trend Line: PSF: $y = 0x + 0$

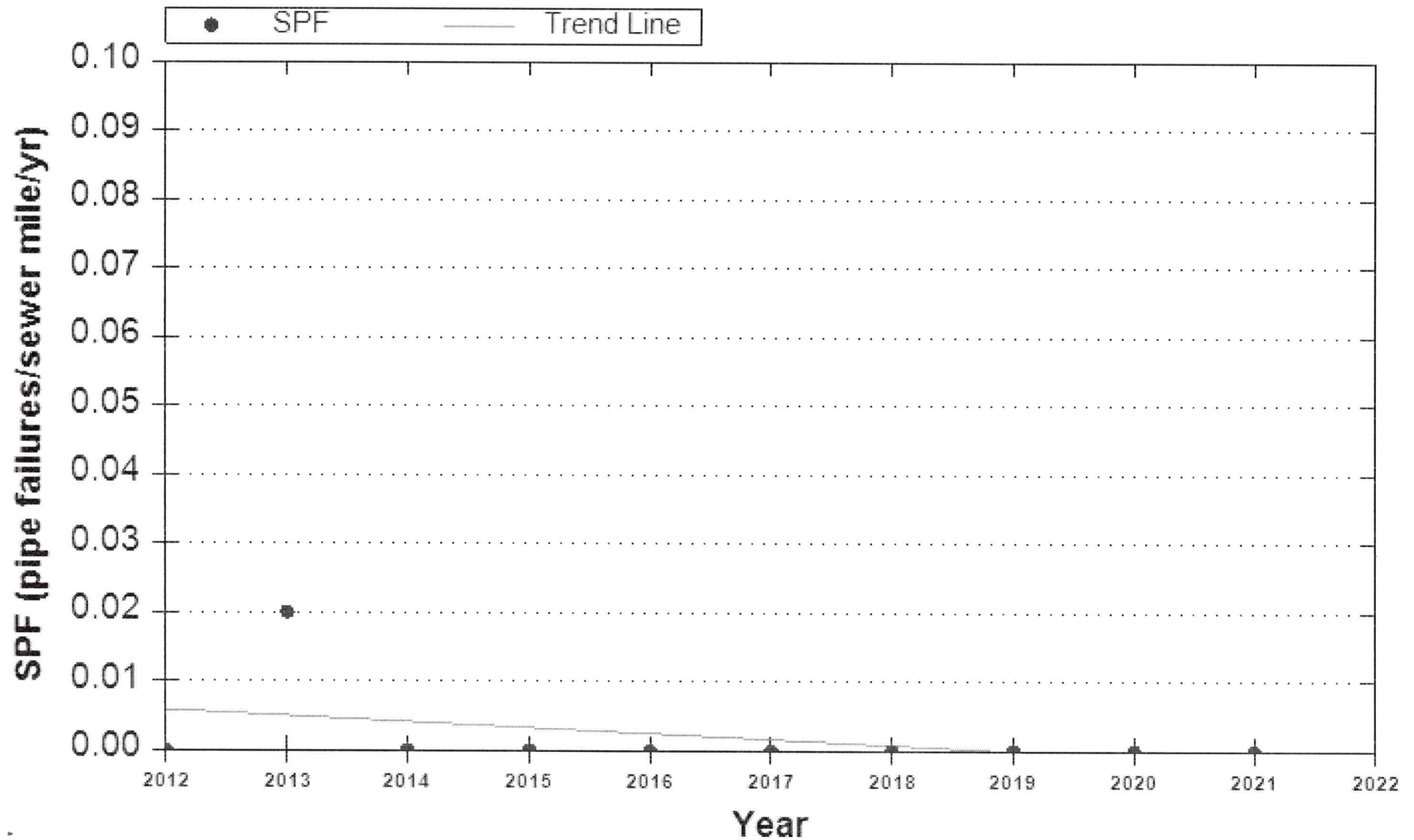


Jackson (Village) Wastewater Treatment Plant

Linear equation uses 2012 - 2022 CMAR data

for Trend Line: SPF: $y = -0.000848x + 0.01$

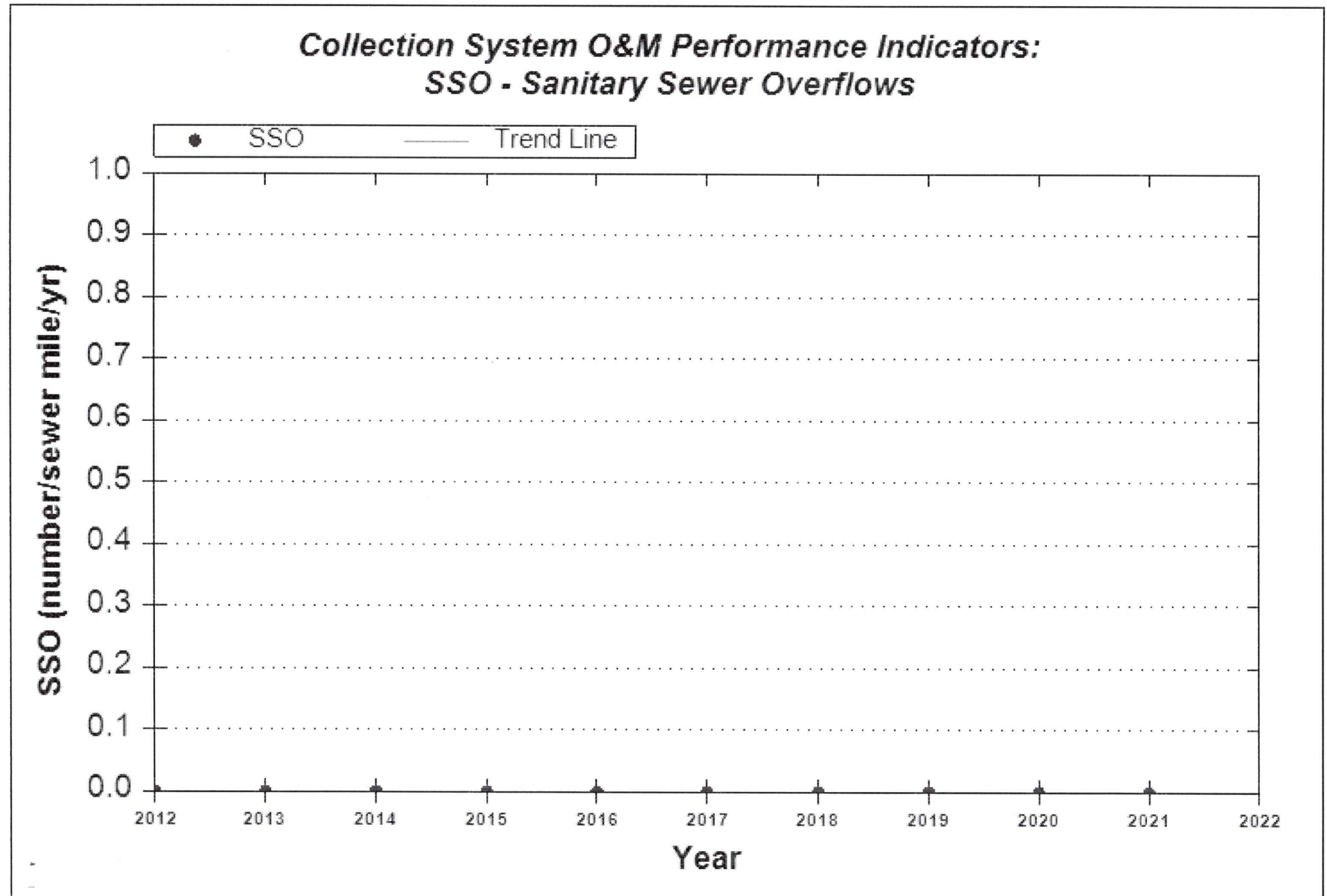
Collection System O&M Performance Indicators: SPF - Sewer Pipe Failures



Jackson (Village) Wastewater Treatment Plant

Linear equation uses 2012 - 2022 CMAR data

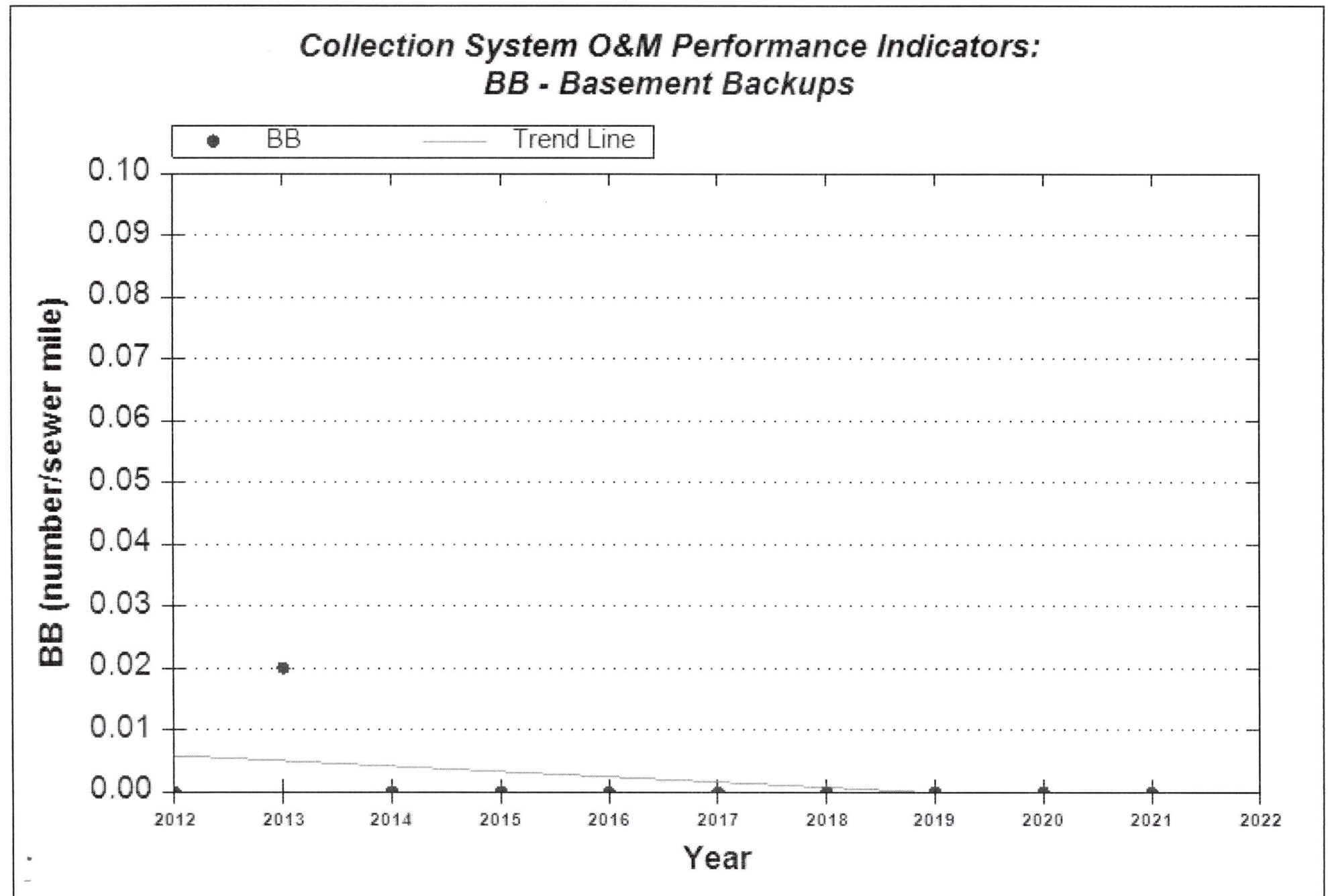
for Trend Line: SSO: $y = 0x + 0$



Jackson (Village) Wastewater Treatment Plant

Linear equation uses 2012 - 2022 CMAR data

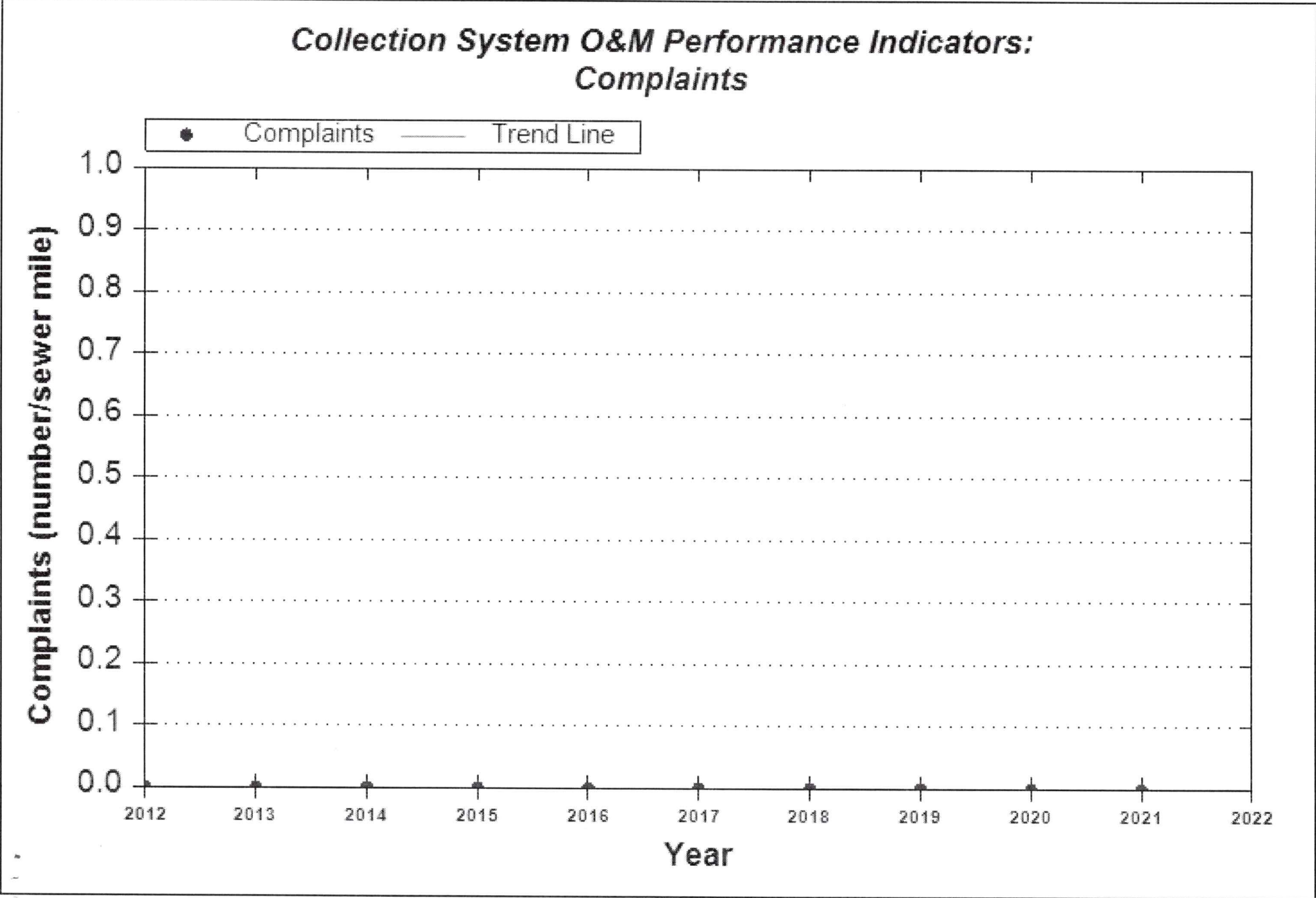
for Trend Line: BB: $y = -0.000848x + 0.01$



Jackson (Village) Wastewater Treatment Plant

Linear equation uses 2012 - 2022 CMAR data

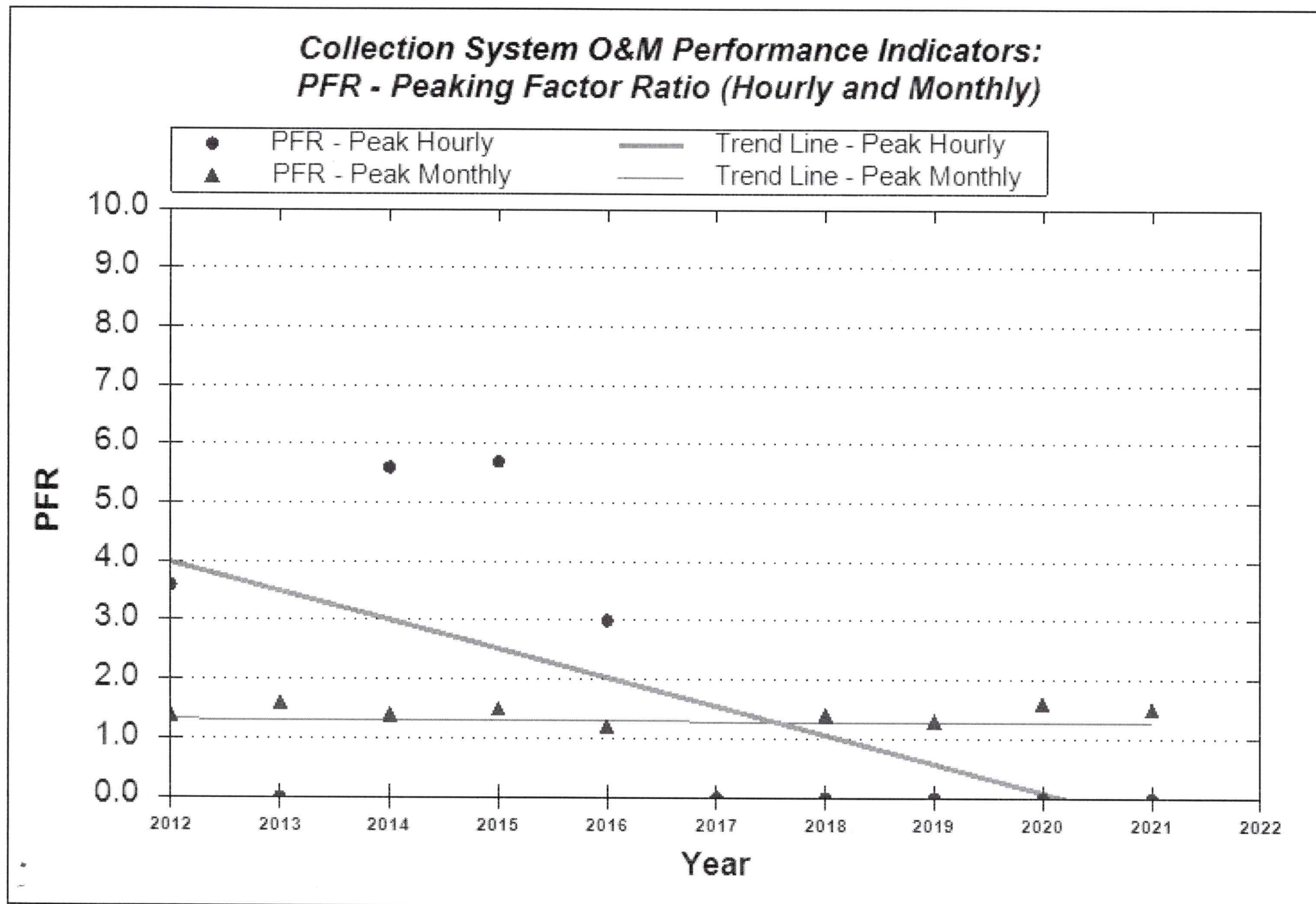
for Trend Line: Complaints: $y = 0x + 0$



Jackson (Village) Wastewater Treatment Plant

Linear equations use 2012 - 2022 CMAR data

for Trend Lines: PFR - Peak Hourly: $y = -0.488000x + 3.99$ PFR - Peak Monthly: $y = -0.006681x + 1.32$



Compliance Maintenance Annual Report

Jackson (Village) Wastewater Treatment Plant

Last Updated: Reporting For:

6/12/2023

2022

5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:
None
5.4 What is being done to address infiltration/inflow in your collection system?
As we find Infiltration/Inflow, We replace or grout the leaking component.

Total Points Generated	-
Score (100 - Total Points Generated)	-
Section Grade	-

Compliance Maintenance Annual Report

Jackson (Village) Wastewater Treatment Plant

Last Updated: Reporting For:
6/12/2023 2022

Grading Summary

WPDES No: 0021806

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Influent	F	0	3	0
BOD/CBOD	A	4	10	40
TSS	A	4	5	20
Ammonia	A	4	5	20
Phosphorus	A	4	3	12
Biosolids	A	4	5	20
Staffing/PM	A	4	1	4
OpCert	A	4	1	4
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			37	136
GRADE POINT AVERAGE (GPA) = 3.68				

Notes:

A = Voluntary Range (Response Optional)

B = Voluntary Range (Response Optional)

C = Recommendation Range (Response Required)

D = Action Range (Response Required)

F = Action Range (Response Required)

Compliance Maintenance Annual Report

Jackson (Village) Wastewater Treatment Plant

Last Updated: Reporting For:

6/12/2023

2022

Resolution or Owner's Statement

Name of Governing
Body or Owner:

Village of Jackson

Date of Resolution or
Action Taken:

2022-06-12

Resolution Number:

22-09

Date of Submittal:

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):

Influent Flow and Loadings: Grade = F

Effluent Quality: BOD: Grade = A

Effluent Quality: TSS: Grade = A

Effluent Quality: Ammonia: Grade = A

Effluent Quality: Phosphorus: Grade = A

Biosolids Quality and Management: Grade = A

Staffing: Grade = A

Operator Certification: Grade = A

Financial Management: Grade = A

Collection Systems: Grade = A

(Regardless of grade, response required for Collection Systems if SSOs were reported)

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS

(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)

G.P.A. = 3.68

RESOLUTION #23-18

A RESOLUTION ACCEPTING THE SANITARY SEWER AND WATER SYSTEM ASSOCIATED WITH THE MAPLE FIELDS SUBDIVISION PHASE #1 DEVELOPMENT

The Village Board of the Village of Jackson, Washington County, Wisconsin, does resolve as follows:

BE IT RESOLVED that the Village hereby accepts, pursuant to the provisions of Chapter 44 of the Village Code, the Sanitary Sewer and Water System associated with the Maple Fields Phase #1 Development in the Village of Jackson, Washington County, Wisconsin.

Introduced by: _____

Seconded by: _____

Vote: _____ Ayes _____ Nays

Passed and Approved: _____

Brian J. Heckendorf – Village President

Attest: _____
Pamela Wolf – Deputy Village Clerk

Proof of Posting:

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

Village Official

Date

CONTRACT FOR
MARKET UPDATE 100% VALUATIONS AND
MAINTENANCE OF ASSESSMENT RECORDS

2024 - 2026

THIS AGREEMENT: by and between Catalis Tax & CAMA, Inc, hereinafter called the "Assessor", and the Village of Jackson, Washington County, Wisconsin, hereinafter called the "Village".

WITNESSETH: The Assessor and the Village for the compensation stated herein, agree as follows:

ARTICLE I

SCOPE OF WORK: the Assessor, having familiarized himself with the local conditions affecting the cost of the work to be done, and the Standard Specifications for the Annual Maintenance of Real and Personal Property Records in the State of Wisconsin pursuant to Chapter 70, Wisconsin State Statutes, hereby agrees to perform everything required to be performed and to complete in a professional manner everything required to be completed to comply with State Statutes regarding the assessment of Real and Personal Property on behalf of the Village and in accordance with the General Agreements as stated in Article Three of this contract.

ARTICLE II

COMPENSATION: The Village shall pay to the Assessor for the performance of the contract the following compensation of \$109,800 (One Hundred Nine Thousand Eight Hundred Dollars), such amount to be paid as follows:

2024-2026 - \$36,600 annually

Payments of \$3,050 per month

ARTICLE III

GENERAL AGREEMENTS:

- 1) The contract shall begin January 1, 2024 and end December 31, 2026, provided that the Contract continues thereafter for purposes of completing the Board of Review and other appeal processes applicable to assessments made during the term.
- 2) All normal duties and functions of the Assessor as described and set forth in the Wisconsin State Assessors Manual, including required meetings, will be performed in a timely manner, and in accordance with the Chapter 70 Laws of the State.
- 3) All services requested over and above the normal yearly assessment functions will be charged extra at a mutually agreed upon rate which shall be subject to a separate written addendum to this Agreement that is entered before such work is performed. Nothing in this subsection shall limit or reduce the Assessor's performance obligations of this Contract or increase the compensation therefore.
- 4) The Assessor will provide his own equipment, workspace, storage and security of records while in his possession.
- 5) The Assessor shall provide proof of at least \$1,000,000 in general liability, records liability, automobile liability, and statutory amount of worker's compensation insurance and must name the Village as an additional insured.
- 6) The Assessor is to be considered an Independent Contractor hired to fill an Appointed Statutory Position, and is not subject to withholding tax, insurance programs or benefits.
- 7) Implement use value to assure fair and equal treatment of lands used for agricultural purposes regardless of parcel size.
- 8) Assessor will maintain an assessment ratio as determined by the WI Department of Revenue of at least 95% and no higher than 105% annually for the duration of this contract.

SUBMITTED TO THE VILLAGE OF JACKSON THIS 24th DAY OF
July, 2023

Les Ahrens
Director of Valuation Services
Catalis Tax & CAMA, Inc

Steven Ashbacher

Steve Ashbacher
Executive Vice President
Catalis Tax & CAMA, Inc

ACCEPTANCE BY VILLAGE:

The above contract, terms and general agreements are hereby accepted, this
_____ day of _____, 2023

BY GOVERNING BODY OF THE VILLAGE OF JACKSON

ATTEST:

Authorized Official Signatures and Titles:

Administrator

NOTARY OR
VILLAGE SEAL

Clerk



ORDINANCE #23-11

Amending Section 4-54 of the Municipal Code with regard to the Procedure to Issue Operators License

WHEREAS, the Village Board for the Village of Jackson ordains that the following sections of the Municipal Code are hereby repealed, recreated, or amended to read;

Section one: **Sec. 4-54. - Review procedure; granting or denial of license.**

(a) *Village Board Designee.* Pursuant to Wis. Stat. § 125.157(1), the Village Board designates the Village Clerk, or the Clerk's designee, as the authorized municipal official to issue operator's licenses.

(b) *Review Procedure.*

- (1) *Investigation by police department.* The village police department shall conduct an investigation of the applicant, including, but not limited to, requesting information from the state, surrounding municipalities and any community where the applicant has previously resided concerning the applicant's arrest and conviction record.
- (2) *Police chief's recommendation.* Based upon such investigation, the chief of police, or the police chief's designee if the police chief is out of the office for an extended period of time, shall recommend in writing to the Village Clerk approval or denial of the application. If the chief of police, or the police chief's designee, recommends denial, he/she shall provide the reason for recommendation of denial in writing to the Village Clerk.

(c) *Final action by Village Clerk.* Upon receipt of a recommendation to approve the application from the chief of police or the police chief's designee, the village clerk shall issue the next numbered license. If the application is recommended for denial, the village clerk shall, in writing, inform the applicant of the denial, the reasons therefor, and advise of the opportunity to request reconsideration of the application by the village board.

(d) *Repealing denial.* The applicant must send by registered mail, or served upon in person, to the village clerk, at least ten business days prior to the village board meeting, a written request for reconsideration of the matter. At the reconsideration hearing, the applicant may present evidence and testimony as to why the license should be granted. If, upon reconsideration, the board again denies the application, the village clerk shall notify the applicant in writing of the reasons therefor. An applicant who is denied any license upon reconsideration of the matter may apply to circuit court pursuant to Wis. Stats. § 125.12(2)(d) for review. Consideration for the granting or denial of a license will be based on the

applicant's fitness generally for the trust to be reposed, arrest and conviction record of the applicant, subject to the limitations imposed by Wis. Stats. §§ 111.321, 111.322, and 111.335, the financial responsibility of the applicant, and the appropriateness of the location and the premises where the licensed business is to be conducted.

(e) *Ability to Revoke.* The Village Board reserves the right to terminate an operator's license within the village at any point in time during its term with no refund if the operator is in violation of any of the terms or provisions of the state law or of this chapter relating to operator's licenses.

Section two: Severability; In the event that any provision of this Ordinance is for any reason held to be invalid, unconstitutional, or unenforceable by any court of competent jurisdiction, such portions of this Ordinance shall be deemed separate, distinct and independent provisions of the Ordinance and all remaining portions of this ordinance shall remain in full force and effect.

Section three: All ordinances or parts of ordinances conflicting with the provisions of this ordinance are hereby to such extent repealed.

Section four: This ordinance shall take effect and be in force after its passage and posting pursuant to law.

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

The Village Clerk and Village Administrator are hereby 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: _____
Brian J. Heckendorf, Village President

Attest:

Pamela Wolf, Deputy Village Clerk

Proof of Posting:

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

Village Official

Date

ORDINANCE #23-11

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- (2) *Police chief's recommendation.* Based upon such investigation, the chief of police, ~~or the police chief's designee if the police chief is out of the office for an extended period of time~~, shall recommend in writing to the ~~Village Clerk to the village board~~ approval or denial of the application. If the chief of police, ~~or the police chief's designee~~, recommends denial, he/~~she~~ shall provide the reason for recommendation of denial in writing to the Village Clerk.

(c) *Final action* ~~by Village Clerk. by village board.~~ Upon receipt of a recommendation to ~~approve the application~~ from the chief of police ~~or the police chief's designee~~, the village clerk shall ~~cause the name of the applicant to be placed on the next regular village board agenda for action to either grant or deny the application for license~~ ~~issue the next numbered license~~. If the application is recommended for denial, the village clerk shall, in writing, inform the applicant of the denial, the reasons therefor, and advise of the opportunity to request reconsideration of the application by the village board.

(d) *Repealing denial.* The applicant must send by registered mail, or served upon in person, to the village clerk, at least ten business days prior to the village board meeting, a written request for reconsideration of the matter. At the reconsideration hearing, the applicant may present evidence and testimony as to why the license should be granted. If, upon reconsideration, the board again denies the application, the village clerk shall notify the applicant in writing of the reasons therefor. An applicant who is denied any license upon

reconsideration of the matter may apply to circuit court pursuant to Wis. Stats. § 125.12(2)(d) for review. Consideration for the granting or denial of a license will be based on the applicant's fitness generally for the trust to be reposed, arrest and conviction record of the applicant, subject to the limitations imposed by Wis. Stats. §§ 111.321, 111.322, and 111.335, the financial responsibility of the applicant, and the appropriateness of the location and the premises where the licensed business is to be conducted.

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Section four: This ordinance shall take effect and be in force after its passage and posting pursuant to law.

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The Village Clerk and Village Administrator are hereby 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: _____
Brian J. Heckendorf, Village President

Attest:

Pamela Wolf, Deputy Village Clerk

Proof of Posting:

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

Village Official

Date

Licenses: August 8, 2023 Village Board Meeting

Name	Establishment	Police Chief Recommendation
OPERATOR'S LICENSES		
Elle K. Schickert	East Side Mart, Main Street Mart & The Village Mart	Approval
Grace E. Reifschneider	East Side Mart, Main Street Mart & The Village Mart	Approval
Kiana M. Anderson	East Side Mart, Main Street Mart & The Village Mart	Approval
Kaitlyn M. Sell	East Side Mart, Main Street Mart & The Village Mart	Approval
Johnathan L. Porkert	Walgreens #11676	Approval

Form
AT-200**Appointment of Successor Agent – Retail Licenses**

Submit this form to your licensing authority with a \$10 processing fee.

If there is a change in agent, each club, corporation, or limited liability company that holds a retail license to sell fermented malt beverages and/or intoxicating liquor must appoint a successor agent and have the appointment approved by the licensing authority pursuant to sec. 125.04(6), Wis. Stats. The following questions must be answered by the agent, and the appointment must be signed by an officer of the corporation/organization or one member of the limited liability company (only one signature is required).

Section 1: Licensee Information and Acknowledgement

Licensee Name

Walgreen Co.

Reason for Cancellation of Appointed Agent

New Agent

The undersigned appoints Johnathan Lee Porkert as agent in accordance with sec. 125.04(6), Wis. Stats.

[Signature]
Signature of President / Member

7/27/23
Date

Section 2: Agent Information and Acknowledgement

Agent Name

Johnathan Lee Porkert

Mailing Address

655 Village Green Way Unit 210

City or Post Office

West Bend

State

WI

Zip Code

53090

Agent Questions

Yes No

1. Are you of legal drinking age? ☒ Yes ☐ No
2. Have you been a resident of Wisconsin for at least 90 continuous days prior to the date of appointment as agent? ☒ Yes ☐ No
3. Have you ever been convicted of a federal law violation? ☐ Yes ☒ No
4. Have you ever been convicted of a state law violation? ☐ Yes ☒ No
5. Have you ever been convicted of a local ordinance violation? Speeding ticket ☒ Yes ☐ No
6. Have you completed the required responsible beverage server training course per sec. 125.04(5)(a)5, Wis. Stats.? ☒ Yes ☐ No

UNDER PENALTY OF LAW, I declare that my answers above are true and correct to the best of my knowledge and belief.

I hereby accept appointment as agent for Walgreens 11676 and assume full responsibility of the conduct of the business relative to fermented malt beverages and intoxicating liquors.

[Signature]
Signature of Agent

7-27-23
Date

Section 3: Licensing Authority Approval

Municipality Name

Village of Jackson

Signature of Official

Date

Title of Official

Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

Individual's Full Name (please print) (last name) Porkert		(first name) Johnathan		(middle name) Lee	
Home Address (street/route) 655 Village Greenway Unit 210		Post Office	City West Bend	State WI	Zip Code 53090
Home Phone Number 414-335-7930		Age 23	Date of Birth 5-12-2000	Place of Birth Milwaukee WI	

The above named individual provides the following information as a person who is (check one):

☐ Applying for an alcohol beverage license as an individual.

☐ A member of a partnership which is making application for an alcohol beverage license.

☒ **Agent** of **Walgreens 11676**
(Officer / Director / Member / Manager / Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

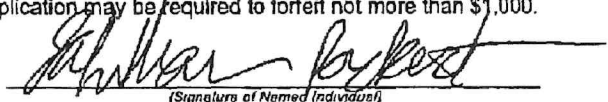
The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? **23 years**
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☐ Yes ☒ No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ☐ Yes ☒ No
 If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ☐ Yes ☒ No
 If yes, identify. (Name, Location and Type of License/Permit)
5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ☐ Yes ☒ No
 If yes, identify. (Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name Kohls	Employer's Address 1400 S Main St West Bend WI 53090	Employed From 2016	To 2020
Employer's Name	Employer's Address	Employed From	To

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.


(Signature of Named Individual)



Walgreen Co.
Corporate Offices
300 Wilmot Rd. MS#3215
Deerfield, IL 60015
www.walgreens.com

July 28, 2023

Pam Wolf
Village Deputy Clerk/Treasurer
N168W19851 Main St
Jackson, WI 53037

RE: Change of Designated Agent for Store #11676

Location: Walgreens #11676
N168W21330 Main St
Jackson, WI 53037

Greetings:

Please change the Walgreens Co. Store #11676 Designated Agent to newly appointed Agent Jonathan Lee Porket for its Liquor License.

Please find the enclosed:
ATT-200 Appointment of Successor Agent
Auxiliary Questionnaire
\$10.00 check for processing fees

As per your email yesterday 07/27/23 : Johnathan has already completed the operator license application, so the background check has been run and class attendance verified and should be approved at the next Village Board meeting for his license August 8th.

Upon issuance of the new Designated Agent License, please email electronic version to Walgreens Corporate Office at frances.gomez.valentino@walgreens.com.

Please mail the original to the Walgreens Store at the address above.

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

Thank you for your attention to this very important matter.

Sincerely,

Frances Valentino
Walgreens Corporate Headquarters
License Administration
847-964-7526

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 273980**Date:** 8/02/2023**Check****RECEIVED
FROM** WALGREENS CORPORATE

\$10.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	OPERATORS LICENSE	10.00
	APPOINTMENT OF SUCCESSOR AGENT-J. PORKER	
TOTAL RECEIVED		10.00

Receipt Memo: CK#JP03-3000072056



Taking the lead in Washington County.

MEMO

TO: Brian Heckendorf, Village President; Board of Trustees

FROM: Jen Keller, Village Administrator

RE: Appointment of Village Clerk – Anastasia Gonstead

DATE: August 3, 2023

Background:

The position of Village Clerk was posted on Friday, June 9th on the Village Website. The following week, Staff published the job opening on the Wisconsin Municipal Clerk's Association website, the League of Wisconsin Municipalities website, LinkedIn, Facebook accounts for JFD, JPD, and Parks and Recreation, and placed the notice on the STH 60 digital messaging sign. Application reviews occurred the week of July 3, 2023. A total of nine (9) applications were received for the position, three (3) candidates were interviewed the week of July 10, 2023.

Interviewers consisted of Police Chief Ryan Vossekuil, Treasurer Darlene Smith and myself. Upon completion of initial interviews and review of top candidates with the Village Board, reference checks were completed, and a second interview occurred with Ms. Anastasia Gonstead. Following the second interview, a conditional offer of employment was extended to Ms. Gonstead, and accepted on July 17, 2023.

It is my pleasure to recommend the appointment of Ms. Anastasia Gonstead to the position of Village Clerk. In the event the Village Board proceeds to appoint Ms. Gonstead, she shall be available to be sworn into office following action by the Board.

Recommendation:

To accept the recommendation of the Village Administrator to appoint Anastasia Gonstead to the position of Village Clerk.

Attachments:

1. Village Clerk Job Announcement – 7/9/23
2. Village Clerk Job Description
3. Oath of Office – Anastasia Gonstead

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

www.villageofjacksonwi.gov

Position: Village Clerk
Department: Administration
Immediate Supervisor: Village Administrator
Classification: Department Supervisor
Date Posted: June 9, 2023
Salary: \$65,000 - \$75,000, DOQ
Application Deadline: First review July 3rd, open until filled.

Opportunity – The Village of Jackson (pop. 7,844) is seeking candidates to fill the role of Clerk. The Village Clerk is a senior member of the Village Administrator’s management team which is comprised of the Clerk, Treasurer, Engineer, Fire Chief, Police Chief, Director of Inspections, and Parks and Recreation Director. The Village Clerk performs a range of highly complex duties comprising of custodial needs of official Village records; the recording of documents and vital statistics; the issuance of licenses; management of the Village website, meeting information, community updates/newsletters and technology systems; management of official or legal notices; administration of elections and oversight of Election Chiefs and poll workers; and management of the Assessor’s Office functions of the Village. This individual must also be a self-starter and one who doesn’t mind working independently or with several members in a small team environment. There are also frequent interactions on the telephone and in-person with a variety of people, including co-workers, elected officials, other professionals, business owners, community stakeholders, and the taxpaying public.

Minimum requirements – The Village is seeking a candidate with three (3) or more years of progressively responsible experience in municipal operations. An associate degree in fiscal or government-related areas, or commensurate experience in government, general administration and personnel management will be given equally weighted consideration. The ideal candidate must be a “Certified Municipal Clerk” or obtain the designation within 3 years of employment. Incumbent must have Notary Public certification or obtain the certification within three (3) months of employment. Must be bondable. Serves as a Work Permit Officer.

Compensation & Benefits - The Clerk is an exempt, non-represented position. The hiring range is \$65,000 to \$75,000, DOQ. Besides a competitive salary, those choosing the Village of Jackson will find opportunities to attend trainings, and access to a comprehensive benefits package including FSA contributions, robust health insurance, WRS, life insurance, paid sick time, paid vacation, and paid holidays.

How to Apply – Visit the Village of Jackson’s website at www.villageofjacksonwi.gov to submit an application. Questions should be directed to the Village’s Administrator, Jen Keller at Jen.Keller@villageofjacksonwi.gov. Along with a completed application, candidates shall also submit a resume, a cover letter outlining their interest in the position, and three (3) professional references.

Deadline – Open until filled. The first review of applications will occur on Monday, July 3rd at 2p.m.

Village of Jackson
C/O Ms. Jen Keller, Village Administrator
N168W19851 Main Street
Jackson, WI 53037

As a condition of employment, the intended candidate will be subject to a background investigation and a drug screen. Pre-employment evaluations will be conducted at the expense of the Village of Jackson. The Village of Jackson highly values the unique perspectives of all our employees and encourages individuals who reflect the diversity of our community to apply. The Village of Jackson is an E.O.E.

**VILLAGE OF JACKSON
JOB DESCRIPTION**

POSITION TITLE:	Village Clerk
DEPARTMENT:	Administration
IMMEDIATE SUPERVISOR:	Village Administrator
CLASSIFICATION:	Department Supervisor
COMPENSATION:	\$65,000-\$75,000 for 2023

GENERAL POSITION DESCRIPTION:

The Village of Jackson (pop. 7,844) is seeking candidates to fill the role of Clerk. The Village Clerk is a senior member of the Village Administrator's management team which is comprised of the Clerk, Treasurer, Engineer, Fire Chief, Police Chief, Director of Inspections, and Parks and Recreation Director. This position is a key contributor in the organization and is responsible for overseeing many of the public services our community provides. The Village Clerk performs a range of highly complex duties comprising of custodial needs of official Village records; the recording of documents and vital statistics; the issuance of licenses; management of the Village website, meeting information, community updates/newsletters and technology systems; management of official or legal notices; administration of elections and management of Election Chiefs and poll workers; and management of the Assessor's Office functions of the Village. This role is supervisory to the Deputy Clerk/Treasurer and Poll Workers and shall ensure services are available to the public in the Administrative Offices during the hours of 8AM-4:30PM, Monday through Friday, excluding holidays.

LICENSE/CERTIFICATION REQUIREMENTS:

Must meet requirements as set for in SS. 61.25 and SS. 61.26, Wisconsin Statutes. Incumbent must be a "Certified Municipal Clerk" or obtain the designation within 3 years of employment. Incumbent must have Notary Public certification or obtain the certification within 3 months of employment. Must be bondable. Serves as a Work Permit Officer.

SKILLS, KNOWLEDGE, AND ABILITIES:

Must have knowledge of state law and local ordinance requirements related to the operation of Village government. Must be a motivated, team player possessing strong organizational and communication skills. Must be able to work independently, demonstrate the ability to make sound independent management decisions and possess strong supervisory abilities. Must possess the ability to effectively communicate, both orally and in writing, with the public and coworkers.

EDUCATION AND PRIOR EXPERIENCE:

Three (3) or more years of progressively responsible experience in municipal operations with two (2) years of experience in election administration. An Associate's Degree in fiscal or government-related areas, or commensurate experience in government, including general administration and personnel management will be given equally weighted consideration.

SPECIFIC POSITION RESPONSIBILITIES:

Other duties or functions may be required from time to time, and thus the information below is not an exhaustive list of responsibilities for this role.

Serves as Custodian of Records for the Village of Jackson:

- Record or certify documents, retaining, and destroying files consistent with State Statute and comply with Village adopted retention schedule including ordinances, resolutions, contracts, and deeds as required.
- Administer the oath of office to Village employees and officials.
- Certify tax roll, assessment roll, and documents.
- Maintain affidavits of publication and Letter of Credit files for Development Agreements.
- Maintain an accurate record of all public meeting proceedings.
- Maintain all papers and records open to inspection during normal working hours.
- Serve as notary public and as the official custodian of all Village records, public documents, and corporate seal of the Village.
- Provide information to citizens regarding applicable Village ordinances/state laws.

Issuance of Licenses and Permits:

- Oversee the application and approval process of licenses or permits for: Pets, Special Events, Work Permits, Cigarette, Direct Seller's, Fireworks, Intoxicating Liquor/Fermented Malt Beverages, Operator/Bartender, Peddlers and other miscellaneous permits in accordance with applicable Wisconsin Statutes and Village Ordinances.

Management of Village Website, Announcements and Meeting Information and Technology Systems, and assist with social media announcements:

- Serves as support to Departments and maintains contracts for services for agenda and meeting packet creation with Civic Clerk and services for online website hosting with Civic Plus.
- Serves as support to Departments for audio/video equipment in Board Room.
- Coordinates with Administrator and Department Supervisors content to be included in quarterly newsletter, monthly highlights publication, calendar to be published and distributed with utility bills, and schedules social media posts for community reminders and holidays in concert with Administrator.
- Publishes announcements for Village Departments on Village website and coordinates messages to be posted on the STH 60 digital messaging board and coordinates additional messaging or scheduling of posts on social media account(s) in concert with Administrator.

Management of Assessor's Office:

- Coordinates contracts for Assessment Services.
- Publishes all notices for property assessments and open book, maintains a copy of the assessment roll, coordinates objection filings for Board of Review in concert with the Village Assessor and Attorney, and submits all applicable reports to Washington County and WisDOR.
- Serves on the Board of Review.

Meeting Duties:

- Assist in the preparation of agendas, minutes and meeting reports for the Village Board and various boards as needed and perform liaison duties to the public regarding activities of the Board, Commissions, and Committees.
- Ensure the meeting rooms have furniture arranged as needed, with necessary technologies set up such as display monitors, microphones, and audio/video equipment.
- Assist in preparation of ordinances and resolutions and codification of the same.
- Attend meetings of the Village Board, Finance and Personnel Committee, Board of Public Works, Plan Commission, Joint Review Board, Tourism Commission, and Board of Review as well as other meetings, as needed. Deputy Clerk may be requested from time to time to attend in the absence of the Clerk.
- Maintains a monthly calendar of all Village meetings and Village Board room reservations, and schedules all uses of the Village Board room to ensure door program access and to avoid scheduling conflicts.
- Prepare, publish, and post meeting agendas, bids, official notices, public hearings, and other information as required by law.

Election Preparation and Administration:

- Plan for Village's involvement in local, state and federal elections and ensures compliance with all election laws and procedures.
- Receive and process local filings for Village office.
- Supervise the registration of voters and maintenance of registration files.
- Coordinate absentee ballot voting (room reservation, equipment set up, inspector help with set up), supervise purchase of needed election supplies, test voting equipment and recommend revisions to ward boundaries as needed.
- Recruit, select, and train election inspectors. Utilize and update training manuals, convey election law changes and ensure adequate performance of election workers.
- Respond to calls, questions and request from Election Chiefs and Deputy on Election Day.
- Assist Election Chiefs and Deputy to troubleshoot and repair voting machines or electronic poll books (Badger Books) on Election Day.
- Complete or assure completion of summary statements and deliver election results to State, County and media.
- Plan and oversee the Board of Canvass and certification of election results.

Supervise and Direct Employees in Administration Offices:

- Manage new employee checklist to ensure access to necessary program or Village account log-in credentials (i.e. email account, phone directory update) upon start of employment, distribute key fob or other keys as needed to office areas, maintain current staff listing online.
- Initiate and assist in the selection of departmental employees including posting jobs, interviewing, recommending hiring, and requests to Administrator for additional head count for all permanent part time or full time employees.
- Assess employee performance and manage complaints against employees, provide job performance feedback and documentation, conduct formal performance review with employees and determine annual goals and objectives for employees.
- Prepare and/or conduct on the job training (i.e., work procedures, job functions, etc.) and perform reviews on an annual basis.

- Responsible for the establishment of goals and procedures in meeting Clerk objectives and departmental objectives.

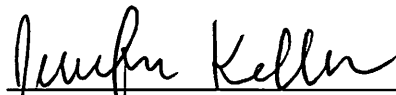
Prepare and Monitor Clerk Related Budget Items:

- Develop departmental data necessary for budget preparation and monitor compliance with approved budget. Budget estimated departmental revenues and expenditures and assist Village Administrator in presentation of those costs at Budget Workshop as needed.
- Report variance between budgeted and actual expenses and provide justifications to Treasurer on quarterly basis.
- Allocate expenses to other budgets for projects, products, or services. Analyze expenses to determine cost reduction alternatives.
- Administer contracts administrative office equipment and functions such as copy machine, postage machine, shredding services, etc.

ENVIRONMENTAL ADAPTABILITY:

- The work environment characteristics described are representative of those an employee encounters while performing the essential functions of this job. While performing the duties of this job, the employee is occasionally required to work abnormal hours and attend meetings that may continue into the late evening. Lifting items up to 50 pounds may be needed on occasion. The noise level in the work environment is usually moderate and employee must have ability to sustain prolonged visual concentration and ability to sit or stand for long periods of time. The Village of Jackson is an equal opportunity employer. In compliance with the Americans with Disabilities Act, the Village will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with employer.

Job Description Established by Village Board: 07/11/2023



Administrator's Signature

7/17/23
Date

OATH OF OFFICE

**STATE OF WISCONSIN, S19.01
WASHINGTON COUNTY
VILLAGE OF JACKSON**

I, Anastasia Gonstead, having been appointed to the position of

VILLAGE OF JACKSON CLERK

but have not yet entered upon the duties thereof,
swear that I will support the Constitution of the United States
and the Constitution of the State of Wisconsin,
and will faithfully and impartially discharge the duties of said office
to the best of my ability, so help me God.

(signature)

Subscribed and sworn before me this 8th day of August, 2023.

Brian J. Heckendorf – Village President

Jen Keller – Village Administrator



Taking the lead in Washington County.

MEMO

TO: Brian Heckendorf, Village President; Board of Trustees

FROM: Jen Keller, Village Administrator and Darlene Smith, Village Treasurer

RE: 2023 Budgeting Schedule and VB Budget Workshop Dates

DATE: August 3, 2023

Staff will follow the schedule below to formulate 2024 budgetary goals:

August

- a. 8/1/23 – DOR sends Net New Construction Information
- b. 8/2/23 – Email Budget Worksheets to Department Heads
- c. 8/23/23 – Budget Worksheets due to Admin from Department Heads
- d. 8/30/23 – Admin meet with Department Heads to Review Budget Worksheets and Goals

September

- a. 9/19/23 – DOR sends Expenditure Restraint Budget Limit Notice
- b. 9/25/23 – 10/20/23 – 2024 Health Insurance Benefits Open Enrollment Period
- c. 9/29/23 – DOR sends Expenditure Restraint Budget Limit Notice

October

- a. 10/11/23 – 8 a.m. Admin meet with Department Heads to Review Budget Worksheets (if needed after Expenditure Restraint Budget Limit Notice)

Staff are also working alongside Ehlers Financial Advisors to continue the Financial Management Plan creation which will be discussed at the Joint Budget and Finance Committee and Village Board meeting on 8/8. Both the 2024 budget work and the Financial Management Plan will work to identify ways to continue funding essential services, while still complying with levy limits and expenditure restraint incentives for shared revenues.

I propose the following schedule for the 2023 Budget Reviews and Future Approvals:

September

- a. 8/15/23 – P&R Committee, Capital Projects 6PM
- b. 9/19/23 – Parks and Recreation Committee, Operational Budget 6PM
- c. 9/26/23 – BPW, Utilities, Streets, and Parks Department, 6PM

October

- a. 10/16/23 – Tourism Commission 5:30PM
- b. 10/16/23 – Village Board Budget Workshop #1 6PM
- c. 10/23/23 – (if needed) Village Board Workshop #2 6PM

November

- a. 11/14/23 – Village Board facilitate Public Hearing and Adopt Levies

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

www.villageofjacksonwi.gov



June 28, 2023

Darlene Smith
Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

RE: Public Entity Liability Renewal Package (2025-2026)

Dear Darlene,

CVMIC members are the core of our business and the purpose of our existence. The principles of teamwork and cooperation guide our success as we partner with Wisconsin municipalities that are engaged and committed to each other and the CVMIC organization.

We take pride in offering quality insurance products and risk management solutions for our members and strive to provide your community with the best possible public entity, general liability and auto liability protection available in Wisconsin.

We are pleased to present you with this two (2) year Public Entity Liability renewal package.

Premium options for the 2025 and 2026 policy years are set forth in **ATTACHMENT ONE**, these premiums are guaranteed for the two-year period if an adequate level of commitment for the renewal is achieved.

To confirm your community's commitment to CVMIC for the 2025-2026 policy years as outlined in **ATTACHMENT ONE**, please complete the acceptance form and return a signed copy to Ben Hoverson (benh@cvmic.com) **by September 15th, 2023**.

Our general counsel, Patrick Nolan of Quarles & Brady, has provided instructions for making this two-year commitment to CVMIC. (See **ATTACHMENT TWO**)

We look forward to continuing our partnership with you. If you have any questions regarding this renewal package, please contact Ben Hoverson.

Yours very cordially,

CITIES AND VILLAGES MUTUAL INSURANCE COMPANY

Steve Stanczak, Chief Executive Officer
Direct: 414-831-6000
Email: steves@cvmic.com

Ben Hoverson, Underwriting Analyst
Direct: 414-831-6013
Email: benh@cvmic.com

ATTACHMENT ONE



Village of Jackson Liability Premiums for Policy Years 2024, 2025, 2026

CVMIC Public Entity Liability Policy Overview

Coverages: General Liability, Auto Liability, Public Officials Liability & Law Enforcement Liability

Policy Limit: \$10,000,000 per Occurrence Excess Self-Insured Retention (SIR)

Per Occurrence SIR: Selected by Each Member (Multiple SIR Options are Available)

Aggregate SIR: Four (4) Times Selected SIR per Policy Period

Village of Jackson Current SIR

Per Occurrence SIR: \$20,000

Aggregate SIR: \$80,000

Annual Premium Summary

<u>Policy Year</u>	<u>Current SIR (Option 1)</u>	<u>Optional SIR (Option 2)</u>
2024	\$37,098	\$35,614
2025	\$37,687	\$36,180
2026	\$38,818	\$37,265

NOTE: The premiums stated above are based on an expected number of renewals and are subject to review. With that qualification, the premiums are guaranteed for the three-year policy period of 2024, 2025 and 2026.

ATTACHMENT ONE

ACCEPTANCE

The **Village of Jackson** agrees to continue as a member of CVMIC for the policy years 2024, 2025 and 2026 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 _____, 2023.

Village of Jackson

By _____
Signature

Its _____
Title



Please email signed PDF to: benh@cvmic.com



Cities & Villages Mutual Insurance Company Self-Insured Retention Analysis

The analysis provided in the table below is intended to assist you in determining if additional risk (Higher SIR) should be considered based on your loss history and premium paid to CVMIC.

The claim dollars/payments made within your SIR are only as good as your reporting of claim payments to CVMIC. If you do not believe that all of your claim payments have been submitted, then the analysis below should be adjusted.

Member:	Jackson, Village of
---------	---------------------

Claims Valued as of:	June 2023
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Year	Current SIR	Premium @ SIR	Claim \$ in SIR	Next Level SIR	Premium @ Next Level SIR	Claim \$ in Next Level SIR
2013	\$ 20,000	\$ 30,402	\$ -	\$ 25,000	\$ 29,186	\$ -
2014	\$ 20,000	\$ 31,314	\$ -	\$ 25,000	\$ 30,061	\$ -
2015	\$ 20,000	\$ 30,520	\$ -	\$ 25,000	\$ 29,299	\$ -
2016	\$ 20,000	\$ 31,131	\$ 13,309	\$ 25,000	\$ 29,886	\$ 13,309
2017	\$ 20,000	\$ 31,782	\$ -	\$ 25,000	\$ 30,511	\$ -
2018	\$ 20,000	\$ 32,576	\$ -	\$ 25,000	\$ 31,273	\$ -
2019	\$ 20,000	\$ 32,913	\$ -	\$ 25,000	\$ 31,596	\$ -
2020	\$ 20,000	\$ 33,571	\$ -	\$ 25,000	\$ 32,228	\$ -
2021	\$ 20,000	\$ 34,988	\$ -	\$ 25,000	\$ 33,588	\$ -
2022	\$ 20,000	\$ 35,688	\$ -	\$ 25,000	\$ 34,260	\$ -

Total Cost @ Current SIR:	\$ 338,194
---------------------------	------------

Total Cost @ Next Level SIR:	\$ 325,199
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10 Year Savings/Loss:	\$ 12,995
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Note: Total Cost = Premium + Claim \$ in SIR

SIR Analysis - Total Cost Per Year			
Year	Total Cost @ Current SIR	Total Cost @ Next Level SIR	Additional Cost/Savings
2013	\$ 30,402	\$ 29,186	\$ 1,216
2014	\$ 31,314	\$ 30,061	\$ 1,253
2015	\$ 30,520	\$ 29,299	\$ 1,221
2016	\$ 44,440	\$ 43,195	\$ 1,245
2017	\$ 31,782	\$ 30,511	\$ 1,271
2018	\$ 32,576	\$ 31,273	\$ 1,303
2019	\$ 32,913	\$ 31,596	\$ 1,317
2020	\$ 33,571	\$ 32,228	\$ 1,343
2021	\$ 34,988	\$ 33,588	\$ 1,400
2022	\$ 35,688	\$ 34,260	\$ 1,428
Total	\$ 338,194	\$ 325,199	\$ 12,995

Memo

To: Jen Keller, Village Administrator
From: Brian W. Kober, P. E., Director of Public Works 
Subject: Jackson Sewer and Water Utilities Rate Increase
Date: August 4, 2023
CC: Village Board

During the Wastewater Treatment Plant Facilities Plan discussion, a topic covered was future rates for the Jackson Sewer Utility to fund the Plant expansion project. The discussion was referred to a later date, and the time has arrived. Also, the Jackson Water Utility rate increase should be discussed at the same time. In past practice, Jackson Water Utility would complete the simplified rate case (SRC) through the Public Service Commission, and the resulted rate increase would be accepted by both Utilities.

Recommended rate increase for both utilities would be 8%, so the total utility bill would increase by 8%. A full breakdown of revenues for both utilities is being created but not available currently with this memo.

In order to meet the effective date of October 1, 2023, and the requirements of the PSC, the Village Board on August 8th will need to review the water rate increase, so the PSC can be notified of the increase.

The proposed water rate increase is the simplified rate method by the PSC which does not require a public hearing. The utility customers have been notified by mail in the second quarter billing.

If you have any questions, please let me know.

Brian W. Kober, P.E.

Simplified Rate Case Application - Water Class C

2720 - Village of Jackson Water Utility

Note: this application is not officially submitted until it is uploaded to the Commission's Electronic Records Filing System.

Public Service Commission of Wisconsin

(filing this form out is in accordance with Wis. Stat 196.193)

PO Box 7854

3011(1/1/2020)

Madison WI 53707-7854

Preparer Name: **Brian W. Kober**

Preparer Phone Number: **262 677-0707**

Preparer Email Address: **brian.kober@villageofjacksonwi.gov**

Date Application will be filed with the PSC: **08/09/2023**

Notice Date to be Mailed/Published: **08/01/2023**

Newspaper Name: **West Bend
News**

Rate Effective Date: **10/01/2023**

	Annual Report Information	Page	
1	Total Sales of Water	W-1	\$1,344,130
2	Rate Increase Factor		8.0%
3	Line 1 * Line 2		\$107,530
4	Net Operating Income (Operating Revenues - Operating Expenses)	W-1	\$183,266
5	Adjusted Total Operating Income (Line 3 + Line 4)		\$290,796
6	Average Net Rate Base - Water Utility	F-23	\$6,084,596
7	Line 5 / Line 6		4.8%
8	Test 1 - Financial Eligibility Qualifies *		Yes
9	Adjusted Operating Income (Line 5)		
10	Total Operation & Maintenance (O&M) expense (600 and 900 accounts only)		
11	Line 9 / Line 10		
12	Test 2 - Financial Eligibility Qualifies **		

* Eligible if line 7 <= 6.50%

** Eligible if line 11 <= 6.0%

History Check

Effective Date of the Last Full Rate Case: **10/06/2010**

Rates from last full rate case have been in effect for at least one full calendar year and the current annual report has been filed. **Yes**

If Class AB, it has been 5 years or less since the last full rate case. **NA**

Effective Date of the Last SRC: **04/01/2020**

Rates from the last SRC have been in effect for one year (12 months). **Yes**

Water Meter Rates

5/8" meter rate at the last full rate case: **21.00**

Current 5/8" meter rate: **23.64**

If Class C or D, current rate is less than 40% higher than the last full rate case. **Yes**

5/8" meter rate percent increase since last full rate case: **12.57%**

Notice of Rate Increase
Water Customers of the Village of Jackson Water Utility

This is to give you notice that the Village of Jackson Water Utility will file an application on August 9, 2023, with the Public Service Commission of Wisconsin (PSC), for authority to increase water rates. Rates for general service will increase 8.0 percent. The increase is necessary to reduce the existing deficiency in present rates. The request is being made under Wis. Stat. 196.193. Rate increases granted under this statute do not require a public hearing. The effect of the increase for some selected customers is shown below. Public Fire Protection and Wholesale rates (if applicable) will also increase 8.0 percent.

Customer Classification	Meter Size	Gallons	Existing Quarterly Rate	Revised Quarterly Rate
Average Residential	3/4	12,000	\$56.04	\$60.57
Large Residential	3/4	18,500	\$73.59	\$79.55
Multifamily	2	91,500	\$336.02	\$362.79
Commercial	1	58,000	\$177.21	\$191.41
Industrial	4	860,000	\$2,125.20	\$2,292.35

Village of Jackson Water Utility anticipates that this rate increase will go into effect on October 1, 2023. If you have any questions about the rate increase request, call the Village of Jackson Water Utility at (262) 677-0707.

RESOLUTION #23-19

FINAL RESOLUTION AUTHORIZING THE LEVY OF SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY ASSOCIATED WITH STH 60 UTILITY UPGRADES RECONSTRUCTION PROJECT 2023

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin, on the 8th day of November 2022, adopted a Preliminary Resolution declaring it's intention to levy special assessments pursuant to Section 66.0703, Wisconsin Statutes upon the property benefited by the construction and reconstruction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks.

WHEREAS, the governing body held a public hearing at the Jackson Municipal Complex, located at N168W19851 Main Street at 7:30 p.m. on the 8th day of August 2023 for the purpose of hearing all interested persons who desired to speak concerning the project's improvements and assessments, and

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

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

1. The report pertaining to the construction of the above-described public improvements, including plans and specifications, therefore, is adopted and approved.
2. The improvements were carried out in accordance with such report, and payment for assessing the cost to the property shall make the improvements, benefited those properties as indicated in the report.
3. The assessments shown on the report represent an exercise of police power, have been determined and completed on a reasonable basis, and are hereby confirmed. The total amount assessed is \$248,428.00. The amount assessed against each of the affected properties is enumerated in the Assessment Report contained herein.
4. The assessments for all projects included in the report, are hereby combined as a single assessment, but any interested property owner may object to each assessment separately or to all of the assessments jointly, for any purpose.
5. The property owners may, at their option, pay the assessment to the Treasurer of the Village of Jackson, in one single total payment, or have the amount added as a Special Assessment to their annual property tax statement(s) for a one-, three- or five-year term starting on tax statement year 2023.

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

Introduced by: _____

Seconded by: _____

Vote: _____ ayes _____ nays

Passed and Approved: _____

Brian J. Heckendorf – Village President

Attest: _____
Pamela Wolf – Deputy Clerk/Treasurer

Proof of Posting:

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

Village Official

Date



Taking the lead in Washington County.

Assessment Report for STH 60 Utility Upgrades Reconstruction Project from CTH P to Ridgeway Drive 2023

Attached is the following information regarding the STH 60 Utility Upgrades Reconstruction Project from CTH P to Ridgeway Drive 2023:

1. Plans and Specifications used to bid the project and construct.
2. The cost of the project was \$2,714,606.65, the base bid was \$2,713,433.75 and the amount being special assessed for the project is \$258,158.00. The Engineer's Estimate amount was \$2,011,642.00 of the project.
3. Schedule of the proposed assessment.

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

Replacement of existing sanitary sewer and laterals
Replacement of existing water main and service in Jackson Drive
Resurface roadway where utility was installed

The Village Board has approved to special assess properties along Main Street & Jackson Drive, which benefited from the project. The Village along the Jackson Sewer and Water Utilities will be paying for the majority of the project, although, the Village has determined the following parts of the project will be assessed to the benefiting properties: **Sanitary Lateral, and new water services.**

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

Date: July 20, 2023

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

Mailing Address:

www.villageofjackson.com

FINAL Assesment STH 60 Utility Upgrade Project 2023

First Name	Last Name	Company Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key Number	Condition of Sanitary Lateral	Length of Sanitary Lateral (ft)	Length of Water Lateral (ft)	Pipe Bursting per foot Cost	Cost per Foot Water Lateral	Sanitary Lateral Assessment Cost	Water Lateral Assessment Cost	Total Assessment Cost
		SNH SE Tenant TRS, Inc	Spokane	WA	99210	N168 W2210-22022-22026 Main St	PO Box 2440	V3 008200A	Good Condition							
Don & Renee	Kaiser		Jackson	WI	53037	N168 W21966 Main Street	N168 W21966 Main Street	V3 0082	Good Condition							
		SWC Jackson Properties LLC	Grafton	WI	53024	N168 W21962 Main Street	565 Cottonwood Lane	V3 0083	Call for Inspection							
John	Pribbernow		Jackson	WI	53037	N168 W21930 Main Street	N168 W21930 Main Street	V3 008100A	Good Condition							
		Jackson Bay Appartments	Spencer	IA	51301	N168 W21920 Main Street	PO Box 124	V3 0081	Good Condition							
Randy	Klockow		Jackson	WI	53037	N168 W21592 Main Street	N168 W21592 Main Street	V3 0077	Good Condition							
James	Francois		Jackson	WI	53037	N168 W21570-80 Main Street	PO Box 610	V3 0076	need to clean out							
Jeff & Casey	Latz		Jackson	WI	53037	N168 W21190-98 Main Street	PO Box 471	V3 0069	Required Replacement	25		\$139.00		\$3,475.00		\$3,475.00
Casey	Latz		Jackson	WI	53037		PO Box 471	V3 0068	Requested H2O/Sewer at lot line		40				\$4,750.00	\$4,750.00
Steve & Lori Jo	Kaczmarek		Jackson	WI	53037	N168 W21172 Main Street	N168 W21172 Main Street	V3 0067	Required Replacement	25		\$139.00		\$3,475.00		\$3,475.00
	IBF Properties LLC	Walgreens	Addison	WI	75001	N168 W21030 Main Street	15305 Dallas Pkwy Ste 300	V3 007400B	Lateral off Industrial Drive							\$0.00
Eric	Haver		Jackson	WI	53037	N168 W21152 Main Street	N168 W21152 Main Street	V3 0066	Required Replacement	30		\$139.00		\$4,170.00		\$4,170.00
Richard	Smith		Jackson	WI	53037	N168 W21134 Main Street	N168 W21134 Main Street	V3 0065	Good Condition							\$0.00
Deanna	Smith		Jackson	WI	53037	N168 W21084 Main Street	N168 W21084 Main Street	V3 006400H	Required Replacement	18		\$139.00		\$2,502.00		\$2,502.00
Donna	Spaeth		Jackson	WI	53037	N168 W21058 Main Street	N168 W21058 Main Street	V3 006400M	Good Condition							\$0.00
Sue	Rank		Jackson	WI	53037	N168 W21028 Main Street	N168 W21028 Main Street	V3 0063	Good Condition							\$0.00
Kelly James	Craig Kopacka		Jackson	WI	53037	N168 W21004 Main Street	N168 W21004 Main Street	V3 0062	Required Replacement	21		\$139.00		\$2,919.00		\$2,919.00
Lynn	Burke		Manitowoc	WI	53037	N168 W20978-80 Main Street	1414 S. 32nd Street	V3 0061	Required Replacement	17		\$139.00		\$2,363.00		\$2,363.00
Justin	Zunker		Jackson	WI	53037	N168 W20960-64 Main Street	PO Box 123	V3 006000A	Required Replacement	6		\$139.00		\$834.00		\$834.00
Eddie	Padilla		Jackson	WI	53037	N168 W20940 Main Street	N168 W20940 Main Street	V3 006000B	Required Replacement	9		\$139.00		\$1,251.00		\$1,251.00
Jack & Linda	Moss		Germantown	WI	53022	N168 W20920 Main Street	N106 W16603 Old Farm Road	V3 0059	Good Condition							\$0.00
		Meffert Main St LLC	Jackson	WI	53037	N168 W20900 Main Street	PO Box 624	V3 0058	Good Condition							\$0.00
Brian	Mayer		Jackson	WI	53037	N168 W20890-92 Main Street	PO Box 319	V3 0057	Required Replacement	20		\$139.00		\$2,780.00		\$2,780.00
Gerald	Boldt		Jackson	WI	53037	N168 W20868-70 Main Street	N168 W20868 Main Street	V3 0055	Required Replacement	30		\$139.00		\$4,170.00		\$4,170.00
Robert & Kathleen	Frank		Jackson	WI	53037	N168 W20864 Main Street	N168 W20864 Main Street	V3 0054	Required Replacement	6		\$139.00		\$834.00		\$834.00
Robert	Adams		Oshkosh	WI	54904	N168 W20828 Main Street	1390 Maricopa Dr APT E	V3 0053	Required Replacement	7		\$139.00		\$973.00		\$973.00
Larry	Hamlin	Jackson Motel	Jackson	WI	53037	W208 N16831 N. Center Street	N165 W19955 Hickory Lane	V3 0052	Lateral off Center Street							\$0.00
Martha	Nimkie	Latest Edition	Jackson	WI	53037	N168 W20788 Main Street	N168 W20788 Main Street	V3 004000A	Lateral off Center Street							\$0.00
Ryan	Ganshow		Jackson	WI	53037	N168 W20716 Main Street	N168 W20716 Main Street	V3 0038	Required Replacement	5		\$139.00		\$695.00		\$695.00
Thomas	Simonsen		Jackson	WI	53037	N168 W20702 Main Street	N168 W20702 Main Street	V3 0037	Required Replacement	15		\$139.00		\$2,085.00		\$2,085.00
Walter	Miller Family		Cedarburg	WI	53012	N168 W20686 Main Street	3870 Country Aire Dr	V3 0036	Required Replacement	20		\$139.00		\$2,780.00		\$2,780.00
Walter	Miller Family	Miller Monument	Jackson	WI	53037	N168 W20666 Main Street	PO Box 411	V3 0035	Good Condition							\$0.00
William	Gilbert	Jackson Truck Body	Jackson	WI	53037	N168 W20640 Main Street	N168 W20640 Main Street	V3 0034	Replacement Sewer Utility	0		\$139.00		\$0.00		\$0.00
William	Gilbert		Jackson	WI	53037	N168 W20626 Main Street	N168 W20640 Main Street	V3 0033	Good Condition							\$0.00
Everett & Kathryn	Russell		Cedarburg	WI	53012	N168 W20610 Main Street	3469 Country Aire Drive	V3 0032	Required Replacement(Trap)	12		\$139.00		\$1,668.00		\$1,668.00
Jon	Zandi	Jackson Pub	Jackson	WI	53037	N168 W20594 Main Street	3207 Division Road	V3 0031	Required Replacement (Trap)	45		\$139.00		\$6,255.00		\$6,255.00
		Ace TT LLC	Jackson	WI	53037	N168 W20580 Main Street	N168 W20580 Main Street	V3 0030	Required Replacement	45		\$139.00		\$6,255.00		\$6,255.00
		Town & Country Dental	Jackson	WI	53037	N168 W20566 Main Street	N168 W20566 Main Street	V3 0029	need a cleanout or Manhole	0		\$139.00		\$0.00		\$0.00
Curtis & Sharon	Chybowski		Menomonee Falls	WI	53051	N168 W20540-42 Main Street	N64 W15880 Wildflower Dr	V3 0028	Required Replacement(Trap)	0		\$139.00		\$0.00		\$0.00
Vicki	Bussalachi	VAAB Real Estate	Germantown	WI	53022	N168 W20532 Main Street	PO Box 696	V3 0027	Lateral Fixed to Property Line							\$0.00
Michael & Joanne	Miller		Jackson	WI	53037	N168 W20516 Main Street	N168 W20516 Main Street	V3 0026	Required Replacement	15		\$139.00		\$2,085.00		\$2,085.00
Patricia	Herbst		West Bend	WI	53095	N168 W20498 Main Street	2472 Pleasant Valley Road	V3 0025	Required Replacement	25		\$139.00		\$3,475.00		\$3,475.00
Patricia	Herbst		West Bend	WI	53095	N168 W20488 Main Street	2472 Pleasant Valley Road	V3 0024	Required Replacement	10		\$139.00		\$1,390.00		\$1,390.00
Sandra	Rindt		Jackson	WI	53037	N168 W20472 Main Street	2406 Sherman Road	V3 0023	Sewer Utility Replacement (sump pump)	0		\$139.00		\$0.00		\$0.00
David	Ernster	Links tap	Mequon	WI	53092	N168 W20448 Main Street	4030 W. Freistadt Road	V3 0022	Required Replacement	15		\$139.00		\$2,085.00		\$2,085.00

verify storm lateral needed

FINAL Assesment STH 60 Utility Upgrade Project 2023

Rebecca	Unger		Jackson	WI	53037	N168 W20420 Main Street	N168 W20420 Main Street	V3 0020	Required Replacement	30		\$139.00		\$4,170.00		\$4,170.00
		West Bend School District	Jackson	WI	53037	W204 N16850 Jackson Drive	W204 N16850 Jackson Drive	V3 0001	Required Replacement	35		\$139.00		\$4,865.00		\$4,865.00
Terrence	Loomis		Jackson	WI	53037	N168 W20324 Main Street	N168 W20324 Main Street	V3 0002	Required Replacement	15		\$139.00		\$2,085.00		\$2,085.00
Mark	Kohlwey	Silver Fox Holdings LLC	Cedarburg	WI	53012	N168 W20284-88 Main Street	1963 Belmont Drive	V3 0003	Required Replacement	20		\$139.00		\$2,780.00		\$2,780.00
Timothy	Loepfe		Jackson	WI	53037	N168 W20270 Main Street	N168 W20270 Main Street	V3 0004	Good Condition							\$0.00
Kathleen	Markland		Jackson	WI	53037	N168 W20240 Main Street	PO Box 259	V3 0005	Required Replacement	40		\$139.00		\$5,560.00		\$5,560.00
Tammy	Alberts		Jackson	WI	53037	N168 W20210 Main Street	N168 W20210 Main Street	V3 0006	Good Condition							\$0.00
		EV Christ Lutheran Church	Jackson	WI	53037	N168 W20152 Main Street	N168 W20160 Main Street	V3 000700F	Required Replacement	40		\$139.00		\$5,560.00		\$5,560.00
		EV Christ Lutheran Church	Jackson	WI	53037	N168 W20160 Main Street	N168 W20160 Main Street	V3 000700G	Required Replacement	60		\$139.00		\$8,340.00		\$8,340.00
		Jackson Family Dentistry	Jackson	WI	53037	N168 W20060 Main Street	N168 W20060 Main Street	V3 000800A	Good Condition	0		\$139.00		\$0.00		\$0.00
Dale	Beckwith		Jackson	WI	53037	N168 W19978 Main Street	N168 W19978 Main Street	V3 001400B	Good Condition							\$0.00
Wilmer	Ehlke		Jackson	WI	53037	N168 W19950 Main Street	N168 W19950 Main Street	V3 047400D	New H2O/Sewer Lateral	60	70	\$139.00	\$150.00	\$8,340.00	\$10,500.00	\$18,840.00
Daniel & Sonya	Delcamp		Jackson	WI	53037	N168 W19900 Main Street	N168 W19900 Main Street	V3 047400C	New H2O/Sewer Lateral	60	70	\$139.00	\$150.00	\$8,340.00	\$10,500.00	\$18,840.00
Mary Elen	Meyer		Jackson	WI	53037	N168 W21873 Main Street	PO Box 113	V3 051500A	No Inspection Required							\$0.00
QPID LLC			Kewaskum	WI	53040	N168 W21991 Main Street	118 CTY HWY H	V3 051600A001	Not needed at this time							\$0.00
Karla	Butz Bubltz		West Bend	WI	53095	N168 W21971 Main Street	700 W. Washington Street	V3 051600B003	Not needed at this time							\$0.00
J & K Butz LLC			West Bend	WI	53095	N168 W21961 Main Street	1120 W Decorah Road	V3 051600B004	Not needed at this time							\$0.00
J & K Butz LLC			West Bend	WI	53095	N168 W21951 Main Street	1120 W. Decorah Road	V3 051600B005	Not needed at this time							\$0.00
Hua & Moy Chou	Huang		Milwaukee	WI	53222	N168 W21941 Main Street	9342 Melvina Street	V3 051600B006	Not needed at this time							\$0.00
West Bend Savings			West Bend	WI	53095	N168 W21931 Main Street	200 S. Main Street	V3 051600B007	Not needed at this time							\$0.00
West Bend Savings			West Bend	WI	53095	N168 W21921 Main Street	200 S. Main Street	V3 051600C001	Good Condition							\$0.00
Michele	Bogner	Kerry Foods Inc	Jackson	WI	53037	N168 W21455 Main Street	N168 W21455 Main Street	V3 0174	Good Condition							\$0.00
	Dahlberg	DLG Properties LLC	Jackson	WI	53037	N168 W21367 Main Street	N168 W21367 Main Street	V3 017300A	Good Condition							\$0.00
John	Kruepke	J & M Village Properties II LLC	Jackson	WI	53037	W213 N16770 Glen Brooke Dr	N166 W21060 Parkway Dr	V3 017200C	Good Condition							\$0.00
James	Berndt		Jackson	WI	53037	N168 W21209 Main Street	N168 W21209 Main Street	V3 0159	Good Condition	0		\$139.00		\$0.00		\$0.00
Michael & Jessica	Walczak		Jackson	WI	53037	N168 W21189 Main Street	N168 W21189 Main Street	V3 0158	Required Replacement	35		\$139.00		\$4,865.00		\$4,865.00
Michael & Jessica	Walczak		Jackson	WI	53037	Vacant Lot	N168 W21189 Main Street	V3 0157	No lateral installed							\$0.00
David	Proksch		Jackson	WI	53037	N168 W21169 Main Street	N168 W21169 Main Street	V3 0156	Good Condition							\$0.00
	K & E Properties of Jackson 2 LLC		Cedarburg	WI	53012	N168 W21147 Main Street	3469 Country Aire Drive	V3 0155	Required Replacement	45		\$139.00		\$6,255.00		\$6,255.00
Jacob & Katherine	Ladson		Jackson	WI	53037	N168 W21127 main Street	N168 W21127 Main Street	V3 0154	Required Replacement	40		\$139.00		\$5,560.00		\$5,560.00
Gary & Penny	Boser		Jackson	WI	53037	N168 W21109 Main Street	N168 W21109 Main Street	V3 0153	Good Condition							\$0.00
Paul & Carol	Purgett		Jackson	WI	53037	N168 W21079 Main Street	N168 W21079 Main Street	V3 0152	No Access (Trap in basement)	30		\$139.00		\$4,170.00		\$4,170.00
Yolanda	Bender		Jackson	WI	53037	N168 W21041 Main Street	N168 W21041 Main Street	V3 0150	Required Replacement	22		\$139.00		\$3,058.00		\$3,058.00
Alexander	Zabrowski		Jackson	WI	53037	N168 W21011 Main Street	N168 W21011 Main Street	V3 0149	Required Replacement	20		\$139.00		\$2,780.00		\$2,780.00
Carl Nelson	Tammy Villwock		Jackson	WI	53037	N168 W20981 Main Street	N168 W20981 Main Street	V3 0148	Required Replacement	25		\$139.00		\$3,475.00		\$3,475.00
Mark	David		Slinger	WI	53086	N168 W20955-59 Main Street	341 Winter Lane	V3 0147	Good Condition							\$0.00
Shari	Scott		Jackson	WI	53037	N168 W20933 Main Street	N168 W20933 Main Street	V3 0146	Replacement (sump pump in sewer)	25		\$139.00		\$3,475.00		\$3,475.00
Jason	Taylor		Jackson	WI	53037	N168 W20907 Main Street	N168 W20907 Main Street	V3 0145	Required Replacement	35		\$139.00		\$4,865.00		\$4,865.00
Darleen	Brown-Wanta		Jackson	WI	53037	N168 W20883-87 Main Street	N168 W20883 Main Street	V3 0144	Required Replacement	35		\$139.00		\$4,865.00		\$4,865.00
Kerry	Bechtel		Hubertus	WI	53033	N168 W20861-63 Main Street	1159 W. Winnebago Road	V3 0143	Required Replacement	25		\$139.00		\$3,475.00		\$3,475.00
		VJM North Properties	Elm Grove	WI	53122	N168 W20839 Main Street	925 Elm Grove #303	V3 0142	Required Replacement	22		\$139.00		\$3,058.00		\$3,058.00
Tim	Holtz		West Bend	WI	53095	N168 W20827 Main Street	1201 W. Decorah Road	V3 0141	Sewer line to hwy 60(Trap)	5		\$139.00		\$695.00		\$695.00
Mark & Nora	Szolwinski	Hoge Gumm Building	Campbellsport	WI	53010	N168 W20823 Main Street	N1661 Lakeshore Drive	V3 012400Z	Required Replacement	10		\$139.00		\$1,390.00		\$1,390.00
Wally & Renee	Miller	Old Village Hall Building	Jackson	WI	53037	N168 W20733 Main Street	PO Box 411	V3 011400B	Good Condition							\$0.00
Henry & Sharon	Culp		Jackson	WI	53037	N168 W20609 Main Street	N168 W20609 Main Street	V3 0113	Required Replacement	35		\$139.00		\$4,865.00		\$4,865.00
Todd & Patricia	Backus		Cedarburg	WI	53012	N168 W20585-83-81 Main St	1370 Ponderosa Drive	V3 0112	Required Replacement	20		\$139.00		\$2,780.00		\$2,780.00
Michael	Frase		Jackson	WI	53037	N168 W20563 Main Street	N168 W20563 Main Street	V3 0111	Required Replacement	25		\$139.00		\$3,475.00		\$3,475.00
		Jackson Auto Service	Jackson	WI	53037	W204 N16763 Jackson Drive	PO Box 534	V3 0101	Required Replacement	100		\$139.00		\$13,900.00		\$13,900.00
Shawn	Hoye		Jackson	WI	53037	N168 W20529 Main Street	N168 W20529 Main Street	V3 011000A	Required Replacement	18		\$139.00		\$2,502.00		\$2,502.00

verify storm lateral discharge

removing trap in building

FINAL Assessment STH 60 Utility Upgrade Project 2023

Jason	Taylor	Vacant Lot	Jackson	WI	53037	N168 W20527 Main Street	N168 W20907 Main Street	V3 011000B	Required Replacement	Sewer Utility Cost							Bringing new sewer line to Property line
Dale	Liesener		Jackson	WI	53037	N168 W20497-99 Main Street	N168 W20499 Main Street	V3 0109	Required Replacement	20		\$139.00		\$2,780.00		\$2,780.00	
Lisa	Janasik		Hartford	WI	53027	N168 W20477-79 Main Street	PO Box 270382	V3 0108	Required Replacement	8		\$139.00		\$1,112.00		\$1,112.00	
Alexander & Jody	Simpson-Leonhardt		Jackson	WI	53037	N168 W20459 Main Street	N168 W20459 Main Street	V3 0106	Required Replacement	15		\$139.00		\$2,085.00		\$2,085.00	
Shanon	Kramer		Jackson	WI	53037	N168 W20435 Main Street	N168 W20435 Main Street	V3 010500B	Required Replacement	17		\$139.00		\$2,363.00		\$2,363.00	Separate lateral from N168 W20317 Main St
Brian & Dawn	Flowers		Jackson	WI	53037	N168 W20417 Main Street	PO Box 276	V3 010500C	Required Replacement	5		\$139.00		\$695.00		\$695.00	
		Northwest Apartments LLC	Hubertus	WI	53033	N168 W20361 Main Street	PO Box 207	V3 0179	Required Replacement	25		\$139.00		\$3,475.00		\$3,475.00	
Wendy	Kannenberg		Jackson	WI	53037	N168 W20347 Main Street	N168 W20347 Main Street	V3 0180	Required Replacement	25		\$139.00		\$3,475.00		\$3,475.00	
Debra	Zeinert		Jackson	WI	53037	N168 W20333 Main Street	N168 W20333 Main Street	V3 0181	Good Condition							\$0.00	
Lucas Weeson	Elizabeth Michaels		Jackson	WI	53037	N168 W20317 Main Street	N168 W20317 Main Street	V3 0182	Good Condition							\$0.00	
Kevin	Koskovich		Jackson	WI	53037	N168 W20299 Main Street	N168 W20299 Main Street	V3 0183	Required Replacement	28		\$139.00		\$3,892.00		\$3,892.00	
Herbert	Sponholz		Jackson	WI	53037	N168 W20279 Main Street	PO Box 148	V3 0184	Required Replacement	28		\$139.00		\$3,892.00		\$3,892.00	
Christopher	Busalacchi		Jackson	WI	53037	N168 W20257 Main Street	N168 W20257 Main Street	V3 0185	Required Replacement	25		\$139.00		\$3,475.00		\$3,475.00	yes
Leroy	Kannenberg		Jackson	WI	53037	N168 W20233 Main Street	N168 W20233 Main Street	V3 0186	Required Replacement	25		\$139.00		\$3,475.00		\$3,475.00	
Steven	Gergertz		Jackson	WI	53037	N168 W20209 Main Street	N168 W20209 Main Street	V3 0187	Required Replacement	28		\$139.00		\$3,892.00		\$3,892.00	yes
		Schmidt Funeral Home	West Bend	WI	53095	N168 W20135 Main Street	629 Cedar Street	V3 019000A	Good Condition							\$0.00	
Jacek Kulwikowski	Lisa Zanella	Coffeeville	Jackson	WI	53037	N168 W20101 Main Street	PO Box 166	V3 0191	Good Condition							\$0.00	
Mark	Flitsch	Flitsch Enterprises LLC	Cedarburg	WI	53012	N168 W20069 Main Street	4059 Mary Lane	V3 0196069	Good Condition							\$0.00	
		N168 W20379 Main Street LLC	Jackson	WI	53037	N168 W20379 Main Street	1191 Spring Valley Road	V3 0178	Good Condition							\$0.00	
Dale & Sarah	Burczyk		Jackson	WI	53037	W204 N16766 Main Street	W204 N16766 Main Street	V3 0177	Required Replacement							\$0.00	
Gerald & Bernadette	Krueger		Jackson	WI	53037	W204 N16754-56 Jackson Dr	W204 N16756 Jackson Dr	V3 0176	Required Replacement							\$0.00	
											\$222,678.00		\$25,750.00		\$248,428.00		
											Percentage Assessed		9.16%				

RESOLUTION #22-20

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

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

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

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

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

7. The Village Clerk shall make a copy of the report available for public inspection.

Introduced by: Pres Schwab

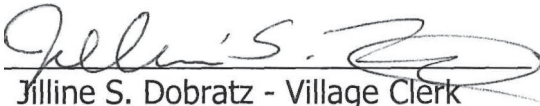
Seconded by: Tr. Wells

Vote: 5 ayes 0 nays

Passed and Approved: 11/8/2022



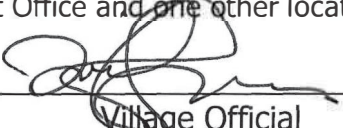
Michael E. Schwab - Village President

Attest: 

Jilline S. Dobratz - Village Clerk

Proof of Posting:

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



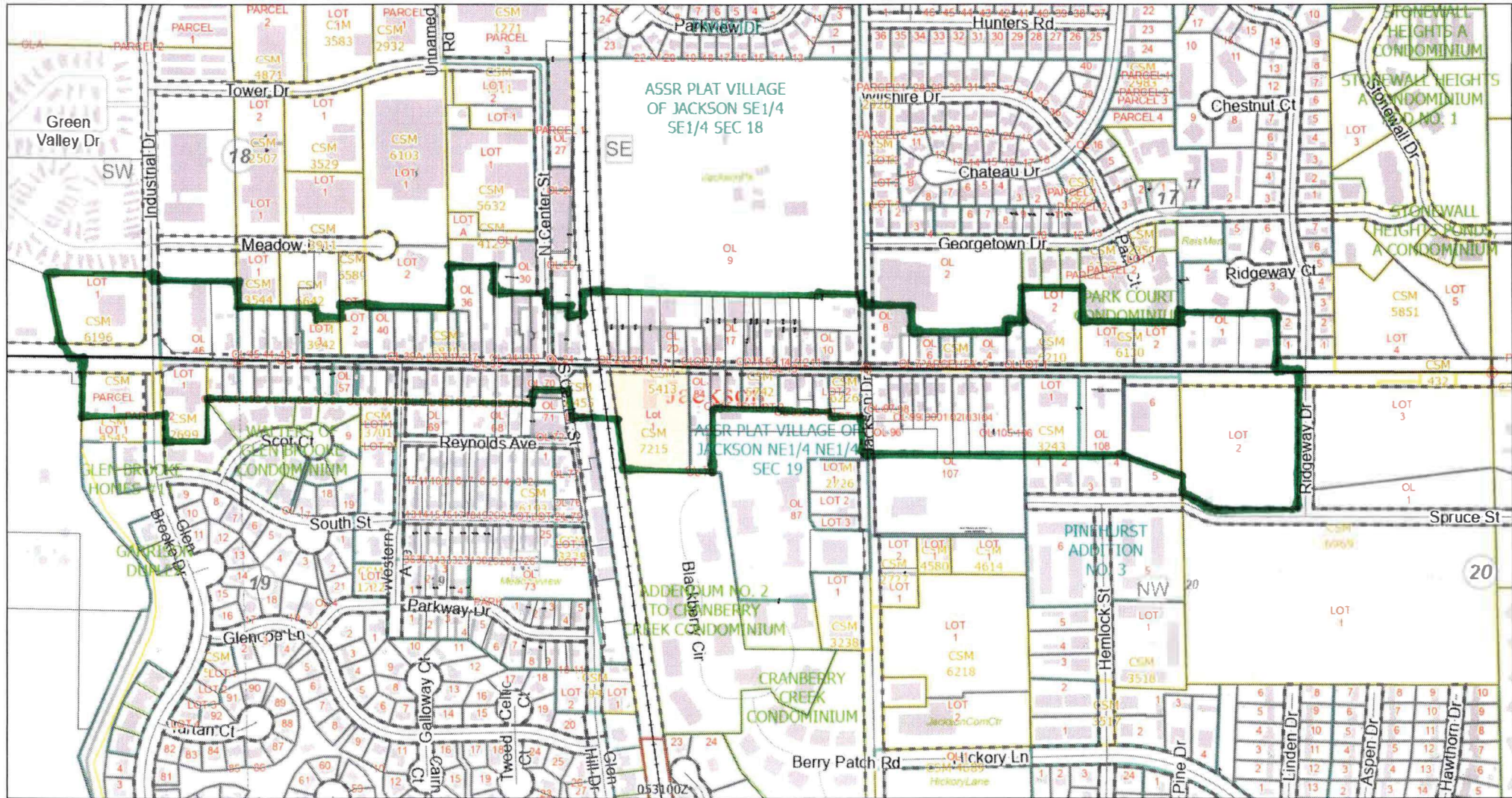
Village Official

11/10/2022

Date

EXHIBIT A

Washington County, Wisconsin

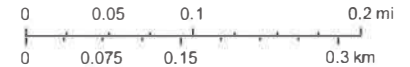


10/21/2022, 7:22:35 AM

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



1:4,820



M e m o

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To: Brian Kober

From: Jeff L. Deitsch

Date: 07/18/2023

m

Re: Recommendation for Selling 2011 Jet/Vac

o

The Jackson Sewer Utility will be receiving a new GapVax Jet/Vac truck in August of 2023. The Jackson Sewer Utility has an opportunity to sell the existing 2011 Vactor 2100+ Jet/Vac Truck. After researching the Web on recent sales of used Vactor 2100+ Jet/Vac Trucks, there were approximately eight (8) Vactor Jet/Vacs that have been sold in the last year. The average price was \$122,500.00.

The Village of Slinger has contacted me requesting purchasing our 2011 Jet/Vac machine. After discussion, the Village of Slinger has submitted an Offer to Purchase for \$125,000.00. I would except their offer based of the following reasons:

1. MacQueen Equipment, the sales representative for Vactor in Wisconsin, offered only \$98,000.00.
2. Village of Slinger Offer to Purchase is higher than the average price from the research.
3. Village of Jackson and Village of Slinger have always had a good working relationship. The Villages went together to purchase our first Jet/Vac Truck in 2001.

Village of Slinger

*Incorporated 1869
Washington County*

*300 Slinger Road
Slinger, Wisconsin 53086*



Slinger Utilities

*Electric, Water, Sewer,
& Stormwater*

Telephone: (262) 644-5265

Facsimile: (262) 644-6341

OFFER TO PURCHASE

TO: Village of Jackson
Attn: Jeff Deitsch, Utility Superintendent
ADDRESS: N168 W19851 Main Street, Jackson WI 53037

This is confirmation that the Village of Slinger intends to purchase a:

2011 Vactor, Model 2100+ Jetvac

currently owned by the Village of Jackson for the agreed-upon price of \$125,000.

Please direct any questions regarding this matter to:

Greg Moser, Utilities Superintendent
gmoser@vi.slinger.wi.gov

Thank you,

A handwritten signature in black ink, appearing to read 'M. Wilber'.

M. Margaret Wilber
Village Administrator

July 12, 2023

Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

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

Subject: Analysis of Bids and Recommendation for Award of Contracts
2023 Wastewater Treatment Facility – Storage Garage Expansion

Bid Deadline: June 20, 2023 at 1:00 p.m. local time

Ladies and Gentlemen:

The purpose of this letter is to analyze the bids received for the Storage Garage Expansion project at the Village's wastewater treatment facility, and to recommend the award of a contract. This project involves construction of an approximate 40' x 56' addition to the existing wood framed, steel siding storage garage, as well as the replacement of the original asphalt shingle roof on the existing garage with a new steel roof. The garage expansion is intended to store the new sewer jetting equipment on order by the Village, as well as to allow for the relocation of the existing vehicle and equipment storage from the Administration Building to this building as part of the future repurposing of this space.

The pre-bid estimate was \$779,000 and the Facility Plan budget was \$994,000. Nine general contractors, subcontractors, and material suppliers requested sets of the plans, specifications, and bidding documents. Only one contractor submitted a bid.

A summary of the bids is as follows:

Contractor	Base Bid
Hunzinger Construction Company	\$867,000

The bid was received late due to an issue with the online bidding software (QuestCDN) upload process, but the bid documents were emailed after the bid opening after discussing the matter with the Village Attorney. It was recommended that this anomaly could be waived as a minor informality, and we so recommend.

The low bidder is Hunzinger Construction Company of Brookfield, Wisconsin, an experienced general contractor that completed similar projects in communities around southeast Wisconsin. The bid prices are higher than the original budget due to the volume of work currently available to contractors in the area. We recommend that Hunzinger Construction be awarded a contract for a total of \$867,000.00.

If you have any questions with respect to our thoughts on this matter, I am available at your convenience to discuss them with you.

Respectfully,
TOWN & COUNTRY ENGINEERING, INC.



Greg Droessler, P.E.
Vice-President

GJD:sai

J:\JOB#S\Jackson\JK-18-W2 2024 Wastewater Upgrades\10. Construction\A. Bidding\Storage Garage\Recommendation Ltr.docx

BID PROPOSAL FORM

**PROJECT: 2023 WASTEWATER TREATMENT FACILITY
Storage Garage Expansion**

OWNER: Village of Jackson
W194N16660 Eagle Drive
Jackson, WI 53037

BID DEADLINE: June 20, 2023 at 1:00 p.m. local time

Part 1 – General

1.1 Bid Proposal Preparation

- A. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner on the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents, including provision of a Performance Bond and a Payment Bond each in the amount of 100% of the Contract amount.
- B. Reference the Instruction to Bidders before completing this Bid Proposal form. The Affidavit of Organization and Authority and Bid Bond documents must be submitted along with this Bid Proposal form in order to comply with the bidding requirements.
- C. All information requested must be provided within the following sections of this Bid Proposal:
 - 1. Part 2 – Base Bid Summary
 - 2. Part 3 – Acknowledgements and Representations
 - 3. Part 4 – Bid Signature Page
 - 4. Part 5 – Bid Schedule D
- D. The Total Bid Cost of Part 2 shall include all work required for construction of the building expansion that may reasonably be inferred from the plan sheets and specifications as being required to produce the intended result whether or not specifically identified by any particular proposal schedule item.

1.2 Specified Manufacturers and Equipment

- A. The contract documents are prepared based on the use of certain materials and equipment from specific manufacturers.
- B. Naming the manufacturer is intended to establish a minimum standard of the type, function, and quality required and is intended to establish a common basis for all bids to ensure that the Owner receives the full benefit of any savings in cost that may be associated with substitute material and equipment from an alternate manufacturer.
- C. It will be the sole responsibility of the Contractor to ensure that substitute equipment and/or Suppliers meet the design specifications. Bidders must reference the Instruction to Bidders for requirements to be followed when providing a contract cost change for using substitute equipment items.

1.3 Contract Award

- A. Award of the contract will be made on the basis of the evaluation of all Bid Proposal forms submitted. Award will be made to the Bidder with the lowest overall Bid Cost if the bid is determined to be comprehensive and the Bidder has been determined to be qualified.
- B. Each Bidder's base bid price will include the use of the Subcontractors listed in Schedule D of the Bid Proposal.

1.4 Project Time Schedule and Liquidated Damages

- A. Bidder agrees that the Work will be substantially completed and ready for final payment in accordance with paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days set forth below and indicated in the Agreement.

Substantial Completion	180 days
Final Completion	30 days

- B. Furthermore, the Bidder agrees that time is of the essence in performing this Contract and that the Owner will suffer financial loss if the Work (and each individual milestone) is not completed within the specified time frames given above. The Bidder acknowledges the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by the Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, the Bidder agrees that as liquidated damages to compensate the Owner for additional engineering, legal and administrative costs associated with delay (and not as a penalty or as compensation for other losses), the successful bidding Contractor shall pay Owner the following sums for each day that expires after the times specified for completion as set forth above which will be used in the contract documents:

\$250 per calendar day for substantial completion
\$250 per calendar day for final completion

Part 2 – Bid Summary

2.1 General Requirements

- A. The Bidder shall specify a Base Bid Price for all work required per the Contract Documents. The Base Bid Price shall include furnishing and installing all materials, labor, equipment, and necessary work to complete the project as depicted on the drawings and in the specifications.

2.2 Bid Summary

Total Base Bid Cost

\$ 867,000⁰⁰

Part 3 – Acknowledgements and Representations

3.1 Acknowledgements

- A. By signing this Bid Proposal the Bidder acknowledges that failure to bid all items will be grounds for rejection of the bid and that the Owner has the right to reject any and all bids, including bids which in the opinion of the Owner, are excessive or are not sufficient to properly carry out the work.
- B. Furthermore the Bidder acknowledges the right of the Owner to reject the bid of bidders who have previously failed to properly perform or complete on time contracts of similar nature.
- C. Bidder accepts all of the terms and conditions of the Advertisement to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. The Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

3.2 Bidder Representations

- A. In submitting this Bid, the Bidder represents as set forth in the Agreement that the acknowledgements and requirements described below have been agreed to.
- B. The Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and has visited the Site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder has examined the following Addenda, receipt of all of which is hereby acknowledged.

Addendum No.

Addendum Date

- D. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress and performance of the Work.
- E. Bidder has carefully studied (1) reports of explorations and tests of subsurface conditions at or near to the site and all drawings of physical conditions relating to existing surface or subsurface structures at the site that have been identified in the Supplementary Conditions especially with respect to technical data in such reports and drawings, and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the site that have been identified in the Supplementary Conditions especially with respect to technical data in such reports and drawings.
- F. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the site; information and observations obtained from visits to the site; the Bidding Documents, and the site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences and procedures of construction to be employed by the Bidder and (3) Bidder's safety precautions and programs.

- G. Bidder agrees, based upon the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.
- H. Bidder is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Bidding Documents.
- I. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.
- J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- K. Bidder certifies that the submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that, without exception, the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.
- L. Bidder further certifies that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any individual or entity to refrain from bidding; and Bidder has not engaged in corrupt, fraudulent, collusive or coercive practices in competing for the contract.

Part 4 – Bid Signature Page

The Bid Proposal and this Bid Signature Form is hereby submitted on and by:

June 20, 2023

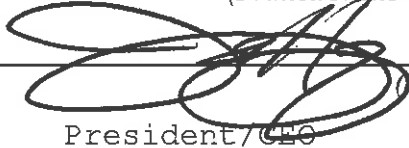
(Date)

Hunzinger Construction Company

(Company Name)

John Hunzinger

(Printed Name of Authorized Signatory)


(Signature)

(SEAL)

President/CEO

(Title)



(Witness or Notary Public Signature)

Contact Information:

21100 Enterprise Ave Brookfield, WI

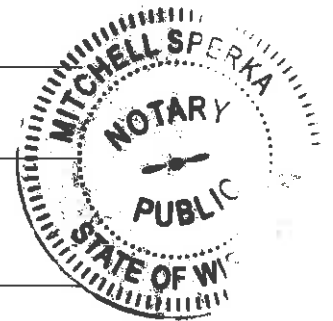
(Business Address)

262-722-3391

(Phone Number)

mgilman@hunzinger.com

(E-Mail)



Notes:

1. For partnerships, signature must be made by one of the general partners.
2. For joint venture projects, representative signature from each joint venture company must be provided. Attach appropriate signature pages as necessary.
3. The corporate or company seal shall be affixed over the signature for incorporated businesses.

Part 5 – Bid Schedules

- A. The Bidder shall complete all of the following attached Schedules and include them with the Bid Proposal when making a bid submittal:
 - 1. Schedule D – Subcontractor Listing
- B. Bid Schedule D Directions
 - 2. Bidders must complete Schedule D by filling in name for each subcontractor responsible for the scope of work listed and provide a contract amount for this work.

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SCHEDULE D – SUBCONTRACTOR LISTING

SUBCONTRACTED WORK	COMPANY NAME	SUBCONTRACT VALUE
Concrete		\$
Framing / General Construction		\$
Plumbing	Rohde or Butters - Fitting	\$ 20,000
Electrical	Lemberg or Terminal Andrae	\$ 21,000
HVAC	Rohde or Butters - Fitting	\$ 140,000
		\$
		\$
		\$
		\$

AFFIDAVIT OF ORGANIZATION AND AUTHORITY

Hunzinger Construction Company, being first duly sworn on oath, deposes and says that the bidder on the attached bid proposal is organized as indicated below and that all statements herein made are made on behalf of such bidder and that this deponent is authorized to make them.

(Fill Out Applicable Paragraphs)

1. CORPORATION

The bidder is a corporation organized and existing under the laws of the state of Wisconsin and its president is John Hunzinger, its secretary is Anthony Klein and it does/does not have a corporate seal. The President is authorized to sign construction contracts and bids for the company by action of its Board of Directors on February 22, 2022, a certified copy of which is hereto attached. (Strike out this last sentence, if not applicable).

2. PARTNERSHIP

The bidder is a partnership consisting of _____ and _____ partners doing business under the name of _____

3. SOLE TRADER

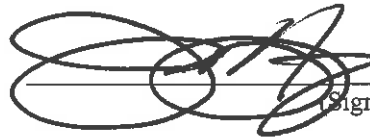
The bidder is an individual and, if operating under a trade name, is as follows: _____

4. ADDRESS

The business address of the bidder is as follows: _____
21100 Enterprise Ave Brookfield, WI 53045
Telephone Number: _____

5. STATUTORY SWORN STATEMENT

John Hunzinger also deposes and says that he has examined and carefully prepared his bid proposal from the plans and specifications and has checked the name in detail before submitting this proposal or bid; that the statements contained herein are true and correct.

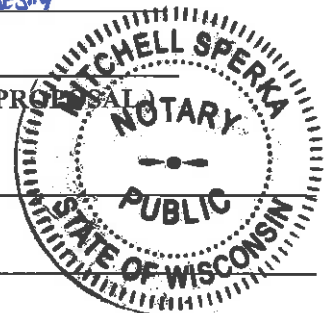

(Signature)

Subscribed and sworn to before me this 20th day of June, 2023

Notary Public,  County, Waukesha

My commission expires upon 6-30-27

(THIS AFFIDAVIT MUST BE ATTACHED TO AND FILED WITH THE BID PROPOSAL)



**ANNUAL MEETING OF THE
BOARD OF DIRECTORS
FOR
HUNZINGER CONSTRUCTION COMPANY**

The annual Board of Directors meeting was held at the office of Hunzinger Construction Company on February 14, 2022 at 9am.

The following Directors were present (represents all elected Directors)

John C Hunzinger
James R Hunzinger

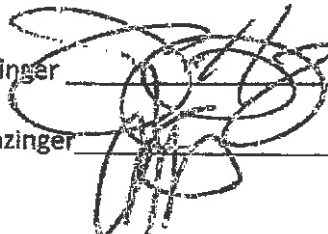
The following individuals were nominated and elected as officers for Hunzinger Construction Company each for a five year term ending December 31, 2027:

John C Hunzinger	CEO and President
James R Hunzinger	Executive Vice President
Anthony A Klein	Secretary and Treasurer
Dan Cole	Vice President Pre-Construction Services
Joel Becker	Vice President Field Operations
Jon Jansen	Vice President
Matthew Hunzinger	Vice President Colorado Operations
Timothy Verheyen	Vice President Construction Technology Services
Kevin Sandkuhler	Vice President Risk Management
Ryan O'Toole	Vice President Business Development
Scott Wendt	Vice President

There being no further business, a motion was made and seconded and passed unanimously to adjourn at 9:30am.

John C Hunzinger

James R Hunzinger



BID BOND (PENAL SUM FORM)

Bidder Name: Hunzinger Construction Company Address (principal place of business): 21100 Enterprise Avenue Brookfield, WI 53045	Surety Name: Travelers Casualty and Surety Company of America Address (principal place of business): One Tower Square Hartford, CT 06183
Owner Name: Village of Jackson Address (principal place of business): W194N16660 Eagle Drive Jackson, WI 53037	Bid Project (name and location): 2023 Wastewater Treatment Facility Storage Garage Expansion Bid Due Date: June 20, 2023
Bond Penal Sum: 5% Five Percent of Amount Bid Date of Bond: June 20, 2023	
Surety and Bidder, Intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.	
Bidder Hunzinger Construction Company <i>(Full formal name of Bidder)</i> By:  <i>(Signature)</i> Name: Thomas C. Hunzinger <i>(Printed or typed)</i> Title: President / CEO Attest:  <i>(Signature)</i> Name: Marc Gilman <i>(Printed or typed)</i> Title: Senior Estimator	Surety Travelers Casualty and Surety Company of America <i>(Full formal name of Surety) (corporate seal)</i> By:  <i>(Signature) (Attach Power of Attorney)</i> Name: Bradley S. Babcock <i>(Printed or typed)</i> Title: Attorney-In-Fact Attest:  <i>(Signature)</i> Name: Kimberly Babcock <i>(Printed or typed)</i> Title: CFO
Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.	



1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
 - 3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2. All Bids are rejected by Owner, or
 - 3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company
Farmington Casualty Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint Bradley S. Babcock of Grafton, WI, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge the following bond:

Surety Bond No.: Bid Bond
OR

Principal: Hunzinger Construction Company
Obligee: Village of Jackson

Project Description: 2023 Wastewater Treatment Facility Storage Garage Expansion

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 21st day of April, 2021.



State of Connecticut

By: 

Robert L. Raney, Senior Vice President

City of Hartford ss.

On this the 21st day of April, 2021, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2026





Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

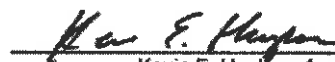
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 20th day of June, 2023.





Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.

Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

AFFIDAVIT OF ORGANIZATION AND AUTHORITY

Hunzinger Construction Company, being first duly sworn on oath, deposes and says that the bidder on the attached bid proposal is organized as indicated below and that all statements herein made are made on behalf of such bidder and that this deponent is authorized to make them.

(Fill Out Applicable Paragraphs)

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2. PARTNERSHIP

The bidder is a partnership consisting of _____ and _____ partners doing business under the name of _____

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Telephone Number: _____

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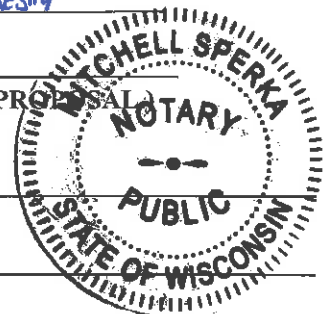

(Signature)

Subscribed and sworn to before me this 20th day of June, 2023

Notary Public,  County, Waukesha

My commission expires upon 6-30-27

(THIS AFFIDAVIT MUST BE ATTACHED TO AND FILED WITH THE BID PROPOSAL)



**ANNUAL MEETING OF THE
BOARD OF DIRECTORS
FOR
HUNZINGER CONSTRUCTION COMPANY**

The annual Board of Directors meeting was held at the office of Hunzinger Construction Company on February 14, 2022 at 9am.

The following Directors were present (represents all elected Directors)

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James R Hunzinger

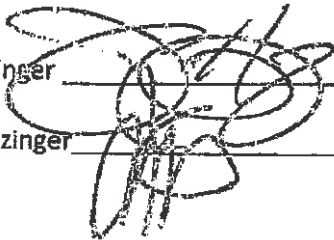
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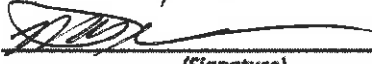
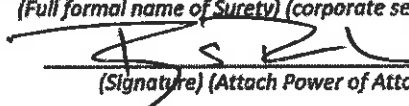
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John C Hunzinger

James R Hunzinger



BID BOND (PENAL SUM FORM)

Bidder Name: Hunzinger Construction Company Address (principal place of business): 21100 Enterprise Avenue Brookfield, WI 53045	Surety Name: Travelers Casualty and Surety Company of America Address (principal place of business): One Tower Square Hartford, CT 06183
Owner Name: Village of Jackson Address (principal place of business): W194N16660 Eagle Drive Jackson, WI 53037	Bid Project (name and location): 2023 Wastewater Treatment Facility Storage Garage Expansion Bid Due Date: June 20, 2023
Bond Penal Sum: 5% Five Percent of Amount Bid Date of Bond: June 20, 2023	
Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.	
Bidder Hunzinger Construction Company <i>(Full formal name of Bidder)</i> By:  <i>(Signature)</i> Name: <u>Torne C. Haverdalen</u> <i>(Printed or typed)</i> Title: <u>President / CEO</u> Attest:  <i>(Signature)</i> Name: <u>Marc Gilman</u> <i>(Printed or typed)</i> Title: <u>Senior Estimator</u>	Surety Travelers Casualty and Surety Company of America <i>(Full formal name of Surety) (corporate seal)</i> By:  <i>(Signature) (Attach Power of Attorney)</i> Name: <u>Bradley S. Babcock</u> <i>(Printed or typed)</i> Title: <u>Attorney-In-Fact</u> Attest:  <i>(Signature)</i> Name: <u>Kimberly Babcock</u> <i>(Printed or typed)</i> Title: <u>CFO</u>
Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.	



1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
 - 3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2. All Bids are rejected by Owner, or
 - 3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company
Farmington Casualty Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint Bradley S. Babcock of Grafton, WI, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge the following bond:

Surety Bond No.: Bid Bond

OR

Project Description: 2023 Wastewater Treatment Facility Storage Garage Expansion

Principal: Hunzinger Construction Company

Obligee: Village of Jackson

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 21st day of April, 2021.



State of Connecticut

By: 

Robert L. Raney, Senior Vice President

City of Hartford ss.

On this the 21st day of April, 2021, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2026





Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her, and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 20th day of June, 2023.





Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.

Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

Village of Jackson, Wisconsin



NO SCALE



VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN

ELECTRICAL ENGINEER	PLUMBING/HVAC ENGINEER	PROJECT NO.: JK 18 DRAWING FILE: JK-18 COVER 00-G DATE: 5-24-23	DRAWN BY: R.T.G.	2023 WASTEWATER TREATMENT FACILITY STORAGE GARAGE EXPANSION Village of Jackson, Wisconsin	STRUCTURAL ENGINEER	CIVIL/PROCESS ENGINEER
			CHECKED BY: G.J.D.			
			REV. DATE:			

SHEET	REVISIONS	BY	DATE

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tceengineers.net

00 - GENERAL

00 - G - 01	INDEX SHEET
00 - G - 02	STANDARD ABBREVIATIONS, DESIGNATIONS, SITE/PROCESS LEGENDS & GENERAL NOTES
00 - G - 03	ELECTRICAL SYMBOLS AND ABBREVIATIONS
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05 - WWTP SITE

05 - C - 01 SITE LOCATION PLAN

95 - STORAGE GARAGE

95	-	AS	-	01	FLOOR & REMOVAL PLANS
95	-	AS	-	02	FOUNDATION & ROOF FRAMING PLANS
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95	-	PH	-	01	PLUMBING/HVAC PLANS
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100 - AS - 02	STANDARD DETAILS
100 - E - 01	SCHEDULES
100 - E - 02	OVERALL ONE-LINE

**2023 WASTEWATER TREATMENT FACILITY
STORAGE GARAGE EXPANSION**
Village of Jackson, Wisconsin

PROJECT NO.: JK 18
DRAWING FILE: JK-18 COVER & 00-G
DRAWN BY: R.T.G.
CHECKED BY: G.J.D.
DATE: 5-25-23
REVISIONS:
SCALE:

SHEET:

00-G-01

INDEX SHEET

tc TOWN & COUNTRY
ENGINEERING, INC.

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

STANDARD ABBREVIATIONS

AER	ACTUATED	M	METER
AFF	AERATION, AEROBIC	MATL	MATERIAL
AHP	ABOVE FINISHED FLOOR	MAX	MAXIMUM
ALP	AIR — HIGH PRESSURE	MECH	MECHANICAL
ALT	AIR — LOW PRESSURE	MFR	MANUFACTURER
ALUM	ALTERNATE	MGD	MILLION GALLONS PER DAY
APPROX	ALUMINUM	MH	MANHOLE
ARCH	APPROXIMATE, —LY	MID	MIDDLE
ASPH	ARCHITECTUAL	MIN	MINIMUM
ASSY	ASPHALT	MISC	MISCELLANEOUS
AVG	ASSEMBLY	MJ	MECHANICAL JOINT
	AVERAGE	ML	MIXED LIQUOR
		MLSS	MIXED LIQUOR SUSPENDED SOLIDS
B/	BOTTOM OF	MM	MILLIMETER
BAF	BAFFLE	MOT	MOTOR, —IZED
BCKWSH	BACKWASH	MTL	METAL
BFV	BUTTERFLY VALVE		
BF	BLIND FLANGE	N	NORTHING
BIT	BITUMINOUS	NH3—N	AMMONIA—NITROGEN
BLDG	BUILDING	NO.	NUMBER
BM	BENCH MARK	NPT	NATIONAL PIPE THREAD
BOD	BIOCHEMICAL OXYGEN DEMAND	NPW	NONPOTABLE WATER
BOT	BOTTOM	NTS	NOT TO SCALE
BSMT	BASEMENT		
BV	BALL VALVE	OC	ON CENTER
BYP	BYPASS	OD	OPENING
		OPNG	OPENING
C/C	CENTER TO CENTER	OVER	OVER, —FLOW
CF	CUBIC FEET		
CFM	CUBIC FEET PER MINUTE	P	PHOSPHORUS
CHAN	CHANNEL	PNEU	PNEUMATIC
CHEM	CHEMICAL	PNV	PINCH VALVE
CI	CAST IRON	PE	POLYETHYLENE
C/L	CENTERLINE	PLMB	PLUMBING
CLASS	CLASSIFICATION	POLY	POLYMER
CLG	CEILING	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PRV	PRESSURE REDUCING VALVE
CON	CONCENTRIC	PSF	POUNDS PER SQUARE FOOT
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONN	CONNECTION	PT	POINT
CONTR	CONTRACTOR	PV	PLUG VALVE
CTR, CTRD	CENTER, —ED	PVC	POLYVINYL CHLORIDE
CV	CHECK VALVE	PVMT	PAVEMENT
CY	CUBIC YARD	PW	POTABLE WATER
DAF	DISSOLVED AIR FLOTATION THICKENER	R	RADIUS
DEC	DECANT	R/W	RIGHT—OF—WAY
DEG	DEGREE	RAS	RETURN ACTIVATED SLUDGE
DG	DIGESTER GAS	RCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RCY	RECYCLE
DIG	DIGESTER	RED	REDUCER
DI	DUCTILE IRON	REF	REFERENCE
DISCH	DISCHARGE	REQ'D	REQUIRED
DN	DOWN	RM	ROOM
DNR	DEPARTMENT OF NATURAL RESOURCES	ROT	ROTATE, —D
DRN	DRAIN	RR	RAILROAD
DWG	DRAWING	RT	RIGHT
		RWW	RAW WASTEWATER
E	EASTING		
EA	EACH	SAN	SANITARY
ECC	ECCENTRIC	SBR	SEQUENCING BATCH REACTOR
EFFL	EFFLUENT	SCH	SCHEDULE
ELB	ELBOW	SDR	STRUCTURAL DIMENSION RATIO
ELEC	ELECTRIC, —AL	SEC	SECTION
EL, ELEV	ELEVATION	SEP	SEPTAGE
EQ	EQUALIZATION	SF	SQUARE FOOT
EQUIP	EQUIPMENT	SHT	SHEET
EST	ESTIMATE, —D	SLG	SLUDGE
EX	EXISTING	SPEC	SPECIFICATION
		SQ	SQUARE
FH	FIRE HYDRANT	SS	STAINLESS STEEL
FFC	FLANGED FLEXIBLE CONNECTOR	STA	STATION
FL	FLOW LINE	STL	STEEL
FLR	FLOOR	STR	STRUCTURE
FLTR	FILTER	SUP	SUPERNATANT
FM	FORCE MAIN	SNV	SOLENOID VALVE
FRP	FIBERGLASS REINFORCED PLASTIC	SW	SIDEWALK
FT	FEET	SY	SQUARE YARD
FTG	FOOTING		
		T/	TOP OF
GAL	GALLON	T/W	TOP OF WALL
GALV	GALVANIZED	TEMP	TEMPERATURE
GC	GENERAL CONTRACTOR	TSS	TOTAL SUSPENDED SOLIDS
GND	GROUND	TYP	TYPICAL
GR	GRIT		
GV	GATE VALVE	UV	ULTRAVIOLET
HORIZ	HORIZONTAL	VERT	VERTICAL
HP	HORSEPOWER	VF	VERTICAL FEET
HR	HOUR		
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	W/	WITH
HWL	HIGH WATER LEVEL	W/O	WITHOUT
HYD	HYDRANT	WAS	WASTE ACTIVATED SLUDGE
		WAT	WATER
ID	INSIDE DIAMETER	WW	WASTEWATER
IN	INCH		
INCL	INCLUDE, —ING	YD	YARD
INFL	INFLUENT	YR	YEAR
INV	INVERT		
LB(S)	POUND(S)		
LF	LINEAL FEET		
LIN	LINEAR		
LR	LONG RADIUS		
LS	LUMP SUM		
LT	LEFT		
LWL	LOW WATER LEVEL		

SITE LEGEND

UNDERGROUND TELE.
UNDERGROUND CATV.
UNDERGROUND ELEC.
OVERHEAD
EXISTING GAS
PROPERTY LINE
EXISTING SITE PIPING
EXISTING FENCE LINE
EXISTING CONTOURS
NEW CONTOURS
SAWCUT
NEW STORM SEWER
NEW SITE PIPING
SITE PIPING REMOVAL/ABANDON

Legend for existing and new features:

- UT (Underground Tele.)
- UCATV (Underground CATV)
- UE (Underground Elec.)
- OH (Overhead)
- G (Existing Gas)
- Property Line
- Existing Site Piping
- Existing Fence Line
- Existing Contours
- New Contours
- Sawcut
- New Storm Sewer
- New Site Piping
- Site Piping Removal/Abandon

NEW ITEMS:

Legend for new items:

- Water Valve
- Curb Stop
- Hydrant
- Manhole
- Curb Inlet
- Endwall
- Gas Warning

EXISTING ITEMS:

Legend for existing items:

- Flag Pole
- Mailbox
- Power Pole
- Light Pole
- Lamp Post
- Pull Box
- Water Valve
- Curb Stop
- Hydrant
- Well
- Monitoring Well
- Tracer Wire
- Sanitary Manhole
- Sanitary Valve
- Cleanout
- Storm Manhole
- Curb Inlet
- Circular Inlet
- Square Inlet
- Endwall
- Stump
- Decid. Tree (Relative Size Shown)
- Evergreen
- Shrub or Hedge
- Sign
- Catv. Ped.
- Tele. Ped.
- Elec. Ped.
- Gas Valve
- Street Sign
- Iron Pipe
- Iron Rod

NOTES: 1.) EXISTING FEATURES AND LABELS ARE SHOWN WITH SCREENED, LIGHTER LINES.
2.) NEW CONCRETE IS SHOWN SHADED IN PLAN VIEWS
3.) CONCRETE AND ASPHALT REMOVALS ARE SHOWN BY CROSS-HATCHING

Legend for notes:

- Existing Piping Label
- New Piping Label
- Key Note
- Removal Note

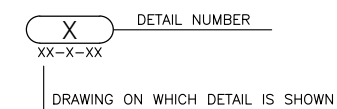
GENERAL NOTES

1. EXISTING INFORMATION, INCLUDING UNDERGROUND PIPING AND UTILITIES SHOWN ON THE PLANS, WAS OBTAINED FROM OWNER INFORMATION AND FIELD MEASUREMENTS WHERE AVAILABLE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL EXISTING INFORMATION AS REQUIRED TO ACCOMMODATE NECESSARY CONSTRUCTION. UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION MUST BE MAINTAINED AND ANY DAMAGES TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF PROPERTY AND RESTORATION OF DAMAGED PROPERTY CAUSED BY CONSTRUCTION ACTIVITIES. AFTER THE COMPLETION OF CONSTRUCTION, ANY EXISTING PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES DURING EXECUTION OF THE CONTRACT SHALL BE RESTORED SO AS TO MATCH THE EXISTING AT NO COST TO THE OWNER.
3. DRAWINGS SCALES MAY VARY FROM ONE SHEET TO THE NEXT. ALL PERSONS SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT SCALE OF ANY MEASUREMENTS MADE ON THE PLAN SHEETS. DRAWINGS IN GENERAL DO NOT SHOW DIMENSIONS OF EXISTING CONSTRUCTION, BUT ARE DRAWN APPROXIMATELY TO SCALE. CONTRACTOR SHALL OBTAIN ALL DIMENSIONS REQUIRED FOR CONSTRUCTION.
4. WHEN THE TERM "REMOVE" IS USED IN DRAWINGS IT SHALL MEAN THAT THE CONTRACTOR IS TO REMOVE THE REFERENCED MATERIAL OR EQUIPMENT AND DISPOSE OF IT IN A PROPER MANNER. WHEN THE TERM "REMOVE AND SALVAGE" IS USED THE CONTRACTOR SHALL REMOVE THE REFERENCED MATERIAL OR EQUIPMENT, TRANSPORT TO THE DESTINATION INDICATED, AND UNLOAD THE MATERIAL OR EQUIPMENT AS DIRECTED BY THE OWNER. THE PLANS DO NOT NECESSARILY SPELL OUT ALL ITEMS REQUIRING REMOVAL, DEMOLITION, OR PATCHING. WHERE NOT SHOWN, ALL REMOVAL, DEMOLITION, CUTTING, PATCHING AND OTHER WORK NECESSARY TO ACCOMMODATE NEW CONSTRUCTION SHALL BE PROVIDED AS A PART OF THE CONTRACT.

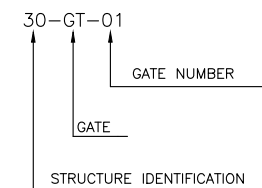
PROCESS PIPING LEGEND

	PLUG VALVE
	GATE VALVE
	CHECK VALVE
	BUTTERFLY VALVE
	PINCH VALVE
	PNEUMATIC-, MOTORIZED (ELECTRIC) ACTUATORS
	
	ELBOWS
	
	CROSS, TEE, WYE
	
	PIPE UP, PIPE DOWN
	
	CONCENTRIC REDUCER, ECCENTRIC REDUCER
	
	FLANGED FLEXIBLE CONNECTER
	FLOW METER
PIPING SMALLER THAN 3"	
	BALL VALVE
	CONTROL VALVE
	PRESSURE REGULATOR
	ELBOW/TEE DOWN
	
	ELBOW/TEE UP
	

DRAWING NUMBER DESIGNATION

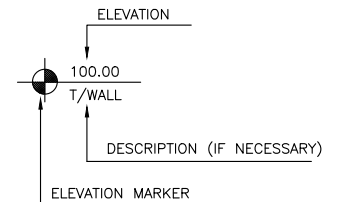
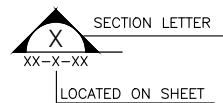


DETAIL DESIGNATION

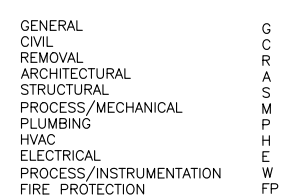


GATE IDENTIFIER

ELEVATION MARKER

 SECTION LETTER

SECTION DESIGNATION



DISCIPLINE DESIGNATION

ELECTRICAL PLAN SYMBOLS

OUTLETS AND DEVICES

	DUPLEX
	DUPLEX (COUNTER TOP HEIGHT)
	SINGLE
	DOUBLE DUPLEX
	SPECIAL OUTLET
	EQUIPMENT CONNECTION
	DATA OUTLET
	TELEPHONE/DATA OUTLET
	TELEPHONE OUTLET
	TELEPHONE BLACKBOARD

LIGHTING

	LUMINAIRE, CEILING MOUNTED, RECESSED OR SURFACE
	WALL MOUNTED FIXTURE
	FIXTURE - DOUBLE OR SINGLE HEAD SPOTLIGHT
	EXIT FIXTURE
	EMERGENCY BATTERY REMOTE HEADS
	EMERGENCY BATTERY UNIT WITH HEADS
	SINGLE POLE MOUNTED FIXTURE
	TWIN POLE MOUNTED FIXTURE

SWITCHES

\$	SINGLE POLE SWITCH
\$ ₂	DOUBLE POLE SWITCH
\$ ₃	THREE WAY SWITCH
\$ ₄	FOUR WAY SWITCH
\$ _a \$ _b \$ _c	SWITCH CONTROL A, B, C
\$ _K	KEY OPERATED
\$ _P	SWITCH WITH PILOT LIGHT
\$ _{WP}	WEATHERPROOF SWITCH
\$ _D	DIMMER SWITCH
	OCCUPANCY SENSOR, WALL MOUNTED
	OCCUPANCY SENSOR, CEILING MOUNTED
\$ _M	MOTOR RATED SWITCH
\$ _{MS}	MANUAL MOTOR STARTER

SERVICE AND DISTRIBUTION

	LIGHTING OR POWER PANEL - RECESSED
	LIGHTING OR POWER PANEL - SURFACE
	DISTRIBUTION PANEL
	MOTOR CONTROL CENTER
	TRANSFORMER - REFER TO ONE-LINE. XX-XFMR-01 INDICATES LOCATION AT STRUCTURE XX.
	CURRENT TRANSFORMER CABINET (UTILITY METERING)
	METER AND SOCKET

MOTOR CONTROL

	DISCONNECT SWITCH, NON-FUSED
	DISCONNECT SWITCH, FUSED
	ENCLOSED CIRCUIT BREAKER
	MAGNETIC CONTACTOR
	ADJUSTABLE FREQUENCY DRIVE
	MAGNETIC MOTOR STARTER
	COMBINATION MAGNETIC MOTOR STARTER
	EQUIPMENT CONTROL PANEL - XXX INDICATES EQUIPMENT SERVED
	PUSHBUTTON
	ON/OFF PUSHBUTTON
	THREE FUNCTION PUSHBUTTON (UP/DOWN/STOP)
	THERMOSTAT
	SOLENOID VALVE
	MOTOR - NUMBER INDICATES HORSEPOWER

GENERAL NOTES

- THIS DRAWING IS A STANDARD LEGEND. SYMBOLS SHOWN MAY NOT ALL APPEAR ON DRAWINGS FOR THIS PROJECT.
- ALL CONTACTS ARE SHOWN IN THE DE-ENERGIZED (SHELF) POSITION. BI-STABLE RELAYS ARE SHOWN IN THE RESET POSITION.
- ONE-LINE DIAGRAMS FOR POWER SWITCHGEAR, USE ANSI STANDARD SYMBOLS AND ABBREVIATIONS.
- SEE INSTRUMENTATION I + C SYMBOLS LEGEND FOR INSTRUMENTATION SYMBOLS AND DETAILS.
- OTHER ABBREVIATIONS PER NECA 100-213 AND ISA S5.1
- ELEVATIONS ADJACENT TO SYMBOLS ARE BASED ON STATION DATUM. HEIGHTS ADJACENT TO SYMBOLS (+4.0) ARE REFERENCED TO FINISHED FLOOR GRADE.
- SEE SPECIFICATIONS AND SCHEDULES FOR COMPONENT REQUIREMENTS FOR MOTOR CONTROLLERS AND FOR CONTRACTORS.

SECURITY AND FIRE PROTECTION

	DOOR HOLDER
	HORN AND STROBE
	HORN ONLY
	STROBE ONLY
	MANUAL PULL STATION
	SMOKE DETECTOR
	HEAT DETECTOR - RATE OF RISE
	HEAT DETECTOR - FIXED TEMPERATURE
	WATER FLOW SWITCH
	LOW PRESSURE SWITCH
	TAMPER SWITCH
	SECURITY CAMERA - WP INDICATES WEATHERPROOF EXTERIOR CAMERA
	MOTION DETECTOR
	FIRE ALARM ANNUNCIATOR
	FIRE ALARM CONTROL PANEL

WIRING AND CONDUIT

- SIZE CONDUIT PER NEC. MINIMUM SIZE $\frac{3}{4}$ ".
- (X)#12 & #12G

REFERS TO NUMBER OF WIRE(S) AND SIZE OF WIRE(S) REQUIRED, WHERE AS:
(1)= ONE WIRE
#12 = THE SIZE OF WIRE REQUIRED
G = GROUND WIRE

- (X) 1-1/2"

REFERS TO NUMBER OF CONDUIT(S) AND SIZE OF CONDUIT(S) REQUIRED, WHERE AS:

(1)= ONE CONDUIT
1-1/2" = THE SIZE OF CONDUIT REQUIRED

*REFER TO DRAWINGS FOR REQ'D WIRE AND CONDUIT SIZES AND AMOUNTS

CIRCUITS

	CONDUIT STUB - TERMINATE WITH CAP
	CONDUIT TURNING UP
	CONDUIT TURNING DOWN
	HOMERUN TO PANELBOARD - H(X)-(Y,Z) OR L(X)-(Y,Z) - HIGH OR LOW VOLTAGE PANEL (X) - CIRCUIT (Y,Z) AS INDICATED
	JUNCTION BOX

ELECTRICAL ABBREVIATIONS

1P	ONE POLE
2P	TWO POLE
3P	THREE POLE
4P	FOUR POLE
1P1W	ONE POLE, ONE WIRE
1P2W	ONE POLE, TWO WIRE
2P2W	TWO POLE, TWO WIRE
2P3W	TWO POLE, THREE WIRE
3P2W	THREE POLE, TWO WIRE
3P3W	THREE POLE, THREE WIRE
3P4W	THREE POLE, FOUR WIRE
4P4W	FOUR POLE, FOUR WIRE
A	AMPERE
AC	ALTERNATING CURRENT
AF	AMP FRAME
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
AFD	ADJUSTABLE FREQUENCY DRIVE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
ALUM	ALUMINUM
AS	AMP SWITCH
AT	AMP TRIP
ARCH	ARCHITECT
ATS	AUTOMATIC TRANSFER SWITCH
AUD	AUDIOMETER BOX CONNECTION
AUX	AUXILIARY
A/V	AUDIO VISUAL
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
C	CONDUIT (GENERIC TERM FOR RACEWAY.)
CAM	CAMERA
CAT	CATALOG
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CKT	CIRCUIT
COL	COLUMN
C.T.	CURRENT TRANSFORMER
C.U.	COPPER
CL	CENTERLINE
DC	DIRECT CURRENT
Δ	DELTA
DET	DETECTOR
DISC	DISCONNECT
DIST	DISTRIBUTION
DN	DOWN
DWG	DRAWING

E	WIRED ON EMERGENCY CIRCUIT
EA	EACH
EC	ELECTRICAL CONTRACTOR
ECB	ENCLOSED CIRCUIT BREAKER
EDH	ELECTRICAL DUCT HEATER
EF	EXHAUST FAN
ELEC	ELECTRIC(AL)
ELEV	ELEVATION
EM	EMERGENCY
EMT	ELECTRIC METALLIC TUBING
ENCL	ENCLOSURE
EOL	END OF LINE
EP	EXPLOSION PROOF
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
EUH	ELECTRIC UNIT HEATER
EW	ELECTRIC WATER COOLER
EW	ELECTRIC WATER HEATER
EXIST.	EXISTING
F	FLUSH
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FC	FIRE PROTECTION CONTRACTOR
FCU	FAN COIL UNIT
FDN	FOUNDATION
FIXT	FIXTURE
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FMC	FLEXIBLE METALLIC CONDUIT
FRE	FIBERGLASS REINFORCED EPOXY CONDUIT
FURN	FURNITURE
G	GROUND
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFPE	GROUND FAULT PROTECTION EQUIPMENT
GND	GROUND
GRC	GALVANIZED RIGID CONDUIT
HGT	HEIGHT
HP	HORSEPOWER
HTR	HEATER
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HW	HOT WATER
HZ	HERTZ (CYCLE) PER SECOND

IAM	INDIVIDUAL ADDRESSABLE MODULE
ID	IDENTIFICATION
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
I/O	INPUT/OUTPUT
IR	PASSIVE INFARED
I.S.	INTRINSICALLY SAFE
J-JO	JUNCTION BOX
KCMIL	ONE THOUSAND CIRCULAR MILS
K/O	KNOCK-OUT
KVA	KILOVOLT AMPERE
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
LFMC	LIQUIDTIGHT FLEXIBLE METALLIC CONDUIT
LFNC	LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT
LP	LIGHTING PANELBOARD
LS	LIMIT SWITCH
LTG	LIGHTING
LV	LOW VOLTAGE
MAINT	MAINTAINED
MAU	MAKE-UP AIR UNIT
MAX	MAXIMUM
MC	METAL CLAD CABLE
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MISC	MISCELLANEOUS
MFR	MANUFACTURER
MLO	MAIN LUGS ONLY
MOD	MOTOR OPERATED DISCONNECT SWITCH
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NORTH
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NF	NON-FUSED
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NM	NONMETALLIC SHEATHED CABLE
NO	NORMALLY OPEN
NRTL	NATIONALLY RECOGNIZED TESTING LAB
#	NUMBER
NTS	NOT TO SCALE

OHD	OVERHEAD DOOR OPERATOR
OL	OVERLOAD
P	POLE
PB	PULL BOX
PC	PLUMBING SYSTEM CONTRACTOR
PE	PRIMARY SERVICE
PEC	PHOTO ELECTRIC CONTROL
PH	PHASE
PIV	POST INDICATING VALVE
PNL	PANEL(BOARD)
PP	POWER PANEL
PR	PAIR
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE CONDUIT
PWR	POWER
RE	REMOVE EXISTING
REC	RECESSED
RECP	RECEPTACLE
REQD	REQUIRED
RM	ROOM
RMC	RIGID METAL CONDUIT
RTU	ROOFTOP UNIT
S	SURFACE MOUNTED
SCH	SCHEDULE
SEC	SECONDARY
SIG	SIGNAL
SN	SOLID NEUTRAL
SP	SPARE
SPD	160KA/ PHASE MINIMUM SURGE PROTECTIVE DEVICE
SPEC	SPECIFICATION
SPKR	SPEAKER
SS	STAINLESS STEEL
STP	SHIELDED TWISTED PAIR
STL	CARBON STEEL
SUSP	SUSPENDED
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TC	TELEPHONE CABINET
TCI	TELECOMMUNICATIONS CABLING INSTALLER
TCP	TEMPERATURE CONTROL PANEL
TEL	TELEPHONE/DATA
TEL/DATA	TELEPHONE
TEMP	TEMPORARY
TERM	TERMINAL(S)
TV	TELEVISION
TYP	TYPICAL

UC	UNDER COUNTER
UG	UNDERGROUND
UH	UNIT HEATER
UPS	UNINTERRUPTIBLE POWER SOURCE
UTIL	UTILITY
UTP	UNSHIELDED TWISTED PAIR
V	VOLT
VPD	VARIABLE FREQUENCY DRIVE
W	WATT
W/	WITH
WH	WATTHOUR
WP	WEATHERPROOF
XFMR	TRANSFORMER
XLP	CROSS LINKED POLETHYLENE
Y	WYE
ZAM	ZONE ADAPTER MODULE

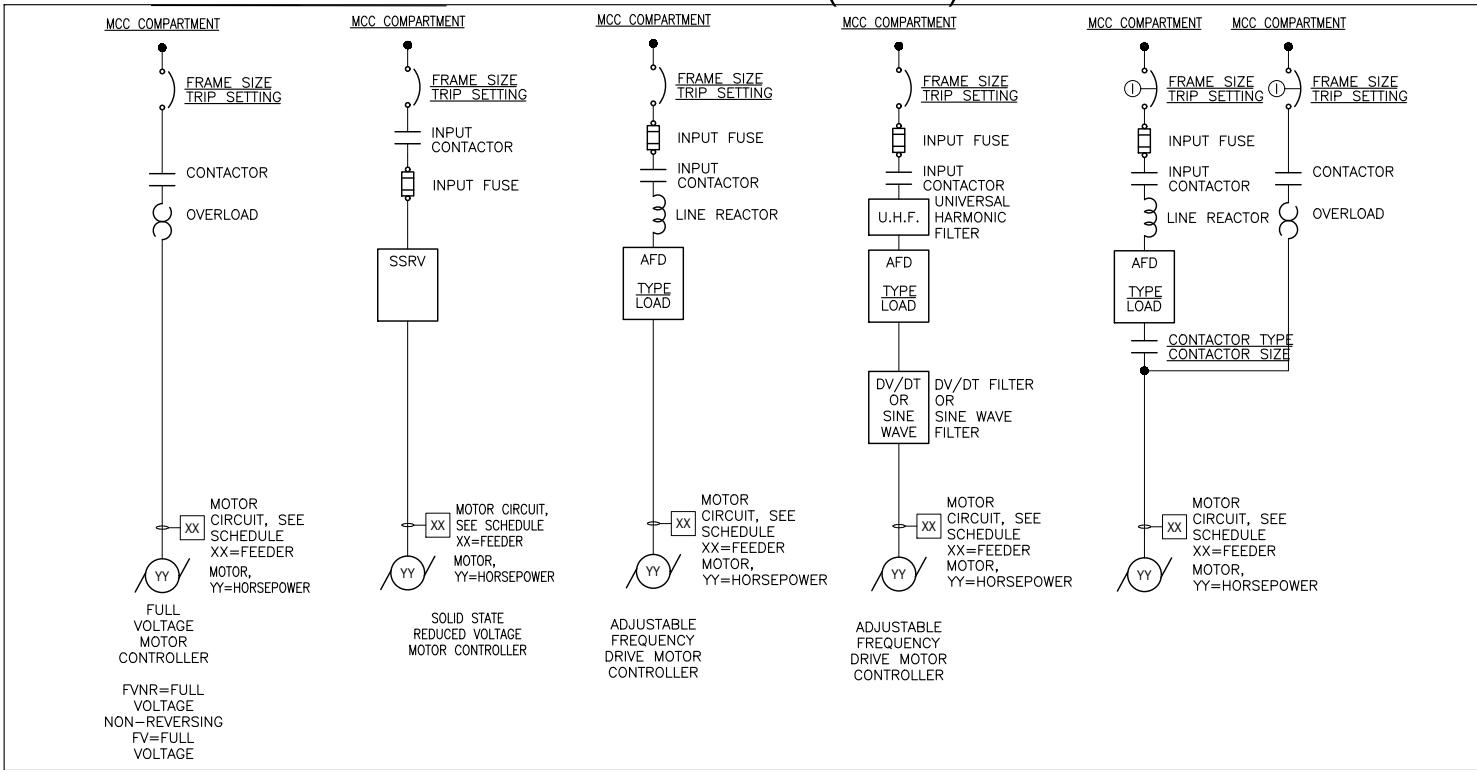
INTERNATIONAL SOCIETY OF AUTOMATION
INSTRUMENT IDENTIFICATION

	FIRST LETTER(S)		SUCCEEDING LETTERS		
	MEASURED OR INITIATING VARIABLE	VARIABLE	READOUT / PASSIVE FUNCTION	OUTPUT / ACTIVE FUNCTION	FUNCTION
A	ANALYSIS		ALARM		
B	BURNER, COMBUSTION		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE
C	USER'S CHOICE			CONTROL	CLOSE
D	USER'S CHOICE	DIFFERENCES			DEVIATION
E	VOLTAGE		SENSOR (PRIMARY ELEMENT)		
F	FLOW, FLOW RATE	RATIO			
G	USER'S CHOICE		GLASS, VIEWING DEVICE		
H	HAND				HIGH
I	CURRENT		INDICATE		
J	POWER				
K	TIME, SCHEDULE	TIME RATE OF CHANGE		CONTROL STATION	
L	LEVEL		LIGHT		LOW
M	MOISTURE				MIDDLE, INTERMEDIATE
N	TORQUE		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE
O	USER'S CHOICE		ORIFICE, RESTRICTION		OPEN
P	PRESSURE (VACUUM)		POINT, TEST CONNECTION		
Q	QUANTITY	INTEGRATE, TOTALIZE			
R	RADIATION		RECORD		RUN
S	SPEED, FREQUENCY	SAFETY		SWITCH	STOP
T	TEMPERATURE			TRANSMIT	
U	MULTIVARIABLE		MULTIFUNCTION	MULTIFUNCTION	
V	VIBRATION, MECHANICAL ANALYSIS			VALVE, DAMPER, LOUVER	
W	WEIGHT, FORCE		WELL		
X	UNCLASSIFIED	X AXIS	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED
Y	EVENT, STATE, PRESENCE	Y AXIS	AUXILIARY DEVICES		
Z	POSITION, DIMENSION	Z AXIS, SAFETY INSTRUMENT OF SYSTEM		DRIVE ACTUATE OR UNCLASSIFIED FINAL CONTROL ELEMENT	

P&ID SYMBOLS (TYPICAL)

Q ^A _C ^{TRS} _{W-X-Y-Z (N)} A: DESCRIPTION, TOP LINE B: DESCRIPTION, BOTTOM LINE TRS: FIRST LETTER(S) AND SUCCEEDING LETTERS OF INSTRUMENT IDENTIFICATION, REFER TO ISA TABLE W: UNIT PROCESS NUMBER X: UNIT NUMBER Y: UNIT NUMBER, USED FOR MULTIPLE SETS WITH THE SAME X-Y DESIGNATION Z: SET NUMBER, USED FOR MULTIPLE SETS OF UNITS WITH THE SAME W-X-Y DESIGNATION N: NUMBER OF UNITS C: INSTALLATION REQUIREMENT: x.p.: CLASS 1, DIVISION 1 HAZARDOUS LOCATION i.s.: INTRINSICALLY SAFE, INSTALLED IN CLASS 1, DIVISION HAZARDOUS LOCATION Q: PROVISION REQUIREMENT: * EXISTING, RE-USED EQUIPMENT ** EQUIPMENT SPECIFIED UNDER DIVISION OTHER THAN 26 *** FUTURE EQUIPMENT BLANK EQUIPMENT SPECIFIED UNDER DIVISION 26	PROGRAMMABLE LOGIC CONTROLLER INPUT/OUTPUT POINT WHERE Y=QUANTITY AND XX DI: DIGITAL INPUT DO: DIGITAL OUTPUT AI: ANALOG INPUT AO: ANALOG OUTPUT FULL VOLTAGE MOTOR CONTROLLER, XX INDICATES LOCATION FIELD DEVICE CONTROL PANEL DEVICE, FRONT-OF-PANEL, NORMALLY ACCESSIBLE CONTROL PANEL DEVICE, BACK-OF-PANEL, NOT NORMALLY ACCESSIBLE MCC DEVICE, FRONT-OF-PANEL, NORMALLY ACCESSIBLE MCC DEVICE, BACK-OF-PANEL, NOT NORMALLY ACCESSIBLE SOFTWARE DEVICE OR FUNCTION, NORMALLY ACCESSIBLE	SOFTWARE DEVICE OR FUNCTION, NOT NORMALLY ACCESSIBLE MOTOR CONTROLLER, XX INDICATES TYPE OF CONTROLLER AND YY INDICATES LOCATION INTERLOCK FUNCTION, REFER TO SPECIFICATIONS NON-CONNECTING LINES CONNECTING LINES PARALLEL LINES (PARENTHETICAL NUMBER INDICATES THE NUMBER OF SIGNALS REPRESENTED)
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MOTOR CONTROL (MCC) SYMBOLS



INSTRUMENT WIRING LEGEND

- AX = 2C#16 SHIELDED, TWISTED PAIR CABLE (X = NUMBER OF CABLES)
- DX = #14 THHN WIRE (X = NUMBER OF WIRES)
- MX = 1" CONDUIT FOR CABLE SUPPLIED BY MANUFACTURER BY MFG. (X = NUMBER OF CONDUITS)
- EX = 3/4" CONDUIT AND CAT5E(X) CABLE(S) (X = NUMBER OF CABLES)
- FO = CONDUIT AND FIBER OPTIC CABLE

PROCESS NOTES

- PROVIDE SEPARATE CONDUITS FOR THE FOLLOWING:
 - 24 V DC ANALOG
 - 24 V DC CONTROL/ DC PULSE
 - INTRINSICALLY SAFE
 - MANUFACTURERS CABLE
 - 120 VOLT CONTROL
 - 120 VOLT POWER
 - 480 VOLT POWER
 - LOW VOLTAGE INSTRUMENTATION
 - COMMUNICATION
- REFER TO SPECIFICATION 26 90 00 FOR LOOP AND OPERATOR INTERFACE FUNCTIONS.
- REFER TO RESPECTIVE DIVISION SPECIFICATIONS FOR ADDITIONAL DETAILS REGARDING INSTRUMENTATION AND CONTROL EQUIPMENT FURNISHED UNDER THOSE SPECIFICATIONS.

LINETYPE LEGEND

	SOFTWARE SIGNAL/FUNCTION
	ANALOG SIGNAL, 4-20mADC
	PULSE FREQUENCY
	DISCRETE SIGNAL, DRY CONTACT
	MANUFACTURER'S PROPRIETARY SIGNAL
	PNEUMATIC SIGNAL
	MAJOR PROCESS
	MINOR PROCESS



GENERAL NOTES

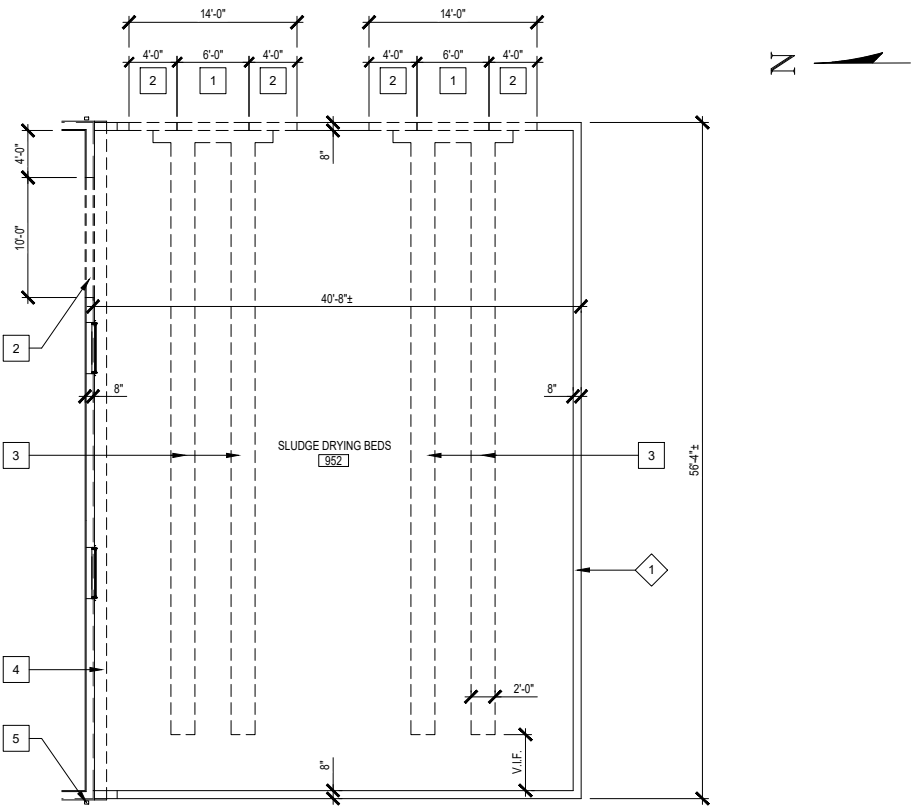
1.

BASIS OF STRUCTURAL DESIGN		
[1.0] ROOF LIVE LOADS:		
SNOW: GROUND (P _g)/ROOF FLAT (P _f)		30/25 PSF
UNBAL. SNOW LOAD (ASCE-7 FIG. 7-5)		40/25 PSF
IMPORTANCE FACTOR (I _b)		1.0
THERMAL FACTOR (C _t)		1.0
SNOW EXPOSURE FACTOR (C _e)		1.2
[1.1] SUPERIMPOSED ROOF DEAD LOADS (LOADS ON COMPONENTS):		
ROOFING, INSUL., FP, MWP, MISC.		18 PSF
[1.2] FLOOR LIVE LOADS:		
SLAB-ON-GRADE		250 PSF
[2.0] WIND (SIMPLIFIED PROCEDURE LOW-RISE BUILDINGS):		
WIND RISK CATEGORY		II
ENCLOSURE LEVEL		FULL
ULTIMATE DESIGN WIND SPEED (V _{ult})		115 MPH
NOMINAL DESIGN WIND SPEED (V _{asd})		90 MPH
IMPORTANCE FACTOR (I _b)		1.0
EXPOSURE CATEGORY		C
INTERNAL PRESSURE COEFFICIENT		±0.18
[3.0] SEISMIC (EQUIVALENT LATERAL FORCE PROCEDURE):		
SEISMIC RISK CATEGORY		II
SEISMIC IMPORTANCE FACTOR (I _b)		1.00
SITE CLASS		D
SEISMIC DESIGN CATEGORY		A
SEISMIC FORCE-RESISTING SYSTEM		NOTE-2
[4.0] ALLOWABLE SOIL BEARING CAPACITY & SUBGRADE MODULUS (ASSUMED):		
FOOTINGS		2,000 PSF
SLAB-ON-GRADE		150 PCI

- BASIS OF STRUCTURAL DESIGN NOTES**
- PROVIDE FOR ADDITIONAL 5 PSF LL AT ALL ATTIC SPACES.
 - SEISMIC FORCE-RESISTING SYSTEM: A. BEARING WALL SYSTEMS, 14. LIGHT-FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS (PER ASCE 7).
 - COMPONENT DELEGATED DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE WISCONSIN DEPARTMENT OF ADMINISTRATIVE CODE, CHAPTER SPS 382 (CURRENT EDITION). COMPONENT SUBMITTAL SHALL INCLUDE: WOOD ROOF TRUSSES.

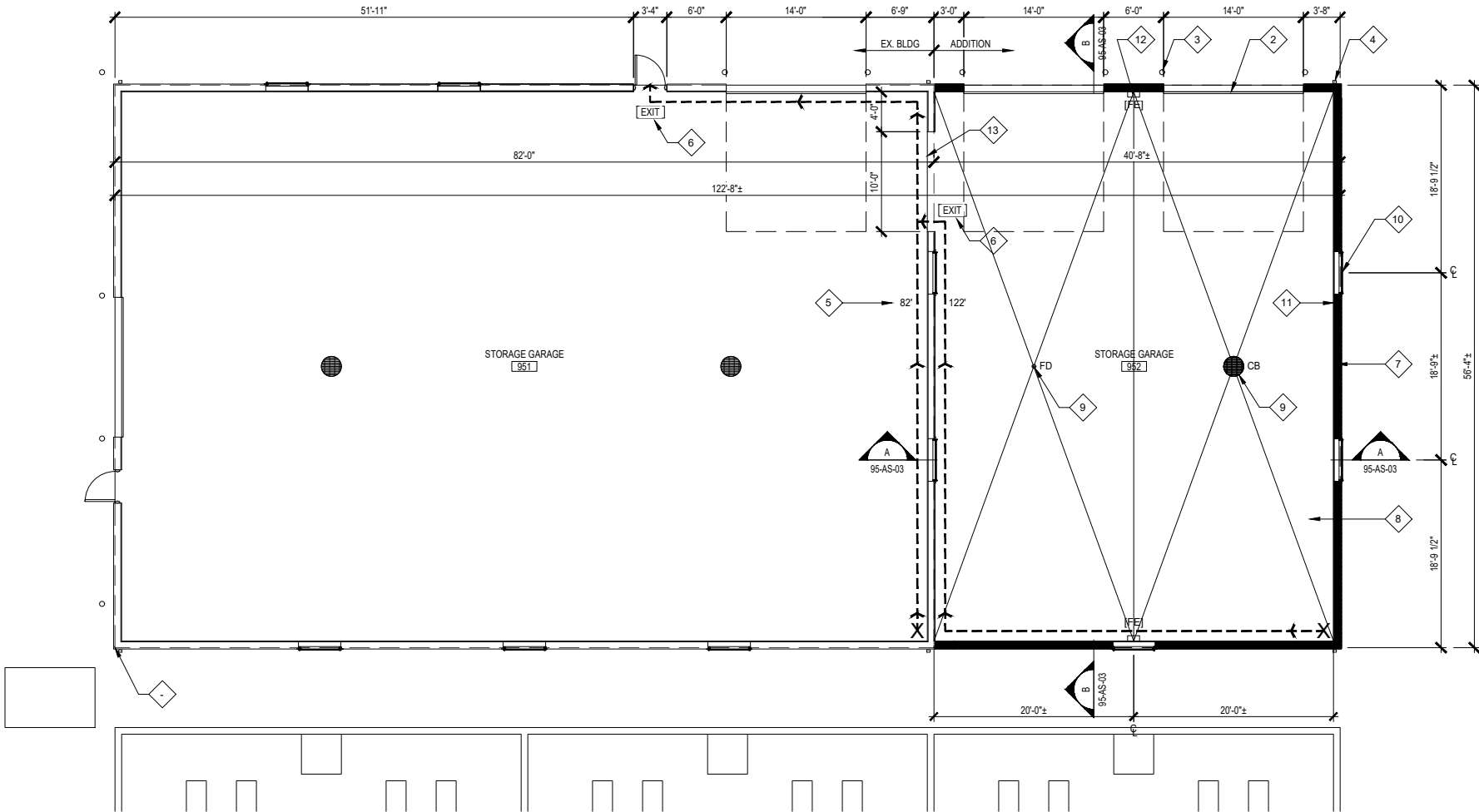
BUILDING CODE SUMMARY		
BUILDING INFORMATION		
PROJECT TYPE		ADDITION
STRUCTURE PURPOSE		NOTE-3
USE & OCCUPANCY		NOTE-4
NO. STORIES		1
CONSTRUCTION CLASS		VB
GROSS AREA NEW CONSTRUCTION		2,291 SF
GROSS AREA EXIST. & NEW		6,910 SF
GROSS ENCLOSED VOLUME		153,890 CF
FIRE SUPPRESSION (Y/N)		N
FIRE ALARM (Y/N)		N
EXIT TRAVEL DIST. (MAX. PER T.1017.2)		NOTE-6
ACCESSIBILITY		NOTE-5
CODE AUTHORITY SUBMITTAL (Y/N)		Y

- BUILDING CODE SUMMARY NOTES**
- PROJECT ADDRESS: - W194N16658 EAGLE DRIVE, JACKSON, WI
 - COMMERCIAL BUILDINGS DELEGATED AUTHORITY: WISCONSIN DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES (IBC 2015)
 - STRUCTURE PURPOSE: CONSTRUCT ADDITION TO EXISTING STORAGE GARAGE TO PROVIDE ADDITIONAL CAPACITY
 - USE & OCCUPANCY, AND ACCESSIBILITY: MODERATE HAZARD STORAGE GROUP S-1, NO SEPARATIONS REQUIRED, TABLE 508.4, ALLOWABLE BUILDING AREA; GROUP S-1 = 9,000 SQ. FT. (NS, MOST RESTRICTIVE), TABLE 506.2
 - ACCESSIBILITY: PROVIDED
 - ALLOWABLE EXIT TRAVEL DISTANCE: 200' (GROUP S-1)



REMOVAL PARTIAL PLAN

2



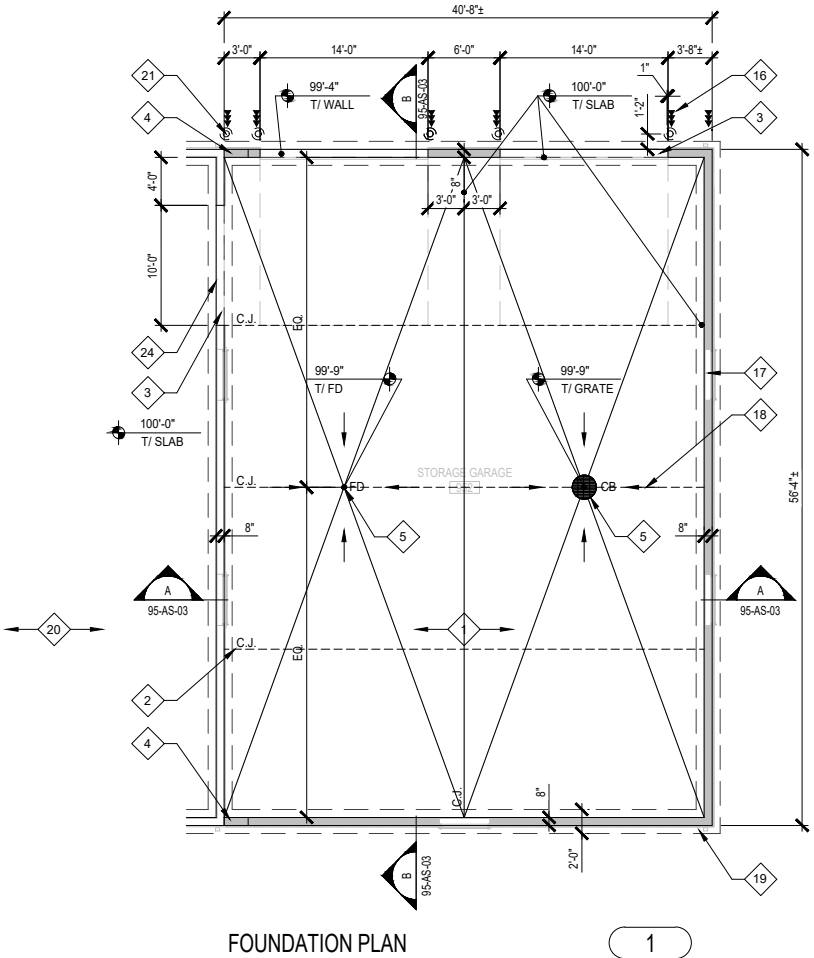
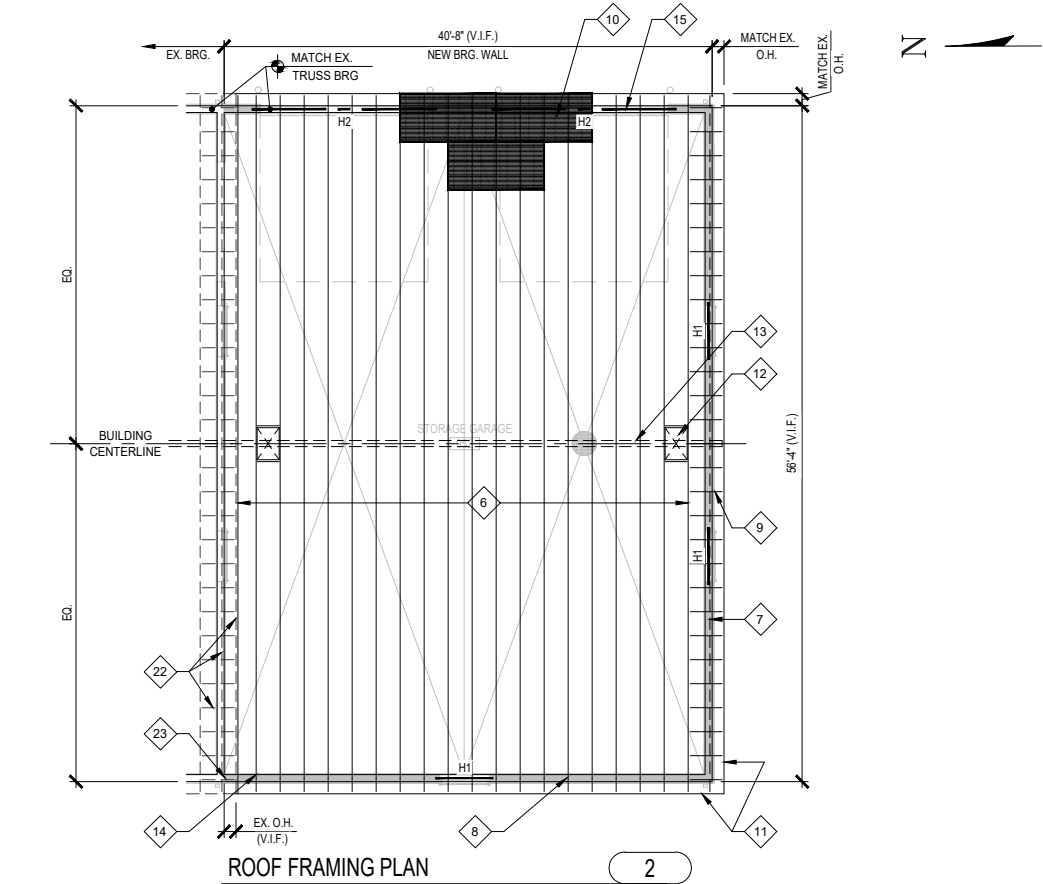
WOOD HEADERS			
MARK	TYPE	DESCRIPTION	BEARING (EA. END)
H1	HEADER	(3) 5 1/2"x1 3/4" LVL	WSP1
H2	HEADER	(3) 11 7/8"x1 3/4" LVL	WSP2

- WOOD BEAMS & HEADERS NOTES
- MISC. UNSPECIFIED HEADERS LESS THAN 4'-0" SHALL BE TYPE-H1, AS APPLICABLE.
 - BEARING STUDS SHALL MATCH WALL STUD WIDTH (2X6).
 - HEADERS FLUSH TO OUTSIDE FACE STUDS AT EXT. WALLS.
 - SCHEDULE DIMENSIONS INDICATED ARE "ACTUAL" UNLESS SPECIFIED AS "NOM" (NOMINAL).
 - REF. 2/100-AS-02 FOR MULTI-PLY HEADER ATTACHMENT.
 - REF. 3/100-AS-02 FOR TYPICAL STUD WALL AND HEADER SUPPORT FRAMING CONSTRUCTION. BLOCK APART HEADERS AS NECESSARY FOR R.O. AND 2X6 JACK SUPPORTS.

WOOD STUD POSTS		
MARK	DESCRIPTION	REMARKS
WSP1	(2) 2x6 (NOM.), STUD GRADE, OR BTR	-
WSP2	(3) 2x6 (NOM.), STUD GRADE, OR BTR	-

- WOOD POST NOTES
- REF. APPLICABLE DETAILS FOR BASE AND TOP ANCHORAGE TO CONNECTED ELEMENTS.
 - SCHEDULE DIMENSIONS INDICATED ARE "ACTUAL" UNLESS SPECIFIED AS "NOM" (NOMINAL).

NOTE:
ALL FINISH-EXPOSED FORMED CONCRETE SURFACES SHALL RECEIVE A SMOOTH RUBBED FINISH PER SPECIFICATION SECTION 03 30 00 (3.7). INTERIOR CONCRETE SLABS SHALL BE STEEL TROWEL-FINISHED TO TOLERANCE $F_f=25$, $F_t=20$, UNO.

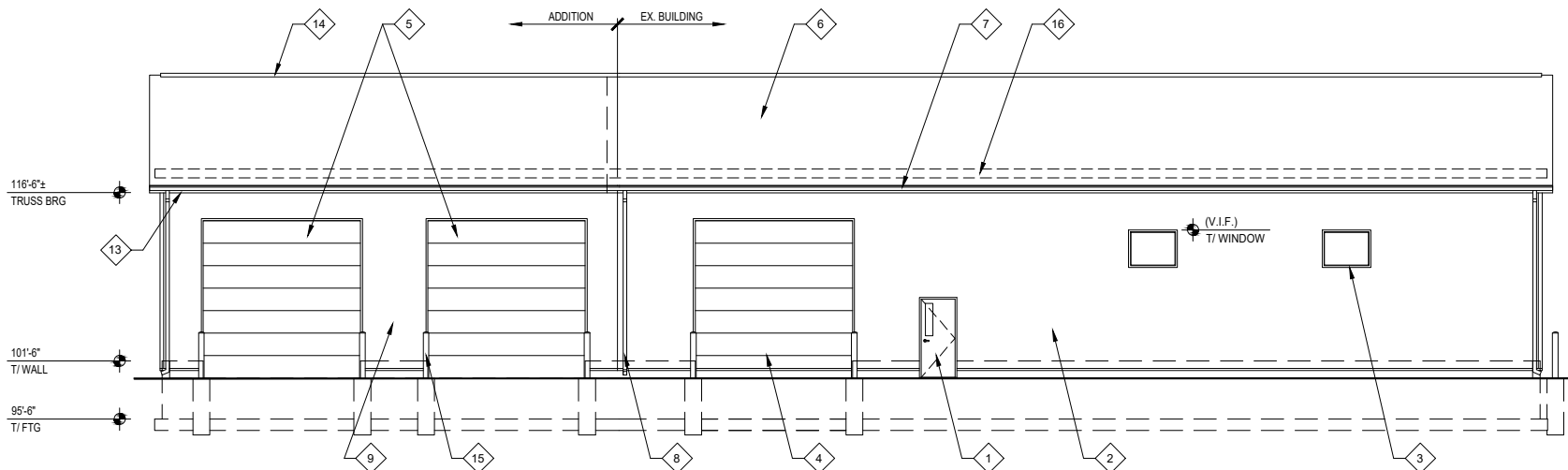


GENERAL NOTES

- GENERAL NOTES, REMOVAL NOTES, AND KEY NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO CONVEY TYPICAL CONDITIONS AND SHALL BE TAKEN TO ALSO APPLY TO SIMILAR CONSTRUCTION DEPICTED ELSEWHERE THROUGHOUT THE PROJECT DOCUMENTS.
- EXISTING INFORMATION SHOWN ON DRAWINGS WAS OBTAINED, IN PART, FROM EXISTING DOCUMENTATION, FIELD MEASUREMENTS, AND INFORMATION PROVIDED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF INFORMATION AS REQUIRED TO ACCOMMODATE REMOVALS & NEW CONSTRUCTION.
- A SITE SPECIFIC GEOTECHNICAL INVESTIGATION WAS NOT CONDUCTED FOR THIS PROJECT. FLOOR SLAB BEARING AREAS SHALL BE PREPARED AS SHOWN TO PROVIDE MINIMUM SUB-GRADE MODULUS 150 PCI.
- VERIFY SIZE AND LOCATION OF ANY AND ALL ROOF, FLOOR, AND WALL OPENINGS WITH MECHANICAL, HVAC AND ELECTRICAL CONTRACTORS. OPENINGS LESS THAN 12 INCHES IN DIMENSION ARE GENERALLY NOT SHOWN.
- REF. 5/100-AS-01 FOR CONCRETE REINFORCING LAP SPLICE TABLE AND REINFORCING CLEAR COVER REQUIREMENTS.
- REF. 2/100-AS-01 FOR CONCRETE REINFORCING TYPICAL BAR BEND DETAILING.
- SEQUENCED CONCRETE PLACEMENT SHALL UTILIZE LAP SPLICES AS INDICATED IN 5/100-AS-01 EXCEPT WHERE APPROVED BY A/E IN ADVANCE WHERE DETAIL 1/100-AS-01 MAY BE PERMITTED.
- UNO, WOOD FASTENING SHALL BE COMPLETED IN ACCORDANCE WITH IBC 2015 TABLE 2304.9.1, REF. 1/100-AS-02.
- TRUSS COMPONENT DELEGATED DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE WISCONSIN DEPARTMENT OF ADMINISTRATIVE CODE, CHAPTER SPS 362 (CURRENT EDITION).
- G.C. SHALL SUBMIT THE FOLLOWING COMPONENT DESIGNS TO A/E: WOOD ROOF TRUSSES.
- NEW TRUSS WEB GEOMETRY SHALL BE AS DESIGNED BY TRUSS SUPPLIER.
- TRUSS DESIGN SUPERIMPOSED DEAD AND LIVE DESIGN LOADS:
DL: 16 PSF TOP CHORD, 4 PSF BOT. CHORD
LL: 25 PSF TOP CHORD, 5 PSF BOT. CHORD
- REF. 4/100-AS-02 FOR PERMANENT TRUSS BRACING REQUIREMENTS. BRACING INSTALLATION SHALL BE IN COMPLIANCE WITH "BUILDING COMPONENT SAFETY INFORMATION" (BCSI) MANUAL JOINTLY PRODUCED BY THE TRUSS PLATE INSTITUTE (TPI) AND STRUCTURAL BUILDING COMPONENTS ASSOCIATION (SBCA), 2013 EDITION, UPDATED MARCH 2015.
- INSTALL PERMANENT TRUSS BRIDGING AS RECOMMENDED BY TRUSS SUPPLIER.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED. SEAL NEW CONCRETE FLOORS WITH MIN. (2) COATS CLEAR FLOOR SEALER.

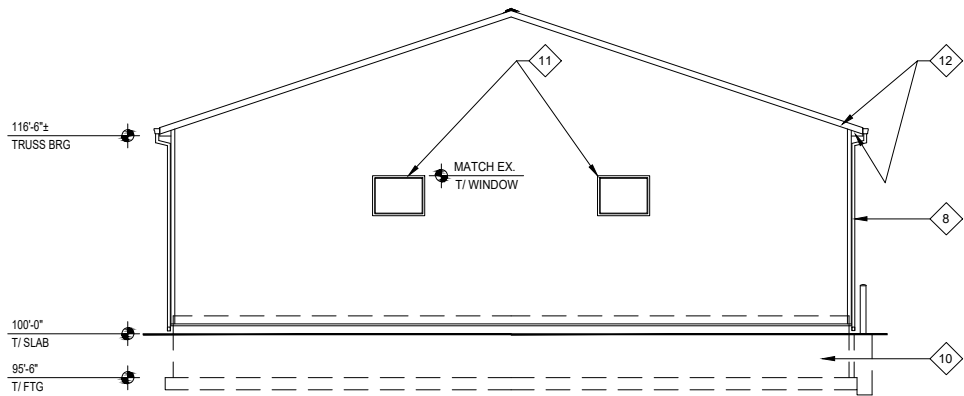
KEY NOTES

- CONCRETE SLAB-ON-GRADE:
6" THICKNESS, REINF. W/6X6 W2.9 X W2.9 WWF, FURNISH WWF IN FLAT SHEETS, CENTER IN SLAB, MIN. 6" OVERLAP WWF SHEET EDGES, REF. 1/AS-05 FOR SUB-GRADE PREP. & POLY VAPOR RETARDER REQUIREMENTS
- CONCRETE SLAB CONTROL JOINT (C.J.), SAW-CUT WITHIN 12 HRS CONCRETE PLACEMENT/FINISHING, REF. 4/100-AS-01
- T/WALL ELEVATION LOWERED TO 8" AT O.H.D. DOOR AND EX. WALL OPENINGS TO ALLOW NEW SLAB OVER-POUR
- INFILL EX. WALL OPENING AT (2) LOCATIONS, REINF. DOWEL NEW-TO-EX. CONCRETE WITH (4) #4 H&V BARS EA. DIR., DRILL & EPOXY MIN. 6" EMBED., CENTER IN WALL, TYP.
- CATCH BASIN (CB) AND FLOOR DRAIN (FD), SLOPE FLOOR AS INDICATED, T/ GRATE AND T/ FD EL. AS SHOWN, ALSO REF. PLUMBING DWGS
- WOOD COMMON TRUSSES AT 24" O.C., MATCH EX. BLDG ROOF SLOPE, ASSUMED SLOPE 4:12, V.I.F.
- STEP-DOWN WOOD END WALL TRUSS, TYP. (2) LOC.
- TRUSS BEARING ON 6" WOOD-FRAMED BEARING WALL BELOW
- 2X4 LOOKOUTS @ 24" O.C



EAST ELEVATION

2



SOUTH ELEVATION

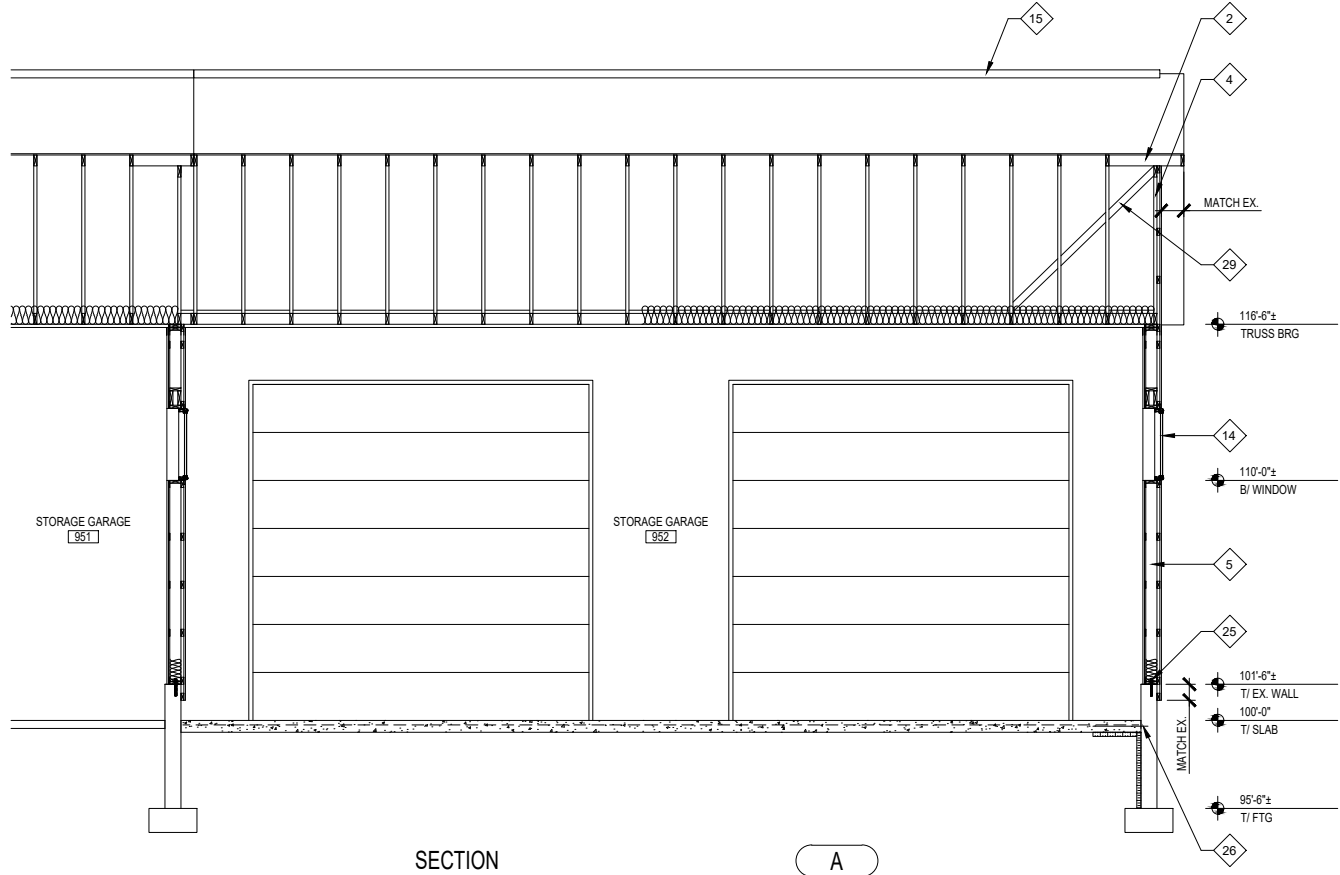
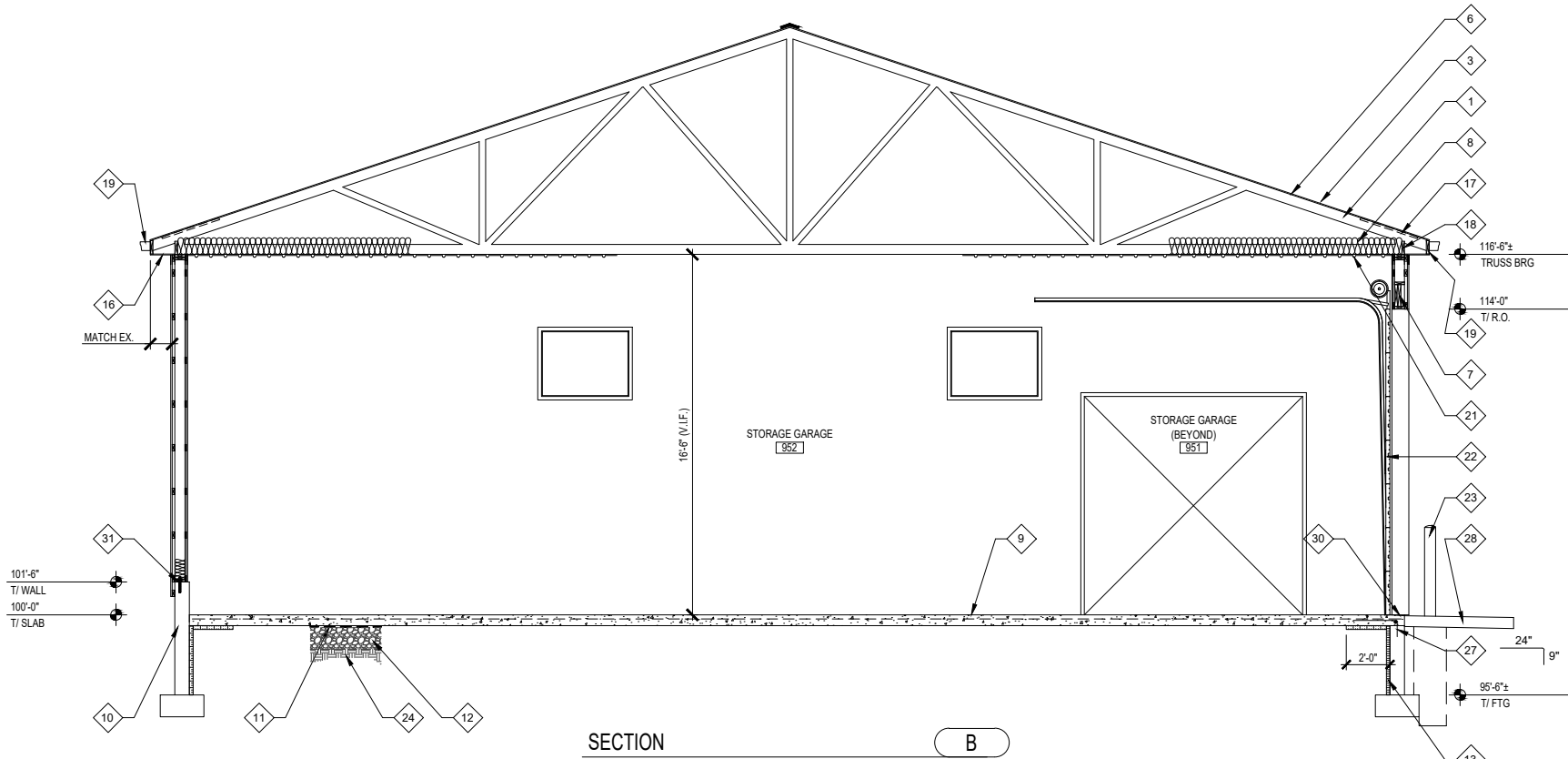
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GENERAL NOTES

- GENERAL NOTES, REMOVAL NOTES, AND KEY NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO CONVEY TYPICAL CONDITIONS AND SHALL BE TAKEN TO ALSO APPLY TO SIMILAR CONSTRUCTION DEPICTED ELSEWHERE THROUGHOUT THE PROJECT DOCUMENTS.
- EXISTING INFORMATION SHOWN ON DRAWINGS WAS OBTAINED, IN PART, FROM EXISTING DOCUMENTATION, FIELD MEASUREMENTS AND INFORMATION PROVIDED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF INFORMATION AS REQUIRED TO ACCOMMODATE REMOVALS & NEW CONSTRUCTION.

KEY NOTES

- EX. HOLLOW METAL DOOR & FRAME TO REMAIN (REQUIRED EXIT)
- EX. METAL PANEL WALL SYSTEM TO REMAIN
- EX. FIXED THERMOPANE WINDOW SYSTEM TO REMAIN
- EX. SECTIONAL INSULATED O.H.D. SYSTEM TO REMAIN
- NEW SECTIONAL INSULATED METAL O.H.D. SYSTEM, REF. 95-AS-01 FOR ADDITIONAL INFORMATION, TYP. (2) LOCATIONS
- NEW RIBBED METAL ROOF SYSTEM, ENTIRE EX. BLDG & ADDITION, REF. SPECIFICATIONS & APPLICABLE NOTES FOR UNDERLAYMENT, DRIP EDGE, FLASHING, AND ICE & WATER SHIELD REQUIREMENTS
- NEW FACTORY-FINISHED SEAMLESS TYPE-K COMMERCIAL METAL GUTTER, 6"W.
- NEW FACTORY-FINISHED 3' X 4' DOWNSPOUT SYSTEM
- NEW VERTICAL RIB METAL SIDING SYSTEM TO MATCH EX. BLDG, MATCH RIB PROFILE, GAUGE AND COLOR, CURRENT EX. SYSTEM BY MCELROY METAL, TYP.
- EX. CAST-IN-PLACE CONCRETE FOUNDATION
- NEW ALUM. CLAD WINDOWS TO MATCH EX. INSTALL AT HEIGHT TO MATCH EX.
- FACTORY-FINISHED VENTED ALUMINUM SOFFIT TO MATCH EX. BLDG, TYP. AT NEW ROOF SYSTEM
- NEW FACTORY-FINISHED ALUMINUM CLAD FASCIA SYSTEM, TYP.
- NEW CONT. FACTORY-FINISHED METAL RIDGE VENT, TYP. AT NEW METAL ROOFING EX. BLDG & ADDITION
- NEW PIPE BOLLARD, TYP.
- INSTALL SNOW GUARD CLEATS ALONG ACCESS POINTS (ENTIRE EAST ELEVATION NEW ROOFING AS SHOWN BY DASHED LINE AREA), 'MINI SNOW GUARD' WITH GASKET AS SCREWS AS MANUFACTURED / SUPPLIED BY SNOWGUARDIRECT.COM, OR APPROVED EQUAL, INSTALL PER MANUFACTURER RECOMMENDATIONS, SET GASKET / FASTENERS IN CLEAR SILICONE SEALANT

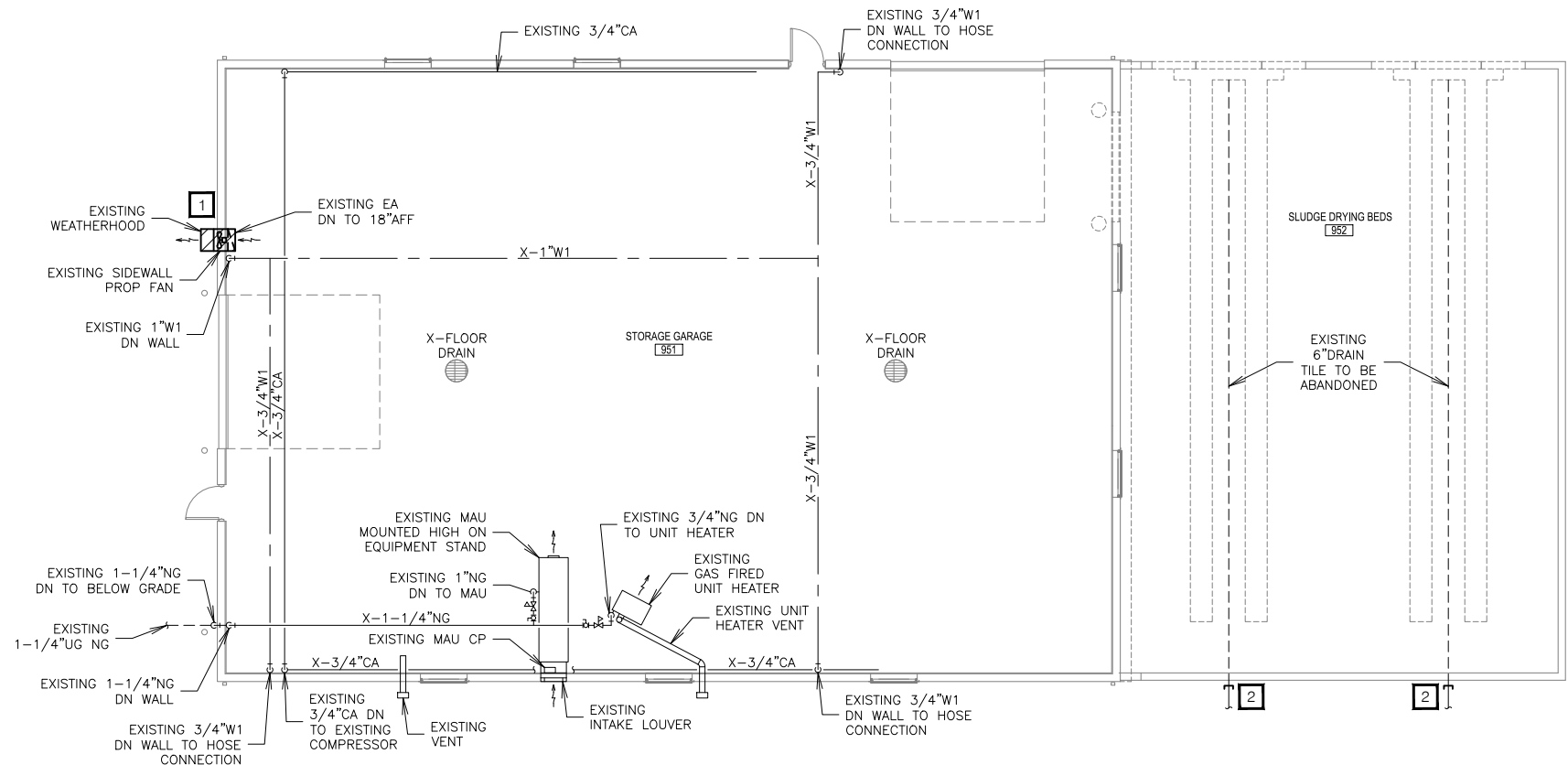


GENERAL NOTES

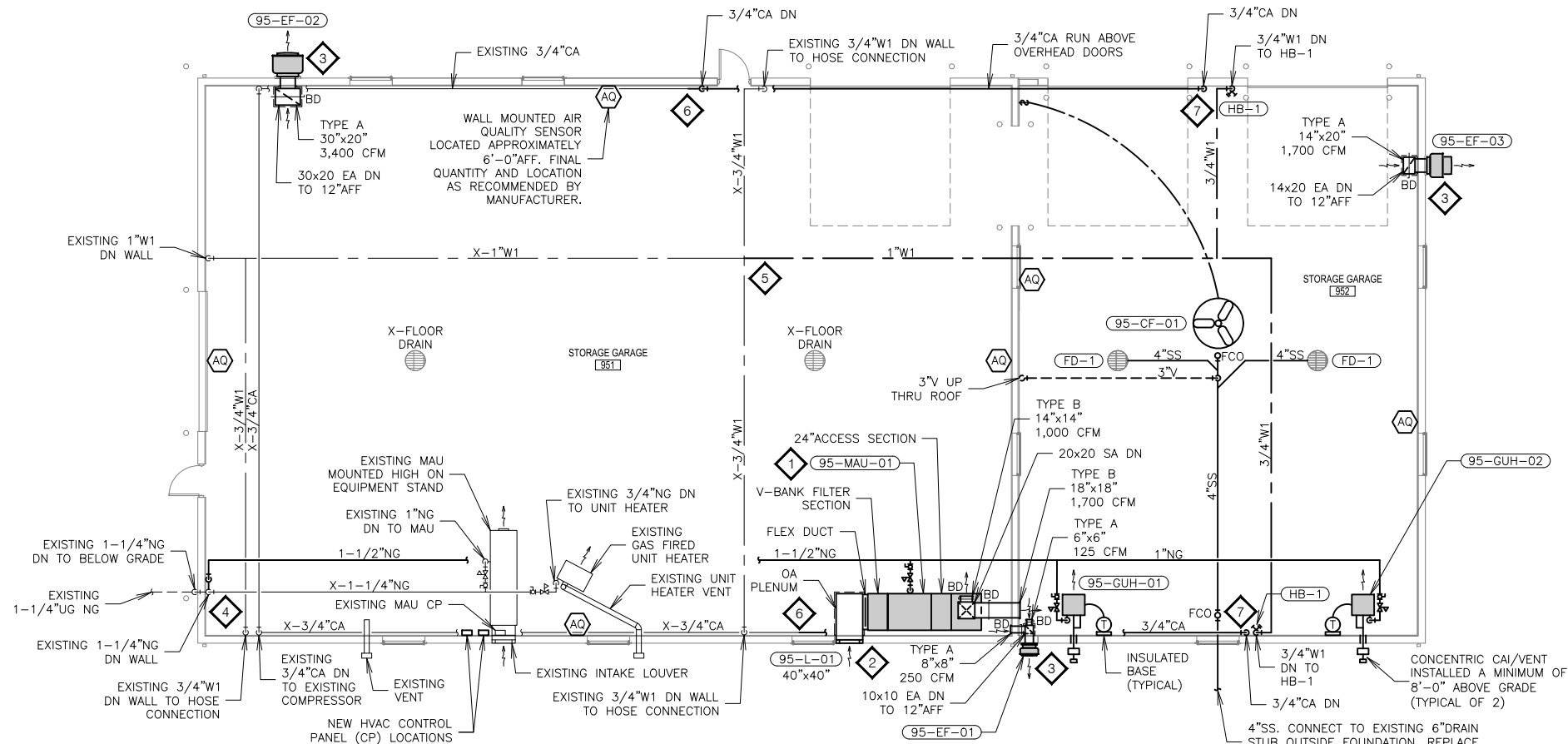
1. GENERAL NOTES, REMOVAL NOTES, AND KEY NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO CONVEY TYPICAL CONDITIONS AND SHALL BE TAKEN TO ALSO APPLY TO SIMILAR CONSTRUCTION DEPICTED ELSEWHERE THROUGHOUT THE PROJECT DOCUMENTS.
2. EXISTING INFORMATION SHOWN ON DRAWINGS WAS OBTAINED, IN PART, FROM EXISTING DOCUMENTATION, FIELD MEASUREMENTS AND INFORMATION PROVIDED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF INFORMATION AS REQUIRED TO ACCOMMODATE REMOVALS & NEW CONSTRUCTION.
3. TRUSS PROFILES MAY VARY FROM THAT SHOWN, NEW TRUSS WEB GEOMETRY SHALL BE AS DESIGNED BY TRUSS SUPPLIER.

KEY NOTES

1. WOOD ROOF TRUSSES @ 24" O.C.
2. 2X LOOK-OUTS AT 16" O.C.
3. FACTORY-FINISHED RIBBED METAL ROOF SYSTEM, REF. SPECIFICATION
4. DROPPED GABLE ENDWALL TRUSSES
5. WALL SYSTEM (INSIDE-TO-OUTSIDE): 24 GA. VERT. RIBBED METAL PANEL CLADDING, 6 MIL. POLY VAPOR RETARDER, 2X8 WOOD STUD WALL SYSTEM W/ SPACING 16" O.C. MAX., R19 FACED BATT INSULATION INFILL STUD SPACE, 15/32" O.S.B. SHEATHING, TYVEK (OR EQ.) AIR-INFILTRATION BARRIER, HOR. 2X4 SLEEPER GIRTS FOR METAL PANEL ATTACHMENT, FACTORY-FINISHED VERTICAL RIB METAL PANEL WALL SHEETING SYSTEM WITH ASSOCIATED TRIM & COPINGS TO MATCH EX. BLDG, REF. 3/100-AS-02 FOR TYPICAL STUD WALL CONSTRUCTION DETAILING
6. 19/32" OSB SHEATHING
7. WOOD HEADER, REF. ROOF FRAMING PLAN
8. R42 BLOWN-IN INSULATION OVER 6 MIL POLY VAPOR RETARDER
9. CONCRETE SLAB-ON-GRADE
10. EX. CONCRETE FROST-WALL AND CONT. FOOTING SYSTEM
11. 10 MIL POLY VAPOR RETARDER, TYP. IMMEDIATELY BELOW NEW INTERIOR SLAB-ON-GRADE FLOORS
12. MIN. 6" COMPACTED CRUSHED AGGREGATE SUB-BASE
13. EXCAVATE & INSTALL NEW 2" POLYSTYRENE INSULATION TO MIN. 48" BELOW GRADE, TYP. AT EAST, SOUTH AND WEST PERIM. WALLS
14. NEW ALUM. CLAD THERMOPANE WINDOW, MATCH EX. WINDOW SIZE AND INSTALLATION HEIGHT, TYP. AT (3) LOC.
15. CONT. METAL RIDGE VENTING SYSTEM
16. FACTORY-FINISHED VENTED METAL SOFFIT SYSTEM TO MATCH EX. BLDG.
17. VENT CHUTE EA. TRUSS SPACE
18. 2X8 INSULATION-STOP BETWEEN TRUSSES
19. NEW FACTORY-FINISHED METAL FASCIA CLADDING
20. NEW FACTORY-FINISHED METAL COMMERCIAL GRADE 6" TYPE-K SEAMLESS GUTTER SYSTEM
21. 29 GA. FACTORY-FINISHED RIBBED METAL PANEL CEILING SYSTEM ATTACHED DIRECTLY TO TRUSS BOTTOM CHORDS, INSTALL 6 MIL POLY VAPR RETARDER TO UNDERSIDE TRUSS CHORDS PRIOR TO INSTALLING METAL PANEL CEILING SYSTEM
22. INSULATED SECTIONAL OVERHEAD DOOR SYSTEM
23. PIPE BOLLARD
24. SUB-GRADE PREPARED AS SPECIFIED
25. 1/2" DIA. GALVANIZED DRILL & EPOXY ANCHOR BOLTS AT 32" O.C. MAX. SPACING, 6" EMBED. INTO EX. CONC. STEM WALL, INSTALL WITH 3" SQ. X 1/4" T. PLATE WASHER, TYP.
26. #4 X 24" DRILL & EPOXY DOWELS ALL AROUND, 5" EMBED. INTO EX. CONCRETE WALL, CENTER IN NEW SLAB
27. #4 BENT DOWELS @ 16" O.C., DRILL & EPOXY, 6" EMBED. INTO EX. CONC.
28. CONCRETE APRON TRANSITION TO MEET EX. ASPHALT AT OWNER'S OPTION: REQUIRES BIT. ASPHALT PAVEMENT SAW-CUT & REMOVAL, AS NECESSARY, COORD. WITH ENGINEER IF OPTION SELECTED
29. GABLE ENDWALL PERMANENT LATERAL BRACING
30. PITCH DOWNWARD 1/2" TOWARD EXTERIOR AND PROVIDE BROOM FINISH
31. SET BOTTOM WOOD PLATE ON CONTINUOUS SILL SEALER, TYP.



PLUMBING/HVAC REMOVAL PLAN
GROUND LEVEL



PLUMBING/HVAC PLAN
GROUND LEVEL

X REMOVAL NOTES

1. REMOVE EXISTING SIDEWALL PROP FAN AND WEATHERHOOD ALONG WITH ALL ASSOCIATED DUCTWORK, WIRING AND CONTROL. PATCH WALL OPENING TO MATCH EXISTING.
2. ABANDON/CAP EXISTING 6\"/>

X KEY NOTES

1. MOUNT NEW MAKE-UP AIR UNIT (95-MAU-01) ON CONCRETE HOUSEKEEPING PAD ON 24\"/>
2. TOP OF NEW LOUVER SHALL BE AT A HEIGHT OF 5'-8\"/>
3. TOP OF NEW WALL OPENING SHALL BE AT A HEIGHT OF 12'-0\"/>
4. CONNECT NEW 1-1/2\"/>
5. CONNECT NEW 1\"/>
6. CONNECT NEW 3/4\"/>
7. TERMINATE 3/4\"/>



CEILING FANS													
MARK	MANUFACTURER	MODEL	LOCATION	BLADE DIAMETER (FT)	AIR DELIVERY (CFM)	AREA OF COVERAGE (SQ FT)	FAN RPM	COLOR	WEIGHT	UNIT ELECTRICAL			REMARKS
										FULL LOAD WATTS	FULL LOAD AMPS	VOLTS / PH	
95-CF-01	LEADING EDGE	60001	GARAGE 952	5	46,000	5,000	315	WHITE	30 LBS	160	1.4	115V / 1Ø	1, 2
1. PROVIDE WITH WALL MOUNTED SPEED CONTROL SWITCH. 2. PROVIDE WITH 24" DOWNROD.													

GAS FIRED MAKEUP AIR UNITS																				
MARK	MANUFACTURER	MODEL	SERVICE	SUPPLY FAN					HEATING			FILTERS	UNIT ELECTRICAL			PHYSICAL DATA				REMARKS
				SUPPLY AIR (CFM)	ESP (IN WC)	MOTOR HP	BHP	RPM	INPUT (MBH)	OUTPUT (MBH)	STAGES		MCA	MOP	VOLTS / PH	LENGTH	WIDTH	HEIGHT	WEIGHT (LBS)	
95-MAU-01	GREENHECK	DGX-P116-H22-MF	GARAGE 951 & 952	2,700	0.5	1 1/2	0.91	1,366	400	368	MODULATING	ALUMINUM	13.1	20	230V / 1Ø	136"	44"	45"	1,000	1, 2, 3, 4, 5, 6, 7
1. PROVIDE DISCONNECT SWITCH. 2. UNIT TO BE PROVIDED WITH INTEGRAL STARTER. 3. PROVIDE INLET DAMPER. 4. PROVIDE CONTROLS ON ACCESSIBLE SIDE OF UNIT. 5. MOUNT UNIT ON 24" TALL CONTRACTOR FABRICATED PAINTED STEEL SUPPORT STAND. 6. PROVIDE V-BANK FILTER SECTION 7. PROVIDE 24"ACCESS SECTION AS REQUIRED TO PROVIDE SINGLE SIDED SERVICE ACCESS.																				

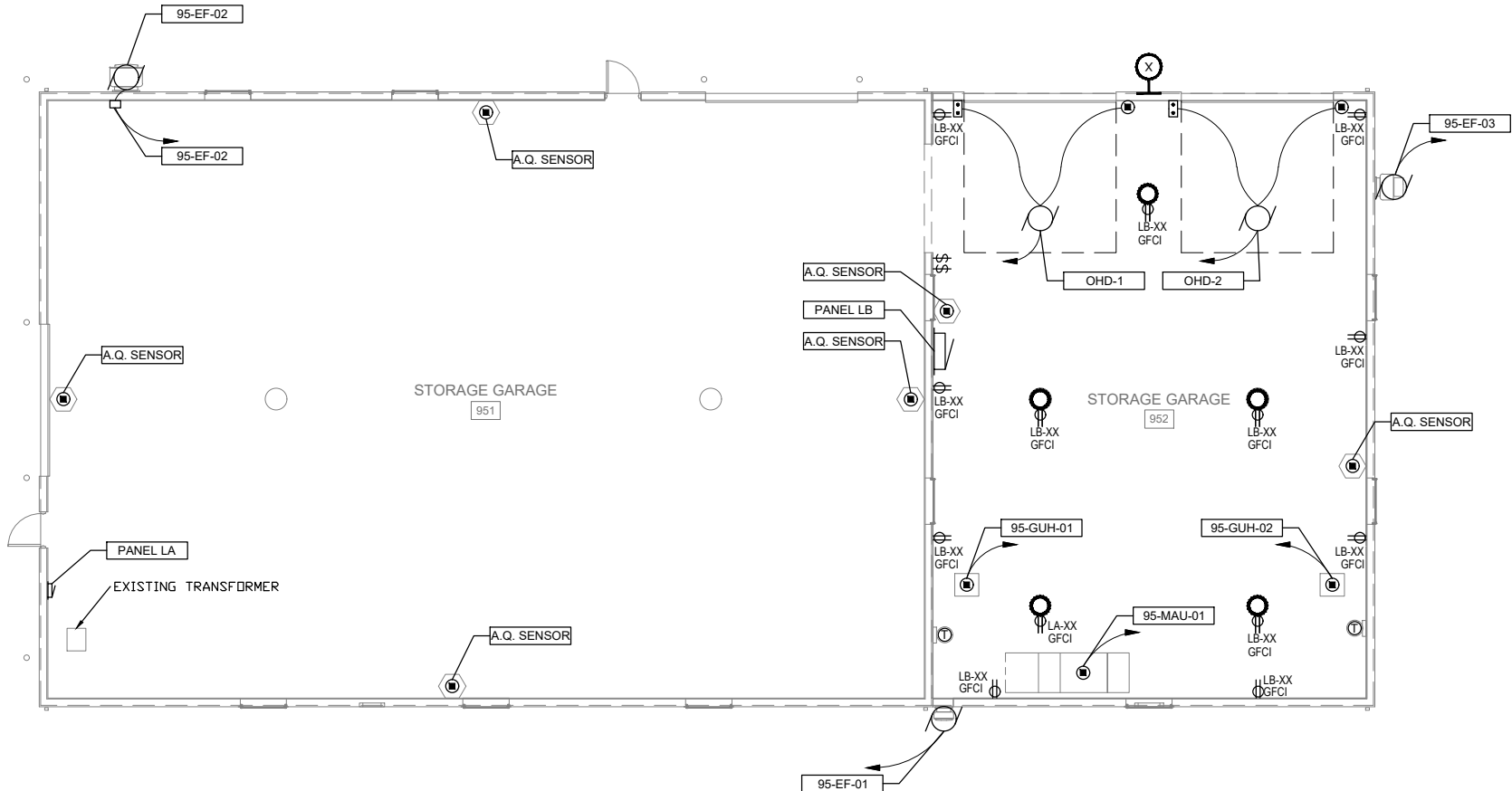
FANS																
MARK	MANUFACTURER	MODEL	SERVICE	LOCATION	CONSTRUCTION			AIR			ELECTRICAL			WEIGHT (LBS)	SONES	REMARKS
					TYPE	FAN MATERIAL	DRIVE	AIRFLOW (CFM)	ESP (IN WC)	RPM	HP	BHP	VOLTS / PH			
95-EF-01	GREENHECK	CUE-090-VG	GARAGE 951 & 952	EXTERIOR WALL	SIDEWALL	ALUMINUM	DIRECT	375	0.25	1,308	1/10	0.05	115V / 1Ø	30	5.6	1, 2, 3, 4
95-EF-02	GREENHECK	CUE-180-B	GARAGE 951	EXTERIOR WALL	SIDEWALL	ALUMINUM	DIRECT	3,400	0.25	1,140	1	0.91	230V / 1Ø	120	15.8	1, 2, 3
95-EF-03	GREENHECK	CUE-140-VG	GARAGE 952	EXTERIOR WALL	SIDEWALL	ALUMINUM	DIRECT	1,700	0.25	1,102	1/2	0.25	115V / 1Ø	90	10.4	1, 2, 3, 4
1. PROVIDE GRAVITY BACKDRAFT DAMPER. 2. PROVIDE FACTORY MOUNTED AND WIRED DISCONNECT SWITCH. 3. PROVIDE KYNAR FINISH. COLOR SELECTION BY ARCHITECT. 4. PROVIDE VARI-GREEN EC MOTOR WITH DIAL SPEED CONTROL MOUNTED ON MOTOR FOR BALANCNG PURPOSES.																

LOUVERS													
MARK	MANUFACTURER	MODEL	SERVICE	CFM	CONSTRUCTION		SIZE			MAX FREE AREA VELOCITY (FPM)	MAX PRESSURE DROP (IN WC)	FINISH	REMARKS
					TYPE	MATERIAL	WIDTH	HEIGHT	DEPTH				
95-L-01	GREENHECK	ESK-402	95-MAU-01	2,700	INTAKE	ALUMINUM	40"	40"	4"	689	0.08	70% KYNAR	1, 2
1. COLOR SELECTION BY ARCHITECT. 2. PROVIDE WITH BIRD SCREEN.													

GAS FIRED UNIT HEATERS											
MARK	MANUFACTURER	MODEL	NATURAL GAS INPUT (MBH)	MINIMUM EFFICIENCY	CFM	MOTOR		ELECTRICAL		OPERATING WEIGHT	REMARKS
						HP	RPM	AMPS	VOLTS / PH		
95-GUH-01	MODINE	HDS SIZE 75	75	82%	1,160	1/12	1,625	3.3	115V / 1Ø	85 LBS	1, 2, 3
95-GUH-02	MODINE	HDS SIZE 75	75	82%	1,160	1/12	1,625	3.3	115V / 1Ø	85 LBS	1, 2, 3
1. PROVIDE DISCONNECT. 2. PROVIDE CONCENTRIC COMBUSTION AIR INTAKE/VENT KIT. 3. MOUNT HEATER SUCH THAT THE BOTTOM OF THE UNIT IS AT A HEIGHT OF 8'-0"AFF.											

DIFFUSERS AND GRILLES										
TYPE	MANUFACTURER	MODEL	TYPE	SERVICE	MATERIAL	BLADES		MOUNTING / FRAME	FINISH	REMARKS
						SPACING	ANGLE			
						A	CONTR. FABRICATED	-		
B	TITUS	132RS	DOUBLE DEFLECTION	SUPPLY	ALUMINUM	3"	-	SIDEWALL	WHITE	
1. 1" x 1" STAINLESS STEEL SCREENING WITH STAINLESS STEEL FRAMED BORDER.										

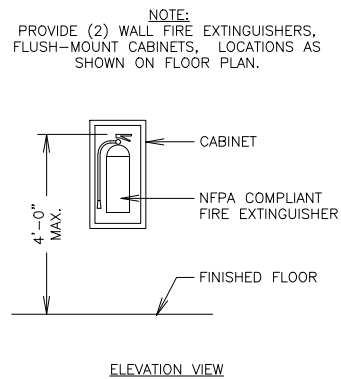
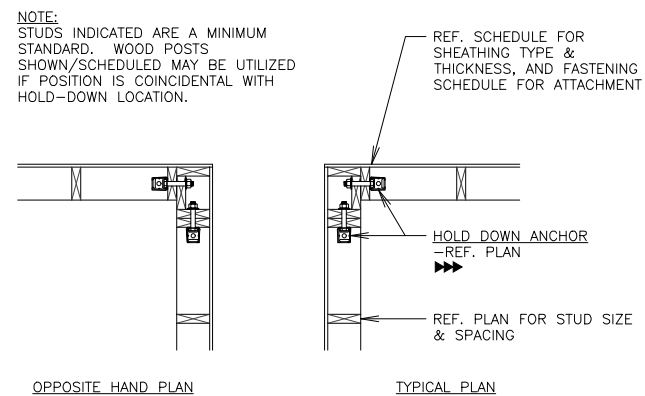
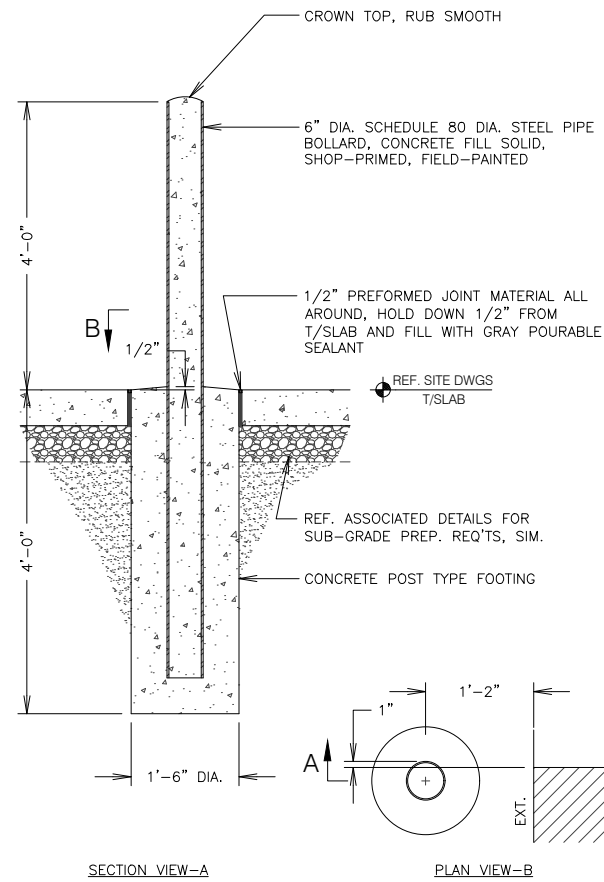
PLUMBING FIXTURE SCHEDULE							
MARK	MANUFACTURER	MODEL	DESCRIPTION	WSFU			DFU
				HW	CW	TOTAL	VALUE
FD-1	JR SMITH	2142	4"FLOOR DRAIN, DUCO CAST IRON BODY AND FLASHING COLLAR WITH 12" ROUND HEAVY DUTY DUCTILE IRON TRACTOR GRATE AND REMOVEABLE SOLID FREE STANDING SEDIMENT BUCKET.	NA	NA	NA	4.0
HB-1	WOODFORD	24	NON-FREEZE AREA, ANTI-SIPHON VACUUM BREAKER PROTECTED WALL FAUCET, 3/4" MALE HOSE THREAD NOZZLE, BRASS VALVE BODY, ONE PIECE VALVE PLUNGER, HARDENED STAINLESS STEEL OPERATING STEM AND METAL WHEEL HANDLE. PROVIDE WITH POLISHED CHROME FINISH.	NA	4.0	4.0	NA



THREE PHASE PANEL SCHEDULE										95-LB									
TYPE: LIGHTING & APPLIANCE										BUS AMPCITY: 100A									
VOLTAGE 240 /120 - 3P4W										MAIN CIRCUIT BREAKER: 100A									
MOUNT: SURFACE										SUB-FEED LUGS: NONE									
SINGLE TUB										INTERRUPTING CAPACITY: 10 KAIC									
1	DESCRIPTION	LOAD	BKR	A	B	C	BKR	LOAD	DESCRIPTION	2	DESCRIPTION	2	DESCRIPTION	2	DESCRIPTION	2	DESCRIPTION	2	DESCRIPTION
3	LIGHTS, RM 952	20/1	3.0	***	***	***	20/1	3.00	95-EF-01	4	DESCRIPTION	4	DESCRIPTION	4	DESCRIPTION	4	DESCRIPTION	4	DESCRIPTION
5	LIGHTS, EXTERIOR	20/1	***	10.0	***	***	20/1	10.00	95-EF-03	6	DESCRIPTION	6	DESCRIPTION	6	DESCRIPTION	6	DESCRIPTION	6	DESCRIPTION
7	SPARE	20/1	***	***	3.3	***	20/1	3.30	95-GUH-01	8	DESCRIPTION	8	DESCRIPTION	8	DESCRIPTION	8	DESCRIPTION	8	DESCRIPTION
9	RECPT, RM 952, SOUTH, WEST	20/1	3.3	***	***	***	20/1	3.30	95-GUH-02	10	DESCRIPTION	10	DESCRIPTION	10	DESCRIPTION	10	DESCRIPTION	10	DESCRIPTION
11	RECPT, RM 952, EAST	20/1	***	0.0	***	***	30/2		92-MAU-01	12	DESCRIPTION	12	DESCRIPTION	12	DESCRIPTION	12	DESCRIPTION	12	DESCRIPTION
13	SPARE	20/1	***	***	0.0	***				14	DESCRIPTION	14	DESCRIPTION	14	DESCRIPTION	14	DESCRIPTION	14	DESCRIPTION
15	OHD-1	20/1	0.0	***	***	***	20/1		SPARE	16	DESCRIPTION	16	DESCRIPTION	16	DESCRIPTION	16	DESCRIPTION	16	DESCRIPTION
17	OHD-2	20/1	***	0.0	***	***	20/1		SPARE	18	DESCRIPTION	18	DESCRIPTION	18	DESCRIPTION	18	DESCRIPTION	18	DESCRIPTION
19	SPACE			***	***	0.0			SPACE	20	DESCRIPTION	20	DESCRIPTION	20	DESCRIPTION	20	DESCRIPTION	20	DESCRIPTION
21	SPACE			0.0	***	***			SPACE	22	DESCRIPTION	22	DESCRIPTION	22	DESCRIPTION	22	DESCRIPTION	22	DESCRIPTION
23	SPACE			***	***	0.0			SPACE	24	DESCRIPTION	24	DESCRIPTION	24	DESCRIPTION	24	DESCRIPTION	24	DESCRIPTION
25	SPACE			***	***	0.0			SPACE	26	DESCRIPTION	26	DESCRIPTION	26	DESCRIPTION	26	DESCRIPTION	26	DESCRIPTION
27	SPACE			0.0	***	***			SPACE	28	DESCRIPTION	28	DESCRIPTION	28	DESCRIPTION	28	DESCRIPTION	28	DESCRIPTION
29	SPACE			***	***	0.0			SPACE	30	DESCRIPTION	30	DESCRIPTION	30	DESCRIPTION	30	DESCRIPTION	30	DESCRIPTION
TOTAL AMPS / PHASE: 6.3 10.0 3.3										TOTAL CONNECTED KVA: 2.7									
KVA / PHASE: 0.9 1.4 0.5																			

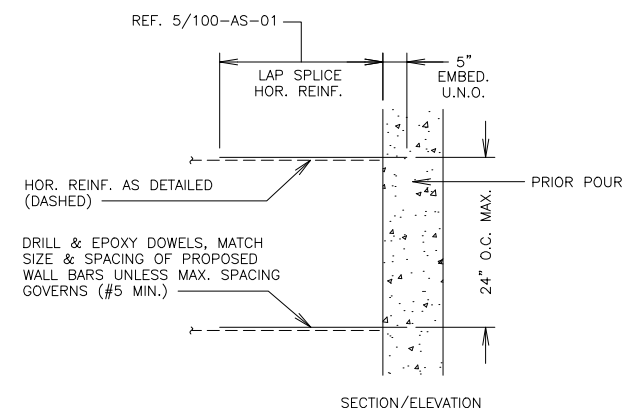
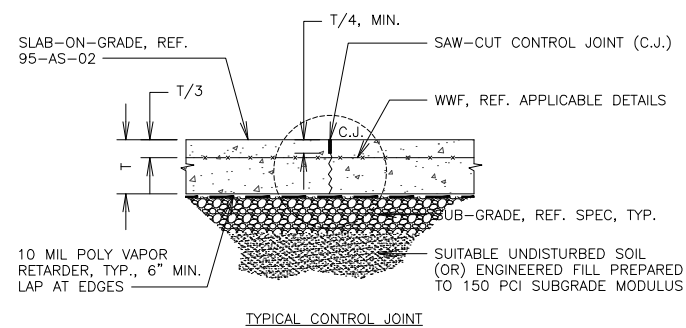
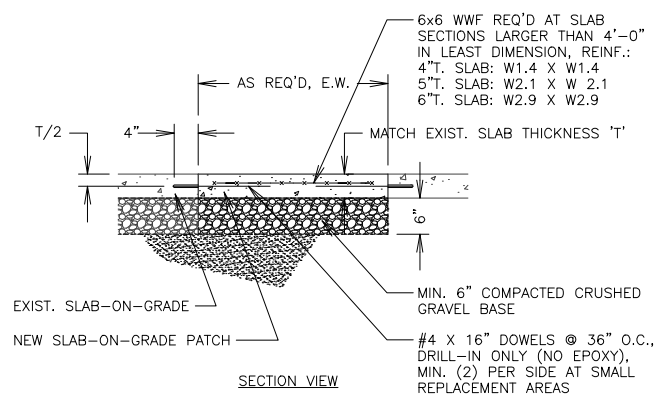
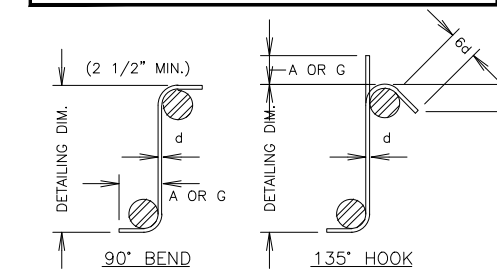
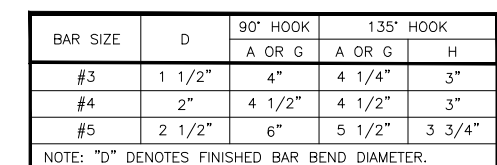
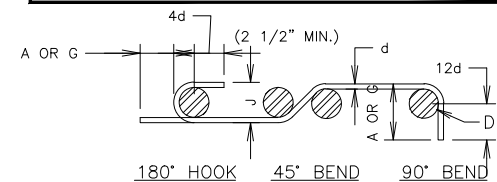
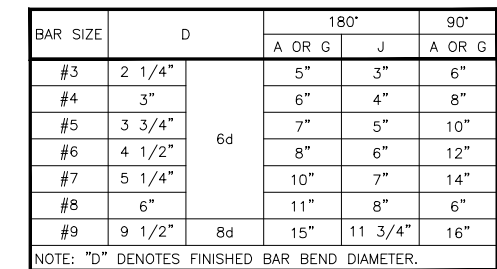
ELECTRICAL PLAN
GROUND LEVEL

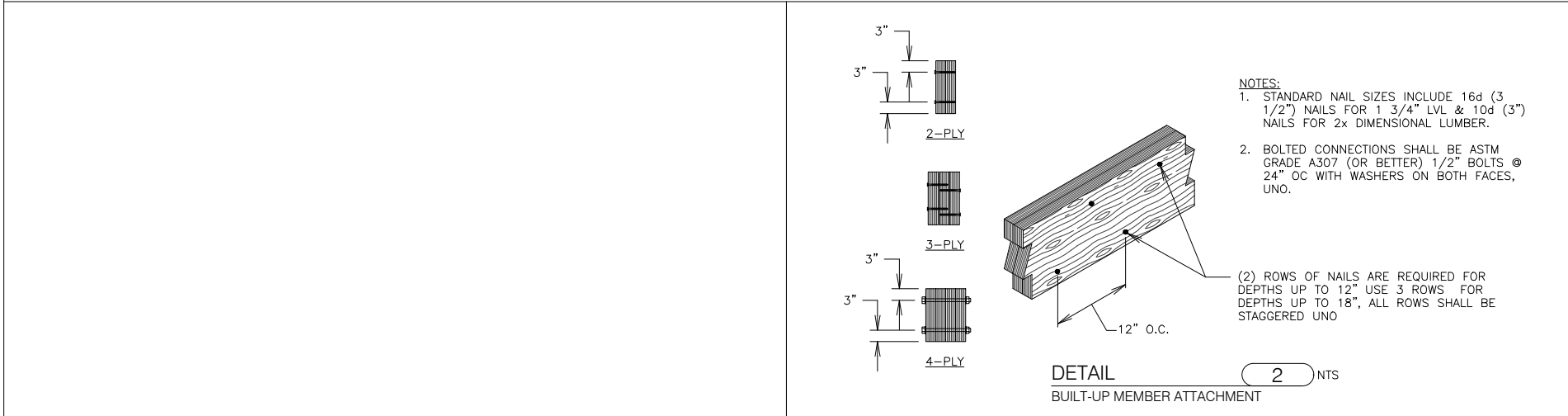
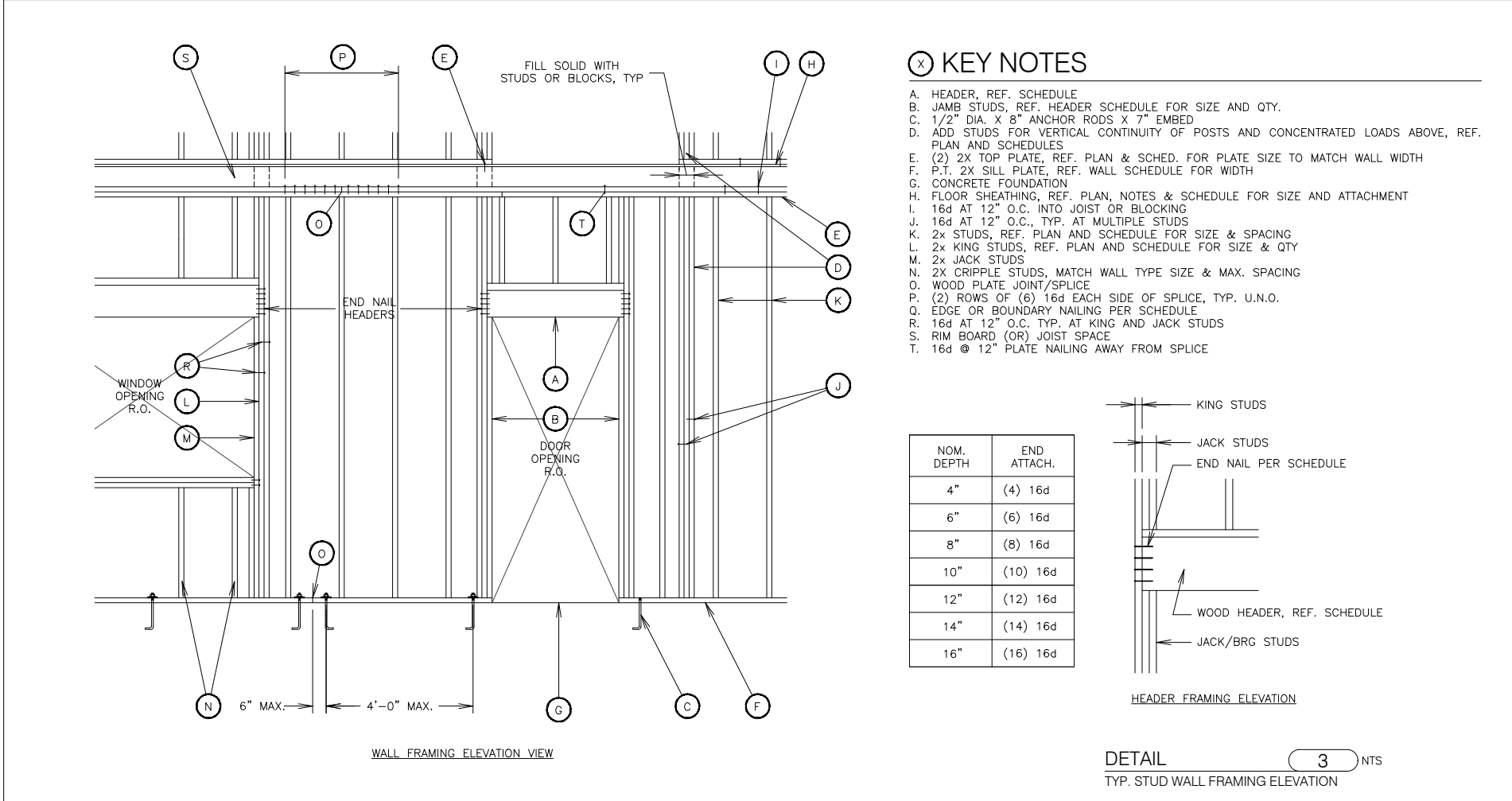
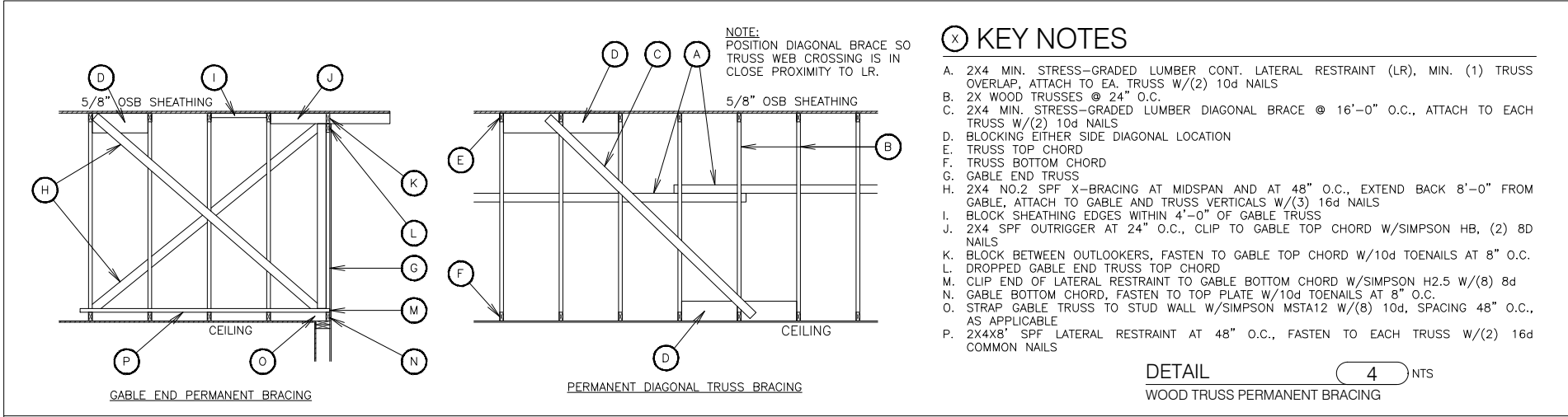
- GENERAL NOTES
- DO NOT SCALE DRAWINGS TO DETERMINE EXACT LOCATION OF ELECTRICAL EQUIPMENT AND CONNECTIONS.
 - 120V HOMERUN WIRING SHALL BE A MINIMUM OF (2) #12 & #12G IN 3/4"C UNLESS OTHERWISE NOTED. SIZE FOR VOLTAGE DROP.
 - SEE ONE-LINE DIAGRAM, PANEL SCHEDULE, AND FIELD DEVICE WIRING SCHEDULE FOR WIRING OF ALL PROCESS AND INSTRUMENTATION.
 - PROVIDE RACEWAY FOR ALL HVAC EQUIPMENT. PROVIDE WIRING FOR LINE VOLTAGE AND ABOVE POWER AND CONTROL WIRING.
 - INSTALL FIELD INSTRUMENTS PER DETAIL REFERENCED IN FIELD DEVICE WIRING SCHEDULE.
 - ALL CONDUIT STUBBED UP THROUGH CONCRETE SHALL BE PVC COATED GRS.
 - SEE SCADA OVERVIEW FOR COMMUNICATIONS CABLING REQUIREMENTS.



CLASS-B TENSION LAP SPICE SCHEDULE														
CLASS BAR SIZE	COL. (N/A)		FOUNDATIONS						SLABS					
			f'c = 4 KSI			f'c = 5 KSI			f'c = 4 KSI			f'c = 5 KSI		
	f'c = 4 KSI	f'c = 5 KSI	BOT. BARS	TOP BARS	*TOP BARS	BOT. BARS	TOP BARS	*TOP BARS	BOT. BARS	TOP BARS	*TOP BARS	BOT. BARS	TOP BARS	*TOP BARS
#3	16	16	16	18	24	16	16	21	16	18	24	16	16	21
#4	19	17	19	24	32	17	22	28	19	24	32	17	22	28
#5	23	21	23	30	40	21	27	35	23	30	40	21	27	35
#6	28	25	28	36	47	25	33	42	28	36	47	25	33	42
#7	33	29	33	42	55	29	38	50	33	43	57	30	39	51
#8	39	35	39	51	67	35	46	60	44	57	75	39	51	67
#9	50	44	50	64	84	44	58	75	56	72	94	50	65	84
#10	88	79	63	82	107	56	73	96	70	92	120	63	82	107
#11	108	97	77	100	131	69	90	117	86	112	147	77	101	131

NOTES:
1. * DENOTES EPOXY-COATED REINFORCING, AS APPLICABLE WHERE INDICATED ON DWGS ONLY.





FASTENING SCHEDULE (WOOD)		
CONNECTION	FASTENING (NOTE-1)	LOCATION
JOIST TO SILL OR GIRDER	(3)-8d	TOENAIL
BRIDGING TO JOIST	(2)-8d	TOENAIL EA. END
TO 1"x6" SUBFLOOR OR LESS TO EACH JOIST	(2)-8d	FACE NAIL
WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST	(3)-8d	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	(2)-16d	BLIND & FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING	16d AT 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING	(3)-16d	BRACED WALL PANELS
TOP PLATE TO STUD	(2)-16d	END NAIL
STUD TO SOLE PLATE	(4)-8d (OR) (2)-16d	TOENAIL END NAIL
DOUBLE STUDS	16d AT 24" OC	FACE NAIL
DOUBLE TOP PLATES	16d AT 16" OC (8)-16d	TYPICAL FACE NAIL LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3)-8d	TOENAIL
RIM JOIST TO TOP PLATE	8d AT 6" OC	TOENAIL
TOP PLATES, LAPS AND INTERSECTIONS	(2)-16d	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16d AT 16" OC	EA. EDGE
CEILING JOISTS TO PLATE	(3)-8d	TOENAIL
CONTINUOUS HEADER TO STUD	(4)-8d	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	(3)-16d	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	(3)-16d	FACE NAIL
RAFTER TO PLATE	(3)-8d	TOENAIL
1" BRACE TO EACH STUD AND PLATE	(2)-8d	FACE NAIL
1"x8" SHEATHING OR LESS TO EACH BEARING	(2)-8d	FACE NAIL
WIDER THAN 1"x8" SHEATHING TO EACH BEARING	(3)-8d	FACE NAIL
BUILT-UP CORNER STUDS	16d AT 24" OC	-
BUILT-UP GIRDER AND BEAMS	20d AT 32" OC T&B, STAGGERED (2)-20d AT ENDS & SPLICES	FACE NAIL
COLLAR TIE TO RAFTER	(3)-10d	FACE NAIL
JACK RAFTER TO HIP	(3)-10d (2)-16d	TOENAIL FACE NAIL
ROOF RAFTER TO 2X RIDGE BEAM	(2)-16d (2)-16d	TOENAIL FACE NAIL
JOIST TO BAND JOIST	(3)-16d	FACE NAIL
LEDGER STRIP	(3)-16d	FACE NAIL
WOOD STRUCTURAL PANELS AND PARTICLE BOARD, (NOTE-2) SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING) 1/2" AND LESS 19/32"-3/4" 1/8"-1" 1 1/8"-1 1/4"	6d (NOTE-3) 8D (NOTE-4) OR 6D (NOTE-5) 8D (NOTE-3) 10D (NOTE-4) OR 8D (NOTE-5)	-
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING) 3/4" AND LESS 1/8"-1" 1 1/8"-1 1/4"	6d (NOTE-5) 8D (NOTE-5) 10D (NOTE-4) OR 8D (NOTE-5)	-
PANEL SIDING (TO FRAMING), (NOTE-2) 1/2" OR LESS 5/8"	6d (NOTE 6) 8D (NOTE 6)	-
OSB SHEATHING, (NOTE-7) 1/2" 25/32"	No. 11 GAGE (NOTE-8), 6d (NOTE-4) No. 16 GAGE (NOTE-9) No. 11 GAGE (NOTE-8), 8d (NOTE-4) No. 16 GAGE (NOTE-9)	-
INTERIOR PANELING 1/4" 3/8"	4d (NOTE-10) 6D (NOTE-11)	-

- NOTES:
- COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE NOTED.
 - NAILS SPACED AT 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTIONS 2315.3.3 AND 2315.4. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
 - COMMON OR DEFORMED SHANK.
 - COMMON.
 - DEFORMED SHANK.
 - CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
 - FASTENERS SPACED 3" O.C. AT EXTERIOR EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
 - CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER HEAD AND 1 1/2" LENGTH FOR 1/2" SHEATHING AND 1 3/4" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.
 - CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" CROWN AND 1 1/8" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF 2304.3.
 - PANEL SUPPORTS AT 16" [20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6" O.C. ON PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS.
 - PANEL SUPPORT AT 24" O.C. CASING OR FINISH NAILS SPACED 6" O.C. ON PANEL EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS.

DETAIL 1 NTS
WOOD FASTENING SCHEDULE

Memo

To: Jen Keller, Village Administrator

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



Subject: Change Order #1 – Roadway Stabilization
Oaks of Jackson Subdivision

Date: August 4, 2023

CC:

On Thursday, July 27, 2023, a proof roll determining the compaction of the subbase for all roadways in the Oaks of Jackson subdivision was completed. The results had the majority of the roadway failing. Stabilization is the best solution for the roadway to meet the subbase compaction requirements.

Recommend approving Change Order #1 in the amount of \$101,989.45 from DF Tomasini.

If you have any questions, please let me know.

Brian W. Kober, P.E.



D.F. Tomasini Contractors, Inc.
N70 W25176 Indian Grass Lane - Sussex, WI 53089
Phone: (262) 820-8300 Fax: (262) 820-8400

**CONTRACT CHANGE /
MODIFICATION**
1

PROJECT NAME: The Oaks of Jackson

PROJECT # SEH No. JACKV170026

PROJECT MANAGER / FOREMAN: Jake Baneck

JOB# 2262

PROJECT ENGINEER OR CUSTOMER: Brian Kober P.E.- Village of Jackson

D.F. Tomasini Contractors is requesting to make the following changes / modifications as stated below for compensation on the project listed above:

QTY.	UOM	DESCRIPTION	UNIT PRICE	TOTAL
1	LS	Mobilization for Cement Stabilization	\$5,197.50	\$5,197.50
10,525	SY	12" Cement Stabilization	7.93	83,463.25
1	LS	Final Grading During Stabilization	13,328.70	13,328.70
GRAND TOTAL:				\$101,989.45

REASON FOR CHANGE / MODIFICATION:

Stabilization of the roadway sub-base.

NOTE:

ACCEPTED: The above prices and specification of this change / modification are satisfactory and are hereby accepted. All work, which is the subject of this change / modification is to be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

D.F. Tomasini Contractors, Inc.

Company Name

Signature of Authorized Agent

7/6/2023

Date Submitted

Brian Kober P.E.- Village of Jackson

Project Engineer / Customer

Signature of Authorized Agent

Date of Acceptance

Brian Kober

From: Brian Kober
Sent: Monday, July 17, 2023 3:19 PM
To: Jake Baneck
Cc: Kris Vasko; Jen Keller
Subject: RE: The Oaks of Jackson-Change Order #1-Roadway Stabilization
Attachments: Change Order #1-Roadway Stabilization.pdf

Jake,

As per our phone call today, the Village Board would give final approval of the change order on Tuesday, August 8th, although, we know time is of the essence to keep the project on schedule.

The road stabilization is scheduled for July 28th. This email is to confirm that stabilization will be used if necessary to achieve the proper road subbase for the Oaks of Jackson Subdivision.

The item will be on the Board of Public Works agenda on Tuesday, July 25th for discussion and recommendation to the Village Board.

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

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

From: Jake Baneck <Jake@dftomasini.com>
Sent: Thursday, July 6, 2023 3:24 PM
To: Brian Kober <brian.kober@villageofjacksonwi.gov>
Cc: Kris Vasko <kris@dftomasini.com>
Subject: The Oaks of Jackson-Change Order #1-Roadway Stabilization

Brian,

As requested, attached is the change order for cement stabilization of the roadway. Please let me know if you have any questions.

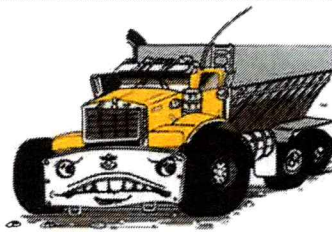
Thanks,



Jake Baneck, P.E. | Project Manager
N70 W25176 Indian Grass Ln. | Sussex, WI 53089
C: 414.588.7957 O: 262.820.8300 F: 262.820.8400
jake@dftomasini.com
www.dftomasini.com

STABILIZATION & RECLAMATION, INC.

**1001 Williams Road
Genoa City, WI 53128
Phone: (262) 240 4100
Fax: (262) 240 4101**



Proposal No.	1
Page No.	1
Date	26-Jun-23

Proposal Submitted To

Work To Be Performed At

Attn	Jake Baneck	
Company	D. F. Tomasini Contractors, Inc	
Street	N70 W25176 Indian Grass Ln	
City	Sussex	State WI 53089
Phone	414.588.7957	
Email	jake@dftomasini.com	

Job Name	The Oaks of Jackson		
Street			
City	Jackson	State	WI
Plans By:		Dated:	

Rock Solid Stabilization & Reclamation, Inc. hereby proposes to furnish the materials and perform the labor necessary for the completion of:

Option	Item Description	LBS/SY	Units	Quantity	Unit Price	Bid Amount
	Mobilization (see note 2)	n/a	EA	1	\$ 4,950.00	\$ 4,950.00
1	5% - 12 inches Cement Stabilization	48-50	SY	10,000	\$ 7.55	\$ 75,500.00
	Bond 1.5% (if required)				Estimated Total	\$ 80,450.00
2a	Per Box of Teeth (1 box of teeth per day ave / bill for anything above)		EA	TBD	\$ 425.00	TBD
2b	Per Box of Holders (bill for any holders required to be replaced)		EA	TBD	\$ 1,050.00	TBD

If large Rock or Coble is present Rock Solid Reserves the right to refuse work / Above will be charged if excessive damage occurs

Due to limited geotechnical information this proposal is based on an assumed dry density of the existing soil of 110 lbs/cf.

Stabilizer

- ☒ Cement
☐ Class "C" Fly Ash
☐ Emulsion
☐ Lime Kiln Dust
☐ Quicklime
☐ Add Rock
☐ None

Processing

- ☐ Pre-Pulverization
- ☒ Computerized Spreading
- ☒ Mixing
- ☒ Water Injection
- ☒ Delivery of Water *
- ☒ 84" Padfoot Compaction
- ☐ Finish Grading (+/- .1')
- ☐ Finish Rolling
- ☐ Initial Wet Cure
- ☐ Wet Curing

Additional Services

- ☐ Mix Design
- ☐ Proof Roll
- ☐ QC Testing
- ☐ Surveying
- ☐ Traffic Control
- ☐ Trimming
- ☐ Water *
- ☐ Potholing
- ☒ Work Performed: July 2023

Additional Terms

- ☒ Material Sales Tax (See note 9)
☐ Permits
☐ P&P Bonds
☒ Min 8,000 sy/day available

* See Attached Schedule A for Important Notes

All work shall be completed in a substantial workmanlike manner as described and billed for on an as measured unit priced basis.

PAYMENT IS DUE WITHIN 15 DAYS OF BILLING, NO RETENTION HELD, THEREAFTER INTEREST WILL BE ADDED AT THE RATE OF 1 1/2% PER MONTH. Any legal action shall be filed in the 22nd Judicial Circuit Court and prevailing party shall recover its attorney fees.

Workman's Compensation and General Liability Insurance on all work to be secured by Rock Solid Stabilization & Reclamation, Inc.

Respectfully submitted, Jeff Ramlow
Jeff Ramlow
Estimator

Note - This proposal may be withdrawn by us if not accepted within 15 days of bid date.

ACCEPTANCE OF PROPOSAL

I have read the above proposal and understand its full content. I hereby personally guarantee payment of all sums that are due including attorney fees incurred in enforcing this guaranty. The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. In the event the terms of this proposal contradicts any terms of future contracts, the terms of this proposal shall prevail.

Date _____

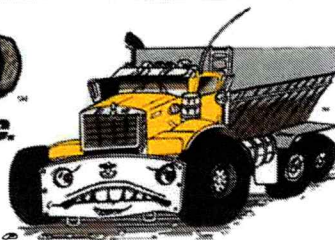
Signature _____

UPON ACCEPTANCE, PLEASE SIGN AND RETURN A COPY

ROCK SOLID

STABILIZATION & RECLAMATION, INC.

1001 Williams Road
Genoa City, WI 53128
Phone: (262) 240 4100
Fax: (262) 240 4101



Schedule A

The Oaks of Jackson

Important Notes:

- 1.) Without an approved mix design by a licensed geotechnical engineer to determine the characteristics and make-up of the existing soil, aggregate, asphalt or combination thereof Rock Solid will not guarantee the treated cross-section against future defects. Furthermore, Rock Solid stands behind it's service and quality of the treated cross-section, but does not warranty or guarantee failures enabled by poor subsoil conditions, water infiltration, or poor surface layers that do not protect the treated cross-section.
- 2.) Mobilizations will be billed per each mobilization and per crew required to complete the project. Mobilizations to be added to any option provided.
- 3.) Owner / Contractor shall provide subgrade at -0.1' for each 12" layer of treatment to provide room for swelling.
- * 4.) Owner / Contractor shall supply (and pay if applicable) a clean water source on the project treatment site that can produce a minimum of 16,000 GAL / HR such as a pond or metered hydrant. Rock Solid shall deliver the water with it's own workforce.
- 5.) Rock Solid is not liable for damaging unmarked utilities, and reserves the right to refuse to mix over any shallow utilities. Shallow utilities are defined as utilities that are less than 24" below current grade. Our price does not include private utility locates and are to be completed by others.
- 6.) Grading to be completed (by customer) within 2 hrs of mixing stabilizer into the cross-section. Rock Solid will not be responsible for any failures do non-compliance.
- 7.) No work included for Sunday's or the following holidays and corresponding weekends: Memorial Day, 4th of July, Labor Day, Thanksgiving, Christmas Eve, Christmas, New Year's Eve, New Year's Day and our company wide safety training January 17th - 22nd of 2022.
- 8.) Unless otherwise stated, this proposal is bid for work to be completed the year in which this proposal was issued or stated in additional services on page 1.
- 9.) If the material sales tax box is checked, the unit price will include tax on materials only, unless other wise stated. This excludes use tax, service tax, excise tax or any other taxes not indicated. If the box is unchecked all taxes are excluded. Any changes in tax laws after the quote date are not included in the pricing.
- 10.) Pricing is subject to change pending a site visit, as info given may not match existing conditions at the time of work. If the site contains large cobble or high quantity of cobble, Rock Solid reserves the right to refuse further work.
- 11.) Due to limited geotechnical information this proposal is based a dry density of the existing soil at 110 lbs/cf.
- 12.) LKD, CKD, and Fly Ash are by products. Our pricing is based on their availability at the time work is to be performed. (products are sourced from local plants or storage facilities)
- 13.) Due to 2022 work-load, Rock Solid requires 2-4(+) weeks minimum lead time on all projects, from signed contract to mobilization, to secure material sourcing & trucking.
- 14.) Rock Solid reserves the right to substitute stabilizing materials that produce comparable results to those quoted.

Initial _____



Change Order Request #202316-1

202316 - The Oaks of Jackson

Job Totals	Hours	Price
Employees	40.00	\$4,600.00
Equipment	40.00	\$6,940.00
10% OH&P		\$1,154.00
Total Pricing		\$12,694.00

Final Grade Behind Rock Solid Stabilization

Employees	Hours	Unit Price	Price
Operator #1	16.00	\$108.00	\$1,728.00
Operator #1 OT	4.00 OT	\$143.00	\$572.00
Operator #2	16.00	\$108.00	\$1,728.00
Operator #2 OT	4.00 OT	\$143.00	\$572.00
	20.00	\$4,600.00	
Equipment	Hours	Unit Price	Price
1318 Dozer	20.00	\$187.00	\$3,740.00
1504 Roller	20.00	\$160.00	\$3,200.00
	8.00	\$6,940.00	

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: July 20, 2023

Agenda Item: Item #3

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

From: Collin Johnson, Director of Inspections & Zoning

Subject: Extraterritorial Plat Review for a Two-Lot Certified Survey Map (CSM) – 3510
County Trunk P – Mitch & Jenna Krueger

Background and Analysis:

Mitch & Jenna Krueger intend to purchase a portion of land located at the rear of their property from their neighbor. Both parcels (Lots) are located in the Town of Jackson. The increased one-half acre lot would allow them to construct an accessory building on the property. The proposed CSM simply attached the additional lands to Lot 1 as indicated.

Ordinance Section 38-33 is applicable and included below:

Sec. 38-33. Extraterritorial plat approval.

When the land to be subdivided lies within 1½ miles of the corporate limits of the village, the subdivider shall proceed the same as for plats within the village, except:

- (1) Transmittal responsibility lies with the town clerk in which the plat lies.
- (2) Approval agencies include the village board, town board, and county planning agencies, and the subdivider must comply with the land division ordinances of these agencies.
- (3) The subdivider shall comply with the improvement requirements and regulations of the town board of the town within whose limits the plat lies when they are more stringent than set forth by the village.

Comprehensive Plan & Zoning Impacts:

None

Site Plan:

See attached location map and CSM.

Additional Staff Comments:

None

Review Procedures:

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

Notice Requirements:

- Posting on the agenda

Potential Action:

Recommend the Village Board approve the Two-Lot Certified Survey Map (CSM) as presented.

Attachments:

1. Application
2. Letter of Intent
3. Location Map
4. Certified Survey Map

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: 3510 County Road P Unit: _____ Jackson, WI

Parcel #: T7-051700E Lot Size: 0.39 sq. ft. Building Area: _____ sq. ft.

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

APPLICANT INFORMATION

Name(s): Mitch & Jenna Krueger

Mailing Address: 3510 County Road P State Wi Zip 53037

Office: (____) _____ Cell: (262) 649-6733 Fax: (____) _____

Email: wrenthead2004@gmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

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

Mailing Address: _____ State _____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Mitch & Jenna Krueger

Address: 3510 County Road P Jackson State Wi Zip 53037

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

Email: wrenthead2004@gmail.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: _____
Seeking approval for land division from adjoining property to the North

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

Hours of Operation: _____

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

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: _____
None

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

Describe any proposed, development, on-site improvements or other construction/remodeling activities: _____
Seeking land division for possible detached storage building

Describe any proposed grading, and/or stormwater management plan: _____
None

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____
None

Describe any proposed on-site security measures including site lighting: _____
None

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____
None

Describe the projected traffic circulation and impacts: _____

None

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

NA

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

NA

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☐ No ☒ Yes If yes, explain: Town Of Jackson Approval

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

NA

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

NA

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

NA

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

NA

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

NA

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

NA

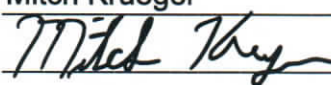
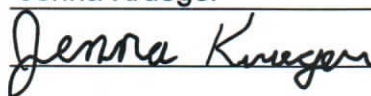
Projected Sewer/Wastewater Usage: 0 gal/year

Projected Water Usage: 0 gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): Mitch Krueger
Applicant Signature: 
Co-Applicant Name (Print): Jenna Krueger
CO-Applicant Signature: 
Date of Application: _____

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

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

QUESTIONS?

Zoning Director: For questions concerning application submittal, zoning, or technical questions.
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov
Village Clerk: For all general questions concerning notices, meeting dates and times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 6-6-23

Amount: \$ 150.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 1233

Received By: [Signature]

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 271960

Date: 6/06/2023

Check

RECEIVED
FROM KRUEGER

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	BLDG INSP - PERMITS	150.00
	CSM 3510 CNTY RD P	

TOTAL RECEIVED	150.00
----------------	--------

Receipt Memo: CSM 3510 CNTY RD P/CK#1233

Letter Of Intent

Please find the attached application form for an Extraterritorial/CSM meeting. I am seeking to purchase a small amount of land from my neighbor adjoining to the North of me.

Thank You.

Mitch & Jenna Krueger

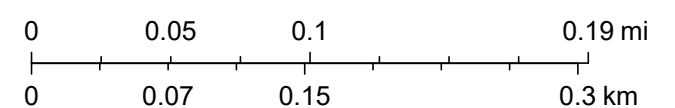
3510 County Trk P



6/22/2023, 2:59:07 PM

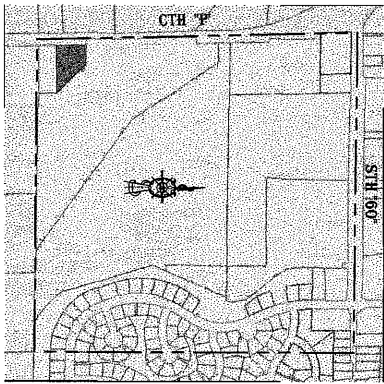
- | | | |
|---|---|---|
|  Override 1 | Condominium Name |  Condominium |
|  Current Parcel | Subdivision Name |  Assessor Plat; Cemetery Plat; Subdivision |
| Road Centerline STH, CTH | Leader Lines |  Right-of-Way |
| State Highway | Parcel Taxkey & Acreage |  Municipality |
| County Highway |  PLSS Boundary | Local Road Labels |
| Ramp |  PLSS Section | City/Village Street |
| Road Centerline I, USH |  PLSS Quarter | Private Street |
| Federal Highway |  Lot |  PLSS Monument |
|  Address Point | Plat | Meander Line |
| Lot Number |  Certified Survey Map | Landhook |
| Certified Survey Number | | |

1:4,154



CERTIFIED SURVEY MAP

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Town 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.



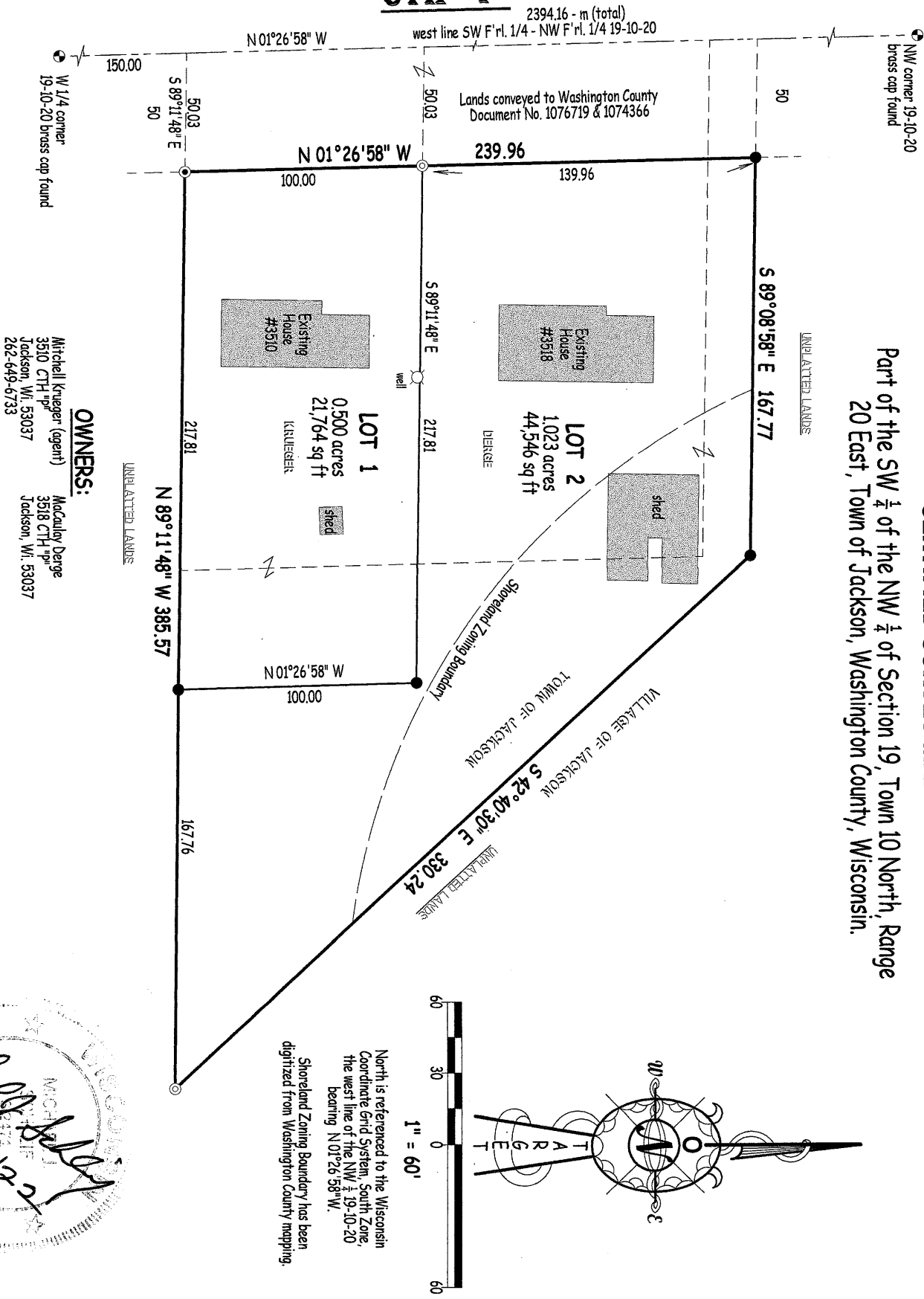
LOCATION SKETCH

NW 1/4 19-10-20

no scale

- denotes a 7/8" x 18" iron rod weighing 2.0 lbs./ft. set
- denotes a 1" iron pipe found
- ⊙ denotes a 3/4" iron rod found
- denotes a 1" iron rod found

CTH "P"



CERTIFIED SURVEY MAP

Part of the SW ¼ of the NW ¼ of Section 19, Town 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Michael J. Schleif, Professional Land Surveyor, hereby certify that by the direction of Mitchell Krueger, I have surveyed divided and mapped the land shown and described hereon, being a part of the SW ¼ of the NW ¼ of Section 19, Town 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the West ¼ corner of said Section 19, thence N 01°26'58"W along the west line of said NW ¼, 150.00 feet; thence S 89°11'48"E, 50.03 feet to a point in the east right-of-way line of CTH "P", said point also being the point of beginning of lands herein described; thence N 01°26'58"W along said east right-of-way line, 239.96 feet; thence S 89°08'58"E, 167.77 feet; thence S 42°40'30"E, 330.24 feet; thence N 89°11'48"W, 385.57 feet to the point of beginning.

Containing 1.522 acres (66,310 square feet) more or less.

I further certify that I have fully complied with the provisions of Section 236.34 of Wisconsin Statutes and the Town of Jackson Land Division Ordinance in surveying, dividing and mapping said land and that this map is a correct representation of all exterior boundaries of the land surveyed and the division thereof.

Dated this 20th day of September, 2022

Michael J. Schleif
Michael J. Schleif S-2471

OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land shown and described hereon to be surveyed, divided, and mapped as represented hereon. We also certify that this map is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection:

- 1. Town of Jackson Town Board
- 2. Town of Jackson Plan Commission
- 3. Village of Jackson Plan Commission

Witness the hand and seal of said owners this ____ day of ____ 20__.

Witness Mitchell Krueger

Witness Jenna Krueger

Subscribed and sworn to before me this ____ day of ____ 20__.

Notary Public _____, Wisconsin

My Commission expires _____

This instrument was drafted by Michael J. Schleif, S-2471.

ON TARGET SURVEYING 1712 LARKSPUR LANE WEST BEND, WI. 53090 PHONE : 262-338-8837
ontargetsurveying@gmail.com www.ontargetsurveying.com

OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land shown and described hereon to be surveyed, divided, and mapped as represented hereon. We also certify that this map is required by S. 236.10 or S. 236.12 to be submitted to the following for approval or objection:

- 1. Town of Jackson Town Board
- 2. Town of Jackson Plan Commission
- 3. Village of Jackson Plan Commission

Witness the hand and seal of said owners this ____ day of ____ 20__.

Witness MacCaullay Derge

Subscribed and sworn to before me this ____ day of ____ 20__.

Notary Public _____, Wisconsin

My Commission expires _____

CERTIFIED SURVEY MAP

CONSENT OF MORTGAGEE: (Krueger)

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Town 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.

I, _____, Mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping, and dedication of the land, and do hereby consent to the certificate of the owner.

WITNESS the hand and seal of _____, Mortgagee, this _____ day of _____, 20____.

In the presence of:

Mortgagee _____ (seal)

State of Wisconsin)
Washington County) s.s.

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____
My commission expires _____

CONSENT OF MORTGAGEE: (Derge)

I, _____, Mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping, and dedication of the land, and do hereby consent to the certificate of the owner.

WITNESS the hand and seal of _____, Mortgagee, this _____ day of _____, 20____.

In the presence of:

Mortgagee _____ (seal)

State of Wisconsin)
Washington County) s.s.

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____
My commission expires _____



CERTIFIED SURVEY MAP

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Town 10 North, Range
20 East, Town of Jackson, Washington County, Wisconsin.

APPROVAL OF THE PARK & PLAN COMMISSION OF THE TOWN OF JACKSON:

This land division is hereby approved by the Plan Commission of the Town of Jackson

this _____ day of _____, 20_____.

Chairman David Klug

Zoning Administor Jim Micech

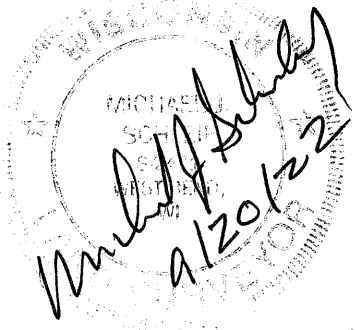
APPROVAL OF THE TOWN OF JACKSON:

This land division is hereby approved and the road dedication shown thereon accepted by the Town of Jackson Town Board

this _____ day of _____ 20_____.

Town Chairman Robert Hartwig

Town Clerk Robert Eichner



APPROVAL OF THE PLAN COMMISSION OF THE VILLAGE OF JACKSON:

This land division is hereby approved by the Plan Commission of the Village of Jackson

this _____ day of _____, 20_____.

Chairman Brian J. Heckendorf

Village Clerk Pam Wolf

APPROVAL OF THE JACKSON VILLAGE BOARD

This land division is hereby approved by the Village of Jackson Village Board

this _____ day of _____, 20_____.

Chairman Brian J. Heckendorf

Village Clerk Pam Wolf

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: July 20, 2023

Agenda Item: Item #4 (REVISED)

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

From: Collin Johnson, Director of Inspections & Zoning

Subject: Conditional Use Request – Request to Exceed the Maximum Number of Dogs per residence – N171 W20275 Highland Road – Jefferey Farren

Background and Analysis:

The property owners are requesting approval to keep a third dog on their property. They currently own three dogs: *Zeus*, Keshond (2 yrs old) 37 lbs; *Flash*, Mini-Bernedoodle, (2 yrs old) 43 lbs; Odin, Mini-Bernedoodle (6 months old) 33 lbs. The owners state the dogs are primarily inside dogs however, they do have a portion of their backyard that is currently fenced. While none of the animals are registered as therapy dogs, the owners feel they do offer comfort to Mrs. Farren as she is permanently disabled.

Ordinance Section 6-53 requires all dogs and cats to be licensed and Ordinance Section 6-54 regulates the number of dogs and cats that may be licensed for any one residence as outlined below:

Sec. 6-53. Dog and cat licenses.

(a) Required; fees. It shall be unlawful for any person in the village to own, harbor, or keep any cat or dog more than five months of age that has not been licensed by the village. License fees shall be as provided in the village fee schedule.

(b) Seizure of animals in violation. Police officers are authorized to capture and restrain any dog or cat running at large and any untagged dog, and to transfer the animal to the custody of the county humane society. This does not preclude the immediate killing of a dog for the protection of other animals and persons as authorized in this chapter.

Sec. 6-54. Maximum number of cats and dogs per residence.

No more than two dogs and two cats may be licensed for any one residence. Exceptions may be requested by application to the plan commission and village board for a conditional use permit or PUD amendment.

Comprehensive Plan & Zoning Impacts:

None

Site Plan:

See attached location map.

Additional Staff Comments:

Police Department:

- In 2023, JPD has warned Mr. Farren twice for his dogs running at large. We've also cited him once for unlicensed dogs.

Administration:

- If the Plan Commission and Village Board were of a mind to support continued allowance of a third dog or cat, a change as to how these applications are handled has been recommended by the consultant planner. The change to possibly occur would provide alternatives to review, and approval/denial of these requests based upon a predetermined set of conditions. The key change needed is to remove a pet allowance from a zoning decision, as they're not usually considered related. Instead, the Village is advised to form a separate license process for a third dog or a third cat which can administratively be revoked based upon conditions such as received complaints about the animals for behaviors such as barking, being at large, or just general nuisance behaviors, as that is the impetus staff believe there is a restriction to the number of dogs or cats per residence. Alternatively, the Village could choose to discontinue allowance of a third dog or cat, as there aren't exact criteria enumerated in code for the review.

Review Procedures:

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

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners.
- Class II Legal Notice

Potential Action:

Motion to recommend the Village Board approve/deny the Conditional Use Permit for N171 W20275 Highland Road. If approved, it shall be subject to the following conditions:

1. No additional animals may be kept upon the property.
2. The dogs shall be vaccinated and licenses annually with the Village.
3. The Conditional Use Permit shall expire at any such time any one of the current dogs passes away.
4. No similar Conditional Use Permits shall be granted to the owners in the future.
5. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Permit may be subject to additional regulation and/or potential revocation by the Village.
6. If there are any other police interactions with the homeowner regarding the dogs that the conditional use permit be revoked. (Term added during 7.20 review with PC)

Attachments:

1. Application
2. Location Map

Village of Jackson
ZONING COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____

☒ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP

☒ New ☐ New ☐ CONCEPT PLAN

☐ Amendment ☐ Amendment

☐ Special Use ☐ Special Use ☐ OTHER _____

(For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: N171 W20275 Highland Rd Unit: _____ Jackson, WI

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

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

APPLICANT INFORMATION

Name(s): Jeffrey Farren

Mailing Address: N171 W20275 Highland Rd State WI Zip 53037

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

Email: Jeffryfr@aol.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: NA

DBA: _____ FEIN #: _____

Mailing Address: _____ State _____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Same as above

Address: _____ State _____ Zip _____

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

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: NA

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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

- ✓ Briefly explain what you are requesting to be reviewed and/or approved: Requesting permission to have one extra dog over the City limit of 2, so please grant me permission to have 3 dogs at my residence. This is for my wife to have special therapy dog.

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

Hours of Operation: _____

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

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

- ✓ Describe all businesses, properties and other entities located adjacent to the proposed use: There are only homes around my property

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

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

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

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

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

Describe the projected traffic circulation and impacts: _____

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

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

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

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

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

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

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

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

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print):

Jefferey Farren

Applicant Signature:

Jefferey Farren

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

SUBMIT TO:

Village of Jackson – Building Inspection Dept.

W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO:

Payment is required at the time of submittal.

*Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)*

QUESTIONS?

Zoning Director:

For questions concerning application submittal, zoning, or technical questions.

Phone:

(262) 677-9696

Email:

collin.johnson@villageofjacksonwi.gov

Village Clerk:

For all general questions concerning notices, meeting dates and times, etc.

Phone:

(262) 677-9001 Ext. 213

Email:

jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

Lakeview Animal Clinic

617 Ryan St. Suite 280
Pewaukee, Wisconsin 53072

Tel: 262-695-6120
Fax: 262-695-6180
info@lakeviewanimalclinicwi.com
www.LakeviewAnimalClinicWI.com

Rabies Certificate

Rabies Tag #: 1938

Microchip #: 933000320790956

Animal's Name: **Odin** | DOB: Dec 15, 2022 (5 mos 16 days) | 16.692 kgs (36.700 lbs) | Male | Tri-Color |
Canine | Mini Bernedoodle

Owner's Name: Jefferey Farren

N171 W20275 Highland Rd

Jackson, Wisconsin 53037



Vaccine: **CV - Rabies Vaccine 1 year**

Date Vaccinated: **Tue May 02, 2023**

Age at Vaccination: **4 mos**

Next Vacc. Due By: **Wed 01 May 2024**

Manufacturer: **Boehringer-Ingelheim** Lotno: 18560

Vaccine Name/Serial(Lot) #: **18560**

Vaccine Expiration: **Jul 20, 2024**

USDA Licensed Vaccine: **1 Year**

Veterinarian's Signature: *Anna M. Schwister, DVM*

Anna Schwister
License Number: 404680

Lakeview Animal Clinic

617 Ryan St. Suite 280
Pewaukee, Wisconsin 53072

Tel: 262-695-6120
Fax: 262-695-6180
info@lakeviewanimalclinicwi.com
www.LakeviewAnimalClinicWI.com

Rabies Certificate

Rabies Tag #: 1099

Microchip #: 981020041911198

Animal's Name: **Zeus** | DOB: Feb 15, 2021 (2 yr 3 mos) | 17.055 kgs (37.500 lbs) | Male Neutered | Gray Cream & Black | Canine | Keeshond

Owner's Name: Jefferey Farren

N171 W20275 Highland Rd

Jackson, Wisconsin 53037



Vaccine: **CV - Rabies Vaccine 3 year**

Date Vaccinated: **Wed Jun 22, 2022**

Age at Vaccination: **1 yr 4 mos**

Next Vacc. Due By: **Sat 21 Jun 2025**

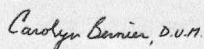
Manufacturer: **Merial** Lotno: 18536

Vaccine Name/Serial(Lot) #: **18536**

Vaccine Expiration: **Dec 02, 2023**

USDA Licensed Vaccine: **3 Year**

Veterinarian's Signature:



Carolyn Bernier

Lakeview Animal Clinic

617 Ryan St. Suite 280
Pewaukee, Wisconsin 53072

Tel: 262-695-6120

Fax: 262-695-6180

info@lakeviewanimalclinicwi.com

www.LakeviewAnimalClinicWI.com

Rabies Certificate

Rabies Tag #: 1302

Animal's Name: **Flash** | DOB: Feb 06, 2021 (2 yr 3 mos) | 24.131 kgs (53.100 lbs) | Male Neutered | Black and White | Canine | Mini Bernedoodle

Owner's Name: Jefferey Farren
N171 W20275 Highland Rd
Jackson, Wisconsin 53037



Vaccine: **CV - Rabies Vaccine 3 year**

Date Vaccinated: **Wed Jun 22, 2022**

Age at Vaccination: **1 yr 4 mos**

Next Vacc. Due By: **Sat 21 Jun 2025**

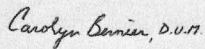
Manufacturer: **Merial** Lotno: 18536

Vaccine Name/Serial(Lot) #: **18536**

Vaccine Expiration: **Dec 02, 2023**

USDA Licensed Vaccine: **3 Year**

Veterinarian's Signature:



Carolyn Bernier

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 271816**Date:** 5/30/2023**Check****RECEIVED
FROM** FARREN, JEFFEREY

\$215.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	DOG LICENSE	20.00
	ZEUS/#7716/ DOG LIC	
	DOG LICENSE	20.00
	FLASH DOG LIC#7717	
	BLDG INSP - PERMITS	175.00
	CONDITIONAL USE PERMIT/3RD DOG APPLICATI	
TOTAL RECEIVED		215.00

Receipt Memo: CK#1506/DOG LIC AND COND USE FOR 3RD DOG

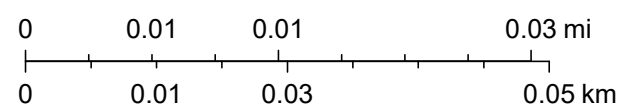
N171 W20275 Highland Road



6/22/2023, 3:38:29 PM

- | | | | | | |
|--|-------------------------|---|-------------------------|---|---|
|  | Override 1 |  | Leader Lines |  | Plat |
|  | Current Parcel |  | Parcel Taxkey & Acreage |  | Certified Survey Map |
|  | Address Point |  | PLSS Boundary |  | Assessor Plat; Cemetery Plat; Subdivision |
| | Lot Number |  | PLSS Section |  | Right-of-Way |
| | Certified Survey Number |  | PLSS Quarter |  | Municipality |
| | Subdivision Name |  | Lot | | Local Road Labels |
| | | | |  | City/Village Street |

1:722



STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: July 20, 2023

Agenda Item: Item #8 (REVISED)

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

From: Collin Johnson, Director of Inspections & Zoning

Subject: Conditional Use Request & Site Plan Review – Parcel V3_053600F – 250 Focus, LLC

Background and Analysis:

The parcel is 1.2-acres in size with frontage along Hwy. 60 to the north and Ridgeway Drive to the east. The owner is proposing to construct a 3,300 square foot structure for a financial/banking tenant. The development will also include up to four drive-thru lanes and 27 parking stalls including two ADA stalls.

Direct access to the site will be provided by a 26-foot wide enter/exit access drive along the south side of the parcel that will be shared with adjacent parcels, and one-way exit directly onto Ridgeway Drive to be used by vehicles utilizing the drive-thru lanes. A 50-foot vision triangle at the corner of Hwy 60 and Ridgeway Drive is ensured by way of an easement.

Additional site amenities include public sidewalk along Ridgeway Drive to the east as well as along the shared access drive to the south, the walking/biking path to the north, and direct sidewalk access to the building accessed off the walking/biking path along Hwy. 60. The site will also include various standard landscaping plantings and an enclosure for refuse and recycling containers.

Tenant signage is also being proposed and will include a monument sign along Hwy. 60 at the north side of the building as well as various signage installed on the building façade(s) and drive-thru areas.

Comprehensive Plan & Zoning Impacts:

The Comprehensive plan lists the parcel as “General Commercial” consisting primarily of individual and small groups of retail and customer service establishments. General commercial development is generally located outside of a traditional central business district and provides amenities such as open space, off-street parking, and loading areas.

The parcel is zoned B-1 Community Business District. The proposed use is consistent with the current zoning for which a Conditional Use approval is required. Lots are required to be a minimum of 1-acre in size and 150-feet in width. Building heights may not exceed 355-feet. Required setbacks include 50-feet from the street right-of-way, 15-foot side yard setback, and a 25-foot rear yard setback.

Site Plan:

See attached site plan and construction documents.

Additional Staff Comments:

None

Review Procedures:

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

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Class II Legal Notice

Potential Action:

Motion to approve the Conditional Use request and Site Plan for Parcel V3_053600F for 250 Focus, LLC conditioned upon the following:

1. The property shall be conveyed to the buyer on or before August 20, 2023.
2. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Permit may be subject to additional regulation and/or potential revocation by the Village.

Attachments:

1. Application
2. Letter of Intent & Impact Statement
3. Location Map
4. Trip Generation Summary
5. Civil Plans/Stormwater Plans/Elevations & Floor Plans/ Signage Plans

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ COMMERCIAL	☐ INDUSTRIAL	☐ RESIDENTIAL	☐ OTHER _____
☒ CONDITIONAL USE	☐ PLANNED UNIT DEVELOPMENT	☐ CERTIFIED SURVEY MAP	
☒ <i>New</i>	☐ <i>New</i>	☐ CONCEPT PLAN	
☐ <i>Amendment</i>	☐ <i>Amendment</i>		
☐ <i>Special Use</i> <i>(For existing Cond. Use ONLY)</i>	☐ <i>Special Use</i> <i>(For existing PUD ONLY)</i>	☐ OTHER _____	

Property Address: _____ Unit: _____ Jackson, WI

Parcel #: V3_053600F Lot Size: 52,056 sq. ft. Building Area: 3,300 sq. ft.

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

APPLICANT INFORMATION

Name(s): 250 Focus, LLC, its assigns c/o Brad M. Hoeft, Agent/ Attorney

Mailing Address: P.O Box 366, Port Washington State WI Zip 53074

Office: (262) 284-2664 Cell: (_____) _____ Fax: (_____) _____

Email: bhoeft@wislawfirm.com

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: 250 Focus, LLC, its assigns

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

Mailing Address: P.O. Box 366, Port Washington State WI Zip 53074

Office: (262) 284-2664 Cell: (_____) _____ Fax: (_____) _____

Email: bhoeft@wislawfirm.com

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Village of Jackson [under contract with applicant]

Address: N168W19851 Main St, Jackson State WI Zip 53037

Office: (262) 677-9001 Cell: (_____) _____ Fax: (_____) _____

Email: _____

ARCHITECT / ENGINEER **CONTRACTOR INFORMATION** *(Circle One)*

Firm Name: Excel Engineering, Inc.

Primary Contact: Ben Warntjes

Address: 100 Camelot Dr, Fond du Lac State WI Zip 54935

Office: (920) 926-9800 Cell: (_____) _____ Fax: (_____) _____

Email: ben.warntjes@excelengineer.com

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

Briefly explain what you are requesting to be reviewed and/or approved: A review and approval of conditional use permit application, which includes detailed architectural, civil, and signage plans, for the operation of a financial institution.
Also enclosed is the Applicant's Letter of Intent/Impact Statement for consideration.

Provide a brief overview of proposed use(s) of entire property and/or lease space: The intended use of the entire property will be a full-service financial institution branch. This will include provisions for teller services, private consultation offices, drive-thru and parking lot.

Hours of Operation: Mon-Thur - Lobby: 9AM-5PM, Drive-Thru: 7:30AM-5:30PM
Fri - Lobby: 8:30AM-6PM, Drive-Thru: 7:30AM-6 PM
Sat: 8AM-12PM, Sun: Closed

Provide a brief overview of proposed daily on-site operations: Daily on-site operations will include financial services such as transaction processing, customer consultations, drive-thru banking services, and employee administrative activities.

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: There will be no negative environmental impacts from the proposed use. Drive-thru lanes to have intercom system.

Describe all businesses, properties and other entities located adjacent to the proposed use: North - Residential across STH 60, East - Jackson Fire Department across Ridgeway Dr, South & West - Vacant.

Describe any proposed, development, on-site improvements or other construction/remodeling activities: New 3,300 SF building with 27 parking spaces (including 2 handicap accessible), 3 drive-thru lanes (2 future).

Describe any proposed grading, and/or stormwater management plan: Site will be graded to drain to new inlets on the south half of the site which will convey stormwater to the existing Ridgeway ROW, which then drains to the existing regional wet pond.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Sidewalk is provided to correct the public way on both the north and east side of the site. Landscaping is provided at building foundation and islands.

Describe any proposed on-site security measures including site lighting: Lighting will be provided to keep the parking lot safe for all customers. Building will also be alarmed.

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): A fire alarm system is proposed and the project will also include smoke detectors, manual pull stations, horns/strobes. The devices/circuit includes manual stations, photo detectors, duct detectors, heat detectors, water flow switches and supervisory switches.

Describe the projected traffic circulation and impacts: Customers will enter from the southeast corner of the shared access drive and enter either drive-thru or park for in-person banking.

List all setbacks from rights-of-way and property lines and height limitations: See sheet C1.1

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: State of Wisconsin, Department of Financial Institutions, Office of Credit Unions awaiting approval.

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☒ Yes If yes, explain: DSPS Building & Plumbing Approval, DNR NOI, DOT, TransCanada Energy.

Describe any proposed signage including type, size, and location: See monument sign image included in the submittal.

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Natural thin stone veneer, prefinished engineered wood lap siding, aluminum storefront and glazing window systems, and prefinished aluminum roof coping and trim.

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: 27 parking spaces (including 2 handicap accessible)

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): Landscape screening is provided to mask view of the transformer and trash receptacles. Other site landscaping is provided to accent the architecture of the building.

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: Waste enclosure is proposed on the southeast end of the site - see above.

Projected Sewer/Wastewater Usage: 18,000 gal/year

Projected Water Usage: 18,000 gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): 250 Focus, LLC, its assigns c/o Brad M. Hoeft, Agent/ Attorney

Applicant Signature: _____



Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: June 29, 2023

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

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

QUESTIONS?

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

Village Clerk: For all **general questions** concerning notices, meeting dates and times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

June 29, 2023

Letter of Intent / Impact Statement

Project: 250 Focus, LLC
Corner of STH 60 & Ridgeway Dr
Jackson, WI 53037

250 Focus, LLC is requesting Conditional Use approval for a new financial institution located on the corner of STH 60 & Ridgeway Dr (Parcel ID V3_053600F) in the Village of Jackson. The property is currently vacant and is zoned B-1. All uses in the B-1 District require Conditional Use approval.

The proposed development project involves construction of a new 1-story, 3,300 SF building with associated site improvements. Proposed site improvements include (27) paved parking spaces, (3) drive-thru lanes (with possible 2 additional in future), and internal sidewalk networks along with sidewalk connections to STH 60 and Ridgeway Dr. The project will result in approximately 1.2 acres of disturbed site area. Access is proposed to the facility at the southeast corner of the site from a new shared access drive from Ridgeway Dr.

The site will be graded to drain to new inlets on the south half of the site which will convey stormwater to the existing Ridgeway Dr ROW, which then drains to the existing regional wet pond.

Proposed new sanitary and water service connections will be made to the water main in Ridgeway Drive and the sanitary sewer running under the asphalt path just north of the proposed site.

The proposed development will fit in to this existing commercial corridor. The building and site will blend in with and enhance the character of the neighborhood. The vacant property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Landscape screening is provided to mask the view of the transformer and trash receptacles. Other site landscaping is provided to accent the architecture of the building. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. The building and grounds will be well maintained. No hazards or nuisances to nearby neighbors are anticipated as a result of this project.

The following information is provided to address the required impact statement items. Additional information can be found in the Plan Commission Application document.

A. General Hours of Operation:

- Monday – Thursday - Lobby: 9AM - 5PM, Drive-Thru: 7:30AM – 5:30 PM
- Friday - Lobby: 8:30AM - 6PM, Drive-Thru: 7:30AM - 6PM
- Saturday: 8AM - 12PM
- Sunday: Closed

B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.):

- There will be no negative environmental impacts from the proposed use. The drive-thru lanes will have an intercom system.

C. Vehicle Trip Generation

- Trip generation summary has been computed and provided. 330 average daily trips are expected at the facility during the weekdays (165 incoming and 165 outgoing).

D. Estimated numbers of vehicles and/or equipment, materials, to be parked/stored on site:

- 27 proposed parking stalls onsite, vehicles parked onsite will be less than 27. Additionally, space is available for 16 queued vehicles in the drive through banking aisle ways.

E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.:

- Proposed monument signage plan has been provided with this submittal package.

F. Proposed dates of construction:

- Late 2023

G. Anticipated user profiles (for residential developments):

- N/A for this project.

H. Annual water consumption estimate (100% occupancy and build-out):

- 18,000 gal/year

I. Annual sewage generation estimate (100% occupancy and build-out):

- 18,000 gal/year

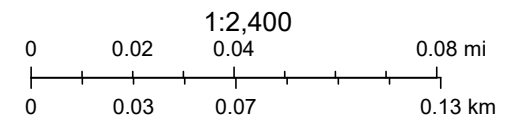
[illegible]

	Current Parcel		PLSS Boundary
	Road Centerline STH, CTH		Condominium Name PLSS Section
	State Highway		Subdivision Name PLSS Quarter
	Address Point		Leader Lines Lot
	Lot Number		Parcel Taxkey & Acreage

Plat

-  Certified Survey Map
-  Condominium
-  Assessor Plat; Cemetery
-  Right-of-Way

 Retired Parcel
 Municipality
 Local Road Labels
 City/Village Street
 PLSS Monument



Trip Generation Summary

Alternative: Alternative 1

Phase:

Project: Proposed Credit Union

Open Date: 6/28/2023

Analysis Date: 6/28/2023

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Generator				Weekday PM Peak Hour of Generator				Saturday Peak Hour of Generator			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
912	BANKDRIVEIN 1 3.3 1000 Sq. Ft. GFA		165	165	330		25	23	48		33	33	66		44	43	87
Unadjusted Volume			165	165	330		25	23	48		33	33	66		44	43	87
Internal Capture Trips			0	0	0		0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0		17	17	34
Volume Added to Adjacent Streets			165	165	330		25	23	48		33	33	66		27	26	53

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Generator Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Generator Internal Capture = 0 Percent

Total Saturday Peak Hour of Generator Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC

P. 1



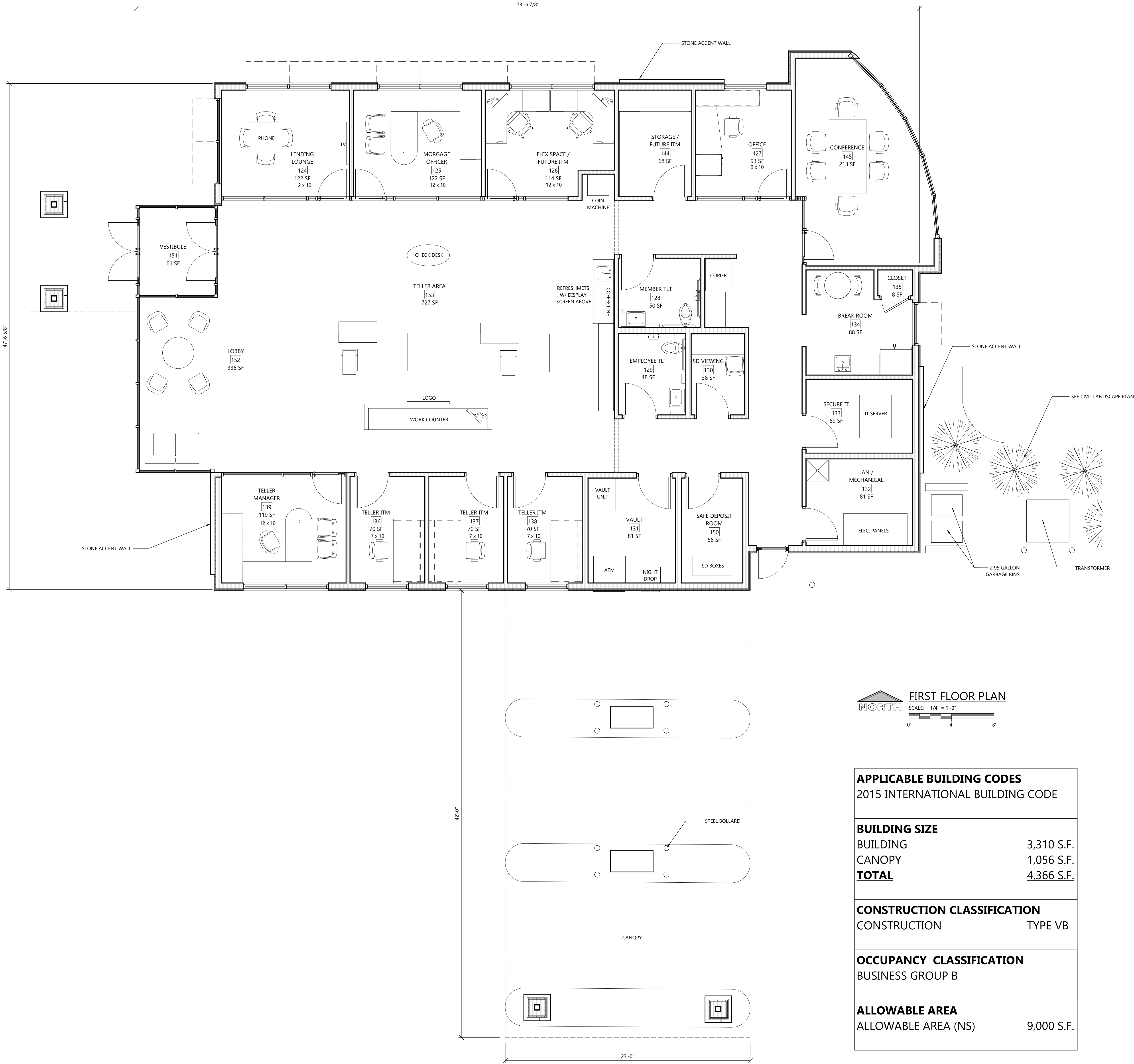


250 FOCUS, LLC



250 FOCUS, LLC





PROJECT INFORMATION

PROPOSED BUILDING FOR:
250 FOCUS, LLC
JACKSON, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
JUNE 12, 2023
JUNE 22, 2023
JUNE 28, 2023

JOB NUMBER
230096200

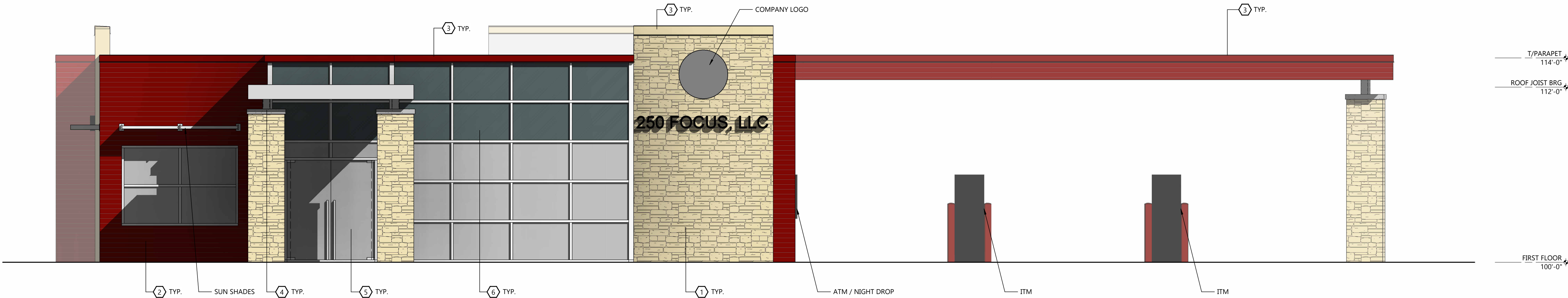
SHEET NUMBER

A2.1

EXTERIOR MATERIAL KEY

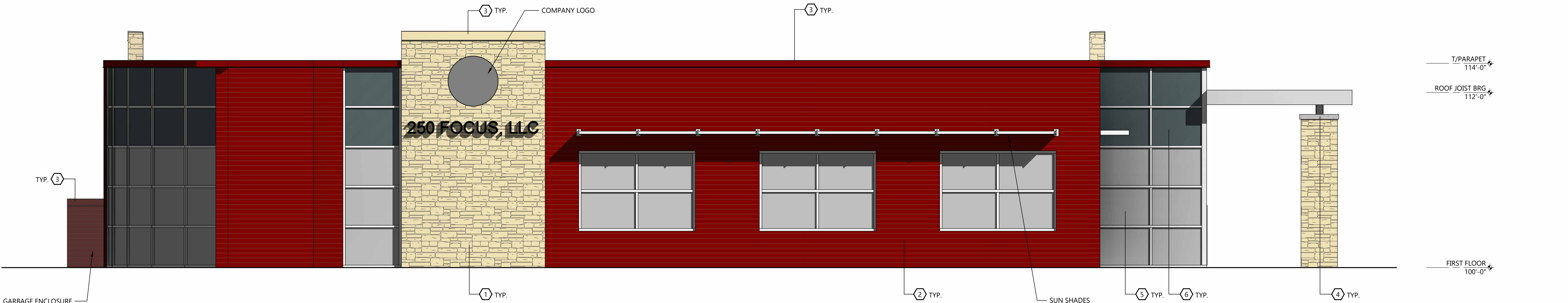
- 1** **STONE VENEER**
MFR: TBD
CUT: TBD
COLOR: TBD
- 2** **EXTERIOR SIDING – LAP SIDING**
MFR: LP SMARTSIDE OR EQ
COLOR: TBD
- 3** **PREFINISHED ALUMINUM TRIM**
MFR: TBD
COLOR: TBD
- 4** **CAST STONE SILL**
MFR: STONECAST
COLOR: TBD
- 5** **ALUMINUM STOREFRONT & GLAZING**
MFR: TBD
FRAME COLOR: TBD
GLAZING COLOR: TBD
- 6** **ALUMINUM STOREFRONT & SPANDREL GLAZING**
MFR: TBD
FRAME COLOR: TBD
GLAZING COLOR: TBD

NOTE:
- ALL NON-REGULATORY SIGNAGE BY OWNER



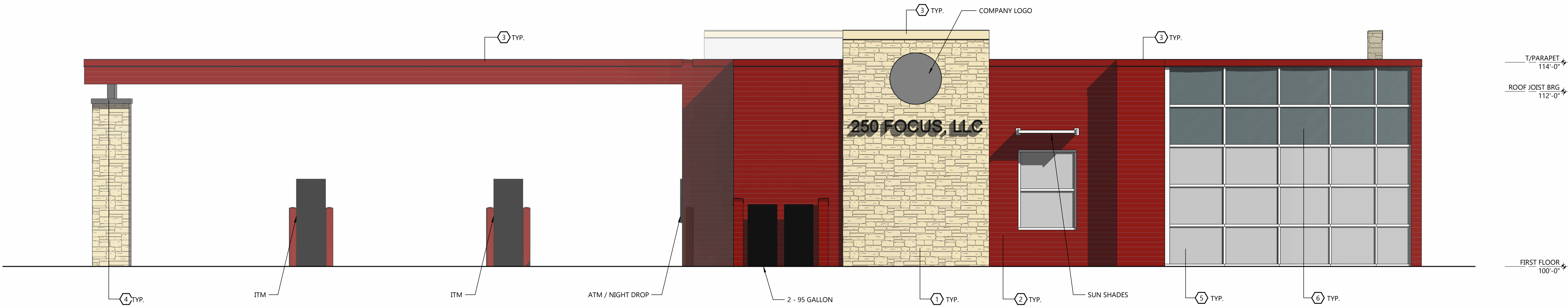
WEST

SCALE: 1/4" = 1'-0"



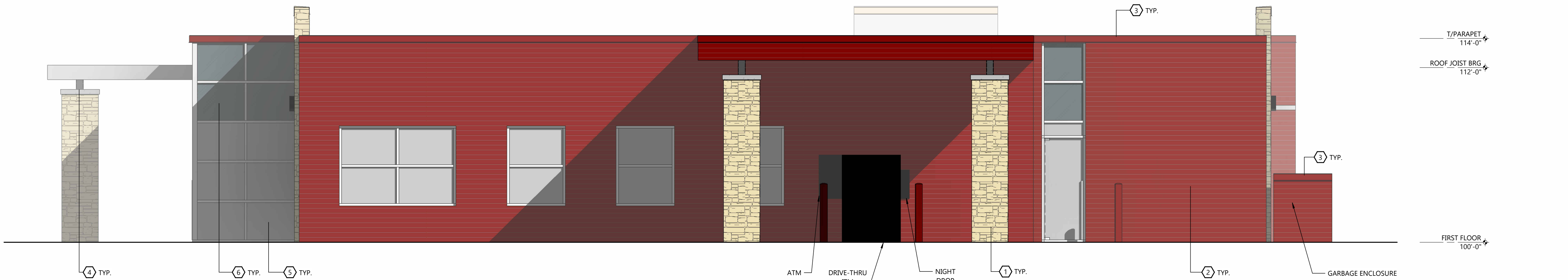
NORTH

SCALE: 1/4" = 1'-0"



EAST

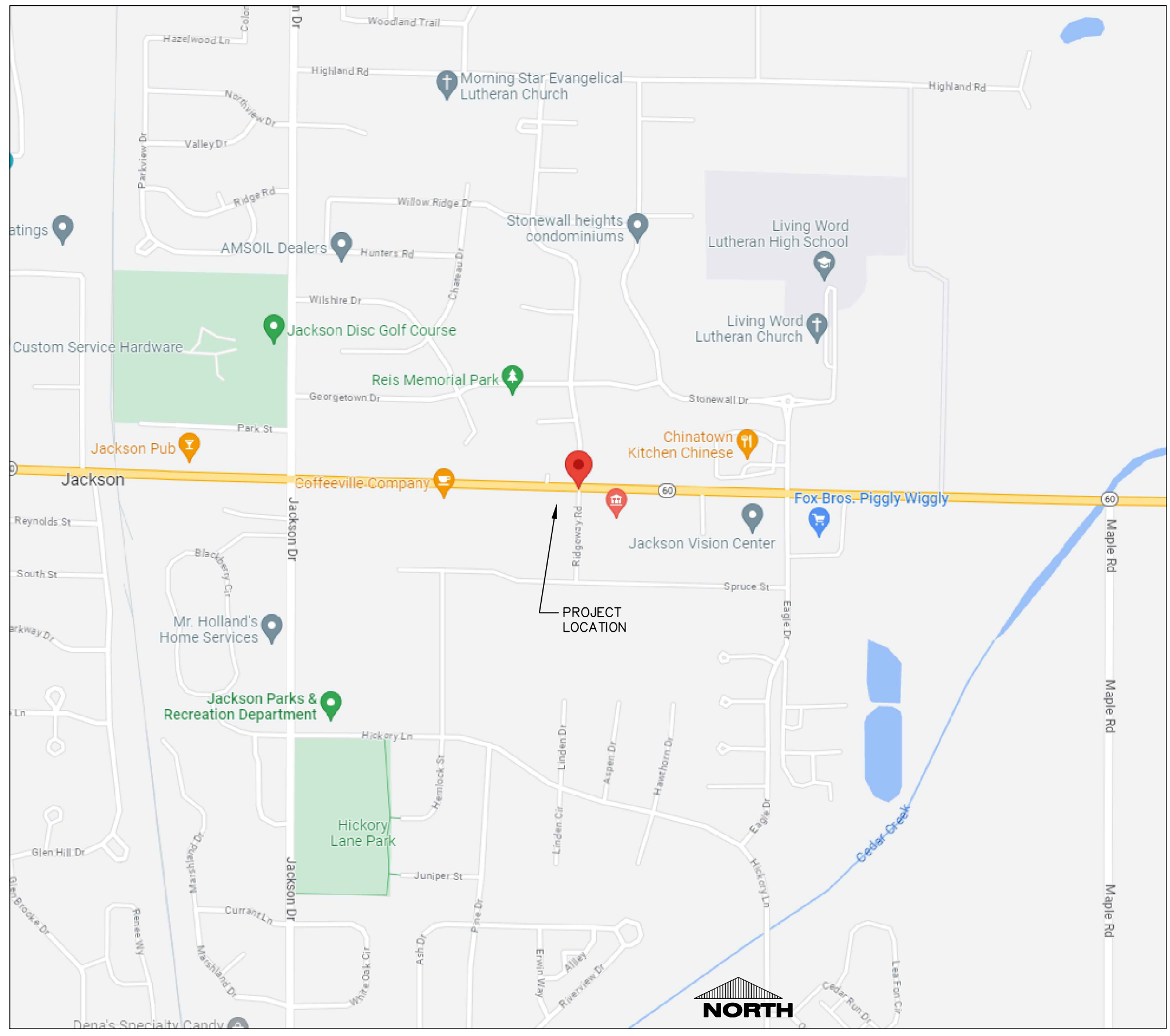
SCALE: 1/4" = 1'-0"



SOUTH

SCALE: 1/4" = 1'-0"

	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)		EXISTING CONIFEROUS TREE
	EXISTING GRADE SPOT ELEVATIONS		EXISTING SHRUB
	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL)		EXISTING STUMP
	FG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL		SOIL BORING
	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)		EXISTING WELL
	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)		PROPOSED WELL
	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF WALK @ FLOWLINE)		PROPOSED LIGHT POLE
	EXISTING WATER VALVE IN BOX		EXISTING LIGHT POLE
	PROPOSED WATER VALVE IN BOX		PROPOSED SIGN
	EXISTING WATER VALVE IN MANHOLE		EXISTING SIGN
	EXISTING WATER SERVICE VALVE		CENTER LINE
	EXISTING TELEPHONE MANHOLE		EXISTING HANDICAP PARKING
	EXISTING STORM CATCH BASIN		EXISTING HANDICAP PARKING
	PROPOSED STORM CATCH BASIN - ST CB		EXISTING GAS VALVE
	PROPOSED STORM FIELD INLET - ST FI		EXISTING WOODED AREA
	EXISTING SQUARE CATCH BASIN		EXISTING HEDGE
	EXISTING STORM CURB INLET		EXISTING CHAINLINK FENCE
	PROPOSED STORM CURB INLET - ST CI		EXISTING WOOD FENCE
	EXISTING UTILITY POLE		EXISTING BARBED WIRE FENCE
	EXISTING UTILITY POLE WITH GUY WIRE		PROPOSED PROPERTY LINE
	EXISTING STREET LIGHT		EXISTING GUARD RAIL
	EXISTING TELEPHONE PEDESTAL		EXISTING STORM SEWER AND
	EXISTING ELECTRIC PEDESTAL		PROPOSED STORM SEWER AND
	EXISTING ELECTRIC BOX		EXISTING SANITARY SEWER AND
	EXISTING CABLE TV PEDESTAL		PROPOSED SANITARY SEWER AND
	PROPOSED FLOOD FEEDLINE		EXISTING WATER LINE AND
	1-1/2" REBAR SET WEIGHING 4.20 LB/FT.		PROPOSED WATER LINE AND
	3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING OVERHEAD UTILITY
	1-1/4" REBAR FOUND		EXISTING UNDERGROUND FIBER
	3/4" REBAR FOUND		EXISTING UNDERGROUND ELECTRIC
	2" IRON PIPE FOUND		EXISTING UNDERGROUND TELEPHONE
	1" IRON PIPE FOUND		EXISTING UNDERGROUND GAS
	EXISTING FLOOD LIGHT		EXISTING CURB AND GUTTER
	SECTION CORNER		EXISTING CURB AND GUTTER
	PROPOSED APRON END SECTION		GRADING/SEEDLING LIMITS
	EXISTING MARSH AREA		RIGHT-OF-WAY LINE
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER		INTERIOR PROPERTY LINE
	EROSION MATTING		RAILROAD TRACKS
	PROPOSED INLET PROTECTION		EXISTING GROUND CONTOUR
			PROPOSED GROUND CONTOUR



Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	C901/906 PE	AWWA C901/C906	ASTM D2609, ASTM D3088, ASTM D3261	Heat fusion: ASTM D2657
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
*Sanitary Sewer	SC140 PVC	ASTM D1785, ASTM D2665, ASTM F891	ASTM F1336	Primer: ASTM F606 Solvent Cement: ASTM D2564
Storm Sewer	HDPE	ASTM F2408	ASTM F2306 Saddle Gasket	Joint: ASTM F2484 Bell & Spigot Elastomeric Seal: ASTM F477
Storm Sewer	RBCP-Class IV	ASTM C14, ASTM C76, AASHTO M170		ASTM C43 Rubber Gasket
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477
Storm Sewer	SDR 35 PVC	ASTM F 479	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477
Storm Sewer	SC140 PVC	ASTM D1785, ASTM D2665, ASTM F891	ASTM F1336	Primer: ASTM F606 Solvent Cement: ASTM D2564
Placement Underdrains	Single Wall HDPE-Socketed	ASTM F667	ASTM F667	ASTM D1056 Grade 2A3 Gasketed
Culvert	HDPE	ASTM F2408	ASTM F2306 Saddle Gasket	Joint: ASTM F2484 Bell & Spigot Elastomeric Seal: ASTM F477

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS



Excel

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED BUILDING FOR:
250 FOCUS, LLC
STH 60 & RIDGEWAY DR. • JACKSON, WI 53037

PROFESSIONAL SEAL

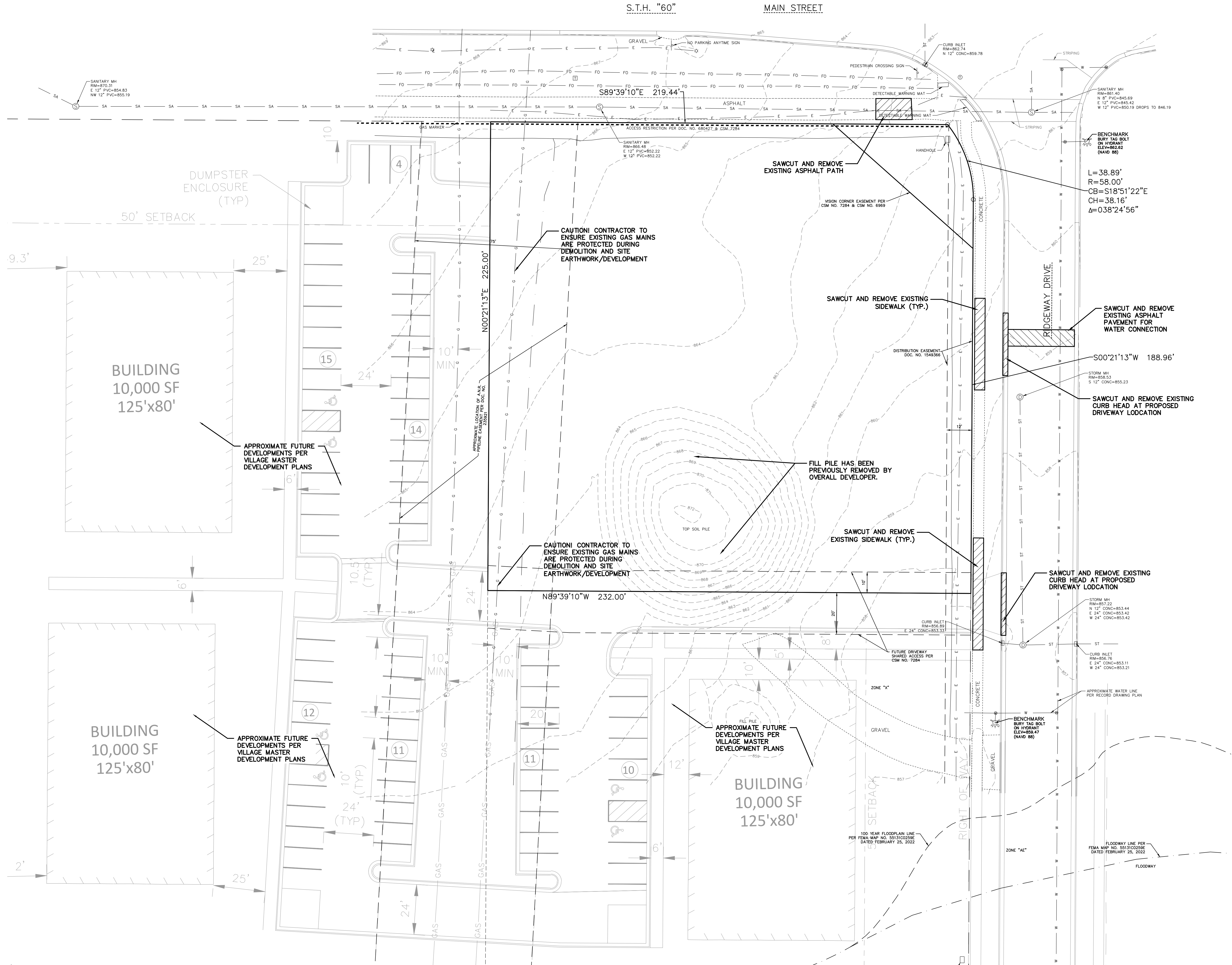
PRELIMINARY DATES
JUNE 30, 2023

NOT FOR CONSTRUCTION

JOB NUMBER
230096200

SHEET NUMBER
C1.0

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CIVIL EXISTING SITE AND DEMOLITION PLAN



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SITE INFORMATION:

PROPERTY AREA: 52,056 S.F. (1.20 ACRES).

EXISTING ZONING: B-1 (COMMUNITY BUSINESS DISTRICT)

PROPOSED ZONING: B-1 (COMMUNITY BUSINESS DISTRICT)

PROPOSED USE: FINANCIAL INSTITUTION

AREA OF SITE DISTURBANCE: 1.22 ACRES

SETBACKS: BUILDING: FRONT (N) = 50'
SIDE (S) = 50'
REAR(W) = 25'
STREET (E) = 50'

PAVEMENT: FRONT (N) = 25'
SIDE (S) = 3'
REAR (W) = 3'
STREET (E) = 3'

PROPOSED BUILDING HEIGHT: 14' (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA PLUS ONE SPACE FOR EACH TWO EMPLOYEES (20 SPACES REQ.)

PARKING PROVIDED: 27 SPACES (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.20	52,056	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	1.20	52,056	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.20	52,056	
BUILDING FLOOR AREA	0.08	3,300	6.3%
PAVEMENT (ASP. & CONC.)	0.65	28,190	54.2%
TOTAL IMPERVIOUS	0.72	31,490	60.5%
LANDSCAPE/ OPEN SPACE	0.47	20,566	39.5%

SITE PLAN KEYNOTES

- 1 STANDARD ASPHALT SECTION (TYP.)
- 2 HEAVY DUTY ASPHALT SECTION (TYP.)
- 3 CONCRETE SIDEWALK (TYP.)
- 5 HEAVY DUTY CONCRETE DRIVEWAY. INSTALL PER CITY STANDARDS AND SPECIFICATIONS.
- 7 CONCRETE TRASH RECEPTACLE PAD WITH SCREENING
- 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
- 9 RAISED WALK (TYP.)
- 11 RAMP WITH RAILING. SEE STRUCTURAL PLANS FOR DETAILS.
- 12 CURB RAMP (TYP.)
- 13 ADA CURB RAMP (TYP.)
- 14 18" CURB & GUTTER (TYP.)
- 16 CURB TAPER (TYP.)
- 17 CURB CUT (TYP.)
- 18 CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- 19 HANDICAP SIGN (TYP.)
- 20 HANDICAP STALL & STRIPING PER STATE CODES.
- 21 PRECAST CONCRETE WHEEL STOP (TYP.)
- 22 MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- 23 LANDSCAPE BLOCK RETAINING WALL. SEE C1.2 FOR WALL ELEVATIONS.
- 24 6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
- 25 STOP SIGN (TYP.)
- 26 FLAGPOLE (TYP.)
- 27 BIKE RACK (TYPE & COLOR BY OWNER)
- 28 DETECTABLE WARNING PLATE
- 29 TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
- 30 PAINT STRIPING (TYP.). COLOR TO MATCH PARKING STALL STRIPING.
- 31 CANOPIED ITM STATION WITH CONCRETE BASE. SEE ARCH PLANS FOR DETAILS.
- 32 EXIT ONLY SIGN
- 33 CANOPY. (SEE ARCH PLANS)
- 34 COLUMN (TYP.) (SEE ARCH/STRUCT PLANS)

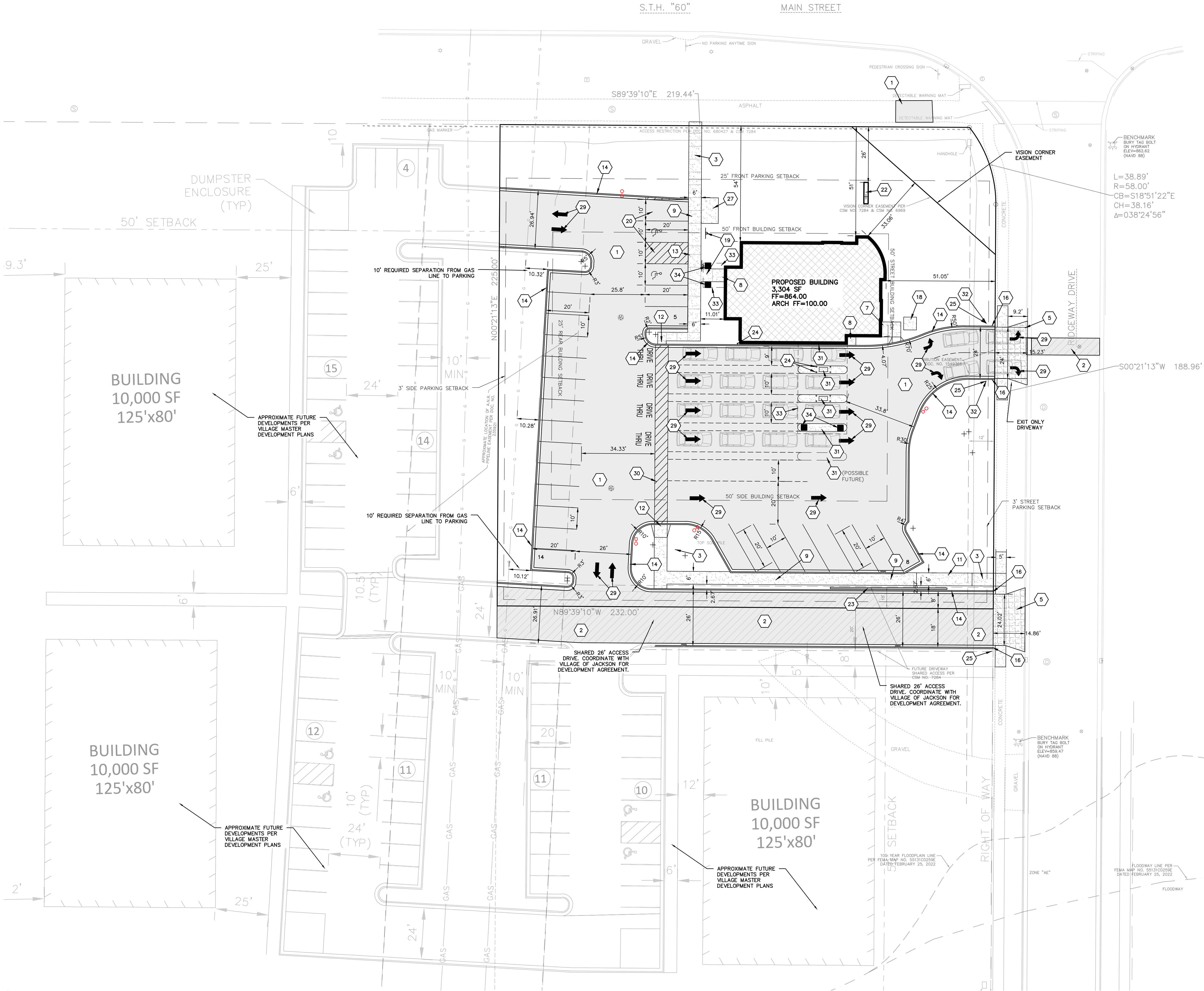
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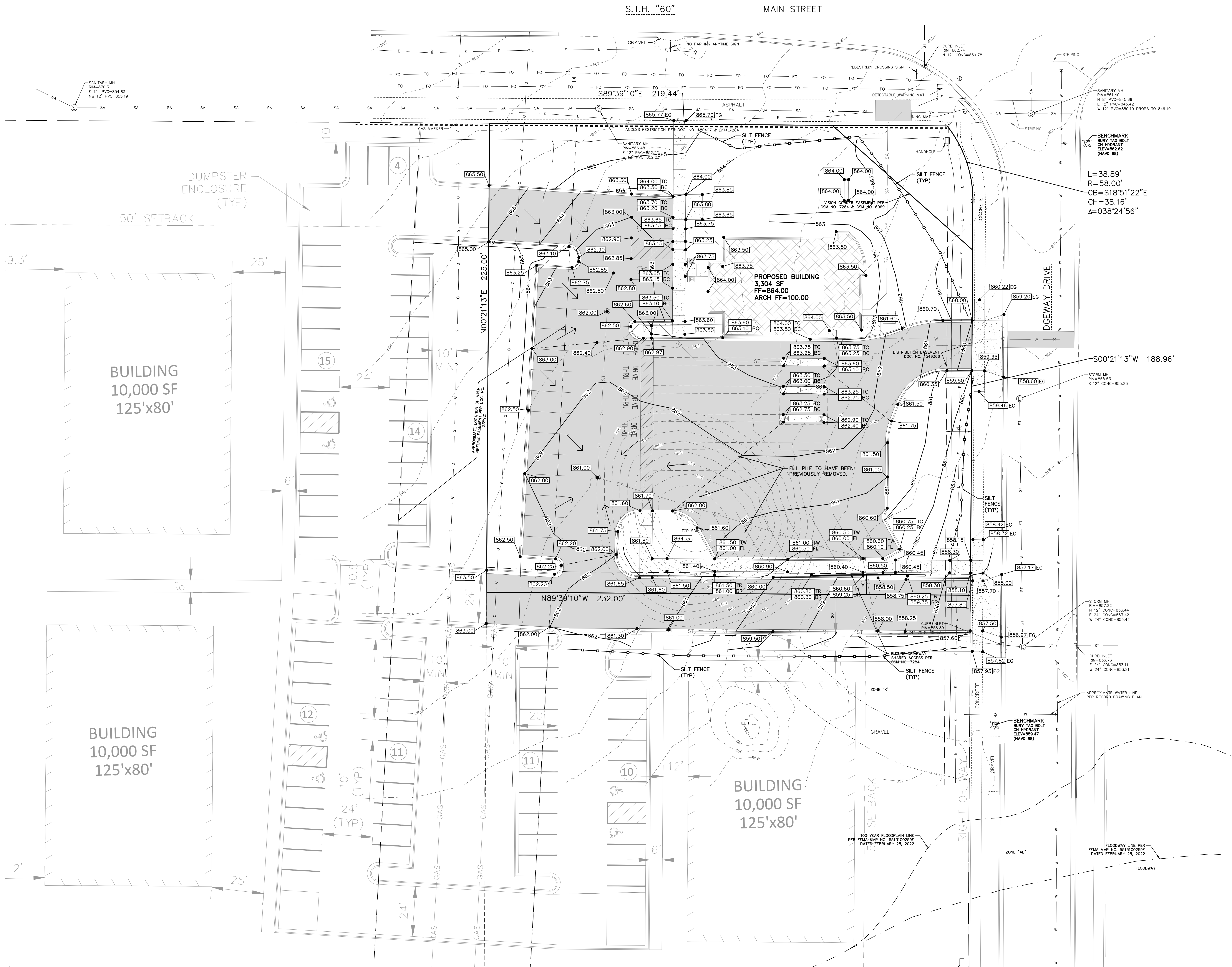
PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- HEAVY DUTY ASPHALT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE

1" = 20' SCALE
NORTH
FEET

CIVIL SITE PLAN





SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

- NOTES:**
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
 - ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

INLET PROTECTION NOTE:
CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ON-SITE & OFF-SITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:
CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:
CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

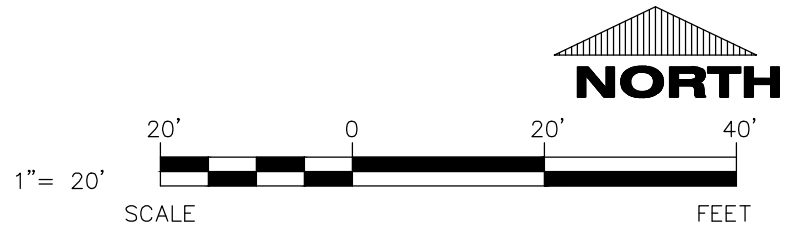
PROPOSED BUILDING FOR:
250 FOCUS, LLC
STH 60 & RIDGEWAY DR. • JACKSON, WI 53037

PROFESSIONAL SEAL

PRELIMINARY DATES
JUNE 30, 2023

JOB NUMBER
230096200

SHEET NUMBER
C1.2



SPECIFICATION NOTE:
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SPECIFICATIONS AND REQUIREMENTS

DOWNSPOUT NOTE:

[DS] = DENOTES DOWNSPOUT TO
GRADE. LOCATIONS. PROVIDE SPLASH BLOCKS AT
ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS
FOR FINAL LOCATIONS.

CLEANOUT NOTE:

[CO] = DENOTES LOCATIONS WHERE
CONTRACTOR SHALL INSTALL CLEANOUTS, SEE
C0.1 FOR SPECIFICATION.



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Fond du Lac, WI 54935
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excelengineer.com

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STH 60 & RIDGEWAY DR. • JACKSON, WI 53037

PROFESSIONAL SEAL

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JUNE 30, 2023

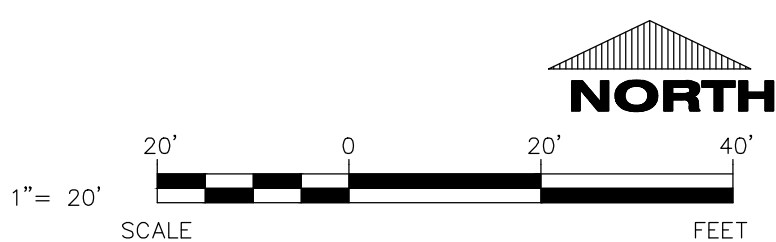
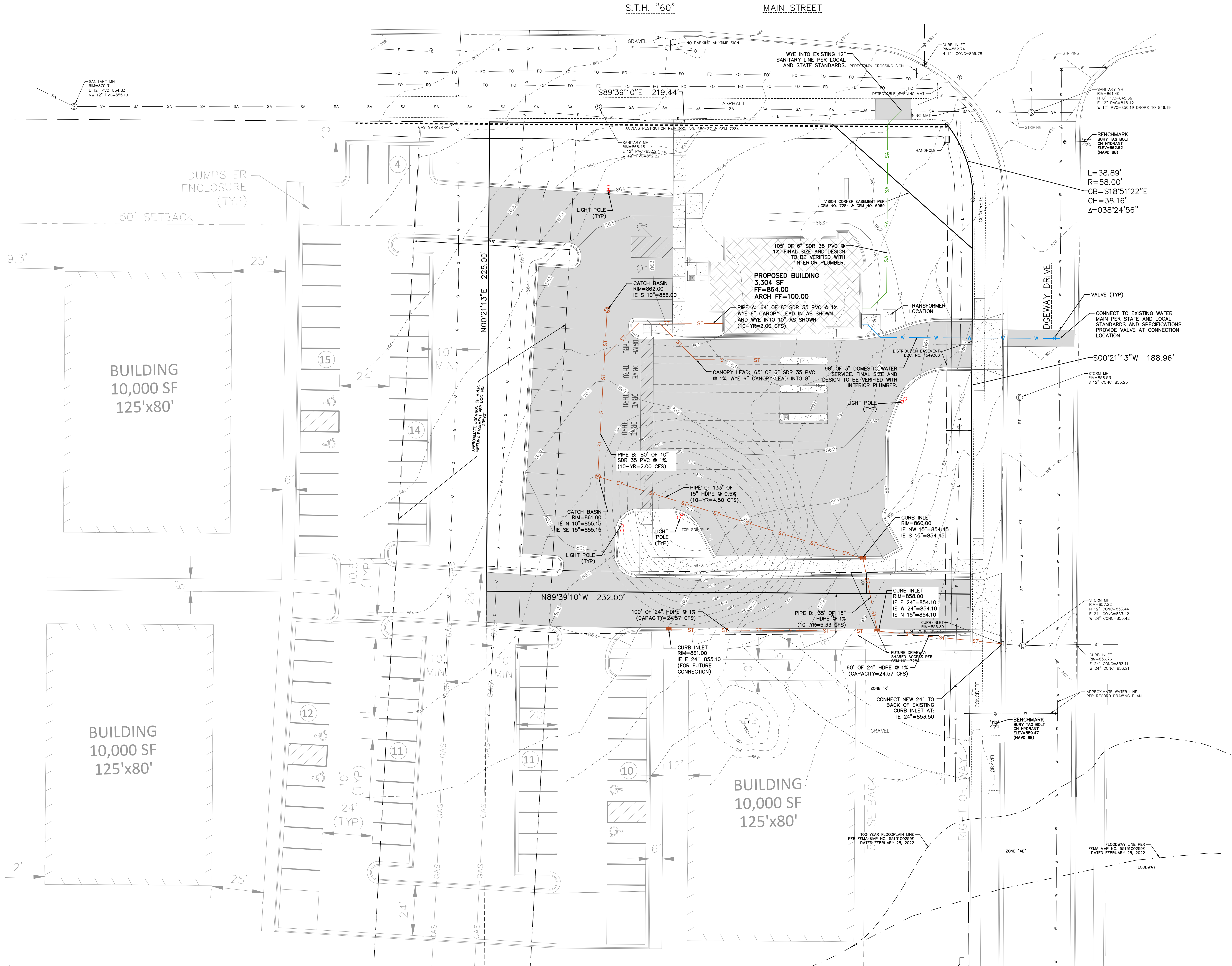
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SHEET NUMBER

C1.3

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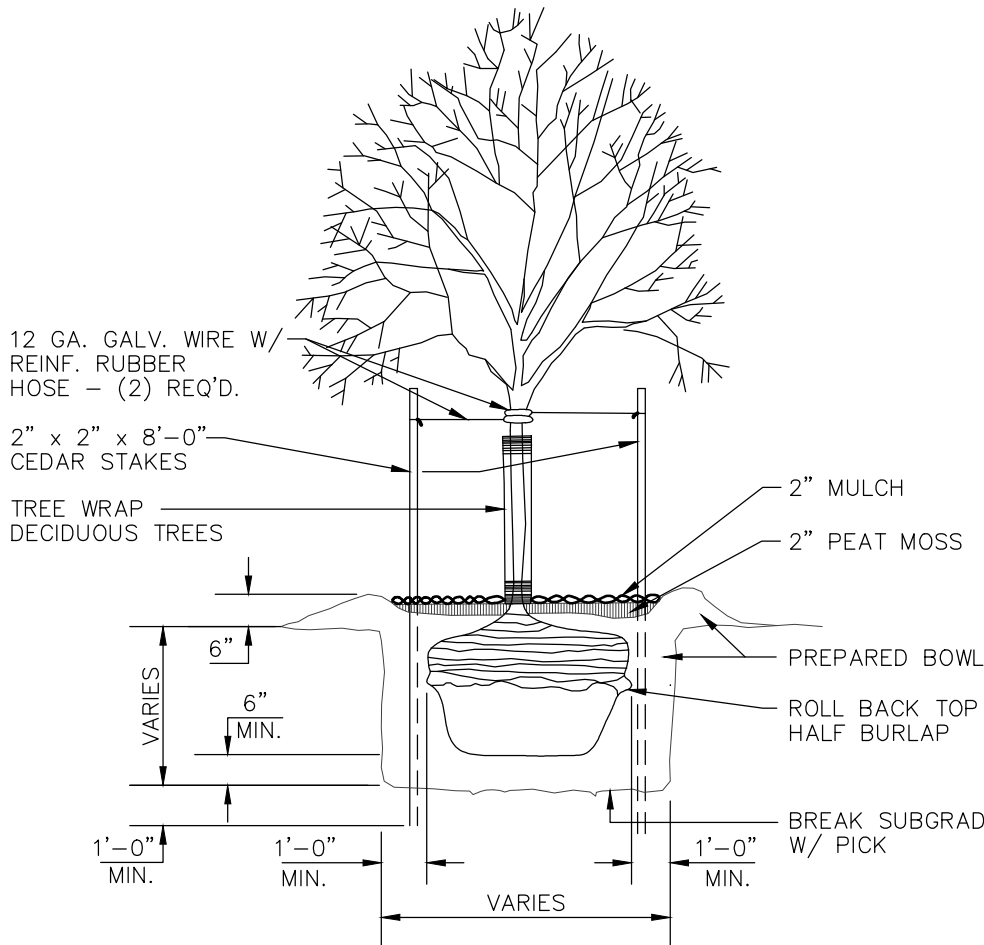


CIVIL UTILITY PLAN

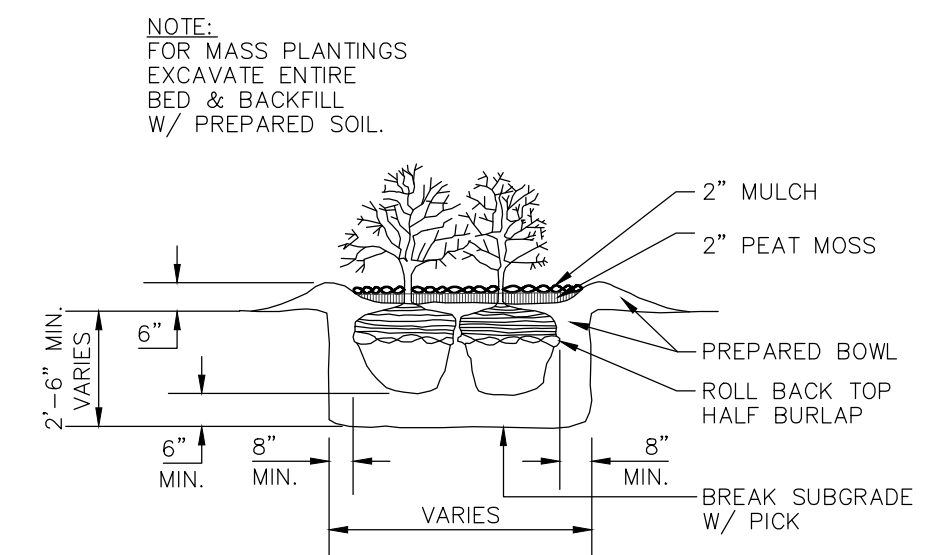
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

EROSION MATTING LOCATION

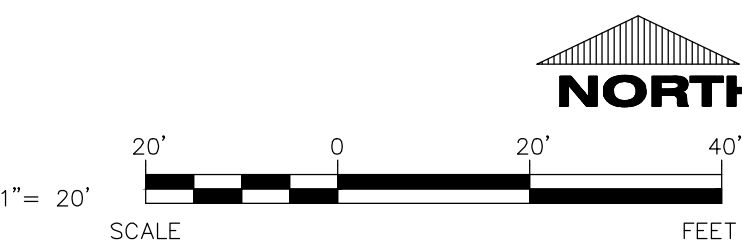
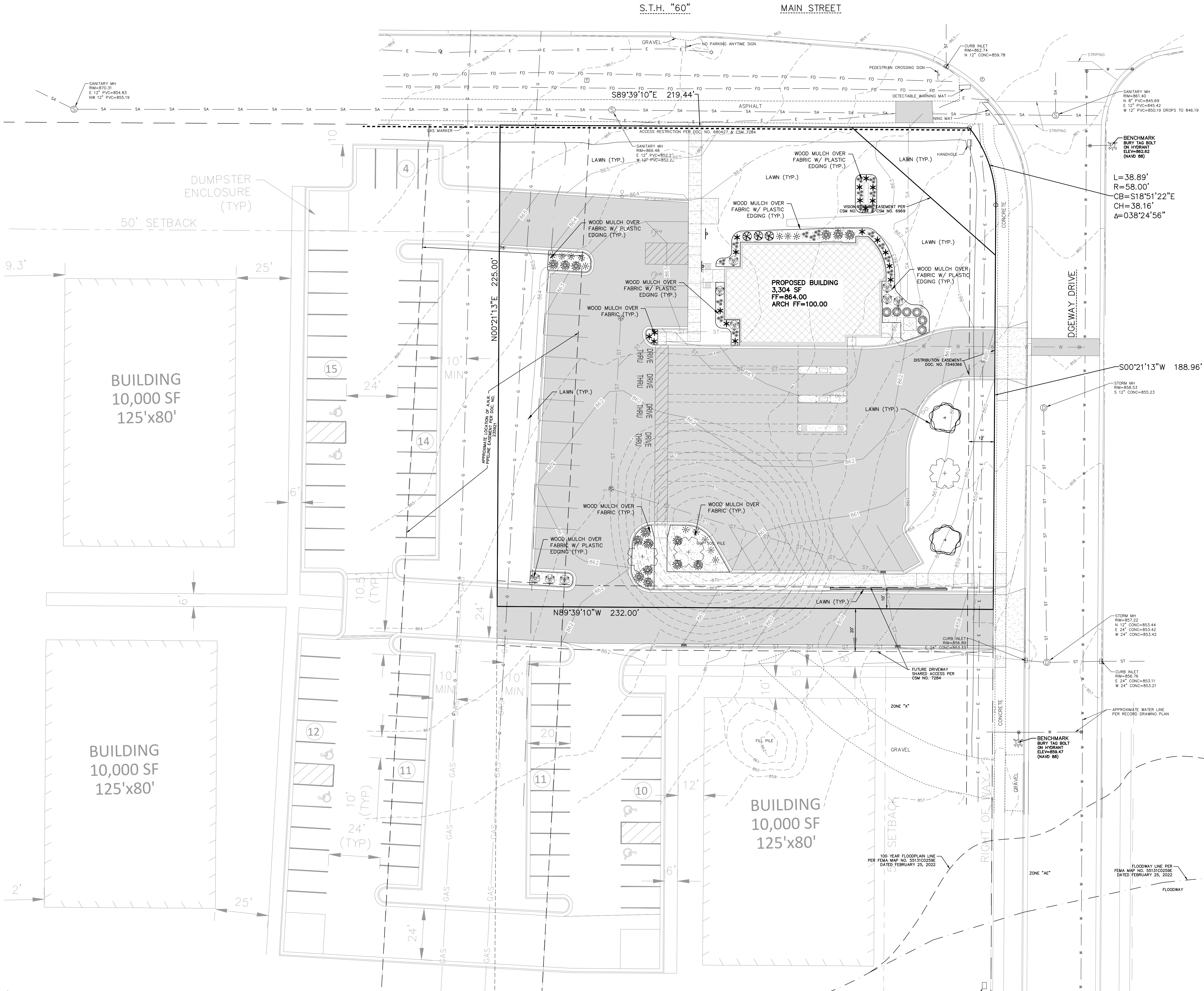
LANDSCAPING PLANTING SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	2"	3
	Redmond Linden	Tilia americana	2"	2
DECIDUOUS SHRUBS				
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18"	15
	Weigela Canaval	Weigela Florida 'courtalor'	24"	9
EVERGREEN SHRUBS				
	Wintergreen Boxwood	Buxus sinica var. insularis 'Wintergreen'	18"	3
	Tachy Arborvitae	Thuja occidentalis	42"-48"	6
PERENNIALS				
	Hostas	Hostas 'Royal Standard'	1 gal. pot	19
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal. pot	18
	Karl Foerster Reed Grass	Clamagrostis x acutiflora 'Karl Foerster'	1 gal. pot	13



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN

PROJECT INFORMATION

PROPOSED BUILDING FOR:
250 FOCUS, LLC
STH 60 & RIDGEWAY DR. • JACKSON, WI 53037

PROFESSIONAL SEAL

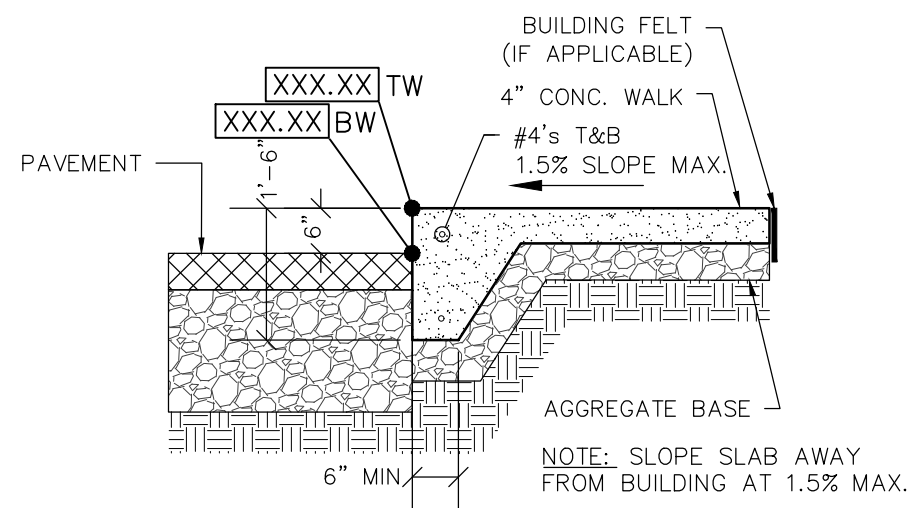
PRELIMINARY DATES
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NOT FOR CONSTRUCTION

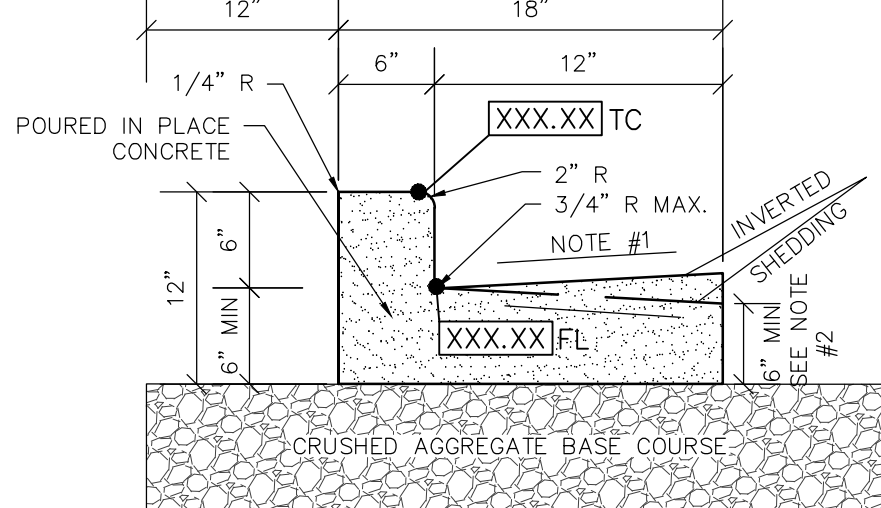
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SHEET NUMBER
C1.4

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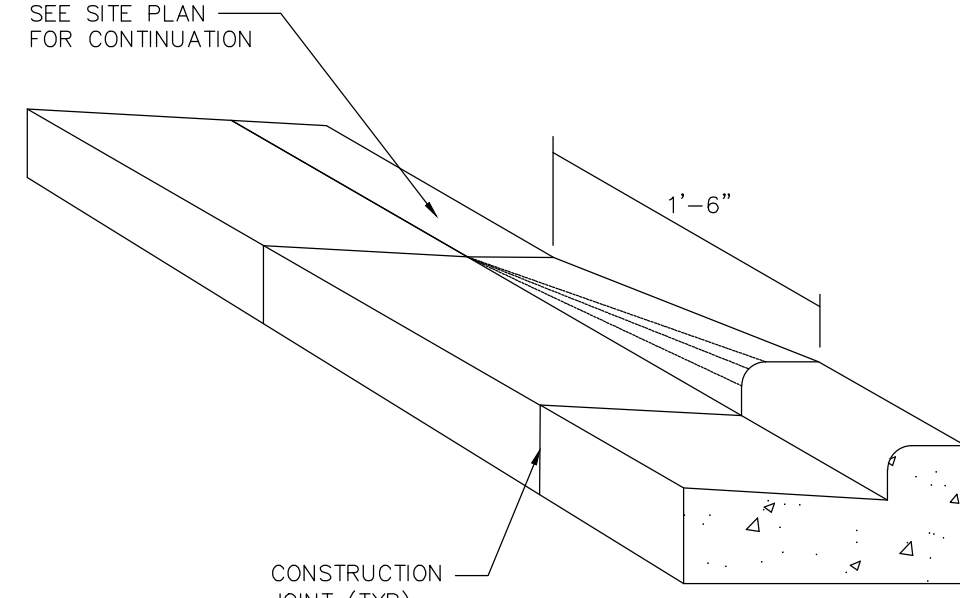


RAISED WALK DETAIL
NO SCALE

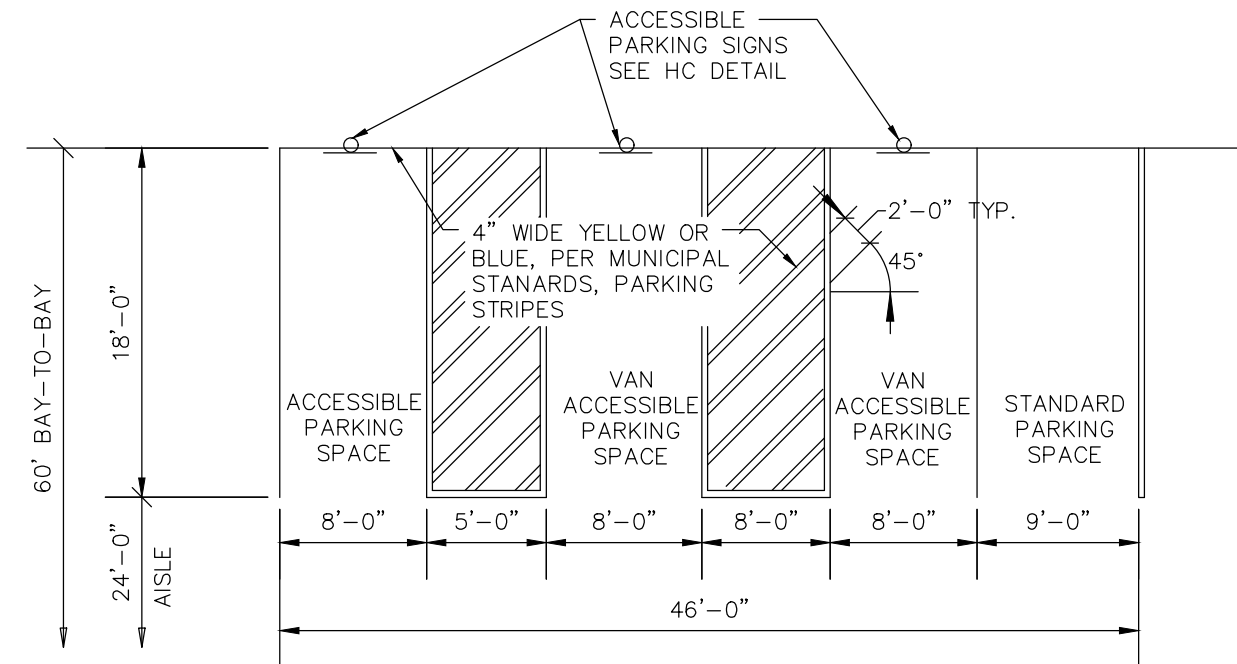


- NOTE:
- USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
 - THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
 - SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

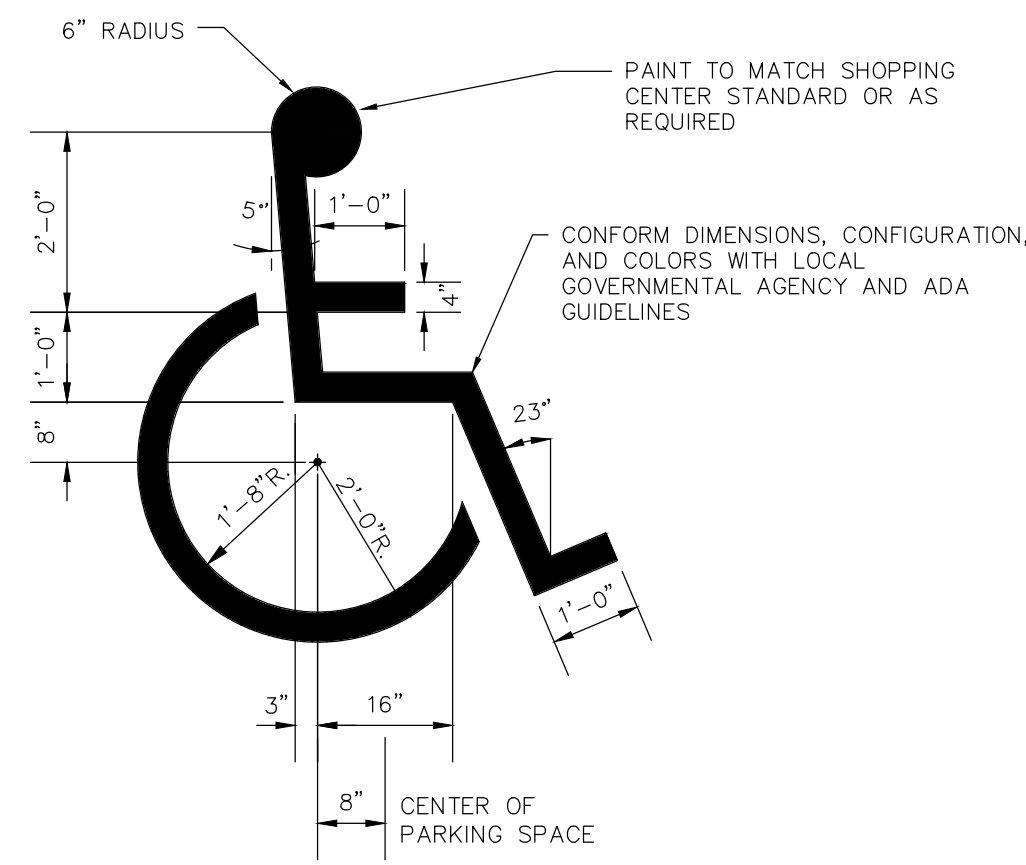
18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



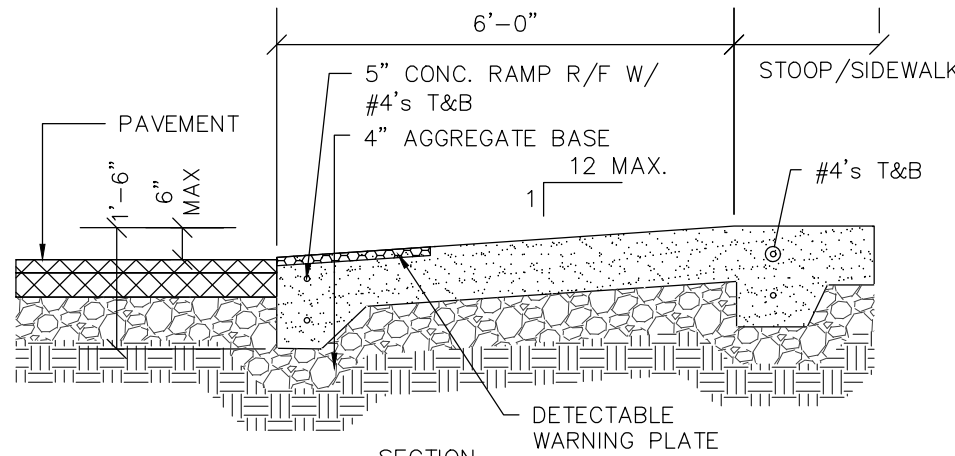
CURB TAPER DETAIL
NO SCALE



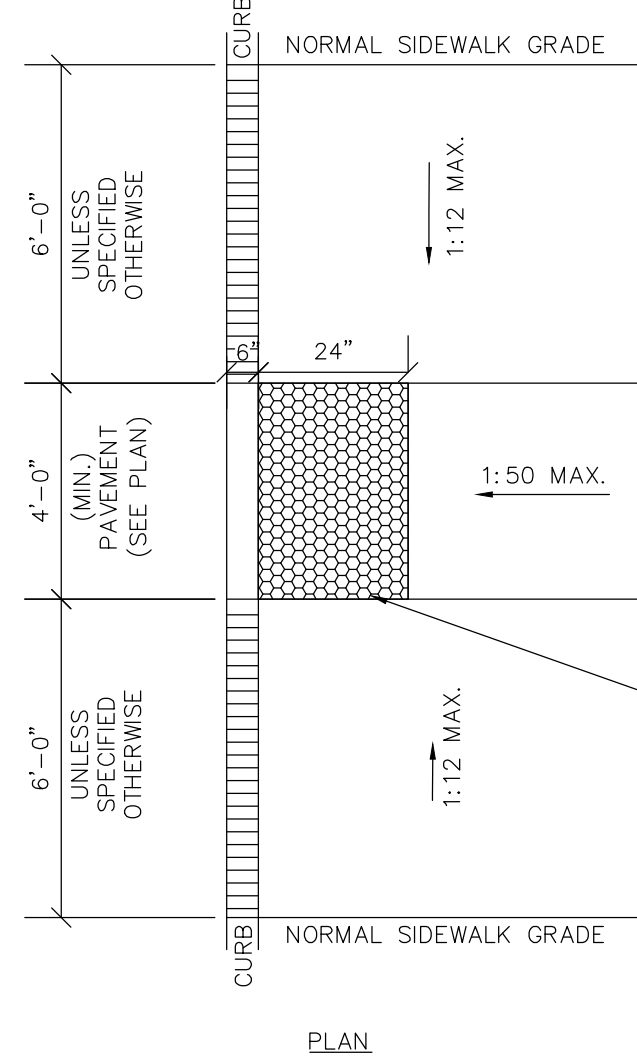
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NO SCALE



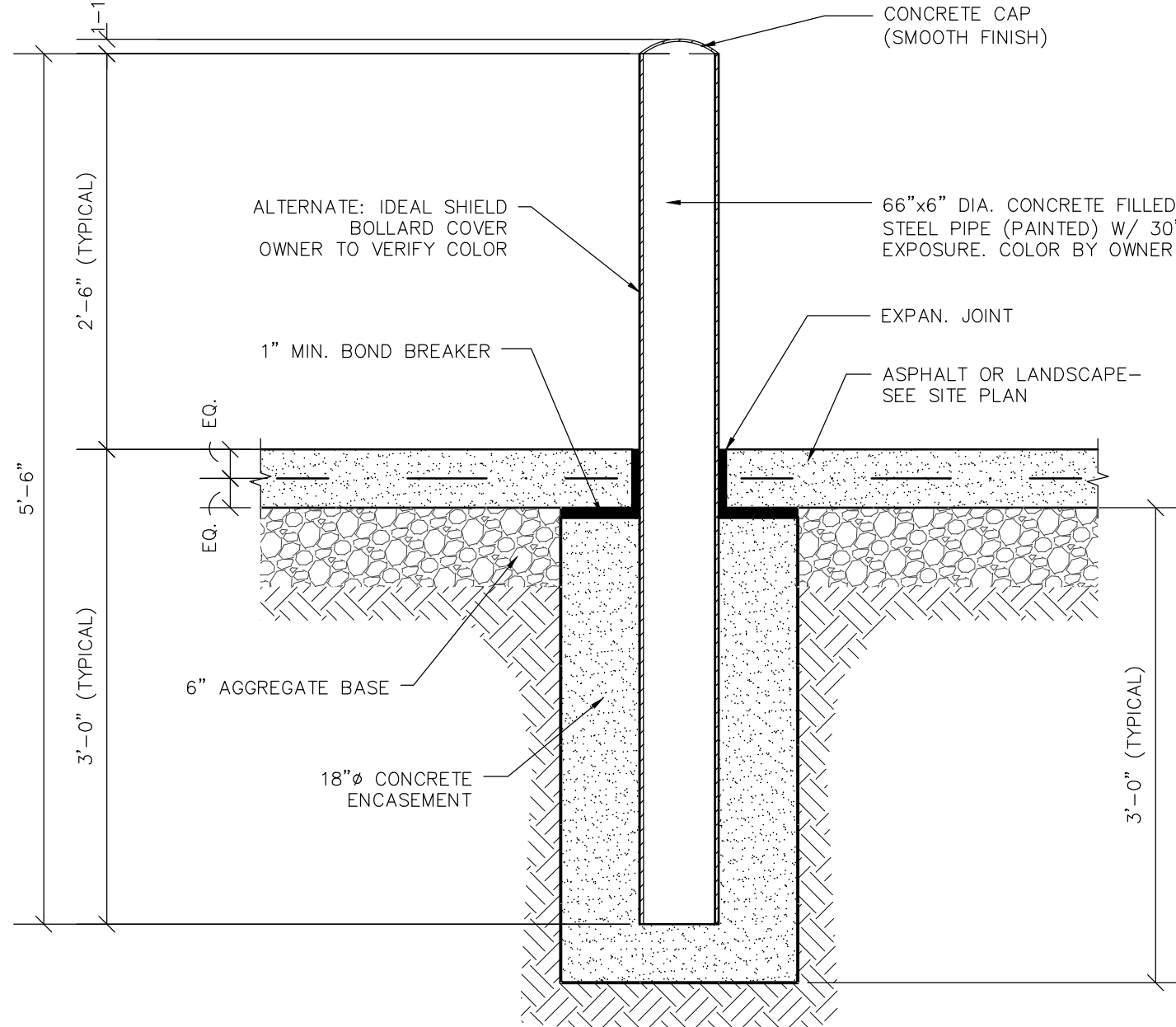
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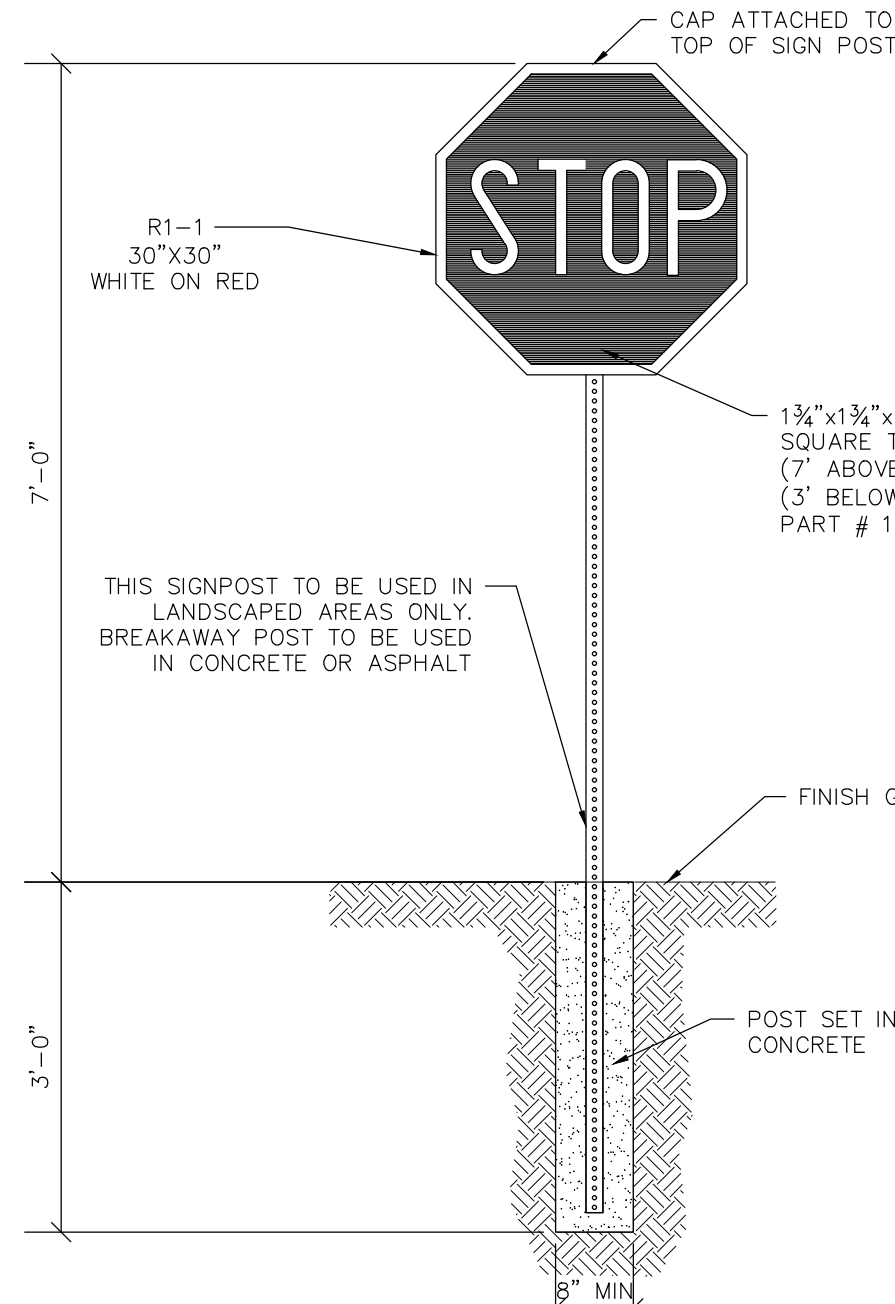
CURB RAMP DETAIL
NO SCALE



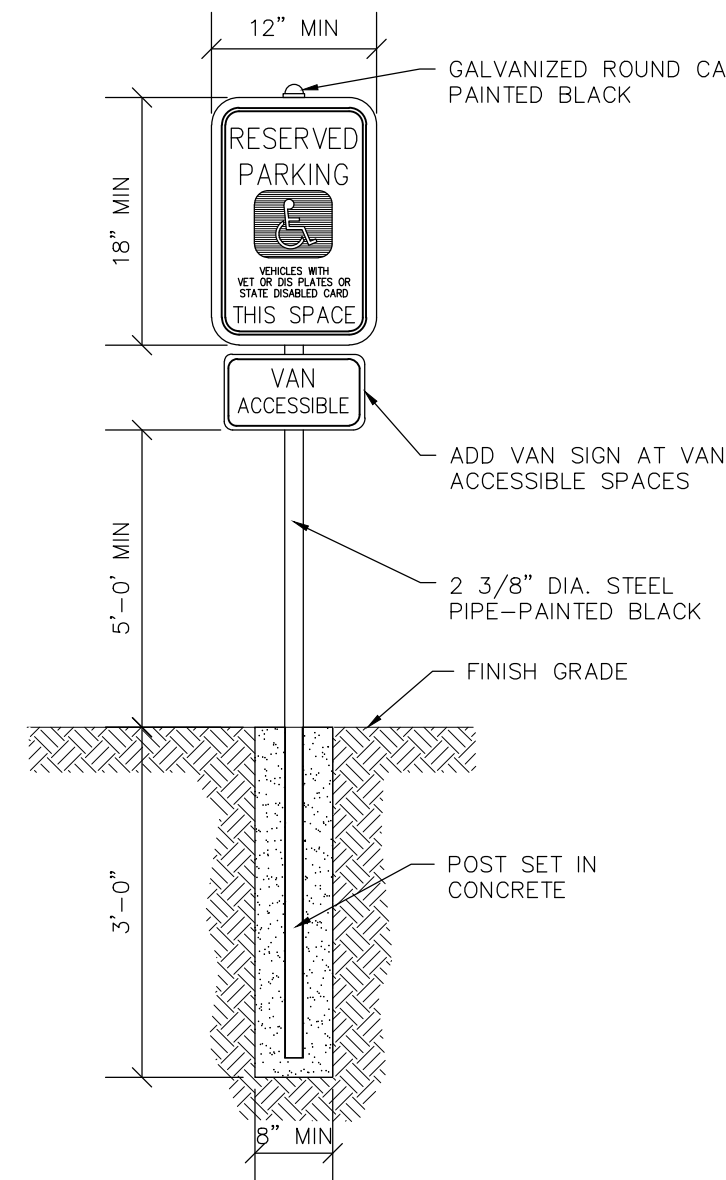
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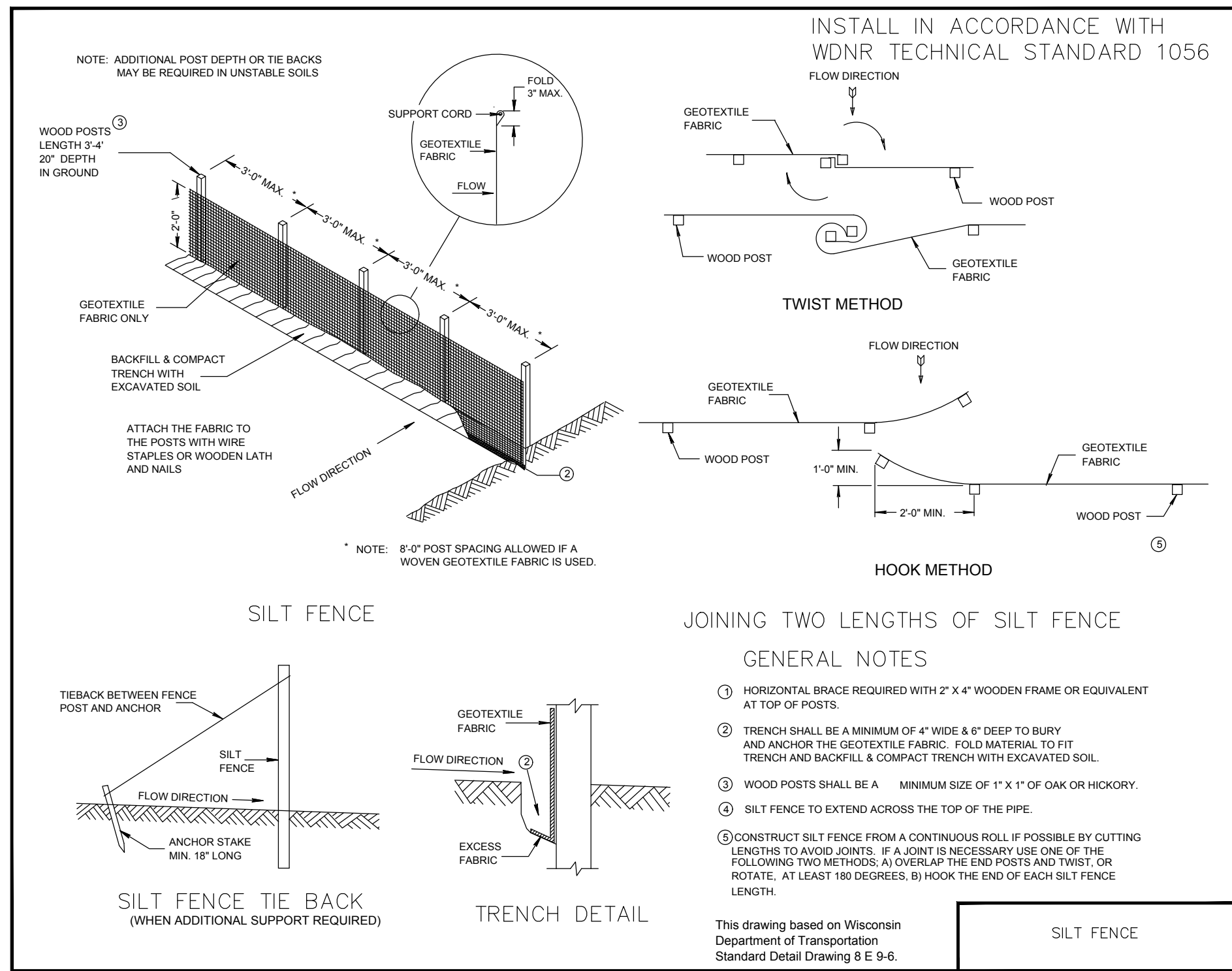
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NO SCALE



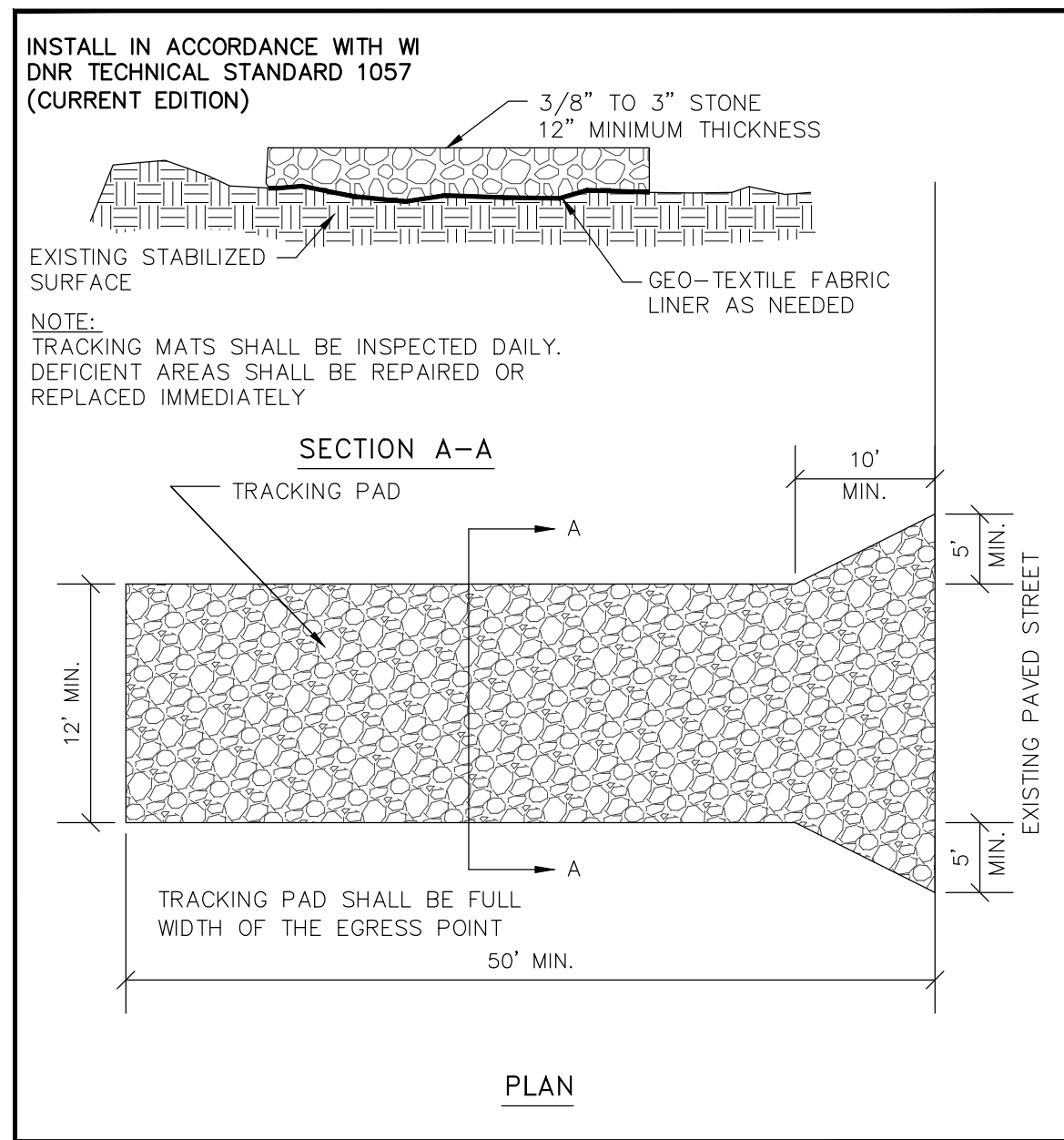
STOP SIGN WITH CONCRETE BASE DETAIL
NO SCALE



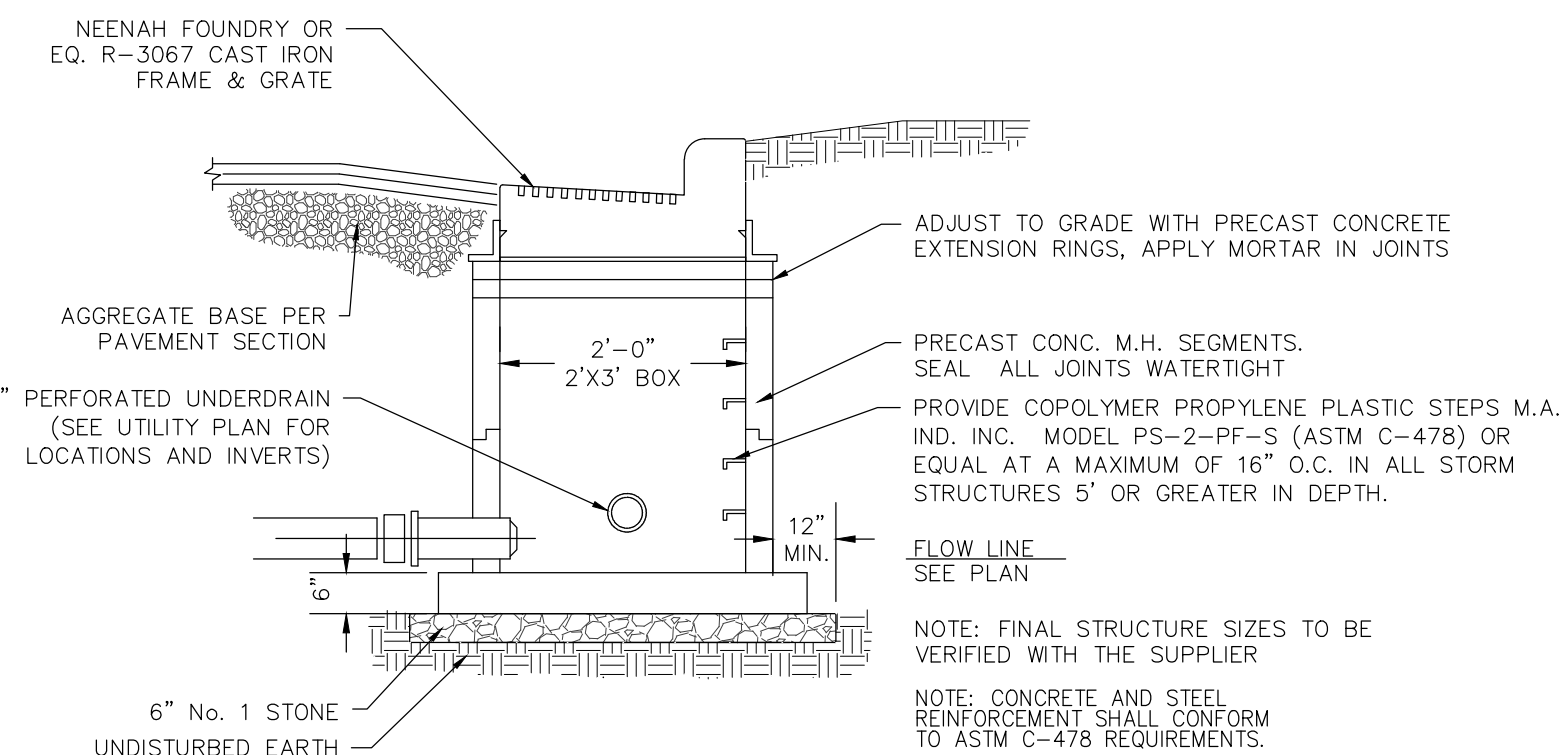
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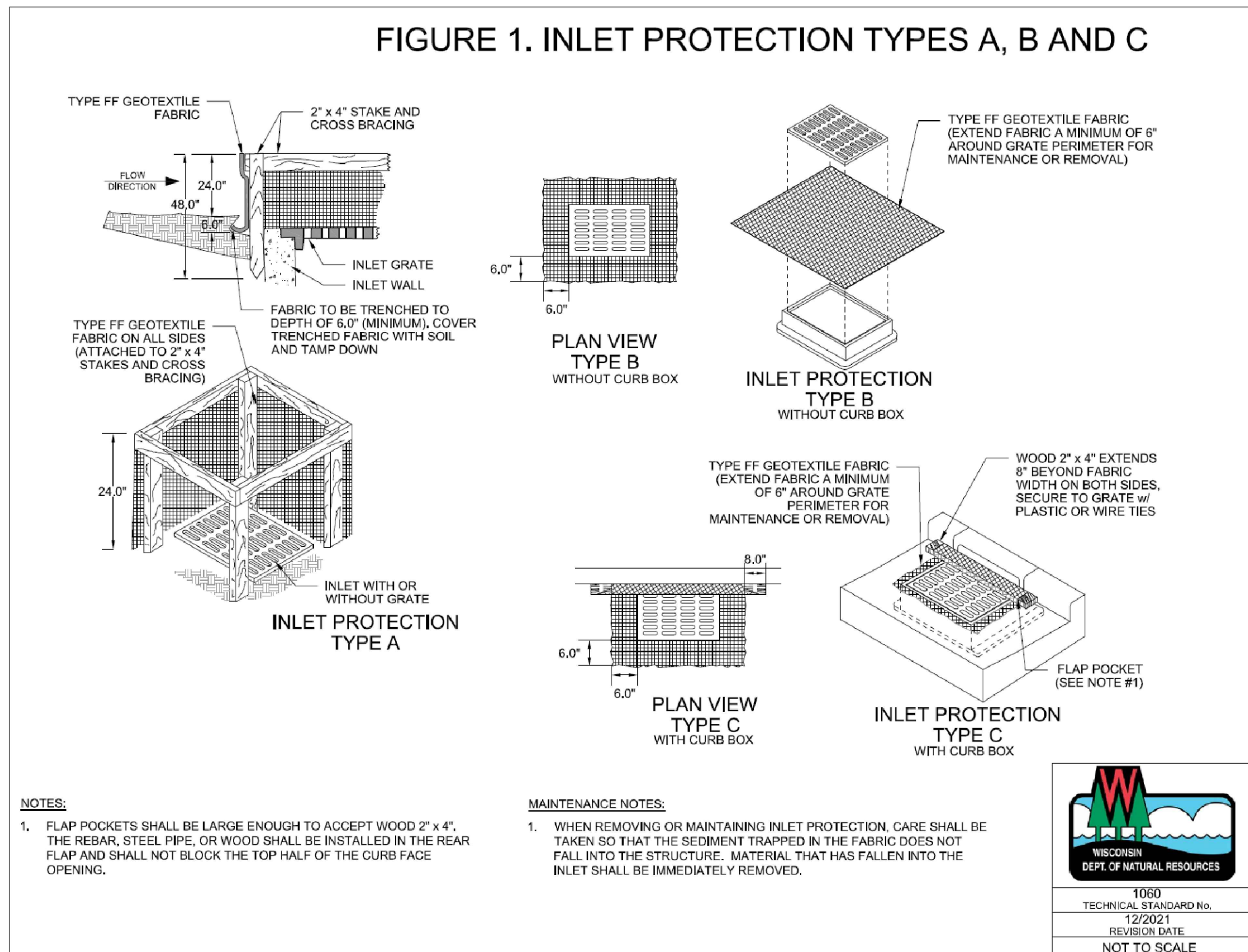
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NO SCALE



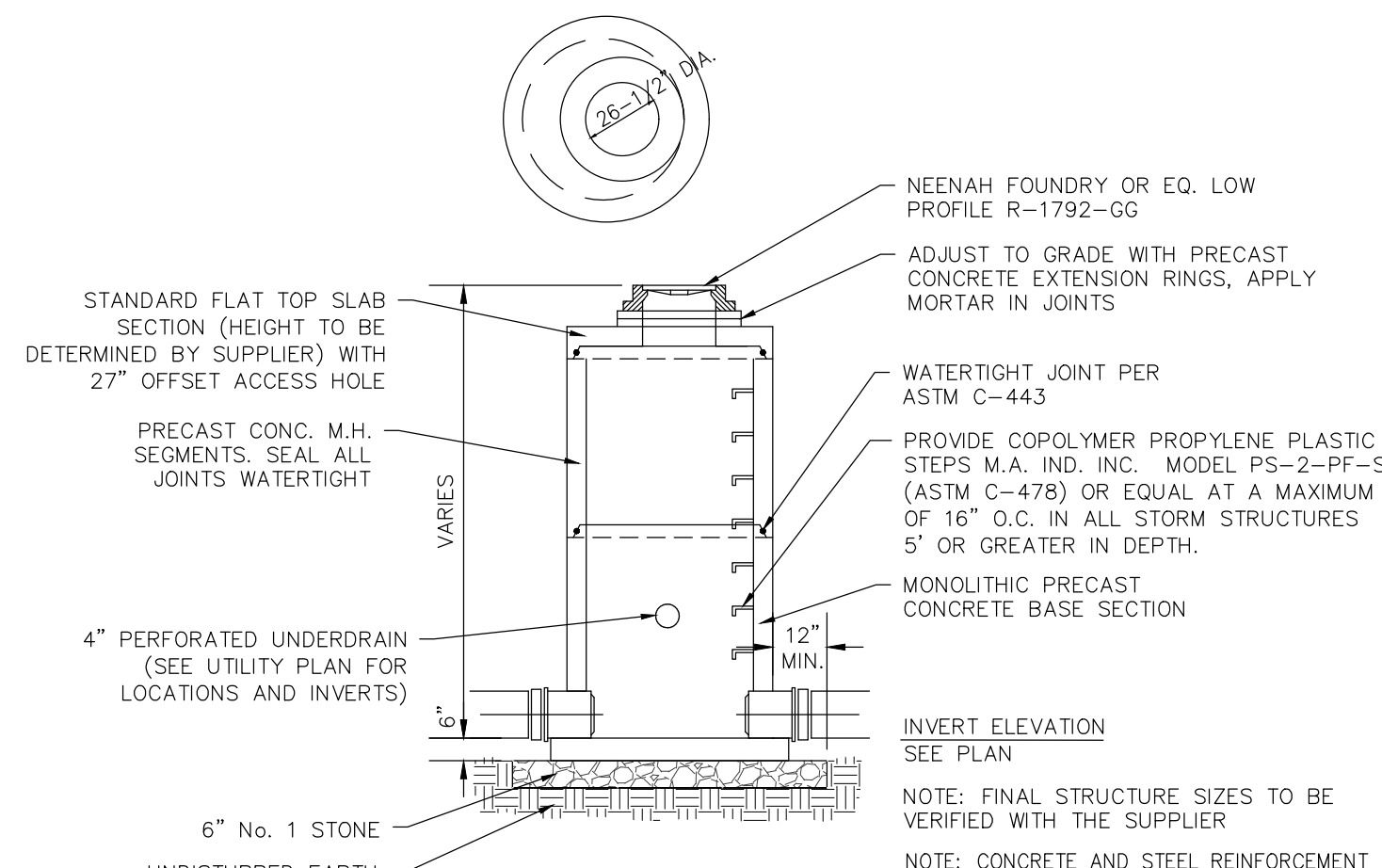
TRACKPAD DETAILS
NO SCALE



STORM CURB INLET DETAIL
NO SCALE



INLET PROTECTION DETAIL
NO SCALE



STORM CATCH BASIN DETAIL
NO SCALE

PROJECT INFORMATION

PROPOSED BUILDING FOR:
250 FOCUS, LLC
STH 60 & RIDGEWAY DR. • JACKSON, WI 53037

PROFESSIONAL SEAL

PRELIMINARY DATES
JUNE 30, 2023

JOB NUMBER

230096200

SHEET NUMBER

C2.0

CIVIL DETAILS

PROJECT INFORMATION

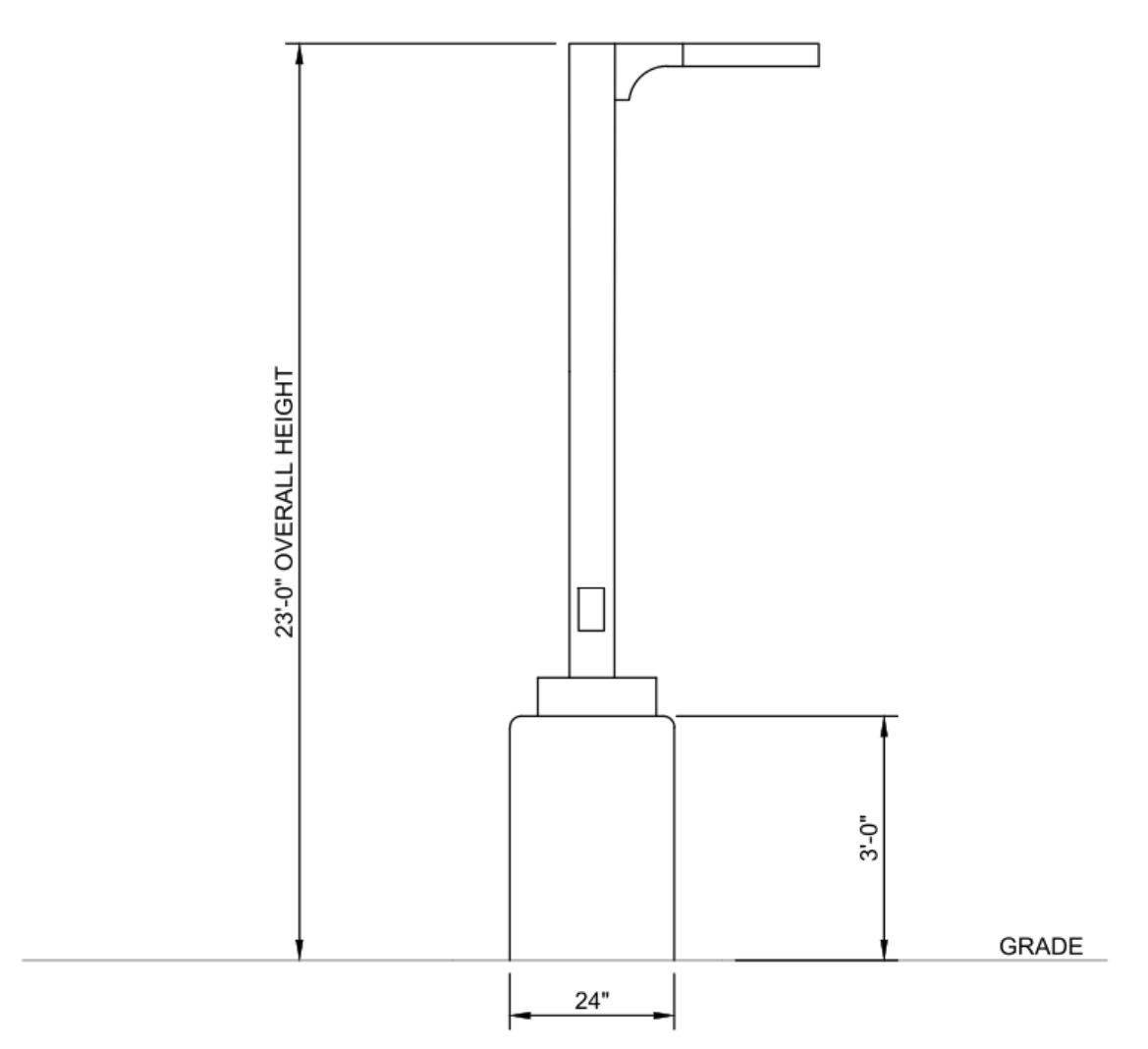
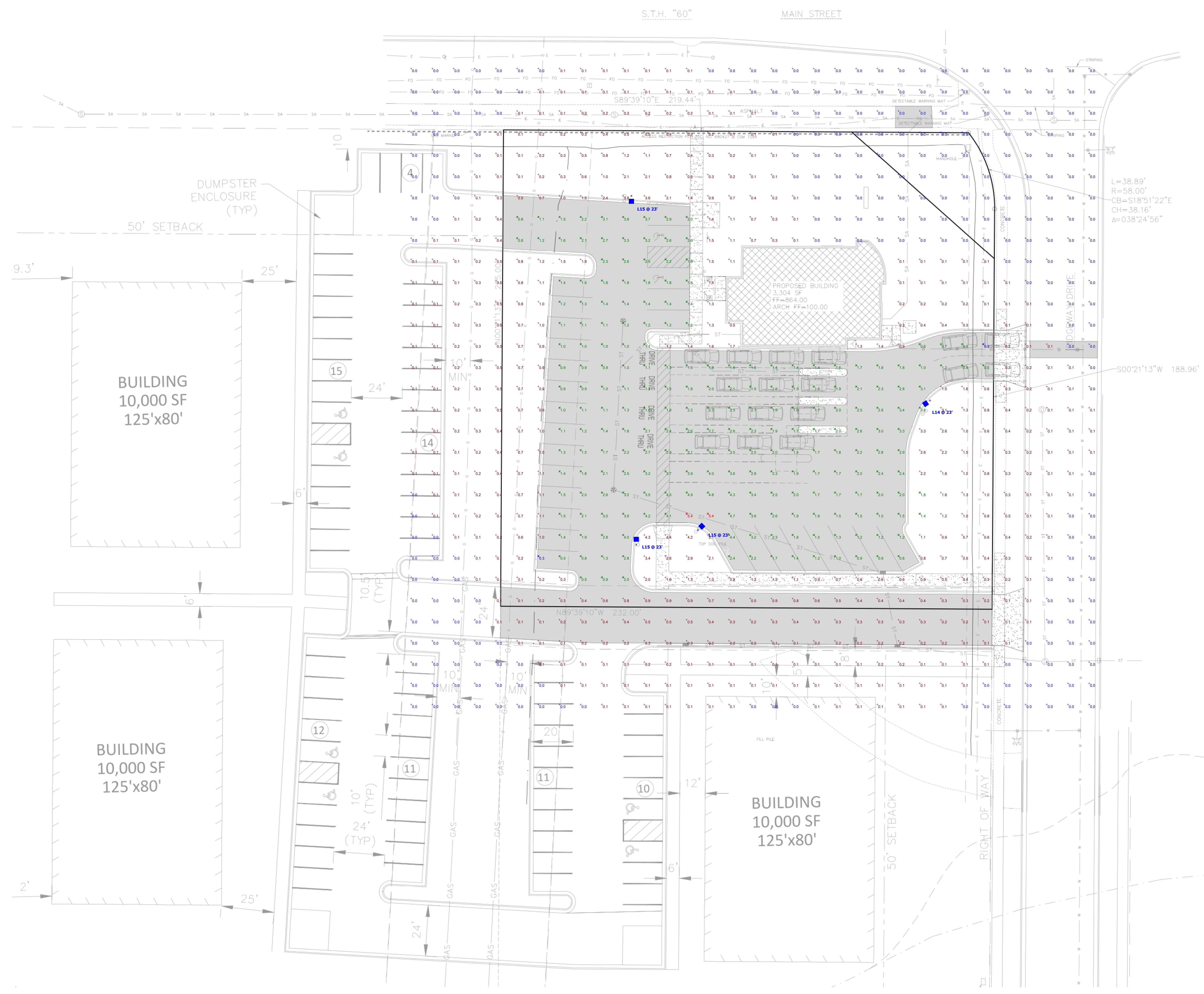
PROPOSED BUILDING FOR:
250 FOCUS, LLC
STH 60 & RIDGEWAY DR. • JACKSON, WI 53037

PROFESSIONAL SEAL

PRELIMINARY DATES
JUNE 30, 2023

JOB NUMBER
230096200

SHEET NUMBER
C3.1



LIGHT POLE DETAIL
NO SCALE

D-Series Size 1 LED Area Luminaire

Specifications

EPA: 0.69 ft² (0.064 m²)
Length: 32.71" (831 mm)
Width: 14.24" (361 mm)
Height H1: 7.88" (200 mm)
Height H2: 2.22" (56 mm)
Weight: 34 lbs (15.4 kg)

Introduction

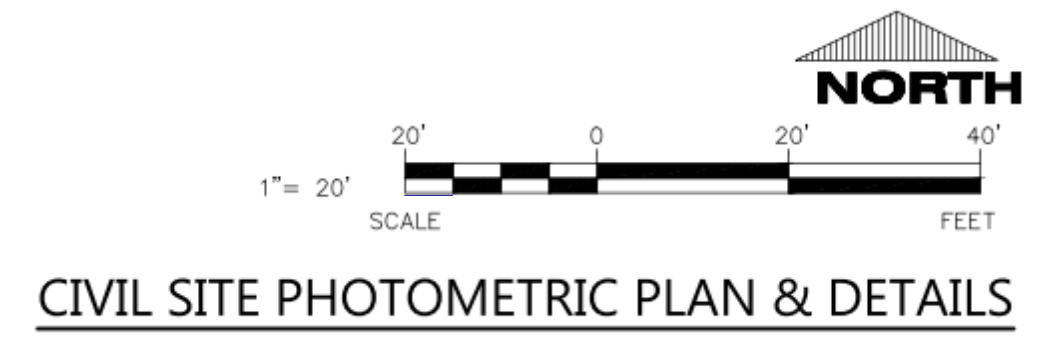
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information									
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRH DBXD									
Series	LED	Color temperature	Color Rendering Index	Distribution	Mounting	Accessories	Options	Mounting	Accessories
DSX1 LED	Forward	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P1	P1	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P2	P2	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P3	P3	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P4	P4	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P5	P5	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P6	P6	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P7	P7	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P8	P8	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P9	P9	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P10	P10	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P11	P11	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P12	P12	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P13	P13	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P14	P14	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P15	P15	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P16	P16	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P17	P17	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P18	P18	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P19	P19	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD
P20	P20	40K	70CRI	T3M	MVOLT	SPA	NLTAR2	PIRH	DBXD

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
	L14	1	Lithonia Lighting	DSX1 LED P6 40K 70CRI T4M	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 70 CRI Type 4 Medium	165.25
	L15	3	Lithonia Lighting	DSX1 LED P6 40K 70CRI T3M	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 70 CRI Forward Throw	165.25

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.7 fc	5.4 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.0 fc	5.4 fc	0.3 fc	18.0:1	6.7:1



CIVIL SITE PHOTOMETRIC PLAN & DETAILS

Storm Water & Erosion Control Memo For: **250 Focus, LLC**

Jackson, WI

Excel Job # 230096200

June 30, 2023



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Appendices

Appendix A: Storm Sewer Basin Map

Appendix B: Storm Sewer TR-55 Calculations

Appendix C: Storm Sewer Manning's Spreadsheet

Appendix D: Post Construction Operation and Maintenance Plan

Appendix E: Regional Pond SWMP

0.0 Introduction

0.1 Existing Conditions

The proposed development is located at the southwest corner of STH 60 and Ridgeway Drive in the Village of Jackson, Wisconsin. The existing site currently sits vacant and is within a commercial/municipal subdivision which was developed by the Village of Jackson. The site currently drains overland to the Ridgeway Drive ROW. The existing site can be seen on Sheet C1.0 of the proposed plan set.

- Property Area: 1.20 acres

0.2 Proposed Project Overview

The proposed project will include a proposed financial institution with parking stalls for in-person banking as well as remote teller lanes for drive-through service. The proposed development will drain to inlets that will drain stormwater southeast to an existing regional wet detention pond located south and east of the Village of Jackson Fire Department. This wet pond treats the entire master site development to meet all stormwater management requirements, both regional and state. The proposed site can be seen on Sheet C1.1-C1.3 of the proposed plan set.

- Disturbed Area: 1.20 acres

1.0 Stormwater Management Requirements

1.1 Peak Discharge & Stormwater Quality

Regional Pond – The existing regional wet pond will accept the drainage from the proposed project to meet State and Local peak discharge and stormwater quality requirements.

Infiltration – Soil boring logs have been completed for the site and show clay soils for all locations onsite, therefore, the site is exempt from infiltration requirements.

Therefore, all local and state stormwater requirements are met.

2.0 Storm Sewer Design

The proposed site storm sewer has been designed to convey the 10-year 24-hour post development storm to the regional pond.

Adequate overland relief is provided to safely pass storms in excess of the 10-year storm over ground through the pavement and to the regional pond.

See Appendix A, Appendix B, and Appendix C for pipe drainage areas and pipe sizing calculations.

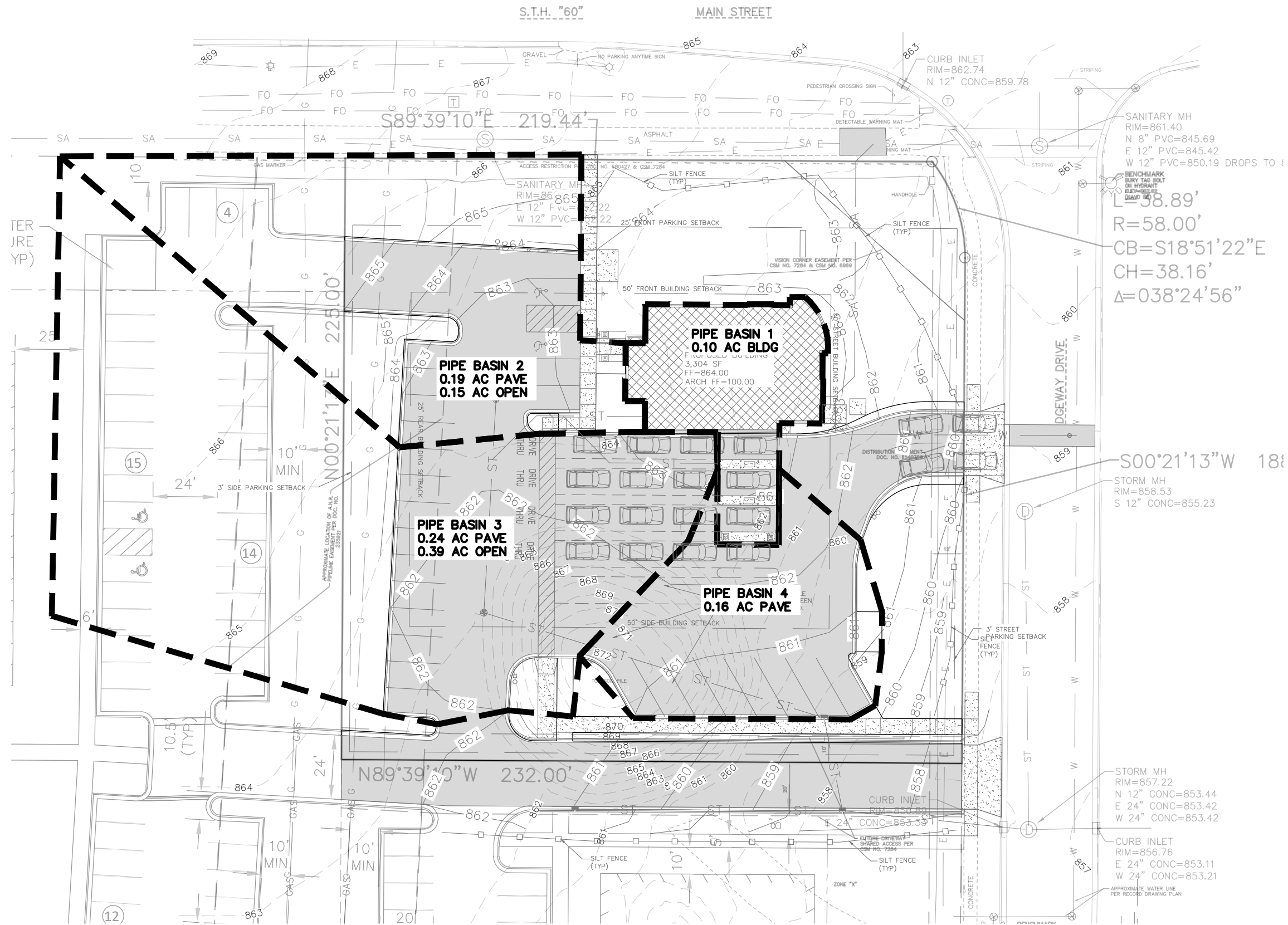
2.1 Emergency Overflow Route

The emergency overflow route for storms in excess of pipe capacity directs stormwater safely into the shared access drive which then drains overland into Ridgeway Drive.

3.0 Erosion Control

The erosion control specifications, construction sequence, site stabilization notes, seeding notes, dewatering notes, and post construction and maintenance plan will be included on sheet C0.1 of the construction plan set.

Appendix A: Storm Sewer Basin Map



STORM SEWER BASIN MAP



1" = 40'



Appendix B: Storm Sewer TR-55 Calculations

Hydrograph Report

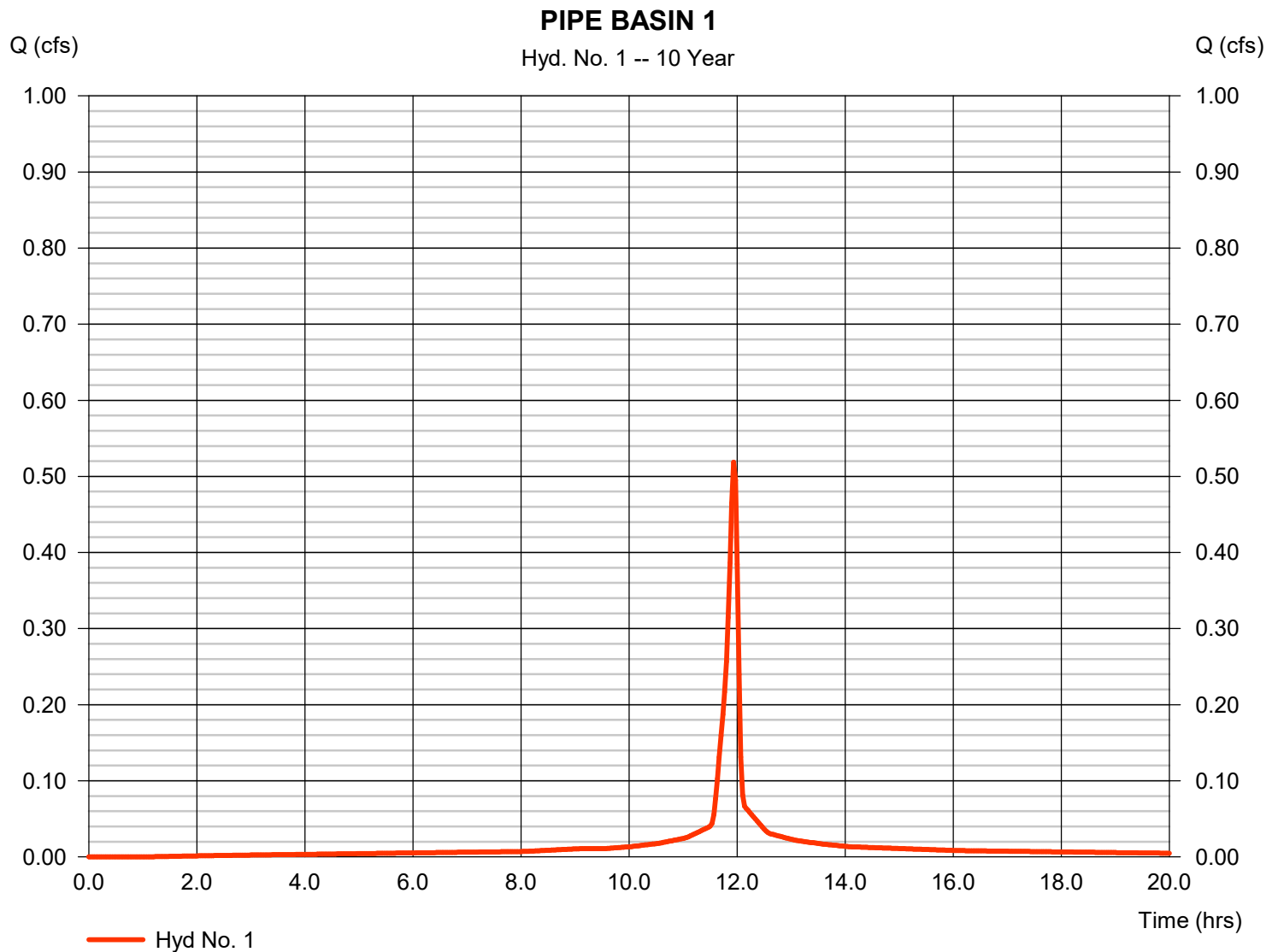
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Wednesday, 06 / 28 / 2023

Hyd. No. 1

PIPE BASIN 1

Hydrograph type	= SCS Runoff	Peak discharge	= 0.519 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,224 cuft
Drainage area	= 0.100 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.83 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

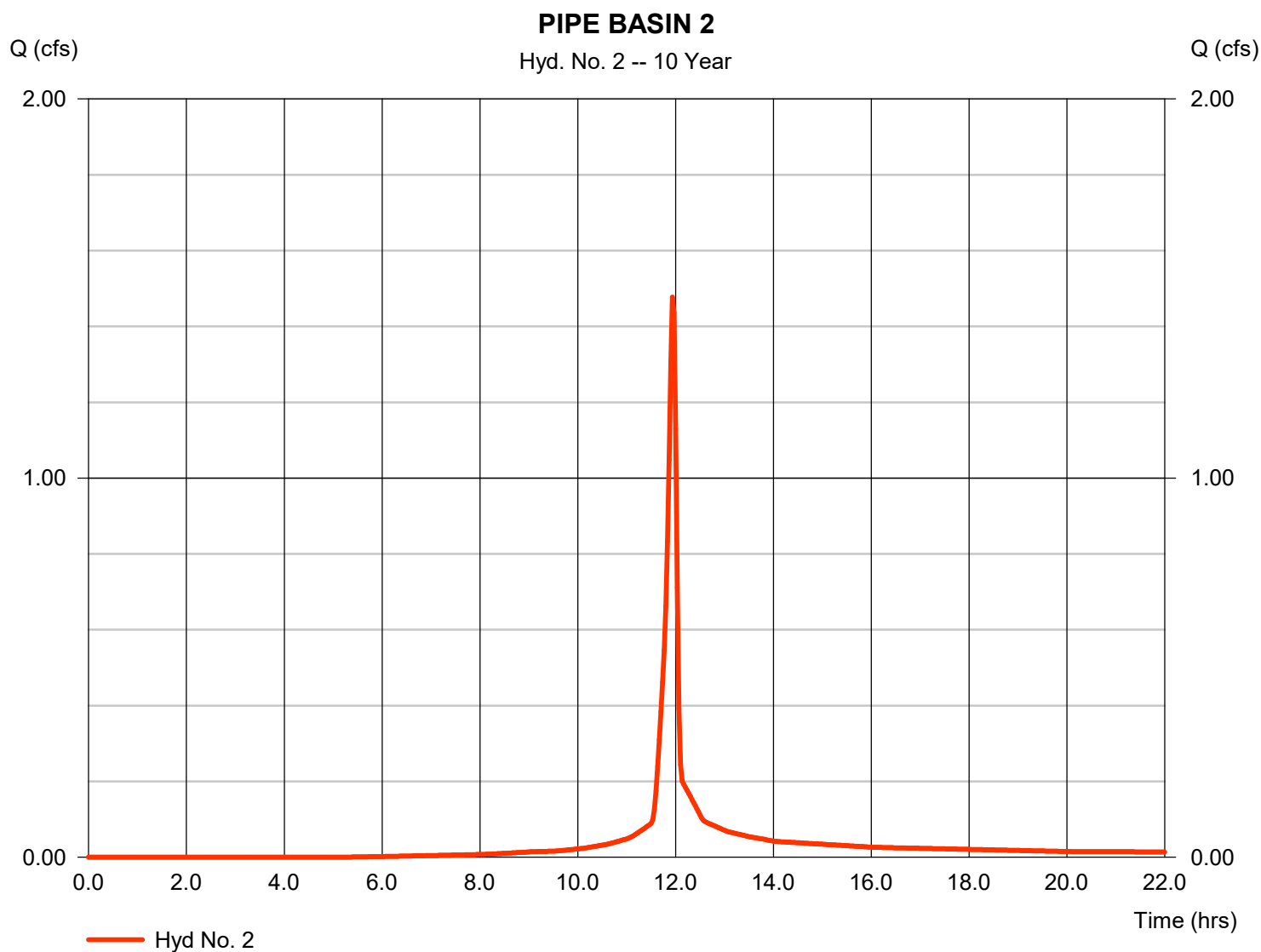
Wednesday, 06 / 28 / 2023

Hyd. No. 2

PIPE BASIN 2

Hydrograph type	= SCS Runoff	Peak discharge	= 1.477 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 3,082 cuft
Drainage area	= 0.340 ac	Curve number	= 89*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.83 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.190 \times 98) + (0.150 \times 78)] / 0.340$



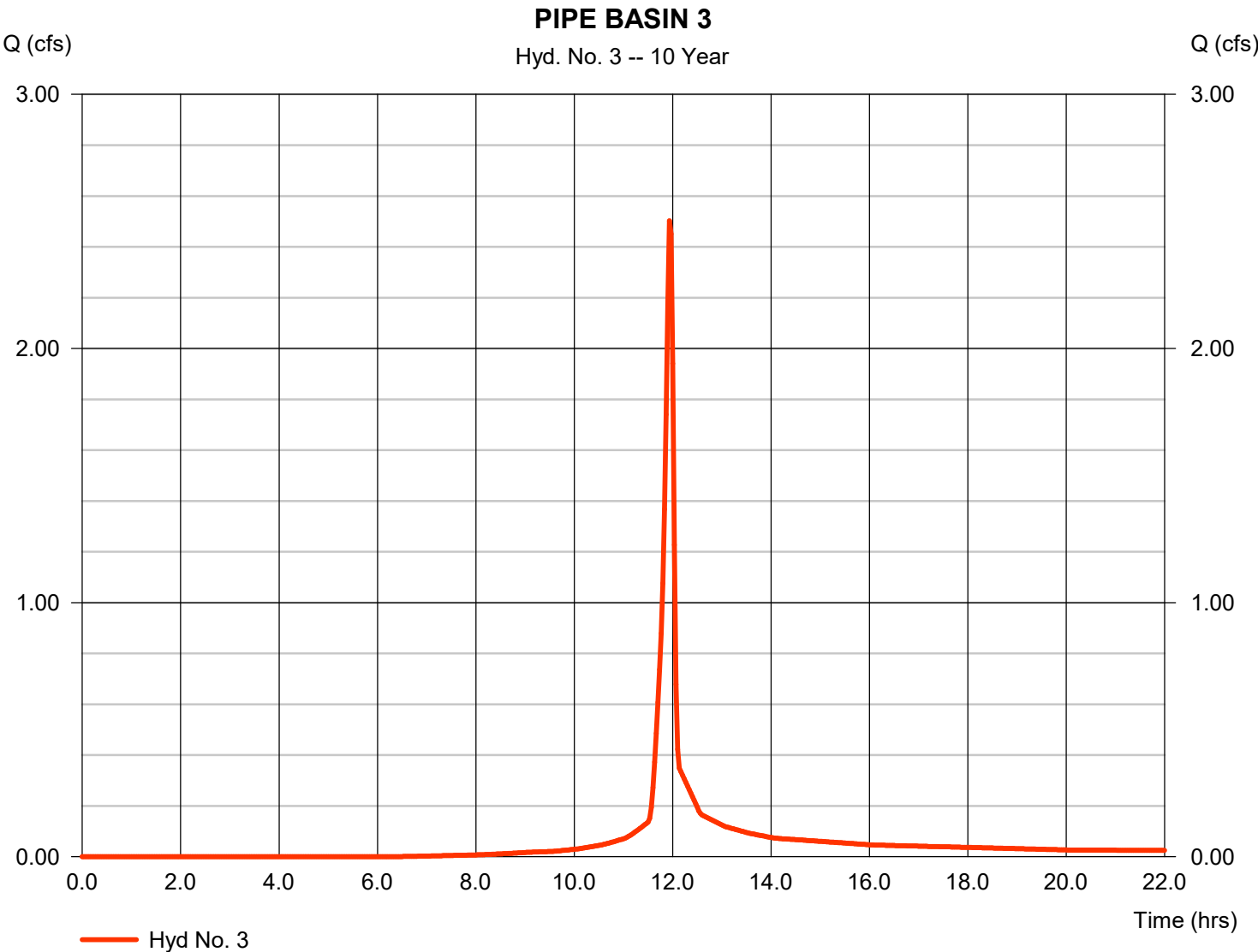
Hydrograph Report

Hyd. No. 3

PIPE BASIN 3

Hydrograph type	= SCS Runoff	Peak discharge	= 2.502 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 5,130 cuft
Drainage area	= 0.630 ac	Curve number	= 86*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.83 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.240 x 98) + (0.390 x 78)] / 0.630



Hydrograph Report

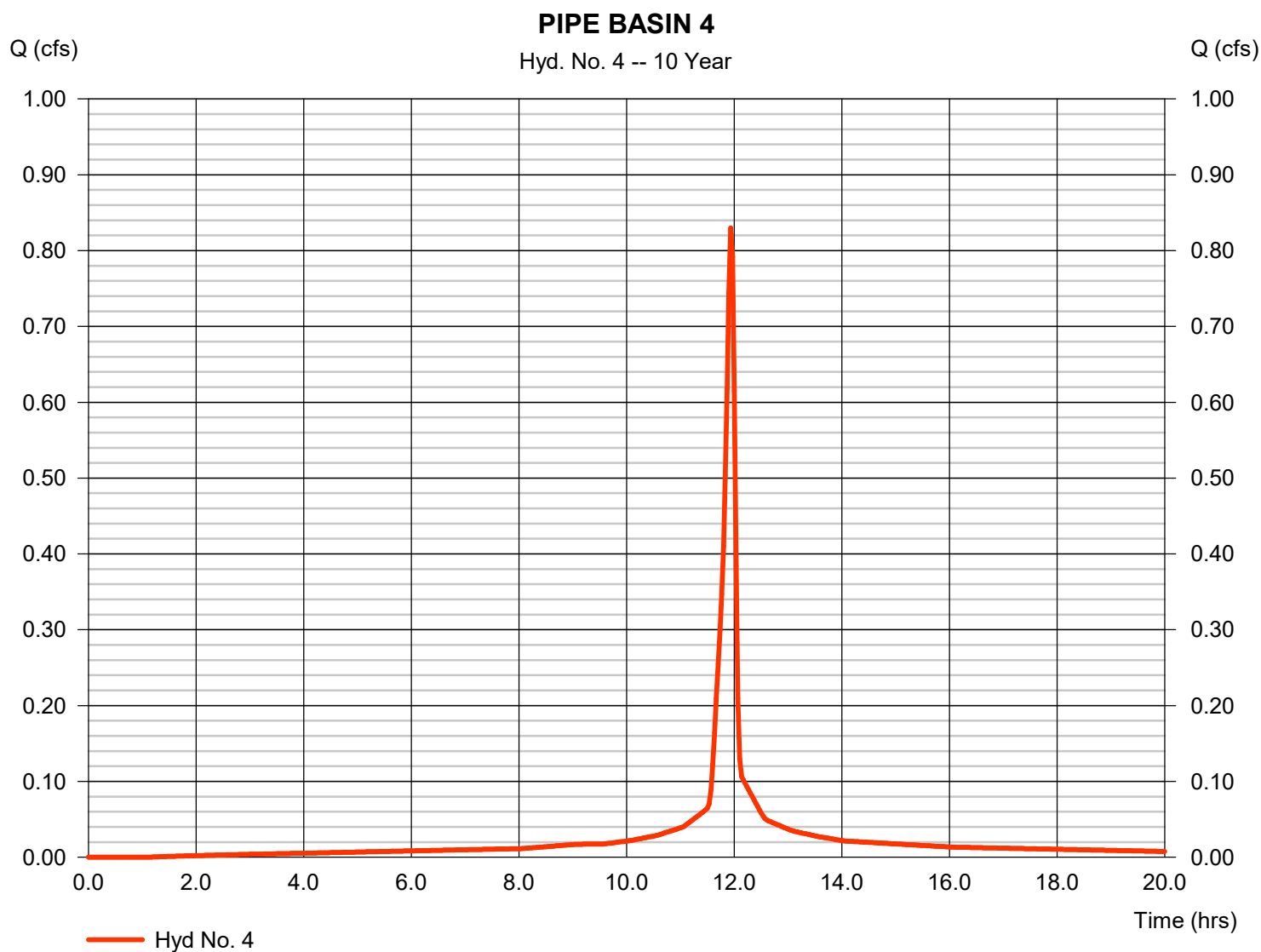
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Wednesday, 06 / 28 / 2023

Hyd. No. 4

PIPE BASIN 4

Hydrograph type	= SCS Runoff	Peak discharge	= 0.830 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 1,958 cuft
Drainage area	= 0.160 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.83 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Wednesday, 06 / 28 / 2023

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	71.8477	13.3000	0.8718	-----
3	0.0000	0.0000	0.0000	-----
5	75.7517	14.2000	0.8271	-----
10	142.9369	19.6000	0.9546	-----
25	103.3028	16.6000	0.8227	-----
50	116.5747	17.3000	0.8234	-----
100	244.3299	20.4000	0.9678	-----

File name: SampleFHA.idf

$$\text{Intensity} = B / (T_c + D)^E$$

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.70	4.62	3.90	3.38	2.99	2.69	2.45	2.24	2.08	1.93	1.81	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.58	5.43	4.65	4.08	3.64	3.30	3.02	2.79	2.59	2.42	2.28	2.15
10	6.72	5.63	4.85	4.26	3.81	3.44	3.14	2.89	2.67	2.49	2.33	2.19
25	8.25	6.95	6.03	5.34	4.81	4.38	4.03	3.73	3.48	3.26	3.08	2.91
50	9.05	7.66	6.67	5.92	5.34	4.87	4.48	4.16	3.88	3.64	3.43	3.25
100	10.68	8.97	7.74	6.81	6.09	5.50	5.02	4.62	4.27	3.98	3.72	3.50

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	2.30	2.60	0.00	3.40	3.83	4.50	5.00	5.50
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	5.38	6.50	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	3.13	0.73	4.40	5.00	0.00

Appendix C: Storm Sewer Manning's Spreadsheet

Excel Engineering Project No. 230096200

Project Name 250 Focus LLC

Pipe Data				Pipe Capacity (100-yr)				
Pipe ID	Diameter (FT)	Slope (FT/FT)	Manning's n	Basin No.	Total Flow (cfs)	Total Flow (gpm)	Full Flow Capacity (cfs)	Full Flow Capacity (gpm)
A	0.66	0.010	0.012	1	0.52	233	1.28	574
B	0.83	0.010	0.012	1,2	2.00	898	2.35	1057
C	1.25	0.005	0.012	1,2,3	4.50	2020	4.96	2227
D	1.25	0.010	0.012	1,2,3,4	5.33	2392	7.02	3149
E	2	0.010	0.012	TOTAL DEV.	X	X	24.57	11029
X	X	X	X	X	X	X	X	X

Full Flow Capacity based off Manning's Equation

$$Q = \frac{1.49}{n} R^{2/3} S^{1/2} a$$

Where: Q = Full Flow Capacity of Pipe (cfs)
n = manning's roughness coefficient
R = hydraulic radius (ft) (D/4)
s = hydraulic gradient, slope (ft/ft)
a = flow area (sq. ft.)

Typical Manning's n

HDPE 0.012
PVC 0.012
Concrete 0.013
CMP 0.024

*Total Flow calculated via TR-55 hydrologic calculations. Reference Storm Pipe Basin Map & TR-55 Calculations

Appendix D: Post Construction Operation and Maintenance Plan

The owner of the property affected shall inspect and maintain the following stormwater management systems frequently, especially after heavy rainfalls, but at least on an annual basis unless otherwise specified.

STORMWATER FACILITY	TYPE OF ACTION
1. Lawn and Landscaped Areas	All lawn areas shall be kept clear of any materials that block the flow of stormwater. Rills and small gullies shall immediately be filled and seeded or have sod placed in them. The lawn shall be kept mowed, tree seedlings shall be removed, and litter shall be removed from landscaped areas.
2. Catch Basin/Curb Inlet Grates	The grate openings to these structures must be cleared of any clogging or the blocking of stormwater flow from getting into the stormwater conveyance system of any kind.
3. Catch Basin/Curb Inlet Sumps	Sumps shall visually be inspected every 3 months. Siltation shall be removed and disposed of offsite when the sump depth is within 3" of the outlet pipe invert elevation. The removal of siltation should occur a minimum of once per year.
4. Record of Maintenance	The operation and maintenance plan shall remain onsite and be available for inspection when requested by WDNR. When requested, the owner shall make available for inspection all maintenance records to the department or agent for the life of the system.

Appendix E: Regional Pond SWMP

VILLAGE OF JACKSON
PUBLIC SAFETY BUILDING
EROSION CONTROL STORM WATER MANAGEMENT PLAN

NOVEMBER 19, 2019



2820 WALTON COMMONS WEST
SUITE 142
MADISON, WI 53718

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List of Figures, Tables, Graphs, and Equations

FIGURE 1-1: SPRUCE STREET AND RIDGEWAY DRIVE EXTENSIONS)

([HTTP://GISWEB.CO.WASHINGTON.WI.US/APPS/WASHCOGIS/](http://gisweb.co.washington.wi.us/apps/washcogis/) 2

1 INTRODUCTION & GENERAL INFORMATION

1.1 Executive Summary

The Village of Jackson is proposing to extend Spruce Street east to intersect Eagle Drive and Ridgeway Drive to the south to intersect Spruce Street. The Village of Jackson is also proposing to construct a new public safety building east of Ridgeway Drive between Main Street (STH 60) and Spruce Street, on the North side of Jackson Creek. A storm sewer will be installed to convey storm water into two wet detention ponds.

Erosion Control and Storm Water Management Plans are required in the Village of Jackson for developments that disturb an acre or more. The proposed development will disturb more than an acre of land. The erosion control and storm water management practices were designed to meet the Village of Jackson's Chapter 35 Storm Water Management Ordinance.

1.2 Purpose and Intent

The purpose and intent of this report is to demonstrate the proposed development will meet or exceed Village of Jackson's ordinance requirements for construction site erosion control and post construction storm water management.

1.3 Responsible Parties

LANDOWNER/DEVELOPER: Village of Jackson
N168 W20733 Main St
Jackson, WI 53037

(262) 677-9001

ECSWMP ENGINEER: Joseph Pingel, PE
Cedar Corporation
2820 Walton Commons West, Suite 142
Madison, WI 53718

(608) 237-5837

1.4 Location

The Village of Jackson is located in Southeastern Washington County in Southeastern Wisconsin. The proposed street extensions are located in the Village of Jackson south of STH 60, East of Jackson Drive and West of Eagle Drive. The proposed public safety building is located adjacent to the proposed street extensions. A map showing the location of the proposed addition can be found in Appendix A of this report. The proposed street extension has also been identified in the following figure.

Spruce Street and Ridgeway Drive Extension

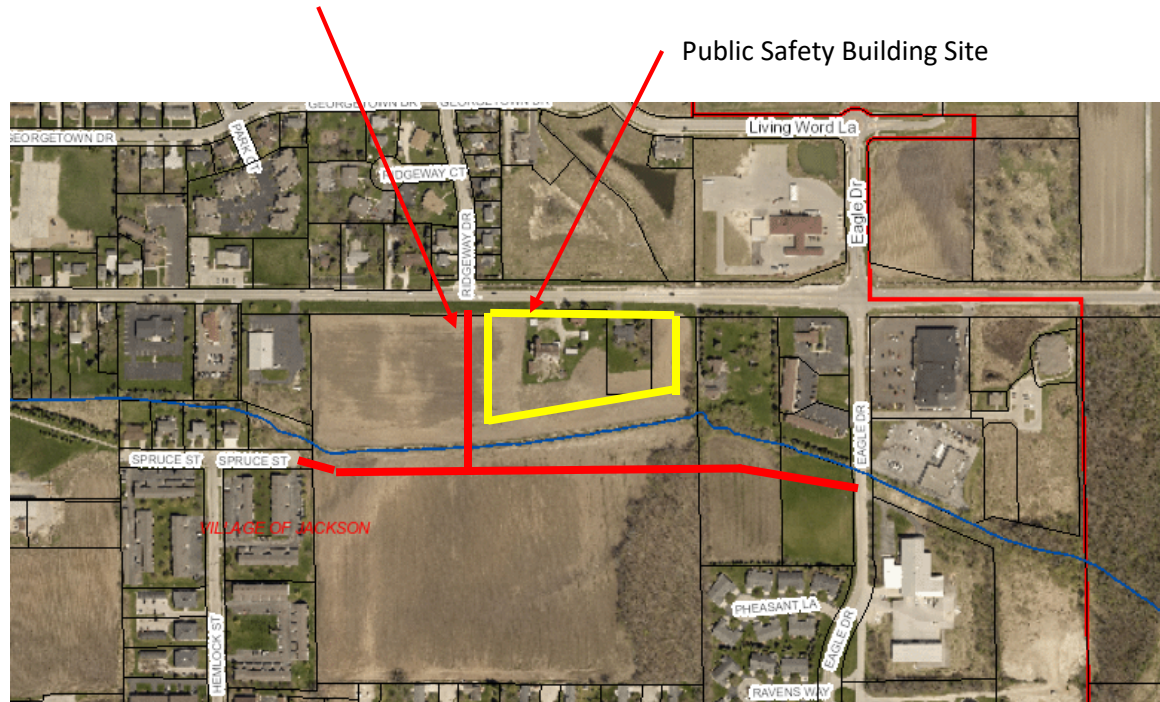


Figure 1-1: Spruce Street and Ridgeway Drive Extensions)
(<http://gisweb.co.washington.wi.us/Apps/washcogis/>)

1.5 Legal Description

The proposed development will occur on tax parcel ID number 0536, PT OF NE NW DOC 1466506+1466507 EXC CSM 432+HWY, and tax parcel ID number 053600A, PT OF NE NW CSM 432 DOC 1466508.

1.6 Floodplain and Flood Study

The current effective FEMA Flood Insurance Study (FIS) for Washington County, Wisconsin and Incorporated Areas studied Jackson Creek. In addition, the Flood Insurance Rate Map (FIRM) for

this area classified Jackson Creek as Zone AE. Zone AE is an area where base flood elevation have been determined from a hydraulic analysis. A flood study was completed and determined that the proposed development would not increase the base flood elevation on upstream property owners. The study was submitted to the Wisconsin Department of Natural Resources for review and concurrence. Following the review it was recommended that a Conditional Letter of Map Revision (CLOMR) is submitted to FEMA for review.

1.7 Soils

The Web Soil Survey, operated by the USDA Natural Resources Conservation Service, identifies the site as having hydrologic soil group B and C. The primary soil group on the site is group C. Some of the soils are assigned a dual classification as B/D and C/D. If a soil is assigned a dual classification, the first letter is for drained areas and the second letter is for undrained natural conditions. The calculations in this plan assume the soils are drained. A copy of the Web Soil Survey can be found in Appendix B.

A soil borings were completed for the project in October 2019 by Giles Engineering Associates. A copy of the full report is available upon request. A copy of the test pit log can be found in Appendix XX.

1.8 Wetland Delineation

A wetland delineation at the site was completed for the project in June 2019 by Cedar Corporation. The delineation determined that there are wetlands in the project area along Jackson Creek. The wetlands will not be disturbed as part of this development. A copy of the report is available upon request.

1.9 Precipitation – NOAA Atlas 14

The 24 hour precipitation depths were determined using the National Oceanic and Atmospheric Administration (NOAA) Atlas 14. A copy of the precipitation depths for various storm events can be found in Appendix C. The storm events used in the calculations are summarized as follow:

- 1 Year 24 Hour = 2.35"
- 2 Year 24 Hour = 2.66"
- 5 Year 24 Hour = 3.25"
- 100 Year 24 Hour = 6.43"

2 STORM WATER MANAGEMENT PLAN

2.1 Existing Site

The existing site was divided into three sub-basins based on topography and offsite drainage. Sub-basin 1S is on the north side of Jackson Creek and consists of cropland land and 2.4 acres of redevelopment. Sub-Basin 2S is on the south side of Jackson Creek. This sub-basin is mostly farm land with limited wood lands. Sub-basin 3S is the offsite drainage consisting of cropland and existing developments. An existing drainage basin map with contours can be found in Appendix D of this report.

2.2 Proposed Site

The proposed site was further divided based on the existing drainage basins and the proposed development. Sub-basin 1S was divided into sub-basin 1S-A which represents an anticipated development west of Ridgeway Drive, sub-basin 1S-B consists of the Ridgeway Drive ROW, sub-basin 1S-C consists of the Public Service Building site and sub-basin 1S-D consists of the developed areas that do not drain into a best management practice (BMP).

Sub-basin 2S was divided into 2S-A and 2S-B and consists of the portions of the Spruce Street ROW that drain or do not drain into a BMP. Basin 3S remains unchanged as this is the offsite area draining into a BMP. A proposed drainage basin map with contours can be found in Appendix D of this report.

The storm water best management practices (BMPs) for the site consists of two wet detention ponds. One wet detention basin is located on the north side of Jackson Creek and the other on the south side. The north wet detention basin will treat storm water from a future development west of Ridgeway Drive, Ridgeway Drive and the public safety building site (sub-basins 1S-A, 1S-B and 1S-C) while the south wet detention basin will treat storm water from Spruce Street (2S-A).

2.3 TSS and TP Reductions

According to Village ordinance 35-62 (d)(1)(a) Table 1, the proposed development is required to meet 80% TSS reduction standards for the new development and 40% TSS reduction standards for redevelopment. WinSLAMM 10.4.1 was used to determine the reduction of total suspended solids for the site.

The TSS reduction was calculated to be 85.0% for the post development site. The sediment reduction calculations can be found in Appendix E of this report. WinSLAMM was also used to determine the total phosphorous (TP) reduction. The TP reduction was determined to be 76.3%.

The following table summarizes the reduction calculations.

Table 2-1
TSS and TP Reduction Summary

POLLUTANT	PARTICULATE SOLIDS YIELDS (Lb)	PARTICULATE SOLIDS YIELDS (Lb)	PERCENT REDUCTION
Total Suspended Solids	10,389	1,552	85.0%
Total Phosphorous	29.48	7.0	76.3%

Please note:

- The future development west of Ridgeway Drive was modeled using a standard landuse of Commercial Office Park applied according to the drainage basin acres and soil types.
- The offsite drainage area was routed through “Other Device” in the model to account for the volume of water draining through the south wet detention pond with the sediment load from the area removed.
- A prorated TSS reduction for the proposed development and redevelopment was not calculated because the TSS reduction exceeds the minimum reduction required by the ordinance.

2.4 Peak Discharge

According to Village ordinance 35-62 (d)(2), the proposed development is required to reduce the post-construction to the pre-development peak rates as follows:

- 1 year 24 hour post-construction to 1 year 24 hour pre-development
- 5 year 24 hour post-construction to 2 year 24 hour pre-development
- 100 year 24 hour post-construction to 5 year 24 hour pre-development

HydroCAD was used to determine the runoff from the existing site and the post development site with the proposed BMPs. Sub-basin 3S is not part of this development however the area drains into the south wet detention pond. Peak flows from this sub-basin are not required to be reduced therefore the predevelopment flows were adjusted to account for this. The peak discharge calculations can be found in Appendix F of this report.

Table 2-2
Peak Discharge Summary North of Jackson Creek

	PRE-DEVELOPMENT 1S	POST-CONSTRUCTION 5L
1-year PC to 1-year PD	10.16	1.32
5-year PC to 2-year PD	13.60	3.02
100-year PC to 5-year PD	20.71	10.61

Table 2-3
Peak Discharge Summary South of Jackson Creek

	PRE- DEVELOPMENT 2S	POST- CONSTRUCTION 3S	ADJUSTED PRE- DEVELOPMENT (2S+3S)	POST- CONSTRUCTION 6L
1-year PC to 1-year PD	2.42	10.80	13.22	2.75
5-year PC to 2-year PD	3.67	21.59	25.26	5.11
100-year PC to 5-year PD	6.38	66.47	72.85	67.91

Please note:

- The future development west of Ridgeway Drive was modeled using a standard curve number of 91 which represents a site that is 72% impervious.

2.5 Infiltration

Infiltration is required by the Village of Jackson Storm Water Ordinance however sites with an infiltration rate less than 0.6 inches per hour are exempt from the requirement. Two test pits were dug at both pond locations, the infiltration rate was determined to be less than 0.6 inches per hour. The site was therefore determined to be unsuitable for infiltration. The soils borings conducted two test pits in the area of each pond. The test pit documentation from the soils report can be found in Appendix G of this report.

3 CONSTRUCTION SITE EROSION CONTROL

3.1 Erosion Control

Construction site erosion control will help minimize the impact of development, protect local environment, and protect the surrounding project area by applying best management practices for erosion control at construction sites. The Village of Jackson will be responsible for erosion control during construction. Silt fence, site vegetation, construction entrance vehicle tracking pads, and erosion matting will be utilized to keep sediment from leaving the construction site. A site specific erosion control plan can be found in Appendix H of this report.

3.2 Sediment Control Performance Standard

Per Village ordinance chapter 35-27 (c)(2) *discharge no more than five tons per acre per year, or to the maximum extent practicable, of the sediment load carried in runoff from initial grading to final stabilization.* A copy of the erosion control sediment loss calculations can be found in Appendix H of this report.

3.3 Operation and Maintenance

The Village of Jackson is directly responsible for implementation and maintenance of the construction site erosion control measures. The Village will bid and award the construction work to a contractor and will required the contractor to complete the erosion control according to plan. The contractor shall conduct weekly inspections on the erosion and sediment control practices. Additional inspections will be required within 24 hours after precipitation event of 0.5 inches or greater

4 OPERATION AND MAINTENANCE PLAN

4.1 Wet Detention Pond

The wet detention ponds will need to be inspected once a year. Repair any eroded areas and remove any debris accumulated in the pond or at the control structure. Measure the depth of pond. Remove accumulated sediment when the depth is 3.5' or less and restore the pond to the original design parameters.

The outlet control structure for the pond should be monitored throughout the year. Any debris that has accumulated at the structure should be removed.

APPENDICES

Supporting data and documentation for this Engineering Report follows.

Appendix A: Location Map

Appendix B: Web Soil Survey

Appendix C: Atlas 14

Appendix D: Drainage Basin Maps

Appendix E: TSS & TP Reduction Calculations

Appendix F: Peak Discharge Calculations

Appendix G: Test Pick Documentation

Appendix H: Erosion Control

Appendix A: Location Map



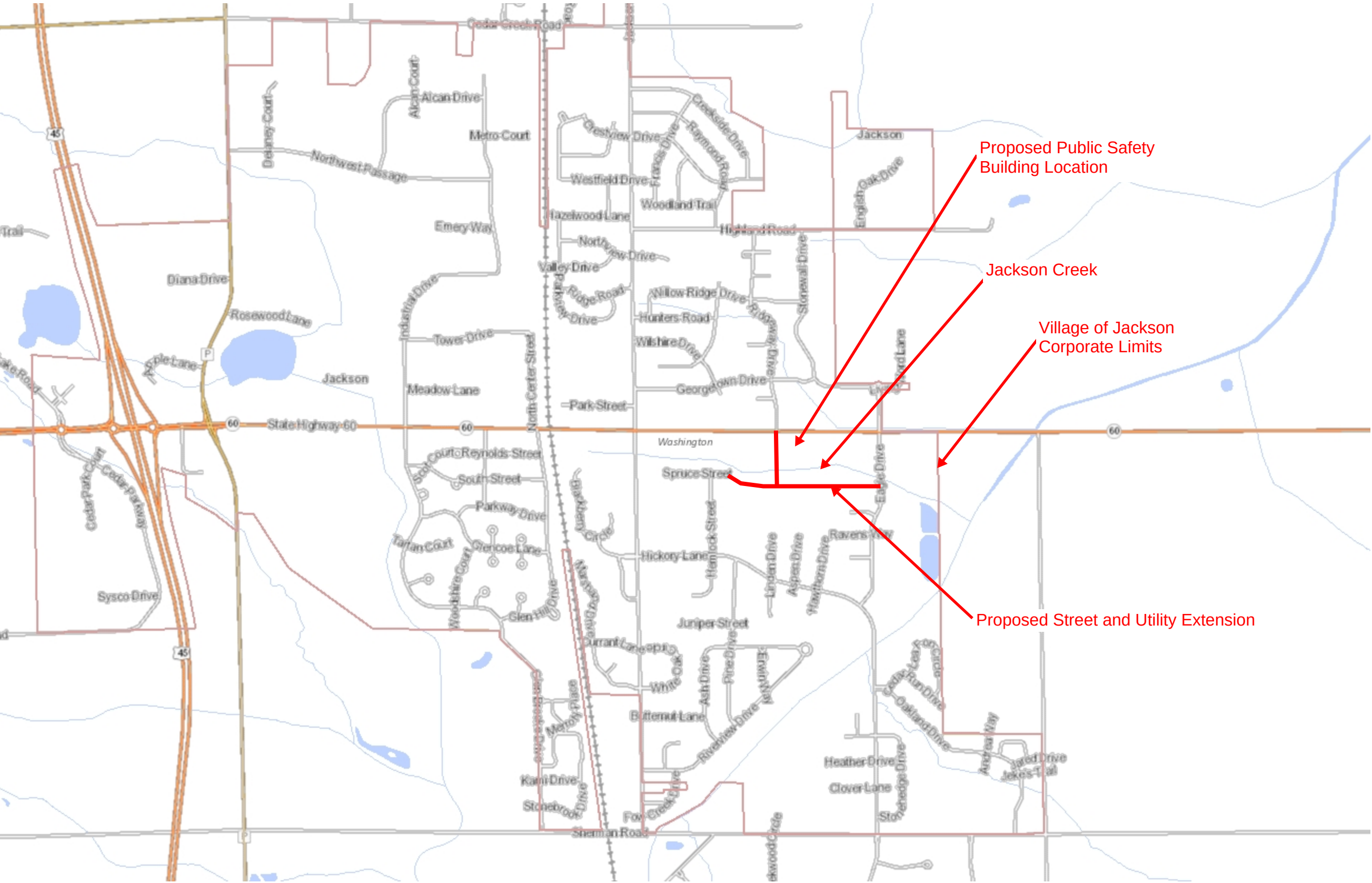
Project Location Map

Spruce Street and Ridgeway Drive Extension



Legend

- County Boundary
- Cities, Towns & Villages
 - City
 - Village
 - Civil Town
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water



0.5 0 0.25 0.5 Miles

NAD_1983_HARN_Wisconsin_TM

1:15,840

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

Appendix B: Web Soil Survey



United States
Department of
Agriculture

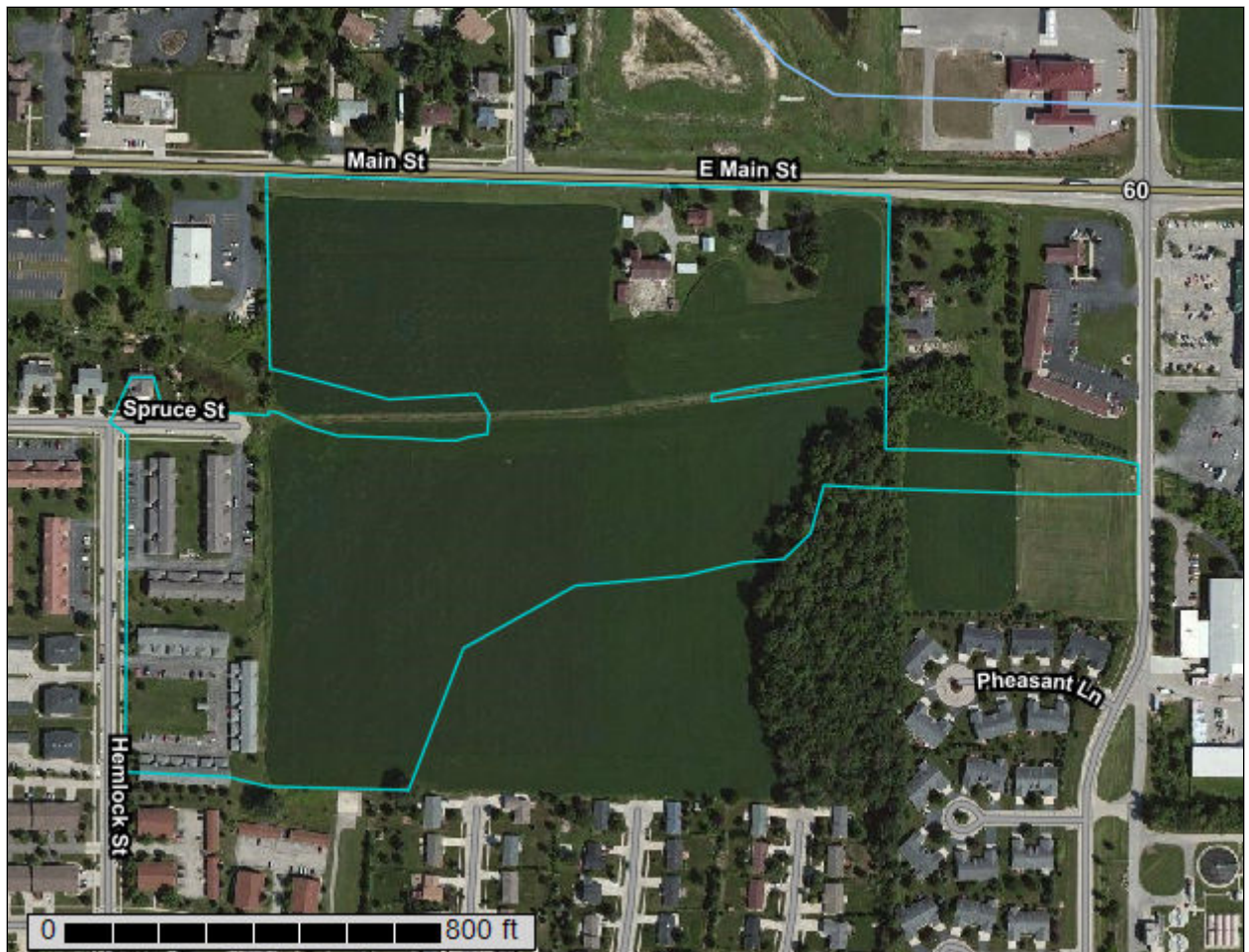
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Washington County, Wisconsin**

**Village of Jackson Public Service
Building**



November 14, 2019

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Wisconsin
Survey Area Data: Version 19, Sep 14, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2011—Sep 6, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AtA	Ashkum silty clay loam, 0 to 2 percent slopes	0.4	1.1%
Cw	Colwood silt loam, 0 to 2 percent slopes	0.1	0.3%
GrB	Grays silt loam, 2 to 6 percent slopes	7.0	20.5%
MtA	Mequon silt loam, 1 to 3 percent slopes	6.0	17.6%
MzfA	Mundelein silt loam, 0 to 3 percent slopes	15.6	45.3%
OuB	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	0.8	2.3%
OuB2	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded	0.8	2.3%
Ph	Pella silt loam, 0 to 2 percent slopes	0.4	1.2%
ZuB	Zurich silt loam, 95B, 2 to 6 percent slopes	3.2	9.4%
Totals for Area of Interest		34.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different

management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County, Wisconsin

AtA—Ashkum silty clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2ssrw
Elevation: 520 to 930 feet
Mean annual precipitation: 33 to 41 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 160 to 190 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Ashkum, drained, and similar soils: 92 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ashkum, Drained

Setting

Landform: Ground moraines, end moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Clayey colluvium over till

Typical profile

Ap - 0 to 12 inches: silty clay loam
Bg1 - 12 to 29 inches: silty clay
2Bg2 - 29 to 54 inches: silty clay loam
2Cg - 54 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum in profile: 25 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Minor Components

Peotone, drained

Percent of map unit: 5 percent
Landform: Depressions on ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Orthents, clayey

Percent of map unit: 2 percent
Landform: Lake plains, ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Urban land

Percent of map unit: 1 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Cw—Colwood silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tjx2
Elevation: 570 to 1,020 feet
Mean annual precipitation: 31 to 37 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 194 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Colwood and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colwood

Setting

Landform: Lakebeds (relict)
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Interfluve

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Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Loamy glaciolacustrine deposits over stratified silt and fine sand
glaciolacustrine deposits

Typical profile

Ap - 0 to 10 inches: silt loam

Bg - 10 to 24 inches: sandy clay loam

2Cg - 24 to 79 inches: stratified very fine sand to silt

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20
to 0.60 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum in profile: 20 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0
mmhos/cm)

Available water storage in profile: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C/D

Forage suitability group: High AWC, high water table (G095BY007WI)

Hydric soil rating: Yes

Minor Components

Pella

Percent of map unit: 8 percent

Landform: Drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Palms

Percent of map unit: 7 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

GrB—Grays silt loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: g902
Elevation: 790 to 1,310 feet
Mean annual precipitation: 32 to 35 inches
Mean annual air temperature: 37 to 55 degrees F
Frost-free period: 145 to 165 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Grays and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Grays

Setting

Landform: Lakebeds (relict)
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Fine-silty lacustrine deposits over sandy and silty lacustrine deposits

Typical profile

Ap - 0 to 9 inches: silt loam
Bt - 9 to 27 inches: silty clay loam
2C - 27 to 60 inches: stratified very fine sand to silt loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 12 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 40 percent
Available water storage in profile: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Forage suitability group: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

MtA—Mequon silt loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: g90z
Elevation: 790 to 1,250 feet
Mean annual precipitation: 32 to 35 inches
Mean annual air temperature: 37 to 55 degrees F
Frost-free period: 145 to 165 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Mequon and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mequon

Setting

Landform: Till plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Loess over silty and clayey till

Typical profile

Ap - 0 to 7 inches: silt loam
Btg - 7 to 11 inches: silt loam
2Bt - 11 to 26 inches: silty clay loam
2C - 26 to 60 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 0.57 in/hr)
Depth to water table: About 0 to 24 inches
Frequency of flooding: None
Frequency of ponding: Occasional
Calcium carbonate, maximum in profile: 40 percent
Available water storage in profile: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Forage suitability group: High AWC, high water table (G095BY007WI)
Hydric soil rating: No

Minor Components

Ashkum

Percent of map unit: 10 percent
Landform: Depressions on till plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

MzfA—Mundelein silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tjxg
Elevation: 590 to 1,050 feet
Mean annual precipitation: 29 to 37 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 130 to 180 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Mundelein and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mundelein

Setting

Landform: Lakebeds (relict)
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Rise
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Fine-silty lacustrine deposits over sandy and silty lacustrine deposits

Typical profile

Ap - 0 to 11 inches: silt loam
Bt - 11 to 26 inches: silty clay loam
2C - 26 to 79 inches: stratified fine sand to silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None

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Frequency of ponding: None

Calcium carbonate, maximum in profile: 30 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D

Forage suitability group: High AWC, high water table (G095AY007WI)

Hydric soil rating: No

Minor Components

Pella

Percent of map unit: 8 percent

Landform: Lakebeds (relict)

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Rise

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: Yes

Poygan, occasionally ponded

Percent of map unit: 7 percent

Landform: Lakebeds (relict)

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

OuB—Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2sn09

Elevation: 650 to 1,010 feet

Mean annual precipitation: 31 to 39 inches

Mean annual air temperature: 44 to 49 degrees F

Frost-free period: 125 to 185 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Ozaukee, high carbonate substratum, and similar soils: 96 percent

Minor components: 4 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ozaukee, High Carbonate Substratum

Setting

Landform: Ground moraines, end moraines
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Thin mantle of loess over silty and clayey till

Typical profile

Ap - 0 to 8 inches: silt loam
E - 8 to 10 inches: silt loam
Bt1 - 10 to 13 inches: silty clay loam
2Bt2 - 13 to 23 inches: silty clay
2Bt3 - 23 to 29 inches: silty clay loam
2Cd - 29 to 60 inches: silty clay loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: 23 to 40 inches to densic material
Natural drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 60 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Ashkum, drained

Percent of map unit: 2 percent
Landform: Ground moraines, end moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Orthents, clayey

Percent of map unit: 1 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex

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Across-slope shape: Convex

Hydric soil rating: No

Urban land

Percent of map unit: 1 percent

Landform: Ground moraines

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

OuB2—Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2sn0c

Elevation: 650 to 1,010 feet

Mean annual precipitation: 31 to 39 inches

Mean annual air temperature: 44 to 49 degrees F

Frost-free period: 125 to 185 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Ozaukee, high carbonate substratum, eroded, and similar soils: 96 percent

Minor components: 4 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ozaukee, High Carbonate Substratum, Eroded

Setting

Landform: Ground moraines, end moraines

Landform position (two-dimensional): Shoulder, summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Thin mantle of loess over silty and clayey till

Typical profile

Ap - 0 to 7 inches: silt loam

Bt1 - 7 to 11 inches: silty clay loam

2Bt2 - 11 to 22 inches: silty clay

2Bt3 - 22 to 27 inches: silty clay loam

2Cd - 27 to 60 inches: silty clay loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: 22 to 40 inches to densic material

Natural drainage class: Moderately well drained

Runoff class: Medium

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 24 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 60 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Ashkum, drained

Percent of map unit: 2 percent

Landform: Ground moraines, end moraines

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Concave

Hydric soil rating: Yes

Urban land

Percent of map unit: 1 percent

Landform: Ground moraines

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluv

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Orthents, clayey

Percent of map unit: 1 percent

Landform: Ground moraines

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluv

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Ph—Pella silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2t044

Elevation: 590 to 1,100 feet

Mean annual precipitation: 29 to 37 inches

Custom Soil Resource Report

Mean annual air temperature: 43 to 55 degrees F

Frost-free period: 124 to 178 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Pella and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pella

Setting

Landform: Drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Silty glaciofluvial deposits over calcareous lacustrine deposits and/or calcareous loamy till

Typical profile

Ap - 0 to 11 inches: silt loam

Bg - 11 to 38 inches: silty clay loam

2Cg - 38 to 79 inches: stratified loamy sand to silty clay loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum in profile: 40 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Very high (about 12.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D

Forage suitability group: High AWC, high water table (G095BY007WI)

Hydric soil rating: Yes

Minor Components

Kendall

Percent of map unit: 7 percent

Landform: Drainageways

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Lamartine

Percent of map unit: 6 percent
Landform: Drainageways
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Palms, muck

Percent of map unit: 2 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

ZuB—Zurich silt loam, 95B, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2wsqq
Elevation: 670 to 1,070 feet
Mean annual precipitation: 33 to 35 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 124 to 193 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Zurich and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Zurich

Setting

Landform: Lakebeds (relict)
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess over sandy and silty glaciolacustrine deposits

Typical profile

Ap - 0 to 6 inches: silt loam
BE - 6 to 11 inches: silt loam
Bt - 11 to 23 inches: silty clay loam
2C - 23 to 79 inches: stratified very fine sand to silt loam

Properties and qualities

Slope: 2 to 6 percent

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Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 30 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 11.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Forage suitability group: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

Minor Components

Wauconda

Percent of map unit: 5 percent
Landform: Lakebeds (relict)
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Mundelein

Percent of map unit: 5 percent
Landform: Lakebeds (relict)
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

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Appendix C: Atlas 14



NOAA Atlas 14, Volume 8, Version 2
Location name: Village of Jackson, Wisconsin,
USA*

Latitude: 43.3222°, Longitude: -88.1536°

Elevation: 849.55 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerals](#)

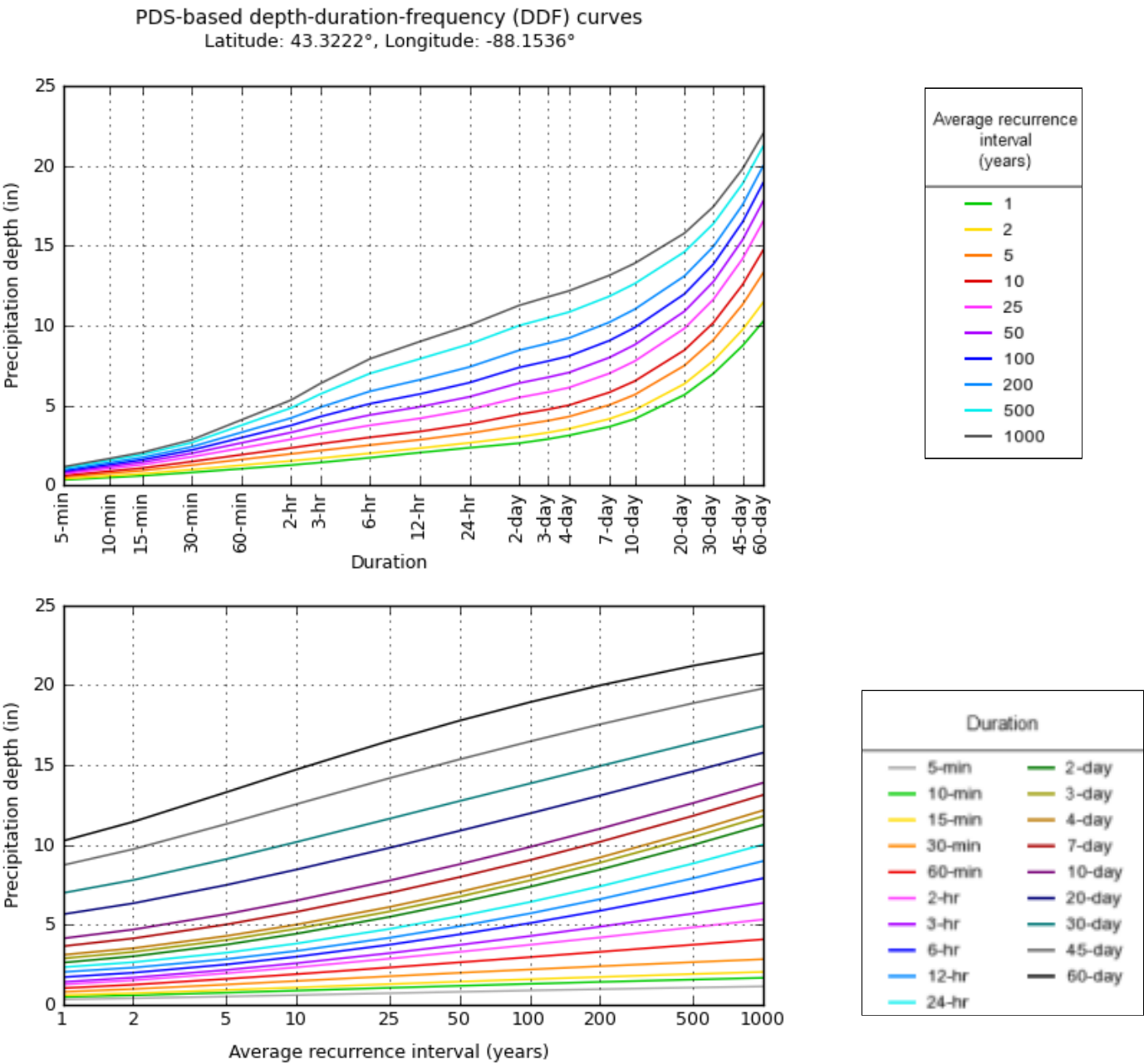
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.335 (0.266-0.414)	0.406 (0.322-0.501)	0.517 (0.409-0.639)	0.606 (0.477-0.751)	0.724 (0.548-0.909)	0.810 (0.602-1.03)	0.894 (0.644-1.15)	0.975 (0.676-1.28)	1.08 (0.720-1.44)	1.15 (0.754-1.56)
10-min	0.491 (0.390-0.606)	0.594 (0.471-0.733)	0.757 (0.599-0.936)	0.887 (0.698-1.10)	1.06 (0.803-1.33)	1.19 (0.882-1.51)	1.31 (0.943-1.69)	1.43 (0.989-1.87)	1.58 (1.05-2.10)	1.68 (1.10-2.28)
15-min	0.599 (0.476-0.739)	0.724 (0.575-0.894)	0.923 (0.730-1.14)	1.08 (0.852-1.34)	1.29 (0.979-1.62)	1.45 (1.08-1.84)	1.60 (1.15-2.06)	1.74 (1.21-2.28)	1.92 (1.29-2.57)	2.05 (1.35-2.78)
30-min	0.809 (0.643-0.999)	0.985 (0.782-1.22)	1.26 (1.00-1.56)	1.49 (1.17-1.85)	1.78 (1.35-2.24)	2.00 (1.49-2.54)	2.21 (1.59-2.85)	2.41 (1.67-3.16)	2.67 (1.78-3.56)	2.85 (1.87-3.86)
60-min	1.04 (0.825-1.28)	1.26 (0.998-1.55)	1.62 (1.28-2.00)	1.92 (1.51-2.38)	2.33 (1.78-2.95)	2.66 (1.98-3.39)	2.98 (2.15-3.86)	3.31 (2.30-4.36)	3.76 (2.52-5.04)	4.09 (2.68-5.54)
2-hr	1.27 (1.02-1.55)	1.53 (1.23-1.87)	1.97 (1.57-2.41)	2.34 (1.87-2.88)	2.88 (2.23-3.63)	3.31 (2.50-4.20)	3.75 (2.75-4.84)	4.21 (2.97-5.53)	4.84 (3.29-6.47)	5.34 (3.53-7.18)
3-hr	1.43 (1.16-1.74)	1.70 (1.37-2.07)	2.18 (1.75-2.65)	2.60 (2.08-3.18)	3.23 (2.53-4.08)	3.75 (2.86-4.76)	4.30 (3.17-5.54)	4.88 (3.47-6.40)	5.71 (3.91-7.62)	6.37 (4.24-8.53)
6-hr	1.73 (1.41-2.08)	2.01 (1.64-2.41)	2.52 (2.05-3.04)	3.00 (2.43-3.63)	3.76 (2.99-4.74)	4.40 (3.41-5.57)	5.11 (3.83-6.57)	5.88 (4.23-7.69)	7.00 (4.85-9.31)	7.92 (5.32-10.5)
12-hr	2.05 (1.70-2.44)	2.32 (1.92-2.77)	2.85 (2.35-3.41)	3.37 (2.76-4.03)	4.19 (3.38-5.26)	4.91 (3.86-6.18)	5.71 (4.34-7.31)	6.61 (4.81-8.59)	7.91 (5.55-10.5)	8.99 (6.10-11.9)
24-hr	2.35 (1.97-2.77)	2.66 (2.23-3.14)	3.25 (2.71-3.85)	3.83 (3.18-4.54)	4.74 (3.87-5.89)	5.54 (4.40-6.91)	6.43 (4.93-8.14)	7.41 (5.45-9.55)	8.84 (6.25-11.6)	10.0 (6.86-13.1)
2-day	2.64 (2.23-3.08)	3.03 (2.57-3.54)	3.76 (3.17-4.40)	4.44 (3.73-5.22)	5.50 (4.52-6.73)	6.40 (5.12-7.88)	7.38 (5.71-9.24)	8.45 (6.27-10.8)	10.00 (7.14-13.0)	11.3 (7.79-14.7)
3-day	2.90 (2.47-3.36)	3.30 (2.82-3.83)	4.05 (3.44-4.71)	4.75 (4.02-5.54)	5.84 (4.83-7.10)	6.77 (5.45-8.28)	7.78 (6.06-9.69)	8.89 (6.64-11.3)	10.5 (7.53-13.6)	11.8 (8.21-15.3)
4-day	3.13 (2.68-3.61)	3.54 (3.03-4.09)	4.30 (3.67-4.98)	5.01 (4.26-5.82)	6.11 (5.09-7.41)	7.06 (5.72-8.60)	8.09 (6.32-10.0)	9.22 (6.91-11.7)	10.8 (7.82-14.0)	12.2 (8.50-15.7)
7-day	3.66 (3.18-4.20)	4.15 (3.59-4.76)	5.02 (4.33-5.77)	5.81 (4.98-6.70)	7.00 (5.85-8.36)	7.99 (6.51-9.62)	9.05 (7.13-11.1)	10.2 (7.70-12.8)	11.8 (8.58-15.1)	13.1 (9.25-16.9)
10-day	4.15 (3.62-4.73)	4.71 (4.10-5.37)	5.67 (4.92-6.48)	6.52 (5.63-7.47)	7.77 (6.52-9.20)	8.79 (7.20-10.5)	9.87 (7.80-12.0)	11.0 (8.35-13.7)	12.6 (9.20-16.0)	13.9 (9.83-17.8)
20-day	5.66 (5.00-6.38)	6.35 (5.60-7.16)	7.49 (6.59-8.47)	8.46 (7.39-9.60)	9.81 (8.30-11.4)	10.9 (8.99-12.8)	12.0 (9.55-14.4)	13.1 (10.0-16.1)	14.6 (10.7-18.4)	15.8 (11.3-20.1)
30-day	6.99 (6.22-7.84)	7.80 (6.93-8.75)	9.11 (8.07-10.2)	10.2 (8.97-11.5)	11.6 (9.89-13.4)	12.7 (10.6-14.9)	13.8 (11.1-16.5)	14.9 (11.5-18.2)	16.4 (12.1-20.4)	17.4 (12.6-22.1)
45-day	8.73 (7.83-9.72)	9.73 (8.72-10.8)	11.3 (10.1-12.6)	12.6 (11.1-14.1)	14.2 (12.1-16.2)	15.4 (12.8-17.7)	16.5 (13.3-19.4)	17.5 (13.5-21.2)	18.9 (14.0-23.4)	19.8 (14.3-25.0)
60-day	10.2 (9.24-11.4)	11.4 (10.3-12.7)	13.3 (11.9-14.8)	14.7 (13.1-16.4)	16.5 (14.1-18.7)	17.8 (14.9-20.4)	18.9 (15.3-22.2)	20.0 (15.5-24.0)	21.2 (15.8-26.1)	22.0 (16.0-27.7)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical



NOAA Atlas 14, Volume 8, Version 2

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Maps & aerials

Small scale terrain



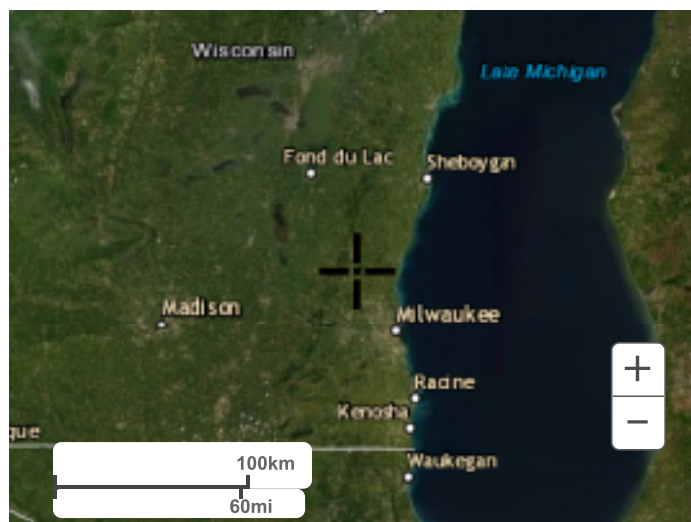
Large scale terrain



Large scale map



Large scale aerial



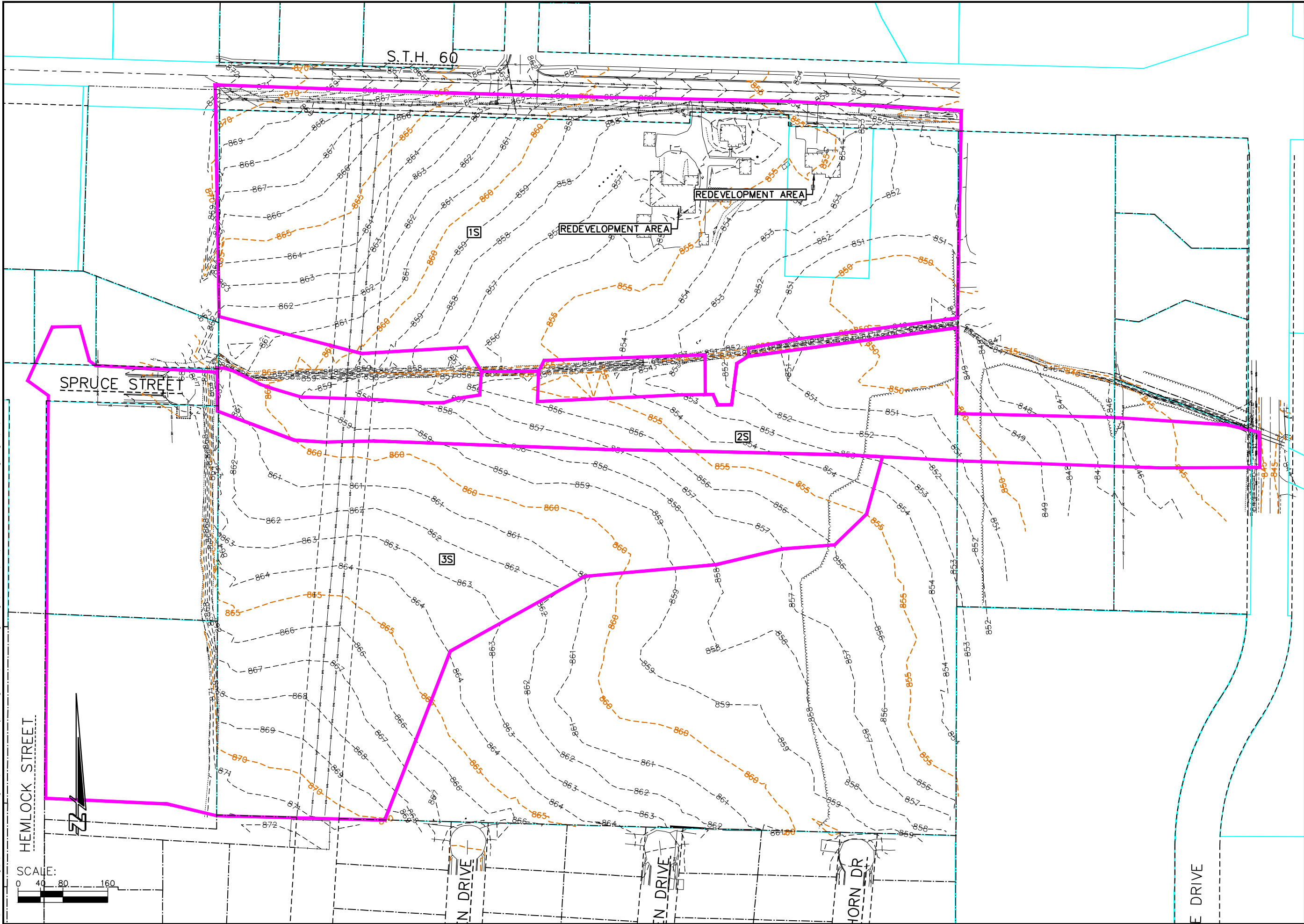
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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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Appendix D: Drainage Basin Maps

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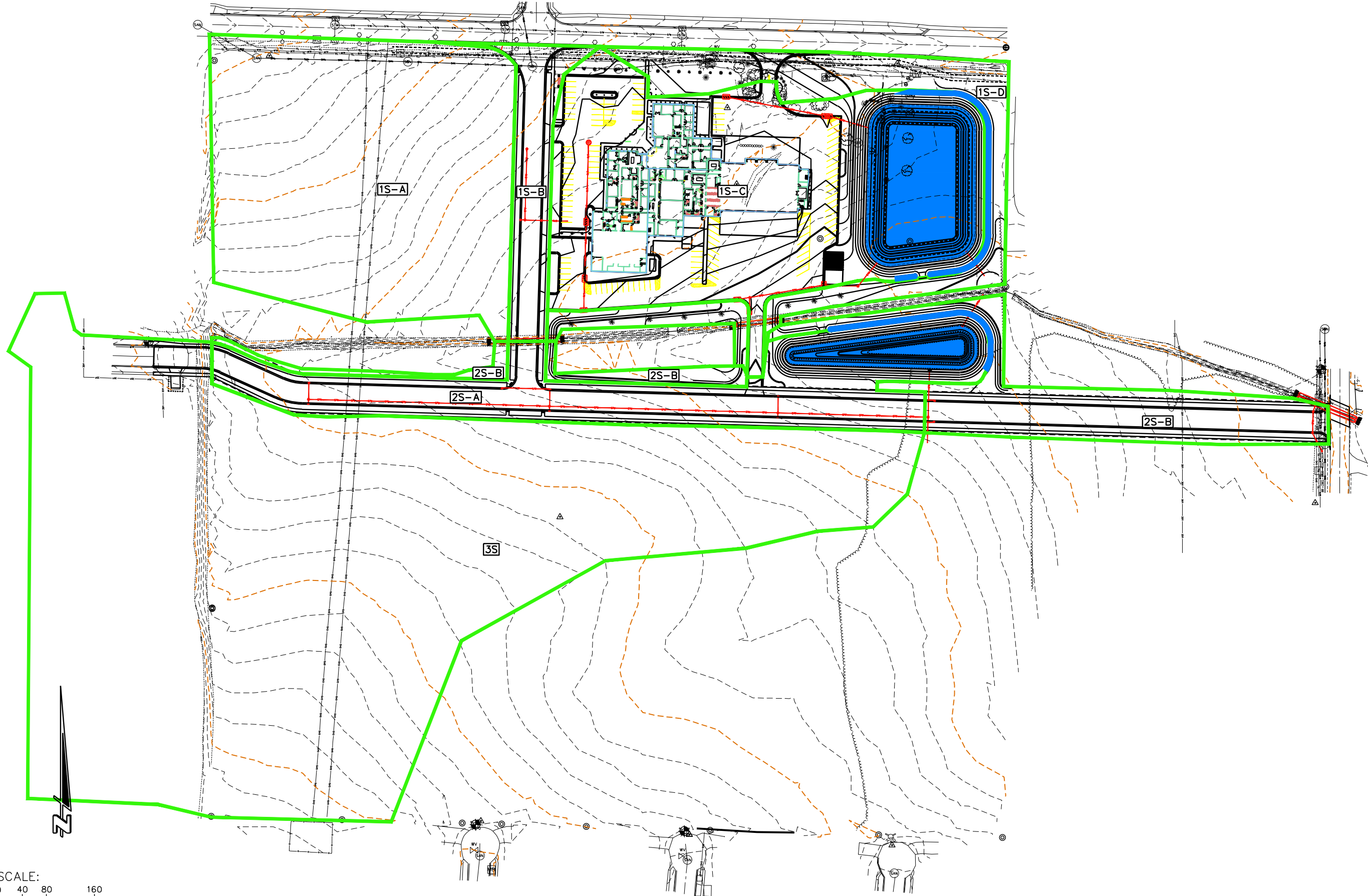
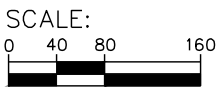
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VILLAGE OF JACKSON
PUBLIC SAFETY BUILDING
EROSION CONTROL STORM WATER MANAGEMENT
PROPOSED DRAINAGE BASIN

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VILLAGE OF JACKSON
PUBLIC SAFETY BUILDING
EROSION CONTROL STORM WATER MANAGEMENT
EXISTING DRAINAGE BASIN

SHEET NO.
1 of 1

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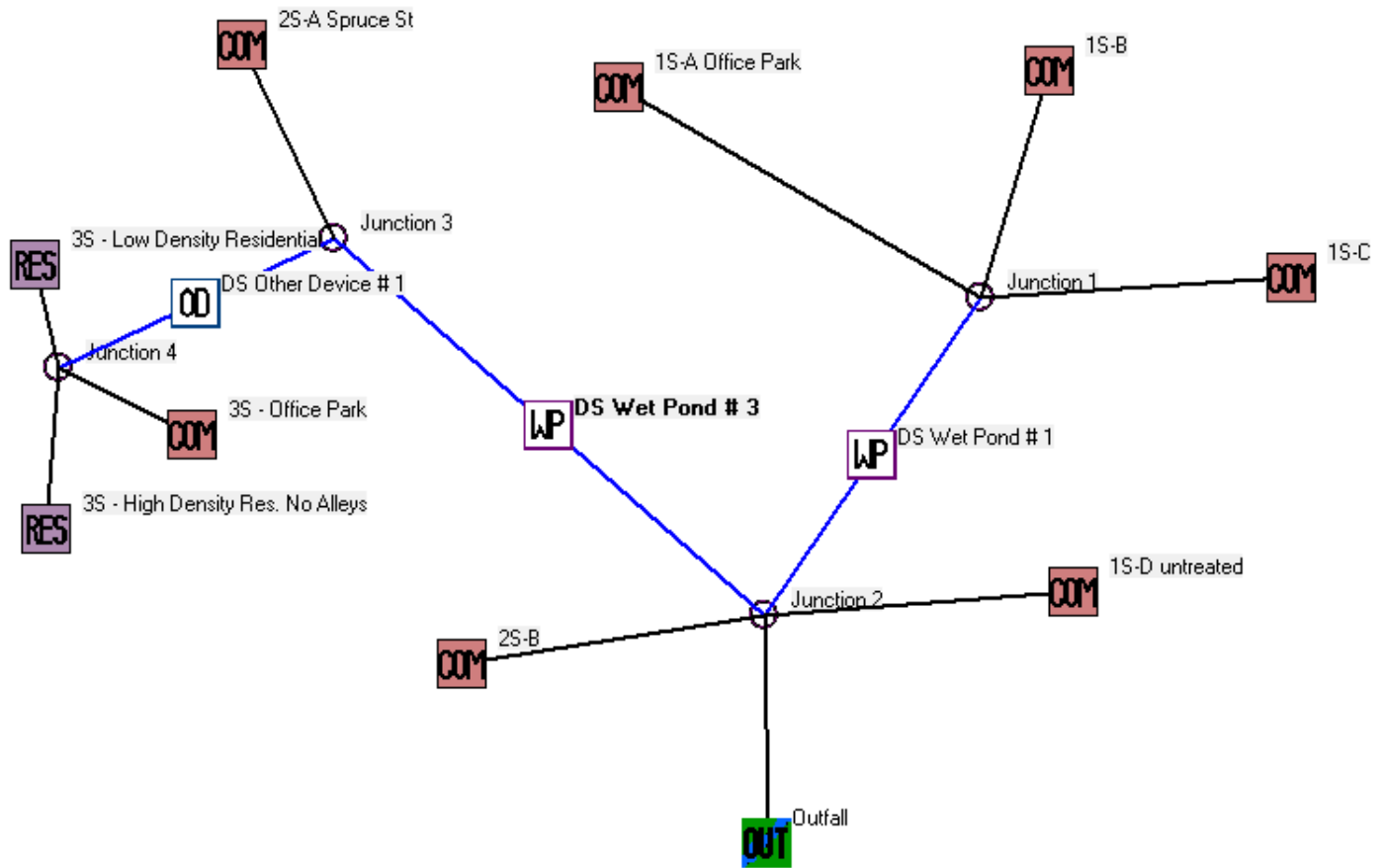
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Appendix E: TSS & TP Reduction Calculations

Village of Jackson
Public Safety Building
WinSLAMM 10.4.1 Calculations



File Name:

C:\Users\Joe.Pingel\Desktop\modeling files\TEMP\Jackson Spruce Street two ponds.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	1.321E+06		0.33	126.0	10389	
Outfall Total with Controls	1.322E+06	-0.08 %	0.33	18.81	1552	85.06 %
Current File Output: Annualized Total After Outfall Controls	1.340E+06		Years in Model Run: 0.99		1574	

Pollutant	Concen- tration - No Controls	Concen- tration - With Controls	Concen- tration Units	Pollutant Yield - No Controls	Pollutant Yield - With Controls	Pollutant Yield Units	Percent Yield Reduction
Particulate Solids	126.0	18.81	mg/L	10389	1552	lbs	85.06 %
Total Phosphorus	0.3576	0.08482	mg/L	29.48	7.002	lbs	76.25 %

Print Output Summary to .csv File

Print Output Summary to Text File

Print Output Summary to Printer

Total Area Modeled (ac)

33.816

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall
Flow Duration
Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff (CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.33	Poor
With Controls	0.33	Poor

Data file name: C:\Users\Joe.Pingel\Desktop\modeling files\TEMP\Jackson Spruce Street two ponds.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 11-13-2019 Time: 14:50:57
Site information:

LU# 1 - Commercial: 1S-C Total area (ac): 5.736

1 - Roofs 1: 1.119 ac. Flat Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.549 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
14 - Paved Parking 2: 0.464 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
15 - Paved Parking 3: 1.140 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.002 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
26 - Driveways 2: 0.003 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
27 - Driveways 3: 0.007 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
28 - Driveways 4: 0.119 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
29 - Driveways 5: 0.118 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
30 - Driveways 6: 0.037 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.088 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
32 - Sidewalks 2: 0.031 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
33 - Sidewalks 3: 0.018 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 1.063 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.978 ac. PSD File:

LU# 2 - Commercial: 1S-A Office Park Total area (ac): 5.181

1 - Roofs 1: 0.682 ac. Flat Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 2.222 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.239 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.070 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.161 ac. Smooth Street Length = 0.050764 curb-mi Street Width (assuming two curb-mi per street mile) = 52.36224 ft
Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
38 - Streets 2: 0.414 ac. Intermediate Street Length = 0.131054 curb-mi Street Width (assuming two curb-mi per street mile) = 52.17391 ft
Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
47 - Large Landscaped Areas 3: 0.301 ac. Normal Clayey Medium/High Density No Alleys PSD File: C:\WinSLAMM Files\NURP.cpz
53 - Small Landscaped Areas 3: 0.942 ac. Normal Clayey Medium/High Density No Alleys PSD File: C:\WinSLAMM Files\NURP.cpz
73 - Other Pervious Areas 3: 0.119 ac. Normal Clayey Medium/High Density No Alleys PSD File: C:\WinSLAMM Files\NURP.cpz
80 - Other Part Con Imp Areas 3: 0.030 ac. Disconnected Normal Clayey Medium/High Density No Alleys PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Commercial: 1S-B Total area (ac): 0.814

31 - Sidewalks 1: 0.111 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.476 ac. Smooth Street Length = 0.212 curb-mi Street Width (assuming two curb-mi per street mile) = 37.04717 ft
Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.227 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Commercial: 3S - Office Park Total area (ac): 10.060

57 - Undeveloped Areas 1: 5.060 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz
58 - Undeveloped Areas 2: 5.000 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 5 - Commercial: 2S-A Spruce St Total area (ac): 2.819

37 - Streets 1: 1.333 ac. Smooth Street Length = 0.678 curb-mi Street Width (assuming two curb-mi per street mile) = 32.44027 ft
Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 1.050 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.436 ac. PSD File:

LU# 6 - Commercial: 2S-B Total area (ac): 1.913

37 - Streets 1: 0.722 ac. Smooth Street Length = 0.232 curb-mi Street Width (assuming two curb-mi per street mile) = 51.34914 ft
Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.380 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
46 - Large Landscaped Areas 2: 0.811 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 7 - Residential: 3S - High Density Res. No Alleys Total area (ac): 5.190

3 - Roofs 3: 0.535 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
6 - Roofs 6: 0.468 ac. Pitched Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
8 - Roofs 8: 0.108 ac. Pitched Disconnected Normal Clayey Medium/High Density No Alleys PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.732 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.104 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
33 - Sidewalks 3: 0.084 ac. Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
34 - Sidewalks 4: 0.019 ac. Disconnected Normal Clayey Medium/High Density No Alleys PSD File: C:\WinSLAMM Files\NURP.cpz
37 - Streets 1: 0.234 ac. Smooth Street Length = 0.12456 curb-mi Street Width (assuming two curb-mi per street mile) = 30.9375 ft
Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz

38 - Streets 2: 0.467 ac. Intermediate Street Length = 0.25431 curb-mi Street Width (assuming two curb-mi per street mile) = 30.30612 ft
 Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
 52 - Small Landscaped Areas 2: 1.730 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 53 - Small Landscaped Areas 3: 0.398 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz
 69 - Isolated Areas: 0.005 ac. PSD File: C:\WinSLAMM Files\NURP.cpz
 72 - Other Pervious Areas 2: 0.249 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 73 - Other Pervious Areas 3: 0.057 ac. Normal Clayey PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 8 - Residential: 3S - Low Density Residential Total area (ac): 0.250

3 - Roofs 3: 0.005 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
 6 - Roofs 6: 0.015 ac. Pitched Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 13 - Paved Parking 1: 0.000 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
 25 - Driveways 1: 0.008 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
 27 - Driveways 3: 0.003 ac. Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 31 - Sidewalks 1: 0.001 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
 33 - Sidewalks 3: 0.001 ac. Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 37 - Streets1: 0.006 ac. Smooth Street Length = 0.0035 curb-mi Street Width (assuming two curb-mi per street mile) = 25.92857 ft
 Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
 38 - Streets 2: 0.011 ac. Intermediate Street Length = 0.00675 curb-mi Street Width (assuming two curb-mi per street mile) = 25.66666 ft
 Default St. Dirt Accum. Annual Winter Load = 2500 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
 39 - Streets 3: 0.002 ac. Rough Street Length = 0.001 curb-mi Street Width (assuming two curb-mi per street mile) = 24.75 ft
 Default St. Dirt Accum. Annual Winter Load = 2750 lbs PSD File: C:\WinSLAMM Files\NURP.cpz
 52 - Small Landscaped Areas 2: 0.187 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 58 - Undeveloped Areas 2: 0.011 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 69 - Isolated Areas: 0.001 ac. PSD File: C:\WinSLAMM Files\NURP.cpz
 72 - Other Pervious Areas 2: 0.001 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 79 - Other Part Con Imp Areas 2: 0.000 ac. Disconnected Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 9 - Commercial: 1S-D untreated Total area (ac): 1.853

45 - Large Landscaped Areas 1: 0.600 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
 46 - Large Landscaped Areas 2: 1.253 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1

Particle Size Distribution file name: Not needed - calculated by program

Initial stage elevation (ft): 6.5

Peak to Average Flow Ratio: 3.8

Maximum flow allowed into pond (cfs): No maximum value entered

Outlet Characteristics:

Outlet type: Orifice 1

1. Orifice diameter (ft): 0.33
2. Number of orifices: 1
3. Invert elevation above datum (ft): 6.5

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height from datum to bottom of weir opening: 10

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 4
2. Stand pipe height above datum (ft): 9.75

Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	0.4985	0.00	0.00
2	0.50	0.5264	0.00	0.00
3	1.50	0.5841	0.00	0.00
4	2.50	0.6440	0.00	0.00
5	3.50	0.7063	0.00	0.00
6	4.50	0.7709	0.00	0.00
7	5.00	0.8040	0.00	0.00
8	5.50	0.8895	0.00	0.00
9	6.00	0.9785	0.00	0.00
10	6.50	1.0151	0.00	0.00
11	7.50	1.0901	0.00	0.00
12	8.50	1.1673	0.00	0.00
13	9.50	1.2469	0.00	0.00
14	10.50	1.3288	0.00	0.00
15	11.50	1.4130	0.00	0.00

Control Practice 2: Other Device CP# 1 (DS) - DS Other Device # 1

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 1.00

Runoff volume reduction fraction = 0

Control Practice 3: Wet Detention Pond CP# 2 (DS) - DS Wet Pond # 3

Particle Size Distribution file name: Not needed - calculated by program

Initial stage elevation (ft): 5

Peak to Average Flow Ratio: 3.8

Maximum flow allowed into pond (cfs): No maximum value entered

Outlet Characteristics:

Outlet type: Orifice 1

1. Orifice diameter (ft): 0.33
2. Number of orifices: 1
3. Invert elevation above datum (ft): 5

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height from datum to bottom of weir opening: 8.4

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 4
2. Stand pipe height above datum (ft): 7.8

Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	0.0443	0.00	0.00
2	0.30	0.0498	0.00	0.00
3	1.30	0.0687	0.00	0.00
4	2.30	0.0890	0.00	0.00
5	3.30	0.1597	0.00	0.00
6	4.00	0.1897	0.00	0.00
7	4.30	0.2337	0.00	0.00
8	5.00	0.3414	0.00	0.00
9	6.30	0.4259	0.00	0.00
10	7.30	0.4937	0.00	0.00
11	8.30	0.5637	0.00	0.00
12	9.30	0.6359	0.00	0.00
13	10.30	0.7104	0.00	0.00

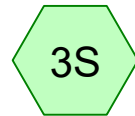
Appendix F: Peak Discharge Calculations



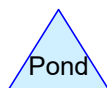
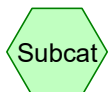
EX RIDGEWAY AREA



Spruce Street Area



EX SOUTH OF
SPRUCE ST



Routing Diagram for existing site

Prepared by Microsoft, Printed 11/13/2019

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existing site

Prepared by Microsoft

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.410	81	1/3 acre lots, 30% imp, HSG C (1S)
0.250	75	1/4 acre lots, 38% imp, HSG B (3S)
4.220	85	1/8 acre lots, 65% imp, HSG B (3S)
0.970	90	1/8 acre lots, 65% imp, HSG C (3S)
4.040	69	Crop Land HSG B (2S)
7.100	69	HSG B Cropland (1S, 3S)
9.074	78	HSG C Cropland (1S)
5.060	78	HSG C Cropland 35-62 (d)(2) (3S)
0.058	70	Wood HSG C (2S)
0.260	55	Woods HSG B (2S)
0.375	78	crop C (2S)
33.817	76	TOTAL AREA

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Type II 24-hr 1 year Rainfall=2.35"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX RIDGEWAY AREA Runoff Area=13.584 ac 5.32% Impervious Runoff Depth>0.58"
Flow Length=903' Tc=16.0 min CN=77 Runoff=10.16 cfs 0.653 af

Subcatchment2S: Spruce Street Area Runoff Area=4.733 ac 0.00% Impervious Runoff Depth>0.31"
Tc=6.0 min CN=69 Runoff=2.42 cfs 0.121 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>0.62"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=10.80 cfs 0.797 af

Total Runoff Area = 33.817 ac Runoff Volume = 1.571 af Average Runoff Depth = 0.56"
87.61% Pervious = 29.625 ac 12.39% Impervious = 4.192 ac

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Type II 24-hr 1 year Rainfall=2.35"

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Summary for Subcatchment 1S: EX RIDGEWAY AREA

Runoff = 10.16 cfs @ 12.10 hrs, Volume= 0.653 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
2.410	81	1/3 acre lots, 30% imp, HSG C
* 9.074	78	HSG C Cropland
* 2.100	69	HSG B Cropland
13.584	77	Weighted Average
12.861		94.68% Pervious Area
0.723		5.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	300	0.0250	0.44		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
4.6	603	0.0186	2.20		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
16.0	903	Total			

Summary for Subcatchment 2S: Spruce Street Area

Runoff = 2.42 cfs @ 12.00 hrs, Volume= 0.121 af, Depth> 0.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
* 0.375	78	crop C
* 4.040	69	Crop Land HSG B
* 0.260	55	Woods HSG B
* 0.058	70	Wood HSG C
4.733	69	Weighted Average
4.733		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc in

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST

Runoff = 10.80 cfs @ 12.15 hrs, Volume= 0.797 af, Depth> 0.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

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Type II 24-hr 1 year Rainfall=2.35"

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Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

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Type II 24-hr 2 year Rainfall=2.66"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX RIDGEWAY AREA Runoff Area=13.584 ac 5.32% Impervious Runoff Depth>0.76"
Flow Length=903' Tc=16.0 min CN=77 Runoff=13.60 cfs 0.855 af

Subcatchment2S: Spruce Street Area Runoff Area=4.733 ac 0.00% Impervious Runoff Depth>0.43"
Tc=6.0 min CN=69 Runoff=3.67 cfs 0.171 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>0.80"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=14.33 cfs 1.036 af

Total Runoff Area = 33.817 ac Runoff Volume = 2.063 af Average Runoff Depth = 0.73"
87.61% Pervious = 29.625 ac 12.39% Impervious = 4.192 ac

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Type II 24-hr 2 year Rainfall=2.66"

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Summary for Subcatchment 1S: EX RIDGEWAY AREA

Runoff = 13.60 cfs @ 12.10 hrs, Volume= 0.855 af, Depth> 0.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
2.410	81	1/3 acre lots, 30% imp, HSG C
* 9.074	78	HSG C Cropland
* 2.100	69	HSG B Cropland
13.584	77	Weighted Average
12.861		94.68% Pervious Area
0.723		5.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	300	0.0250	0.44		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
4.6	603	0.0186	2.20		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
16.0	903	Total			

Summary for Subcatchment 2S: Spruce Street Area

Runoff = 3.67 cfs @ 11.99 hrs, Volume= 0.171 af, Depth> 0.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
* 0.375	78	crop C
* 4.040	69	Crop Land HSG B
* 0.260	55	Woods HSG B
* 0.058	70	Wood HSG C
4.733	69	Weighted Average
4.733		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc in

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST

Runoff = 14.33 cfs @ 12.15 hrs, Volume= 1.036 af, Depth> 0.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

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Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

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Type II 24-hr 5 year Rainfall=3.25"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX RIDGEWAY AREA Runoff Area=13.584 ac 5.32% Impervious Runoff Depth>1.13"
Flow Length=903' Tc=16.0 min CN=77 Runoff=20.71 cfs 1.279 af

Subcatchment2S: Spruce Street Area Runoff Area=4.733 ac 0.00% Impervious Runoff Depth>0.72"
Tc=6.0 min CN=69 Runoff=6.38 cfs 0.284 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>1.19"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=21.59 cfs 1.533 af

Total Runoff Area = 33.817 ac Runoff Volume = 3.096 af Average Runoff Depth = 1.10"
87.61% Pervious = 29.625 ac 12.39% Impervious = 4.192 ac

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Type II 24-hr 5 year Rainfall=3.25"

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Summary for Subcatchment 1S: EX RIDGEWAY AREA

Runoff = 20.71 cfs @ 12.09 hrs, Volume= 1.279 af, Depth> 1.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
2.410	81	1/3 acre lots, 30% imp, HSG C
* 9.074	78	HSG C Cropland
* 2.100	69	HSG B Cropland
13.584	77	Weighted Average
12.861		94.68% Pervious Area
0.723		5.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	300	0.0250	0.44		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
4.6	603	0.0186	2.20		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
16.0	903	Total			

Summary for Subcatchment 2S: Spruce Street Area

Runoff = 6.38 cfs @ 11.98 hrs, Volume= 0.284 af, Depth> 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
* 0.375	78	crop C
* 4.040	69	Crop Land HSG B
* 0.260	55	Woods HSG B
* 0.058	70	Wood HSG C
4.733	69	Weighted Average
4.733		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc in

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST

Runoff = 21.59 cfs @ 12.14 hrs, Volume= 1.533 af, Depth> 1.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

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Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

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Type II 24-hr 100 year Rainfall=6.43"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX RIDGEWAY AREA Runoff Area=13.584 ac 5.32% Impervious Runoff Depth>3.57"
Flow Length=903' Tc=16.0 min CN=77 Runoff=65.00 cfs 4.040 af

Subcatchment2S: Spruce Street Area Runoff Area=4.733 ac 0.00% Impervious Runoff Depth>2.80"
Tc=6.0 min CN=69 Runoff=24.91 cfs 1.106 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>3.66"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=66.47 cfs 4.732 af

Total Runoff Area = 33.817 ac Runoff Volume = 9.877 af Average Runoff Depth = 3.51"
87.61% Pervious = 29.625 ac 12.39% Impervious = 4.192 ac

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Type II 24-hr 100 year Rainfall=6.43"

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Summary for Subcatchment 1S: EX RIDGEWAY AREA

Runoff = 65.00 cfs @ 12.08 hrs, Volume= 4.040 af, Depth> 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
2.410	81	1/3 acre lots, 30% imp, HSG C
* 9.074	78	HSG C Cropland
* 2.100	69	HSG B Cropland
13.584	77	Weighted Average
12.861		94.68% Pervious Area
0.723		5.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	300	0.0250	0.44		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
4.6	603	0.0186	2.20		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
16.0	903	Total			

Summary for Subcatchment 2S: Spruce Street Area

Runoff = 24.91 cfs @ 11.97 hrs, Volume= 1.106 af, Depth> 2.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
* 0.375	78	crop C
* 4.040	69	Crop Land HSG B
* 0.260	55	Woods HSG B
* 0.058	70	Wood HSG C
4.733	69	Weighted Average
4.733		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc in

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST

Runoff = 66.47 cfs @ 12.13 hrs, Volume= 4.732 af, Depth> 3.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

existing site*Type II 24-hr 100 year Rainfall=6.43"*

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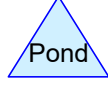
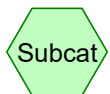
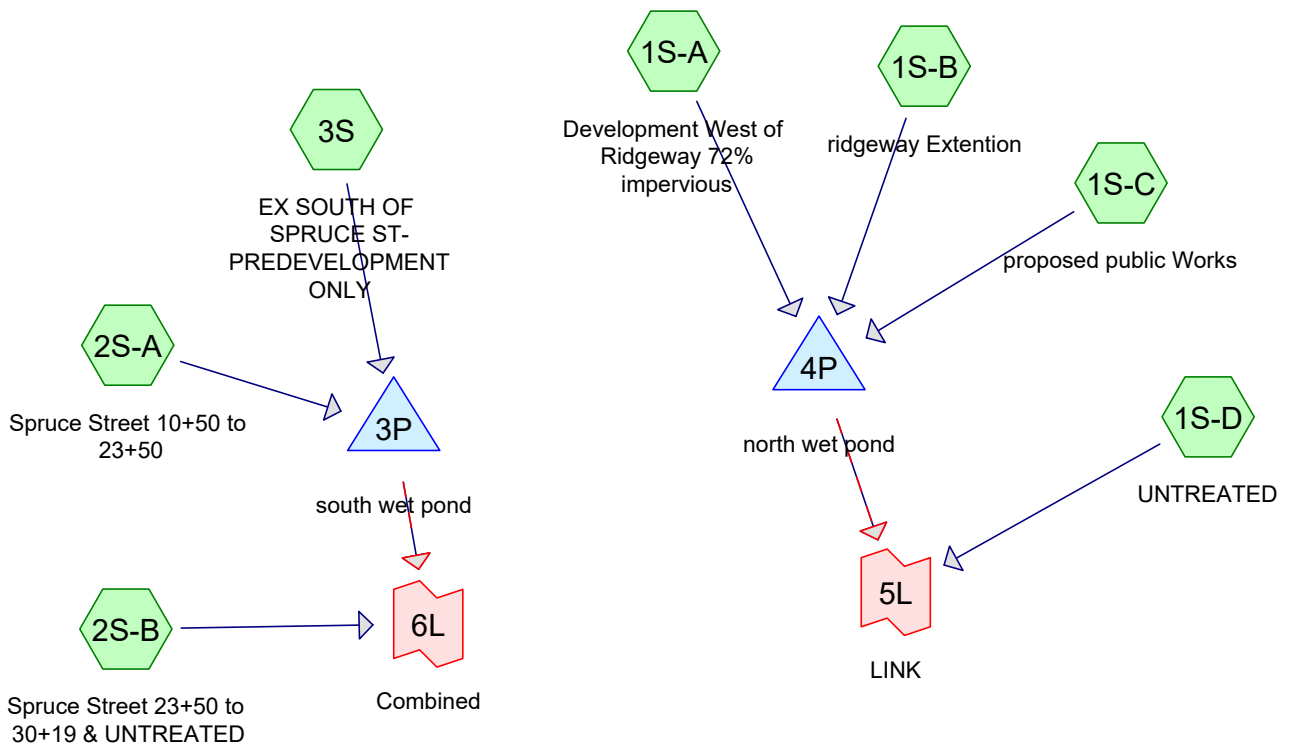
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Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			



Routing Diagram for post development site

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.250	75	1/4 acre lots, 38% imp, HSG B (3S)
4.220	85	1/8 acre lots, 65% imp, HSG B (3S)
0.970	90	1/8 acre lots, 65% imp, HSG C (3S)
2.030	61	>75% Grass cover, Good, HSG B (1S-D, 2S-A, 2S-B)
3.355	74	>75% Grass cover, Good, HSG C (1S-B, 1S-C, 1S-D, 2S-B)
5.000	69	HSG B Cropland (3S)
5.060	78	HSG C Cropland 35-62 (d)(2) (3S)
2.575	98	Paved parking, HSG C (1S-C)
0.476	98	Paved roads w/curbs & sewers, HSG C (1S-B)
1.119	98	Roofs, HSG C (1S-C)
0.111	98	Sidewalk (1S-B)
5.180	91	Urban industrial, 72% imp, HSG C (1S-A)
1.414	98	Water Surface, HSG C (1S-C, 2S-A)
2.055	98	impervious (2S-A, 2S-B)
33.815	83	TOTAL AREA

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Type II 24-hr 1 year Rainfall=2.35"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S-A: DevelopmentWest of Runoff Area=5.180 ac 72.00% Impervious Runoff Depth>1.37"
Tc=6.0 min CN=91 Runoff=12.91 cfs 0.592 af

Subcatchment1S-B: ridgeway Extention Runoff Area=0.814 ac 72.11% Impervious Runoff Depth>1.37"
Tc=6.0 min CN=91 Runoff=2.03 cfs 0.093 af

Subcatchment1S-C: proposed public Runoff Area=5.736 ac 81.45% Impervious Runoff Depth>1.61"
Flow Length=1,075' Tc=14.2 min CN=94 Runoff=12.69 cfs 0.771 af

Subcatchment1S-D: UNTREATED Runoff Area=1.853 ac 0.00% Impervious Runoff Depth>0.34"
Tc=6.0 min CN=70 Runoff=1.07 cfs 0.052 af

Subcatchment2S-A: Spruce Street 10+50 Runoff Area=2.819 ac 62.75% Impervious Runoff Depth>0.91"
Tc=6.0 min CN=84 Runoff=4.92 cfs 0.215 af

Subcatchment2S-B: Spruce Street 23+50 Runoff Area=1.913 ac 37.74% Impervious Runoff Depth>0.71"
Tc=6.0 min CN=80 Runoff=2.60 cfs 0.113 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>0.62"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=10.80 cfs 0.797 af

Pond 3P: south wet pond Peak Elev=850.33' Storage=30,528 cf Inflow=11.85 cfs 1.012 af
Primary=0.51 cfs 0.324 af Secondary=0.00 cfs 0.000 af Outflow=0.51 cfs 0.324 af

Pond 4P: north wet pond Peak Elev=849.60' Storage=51,817 cf Inflow=25.50 cfs 1.456 af
Primary=0.41 cfs 0.270 af Secondary=0.00 cfs 0.000 af Outflow=0.41 cfs 0.270 af

Link 5L: LINK Inflow=1.32 cfs 0.321 af
Primary=1.32 cfs 0.321 af

Link 6L: Combined Inflow=2.75 cfs 0.437 af
Primary=2.75 cfs 0.437 af

Total Runoff Area = 33.815 ac Runoff Volume = 2.634 af Average Runoff Depth = 0.93"
55.79% Pervious = 18.867 ac 44.21% Impervious = 14.948 ac

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Type II 24-hr 1 year Rainfall=2.35"

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Summary for Subcatchment 1S-A: Development West of Ridgeway 72% impervious

Runoff = 12.91 cfs @ 11.97 hrs, Volume= 0.592 af, Depth> 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
5.180	91	Urban industrial, 72% imp, HSG C
1.450		28.00% Pervious Area
3.730		72.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min Tc

Summary for Subcatchment 1S-B: ridgeway Extention

Runoff = 2.03 cfs @ 11.97 hrs, Volume= 0.093 af, Depth> 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
0.476	98	Paved roads w/curbs & sewers, HSG C
0.227	74	>75% Grass cover, Good, HSG C
* 0.111	98	Sidewalk
0.814	91	Weighted Average
0.227		27.89% Pervious Area
0.587		72.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum TC

Summary for Subcatchment 1S-C: proposed public Works

Runoff = 12.69 cfs @ 12.06 hrs, Volume= 0.771 af, Depth> 1.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
2.575	98	Paved parking, HSG C
1.119	98	Roofs, HSG C
0.978	98	Water Surface, HSG C
1.064	74	>75% Grass cover, Good, HSG C
5.736	94	Weighted Average
1.064		18.55% Pervious Area
4.672		81.45% Impervious Area

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Type II 24-hr 1 year Rainfall=2.35"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	300	0.0250	1.71		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.66"
11.3	775	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
14.2	1,075	Total			

Summary for Subcatchment 1S-D: UNTREATED

Runoff = 1.07 cfs @ 11.99 hrs, Volume= 0.052 af, Depth> 0.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
0.600	61	>75% Grass cover, Good, HSG B
1.253	74	>75% Grass cover, Good, HSG C
1.853	70	Weighted Average
1.853		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment 2S-A: Spruce Street 10+50 to 23+50

Runoff = 4.92 cfs @ 11.98 hrs, Volume= 0.215 af, Depth> 0.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
* 1.333	98	impervious
1.050	61	>75% Grass cover, Good, HSG B
0.436	98	Water Surface, HSG C
2.819	84	Weighted Average
1.050		37.25% Pervious Area
1.769		62.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc min

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Type II 24-hr 1 year Rainfall=2.35"

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Summary for Subcatchment 2S-B: Spruce Street 23+50 to 30+19 & UNTREATED

Runoff = 2.60 cfs @ 11.98 hrs, Volume= 0.113 af, Depth> 0.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
* 0.722	98	impervious
0.380	61	>75% Grass cover, Good, HSG B
0.811	74	>75% Grass cover, Good, HSG C
1.913	80	Weighted Average
1.191		62.26% Pervious Area
0.722		37.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc min

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST- PREDEVELOPMENT ONLY

Runoff = 10.80 cfs @ 12.15 hrs, Volume= 0.797 af, Depth> 0.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 year Rainfall=2.35"

Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

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Type II 24-hr 1 year Rainfall=2.35"

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Summary for Pond 3P: south wet pond

Inflow Area = 18.319 ac, 28.59% Impervious, Inflow Depth > 0.66" for 1 year event
 Inflow = 11.85 cfs @ 12.13 hrs, Volume= 1.012 af
 Outflow = 0.51 cfs @ 17.81 hrs, Volume= 0.324 af, Atten= 96%, Lag= 340.5 min
 Primary = 0.51 cfs @ 17.81 hrs, Volume= 0.324 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 850.33' @ 17.81 hrs Surf.Area= 21,126 sf Storage= 30,528 cf

Plug-Flow detention time= 247.3 min calculated for 0.322 af (32% of inflow)
 Center-of-Mass det. time= 150.2 min (968.0 - 817.8)

Volume	Invert	Avail.Storage	Storage Description
#1	848.70'	97,909 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.70	16,371	0	0
849.00	17,224	5,039	5,039
850.00	20,133	18,679	23,718
851.00	23,142	21,638	45,355
852.00	26,252	24,697	70,052
853.00	29,462	27,857	97,909

Device	Routing	Invert	Outlet Devices
#1	Device 3	848.70'	4.0" Vert. Orifice/Grate C= 0.600
#2	Device 3	851.50'	48.0" Vert. Orifice/Grate C= 0.600
#3	Primary	848.70'	15.0" Round Culvert L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.70' / 848.50' S= 0.0038 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#4	Secondary	852.00'	60.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.51 cfs @ 17.81 hrs HW=850.33' (Free Discharge)

↑ **3=Culvert** (Passes 0.51 cfs of 4.68 cfs potential flow)
 ↑ **1=Orifice/Grate** (Orifice Controls 0.51 cfs @ 5.82 fps)
 ↑ **2=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.70' (Free Discharge)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Type II 24-hr 1 year Rainfall=2.35"

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Summary for Pond 4P: north wet pond

Inflow Area = 11.730 ac, 76.63% Impervious, Inflow Depth > 1.49" for 1 year event
 Inflow = 25.50 cfs @ 11.99 hrs, Volume= 1.456 af
 Outflow = 0.41 cfs @ 18.97 hrs, Volume= 0.270 af, Atten= 98%, Lag= 418.7 min
 Primary = 0.41 cfs @ 18.97 hrs, Volume= 0.270 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 849.60' @ 18.97 hrs Surf.Area= 48,745 sf Storage= 51,817 cf

Plug-Flow detention time= 314.8 min calculated for 0.270 af (19% of inflow)
 Center-of-Mass det. time= 187.7 min (957.1 - 769.3)

Volume	Invert	Avail.Storage	Storage Description
#1	848.50'	237,275 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.50	45,093	0	0
849.00	46,725	22,955	22,955
850.00	50,065	48,395	71,350
851.00	53,505	51,785	123,135
852.00	57,045	55,275	178,410
853.00	60,686	58,866	237,275

Device	Routing	Invert	Outlet Devices
#1	Primary	848.50'	18.0" Round Culvert L= 50.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 848.50' / 847.50' S= 0.0200 ' S= 0.0200 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.77 sf
#2	Secondary	852.00'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Device 1	848.50'	4.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	851.75'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.41 cfs @ 18.97 hrs HW=849.60' (Free Discharge)

↑ **1=Culvert** (Passes 0.41 cfs of 6.24 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.41 cfs @ 4.66 fps)
 ↑ **4=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.50' (Free Discharge)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Type II 24-hr 1 year Rainfall=2.35"

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Summary for Link 5L: LINK

Inflow Area = 13.583 ac, 66.18% Impervious, Inflow Depth > 0.28" for 1 year event
Inflow = 1.32 cfs @ 12.00 hrs, Volume= 0.321 af
Primary = 1.32 cfs @ 12.00 hrs, Volume= 0.321 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Link 6L: Combined

Inflow Area = 20.232 ac, 29.46% Impervious, Inflow Depth > 0.26" for 1 year event
Inflow = 2.75 cfs @ 11.98 hrs, Volume= 0.437 af
Primary = 2.75 cfs @ 11.98 hrs, Volume= 0.437 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

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Type II 24-hr 2 year Rainfall=2.66"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S-A: DevelopmentWest of Runoff Area=5.180 ac 72.00% Impervious Runoff Depth>1.64"
Tc=6.0 min CN=91 Runoff=15.26 cfs 0.707 af

Subcatchment1S-B: ridgeway Extention Runoff Area=0.814 ac 72.11% Impervious Runoff Depth>1.64"
Tc=6.0 min CN=91 Runoff=2.40 cfs 0.111 af

Subcatchment1S-C: proposed public Runoff Area=5.736 ac 81.45% Impervious Runoff Depth>1.89"
Flow Length=1,075' Tc=14.2 min CN=94 Runoff=14.75 cfs 0.905 af

Subcatchment1S-D: UNTREATED Runoff Area=1.853 ac 0.00% Impervious Runoff Depth>0.47"
Tc=6.0 min CN=70 Runoff=1.58 cfs 0.073 af

Subcatchment2S-A: Spruce Street 10+50 Runoff Area=2.819 ac 62.75% Impervious Runoff Depth>1.14"
Tc=6.0 min CN=84 Runoff=6.04 cfs 0.268 af

Subcatchment2S-B: Spruce Street 23+50 Runoff Area=1.913 ac 37.74% Impervious Runoff Depth>0.91"
Tc=6.0 min CN=80 Runoff=3.33 cfs 0.145 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>0.80"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=14.33 cfs 1.036 af

Pond 3P: south wet pond Peak Elev=850.81' Storage=40,902 cf Inflow=15.65 cfs 1.304 af
Primary=0.59 cfs 0.374 af Secondary=0.00 cfs 0.000 af Outflow=0.59 cfs 0.374 af

Pond 4P: north wet pond Peak Elev=849.81' Storage=61,998 cf Inflow=29.93 cfs 1.723 af
Primary=0.45 cfs 0.301 af Secondary=0.00 cfs 0.000 af Outflow=0.45 cfs 0.301 af

Link 5L: LINK Inflow=1.86 cfs 0.374 af
Primary=1.86 cfs 0.374 af

Link 6L: Combined Inflow=3.54 cfs 0.519 af
Primary=3.54 cfs 0.519 af

Total Runoff Area = 33.815 ac Runoff Volume = 3.244 af Average Runoff Depth = 1.15"
55.79% Pervious = 18.867 ac 44.21% Impervious = 14.948 ac

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Type II 24-hr 2 year Rainfall=2.66"

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Summary for Subcatchment 1S-A: Development West of Ridgeway 72% impervious

Runoff = 15.26 cfs @ 11.97 hrs, Volume= 0.707 af, Depth> 1.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
5.180	91	Urban industrial, 72% imp, HSG C
1.450		28.00% Pervious Area
3.730		72.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min Tc

Summary for Subcatchment 1S-B: ridgeway Extention

Runoff = 2.40 cfs @ 11.97 hrs, Volume= 0.111 af, Depth> 1.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
0.476	98	Paved roads w/curbs & sewers, HSG C
0.227	74	>75% Grass cover, Good, HSG C
* 0.111	98	Sidewalk
0.814	91	Weighted Average
0.227		27.89% Pervious Area
0.587		72.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum TC

Summary for Subcatchment 1S-C: proposed public Works

Runoff = 14.75 cfs @ 12.06 hrs, Volume= 0.905 af, Depth> 1.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
2.575	98	Paved parking, HSG C
1.119	98	Roofs, HSG C
0.978	98	Water Surface, HSG C
1.064	74	>75% Grass cover, Good, HSG C
5.736	94	Weighted Average
1.064		18.55% Pervious Area
4.672		81.45% Impervious Area

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Type II 24-hr 2 year Rainfall=2.66"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	300	0.0250	1.71		Sheet Flow,
					Smooth surfaces n= 0.011 P2= 2.66"
11.3	775	0.0050	1.14		Shallow Concentrated Flow,
					Unpaved Kv= 16.1 fps
14.2	1,075	Total			

Summary for Subcatchment 1S-D: UNTREATED

Runoff = 1.58 cfs @ 11.99 hrs, Volume= 0.073 af, Depth> 0.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
0.600	61	>75% Grass cover, Good, HSG B
1.253	74	>75% Grass cover, Good, HSG C
1.853	70	Weighted Average
1.853		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment 2S-A: Spruce Street 10+50 to 23+50

Runoff = 6.04 cfs @ 11.97 hrs, Volume= 0.268 af, Depth> 1.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
* 1.333	98	impervious
1.050	61	>75% Grass cover, Good, HSG B
0.436	98	Water Surface, HSG C
2.819	84	Weighted Average
1.050		37.25% Pervious Area
1.769		62.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc min

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Type II 24-hr 2 year Rainfall=2.66"

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Summary for Subcatchment 2S-B: Spruce Street 23+50 to 30+19 & UNTREATED

Runoff = 3.33 cfs @ 11.98 hrs, Volume= 0.145 af, Depth> 0.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
* 0.722	98	impervious
0.380	61	>75% Grass cover, Good, HSG B
0.811	74	>75% Grass cover, Good, HSG C
1.913	80	Weighted Average
1.191		62.26% Pervious Area
0.722		37.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc min

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST- PREDEVELOPMENT ONLY

Runoff = 14.33 cfs @ 12.15 hrs, Volume= 1.036 af, Depth> 0.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.66"

Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

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Type II 24-hr 2 year Rainfall=2.66"

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Summary for Pond 3P: south wet pond

Inflow Area = 18.319 ac, 28.59% Impervious, Inflow Depth > 0.85" for 2 year event
 Inflow = 15.65 cfs @ 12.13 hrs, Volume= 1.304 af
 Outflow = 0.59 cfs @ 18.27 hrs, Volume= 0.374 af, Atten= 96%, Lag= 368.4 min
 Primary = 0.59 cfs @ 18.27 hrs, Volume= 0.374 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 850.81' @ 18.27 hrs Surf.Area= 22,556 sf Storage= 40,902 cf

Plug-Flow detention time= 249.7 min calculated for 0.373 af (29% of inflow)
 Center-of-Mass det. time= 154.2 min (966.8 - 812.6)

Volume	Invert	Avail.Storage	Storage Description
#1	848.70'	97,909 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.70	16,371	0	0
849.00	17,224	5,039	5,039
850.00	20,133	18,679	23,718
851.00	23,142	21,638	45,355
852.00	26,252	24,697	70,052
853.00	29,462	27,857	97,909

Device	Routing	Invert	Outlet Devices
#1	Device 3	848.70'	4.0" Vert. Orifice/Grate C= 0.600
#2	Device 3	851.50'	48.0" Vert. Orifice/Grate C= 0.600
#3	Primary	848.70'	15.0" Round Culvert L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.70' / 848.50' S= 0.0038 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#4	Secondary	852.00'	60.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.59 cfs @ 18.27 hrs HW=850.81' (Free Discharge)

↑ **3=Culvert** (Passes 0.59 cfs of 5.68 cfs potential flow)
 ↑ **1=Orifice/Grate** (Orifice Controls 0.59 cfs @ 6.70 fps)
 ↑ **2=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.70' (Free Discharge)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Type II 24-hr 2 year Rainfall=2.66"

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Summary for Pond 4P: north wet pond

Inflow Area = 11.730 ac, 76.63% Impervious, Inflow Depth > 1.76" for 2 year event
 Inflow = 29.93 cfs @ 11.99 hrs, Volume= 1.723 af
 Outflow = 0.45 cfs @ 19.22 hrs, Volume= 0.301 af, Atten= 98%, Lag= 433.8 min
 Primary = 0.45 cfs @ 19.22 hrs, Volume= 0.301 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 849.81' @ 19.22 hrs Surf.Area= 49,437 sf Storage= 61,998 cf

Plug-Flow detention time= 325.5 min calculated for 0.300 af (17% of inflow)
 Center-of-Mass det. time= 188.2 min (953.8 - 765.6)

Volume	Invert	Avail.Storage	Storage Description
#1	848.50'	237,275 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.50	45,093	0	0
849.00	46,725	22,955	22,955
850.00	50,065	48,395	71,350
851.00	53,505	51,785	123,135
852.00	57,045	55,275	178,410
853.00	60,686	58,866	237,275

Device	Routing	Invert	Outlet Devices
#1	Primary	848.50'	18.0" Round Culvert L= 50.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 848.50' / 847.50' S= 0.0200 ' S= 0.0200 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.77 sf
#2	Secondary	852.00'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Device 1	848.50'	4.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	851.75'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.45 cfs @ 19.22 hrs HW=849.81' (Free Discharge)

↑ **1=Culvert** (Passes 0.45 cfs of 7.99 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.45 cfs @ 5.15 fps)
 ↑ **4=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.50' (Free Discharge)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Type II 24-hr 2 year Rainfall=2.66"

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Summary for Link 5L: LINK

Inflow Area = 13.583 ac, 66.18% Impervious, Inflow Depth > 0.33" for 2 year event
Inflow = 1.86 cfs @ 11.99 hrs, Volume= 0.374 af
Primary = 1.86 cfs @ 11.99 hrs, Volume= 0.374 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Link 6L: Combined

Inflow Area = 20.232 ac, 29.46% Impervious, Inflow Depth > 0.31" for 2 year event
Inflow = 3.54 cfs @ 11.98 hrs, Volume= 0.519 af
Primary = 3.54 cfs @ 11.98 hrs, Volume= 0.519 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

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Type II 24-hr 5 year Rainfall=3.25"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S-A: DevelopmentWest of Runoff Area=5.180 ac 72.00% Impervious Runoff Depth>2.16"
Tc=6.0 min CN=91 Runoff=19.75 cfs 0.931 af

Subcatchment1S-B: ridgeway Extention Runoff Area=0.814 ac 72.11% Impervious Runoff Depth>2.16"
Tc=6.0 min CN=91 Runoff=3.10 cfs 0.146 af

Subcatchment1S-C: proposed public Runoff Area=5.736 ac 81.45% Impervious Runoff Depth>2.43"
Flow Length=1,075' Tc=14.2 min CN=94 Runoff=18.66 cfs 1.160 af

Subcatchment1S-D: UNTREATED Runoff Area=1.853 ac 0.00% Impervious Runoff Depth>0.77"
Tc=6.0 min CN=70 Runoff=2.68 cfs 0.118 af

Subcatchment2S-A: Spruce Street 10+50 Runoff Area=2.819 ac 62.75% Impervious Runoff Depth>1.59"
Tc=6.0 min CN=84 Runoff=8.34 cfs 0.374 af

Subcatchment2S-B: Spruce Street 23+50 Runoff Area=1.913 ac 37.74% Impervious Runoff Depth>1.32"
Tc=6.0 min CN=80 Runoff=4.75 cfs 0.210 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>1.19"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=21.59 cfs 1.533 af

Pond 3P: south wet pond Peak Elev=851.65' Storage=61,124 cf Inflow=23.36 cfs 1.907 af
Primary=0.92 cfs 0.531 af Secondary=0.00 cfs 0.000 af Outflow=0.92 cfs 0.531 af

Pond 4P: north wet pond Peak Elev=850.21' Storage=81,930 cf Inflow=38.37 cfs 2.237 af
Primary=0.52 cfs 0.357 af Secondary=0.00 cfs 0.000 af Outflow=0.52 cfs 0.357 af

Link 5L: LINK Inflow=3.02 cfs 0.475 af
Primary=3.02 cfs 0.475 af

Link 6L: Combined Inflow=5.11 cfs 0.742 af
Primary=5.11 cfs 0.742 af

Total Runoff Area = 33.815 ac Runoff Volume = 4.473 af Average Runoff Depth = 1.59"
55.79% Pervious = 18.867 ac 44.21% Impervious = 14.948 ac

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Type II 24-hr 5 year Rainfall=3.25"

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Summary for Subcatchment 1S-A: Development West of Ridgeway 72% impervious

Runoff = 19.75 cfs @ 11.97 hrs, Volume= 0.931 af, Depth> 2.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
5.180	91	Urban industrial, 72% imp, HSG C
1.450		28.00% Pervious Area
3.730		72.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min Tc

Summary for Subcatchment 1S-B: ridgeway Extention

Runoff = 3.10 cfs @ 11.97 hrs, Volume= 0.146 af, Depth> 2.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
0.476	98	Paved roads w/curbs & sewers, HSG C
0.227	74	>75% Grass cover, Good, HSG C
* 0.111	98	Sidewalk
0.814	91	Weighted Average
0.227		27.89% Pervious Area
0.587		72.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum TC

Summary for Subcatchment 1S-C: proposed public Works

Runoff = 18.66 cfs @ 12.05 hrs, Volume= 1.160 af, Depth> 2.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
2.575	98	Paved parking, HSG C
1.119	98	Roofs, HSG C
0.978	98	Water Surface, HSG C
1.064	74	>75% Grass cover, Good, HSG C
5.736	94	Weighted Average
1.064		18.55% Pervious Area
4.672		81.45% Impervious Area

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Type II 24-hr 5 year Rainfall=3.25"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	300	0.0250	1.71		Sheet Flow,
					Smooth surfaces n= 0.011 P2= 2.66"
11.3	775	0.0050	1.14		Shallow Concentrated Flow,
					Unpaved Kv= 16.1 fps
14.2	1,075	Total			

Summary for Subcatchment 1S-D: UNTREATED

Runoff = 2.68 cfs @ 11.98 hrs, Volume= 0.118 af, Depth> 0.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
0.600	61	>75% Grass cover, Good, HSG B
1.253	74	>75% Grass cover, Good, HSG C
1.853	70	Weighted Average
1.853		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment 2S-A: Spruce Street 10+50 to 23+50

Runoff = 8.34 cfs @ 11.97 hrs, Volume= 0.374 af, Depth> 1.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
* 1.333	98	impervious
1.050	61	>75% Grass cover, Good, HSG B
0.436	98	Water Surface, HSG C
2.819	84	Weighted Average
1.050		37.25% Pervious Area
1.769		62.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc min

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Type II 24-hr 5 year Rainfall=3.25"

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Summary for Subcatchment 2S-B: Spruce Street 23+50 to 30+19 & UNTREATED

Runoff = 4.75 cfs @ 11.97 hrs, Volume= 0.210 af, Depth> 1.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
* 0.722	98	impervious
0.380	61	>75% Grass cover, Good, HSG B
0.811	74	>75% Grass cover, Good, HSG C
1.913	80	Weighted Average
1.191		62.26% Pervious Area
0.722		37.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc min

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST- PREDEVELOPMENT ONLY

Runoff = 21.59 cfs @ 12.14 hrs, Volume= 1.533 af, Depth> 1.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 year Rainfall=3.25"

Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

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Type II 24-hr 5 year Rainfall=3.25"

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Summary for Pond 3P: south wet pond

Inflow Area = 18.319 ac, 28.59% Impervious, Inflow Depth > 1.25" for 5 year event
 Inflow = 23.36 cfs @ 12.12 hrs, Volume= 1.907 af
 Outflow = 0.92 cfs @ 16.95 hrs, Volume= 0.531 af, Atten= 96%, Lag= 289.7 min
 Primary = 0.92 cfs @ 16.95 hrs, Volume= 0.531 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 851.65' @ 16.95 hrs Surf.Area= 25,172 sf Storage= 61,124 cf

Plug-Flow detention time= 263.0 min calculated for 0.531 af (28% of inflow)
 Center-of-Mass det. time= 169.1 min (974.1 - 805.0)

Volume	Invert	Avail.Storage	Storage Description
#1	848.70'	97,909 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.70	16,371	0	0
849.00	17,224	5,039	5,039
850.00	20,133	18,679	23,718
851.00	23,142	21,638	45,355
852.00	26,252	24,697	70,052
853.00	29,462	27,857	97,909

Device	Routing	Invert	Outlet Devices
#1	Device 3	848.70'	4.0" Vert. Orifice/Grate C= 0.600
#2	Device 3	851.50'	48.0" Vert. Orifice/Grate C= 0.600
#3	Primary	848.70'	15.0" Round Culvert L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.70' / 848.50' S= 0.0038 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#4	Secondary	852.00'	60.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.91 cfs @ 16.95 hrs HW=851.65' (Free Discharge)

↑ **3=Culvert** (Passes 0.91 cfs of 7.12 cfs potential flow)
 ↑ **1=Orifice/Grate** (Orifice Controls 0.70 cfs @ 8.04 fps)
 ↑ **2=Orifice/Grate** (Orifice Controls 0.21 cfs @ 1.33 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.70' (Free Discharge)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Type II 24-hr 5 year Rainfall=3.25"

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Summary for Pond 4P: north wet pond

Inflow Area = 11.730 ac, 76.63% Impervious, Inflow Depth > 2.29" for 5 year event
 Inflow = 38.37 cfs @ 11.99 hrs, Volume= 2.237 af
 Outflow = 0.52 cfs @ 19.64 hrs, Volume= 0.357 af, Atten= 99%, Lag= 459.3 min
 Primary = 0.52 cfs @ 19.64 hrs, Volume= 0.357 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 850.21' @ 19.64 hrs Surf.Area= 50,787 sf Storage= 81,930 cf

Plug-Flow detention time= 345.3 min calculated for 0.357 af (16% of inflow)
 Center-of-Mass det. time= 187.3 min (947.2 - 759.9)

Volume	Invert	Avail.Storage	Storage Description
#1	848.50'	237,275 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.50	45,093	0	0
849.00	46,725	22,955	22,955
850.00	50,065	48,395	71,350
851.00	53,505	51,785	123,135
852.00	57,045	55,275	178,410
853.00	60,686	58,866	237,275

Device	Routing	Invert	Outlet Devices
#1	Primary	848.50'	18.0" Round Culvert L= 50.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 848.50' / 847.50' S= 0.0200 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.77 sf
#2	Secondary	852.00'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Device 1	848.50'	4.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	851.75'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.52 cfs @ 19.64 hrs HW=850.21' (Free Discharge)

↑ **1=Culvert** (Passes 0.52 cfs of 10.42 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.52 cfs @ 5.98 fps)
 ↑ **4=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.50' (Free Discharge)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Summary for Link 5L: LINK

Inflow Area = 13.583 ac, 66.18% Impervious, Inflow Depth > 0.42" for 5 year event
Inflow = 3.02 cfs @ 11.99 hrs, Volume= 0.475 af
Primary = 3.02 cfs @ 11.99 hrs, Volume= 0.475 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Link 6L: Combined

Inflow Area = 20.232 ac, 29.46% Impervious, Inflow Depth > 0.44" for 5 year event
Inflow = 5.11 cfs @ 11.98 hrs, Volume= 0.742 af
Primary = 5.11 cfs @ 11.98 hrs, Volume= 0.742 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

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Type II 24-hr 100 year Rainfall=6.43"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S-A: DevelopmentWest of Runoff Area=5.180 ac 72.00% Impervious Runoff Depth>5.04"
Tc=6.0 min CN=91 Runoff=43.72 cfs 2.175 af

Subcatchment1S-B: ridgeway Extention Runoff Area=0.814 ac 72.11% Impervious Runoff Depth>5.04"
Tc=6.0 min CN=91 Runoff=6.87 cfs 0.342 af

Subcatchment1S-C: proposed public Runoff Area=5.736 ac 81.45% Impervious Runoff Depth>5.33"
Flow Length=1,075' Tc=14.2 min CN=94 Runoff=39.37 cfs 2.547 af

Subcatchment1S-D: UNTREATED Runoff Area=1.853 ac 0.00% Impervious Runoff Depth>2.90"
Tc=6.0 min CN=70 Runoff=10.06 cfs 0.447 af

Subcatchment2S-A: Spruce Street 10+50 Runoff Area=2.819 ac 62.75% Impervious Runoff Depth>4.30"
Tc=6.0 min CN=84 Runoff=21.40 cfs 1.011 af

Subcatchment2S-B: Spruce Street 23+50 Runoff Area=1.913 ac 37.74% Impervious Runoff Depth>3.89"
Tc=6.0 min CN=80 Runoff=13.42 cfs 0.619 af

Subcatchment3S: EX SOUTH OF Runoff Area=15.500 ac 22.38% Impervious Runoff Depth>3.66"
Flow Length=1,261' Tc=20.7 min CN=78 Runoff=66.47 cfs 4.732 af

Pond 3P: south wet pond Peak Elev=852.51' Storage=83,840 cf Inflow=71.41 cfs 5.744 af
Primary=8.32 cfs 2.086 af Secondary=57.51 cfs 2.147 af Outflow=65.84 cfs 4.233 af

Pond 4P: north wet pond Peak Elev=851.88' Storage=171,558 cf Inflow=83.27 cfs 5.064 af
Primary=2.67 cfs 1.232 af Secondary=0.00 cfs 0.000 af Outflow=2.67 cfs 1.232 af

Link 5L: LINK Inflow=10.61 cfs 1.679 af
Primary=10.61 cfs 1.679 af

Link 6L: Combined Inflow=67.91 cfs 4.852 af
Primary=67.91 cfs 4.852 af

Total Runoff Area = 33.815 ac Runoff Volume = 11.874 af Average Runoff Depth = 4.21"
55.79% Pervious = 18.867 ac 44.21% Impervious = 14.948 ac

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Type II 24-hr 100 year Rainfall=6.43"

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Summary for Subcatchment 1S-A: Development West of Ridgeway 72% impervious

Runoff = 43.72 cfs @ 11.96 hrs, Volume= 2.175 af, Depth> 5.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
5.180	91	Urban industrial, 72% imp, HSG C
1.450		28.00% Pervious Area
3.730		72.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Min Tc

Summary for Subcatchment 1S-B: ridgeway Extention

Runoff = 6.87 cfs @ 11.96 hrs, Volume= 0.342 af, Depth> 5.04"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
0.476	98	Paved roads w/curbs & sewers, HSG C
0.227	74	>75% Grass cover, Good, HSG C
* 0.111	98	Sidewalk
0.814	91	Weighted Average
0.227		27.89% Pervious Area
0.587		72.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Minimum TC

Summary for Subcatchment 1S-C: proposed public Works

Runoff = 39.37 cfs @ 12.05 hrs, Volume= 2.547 af, Depth> 5.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
2.575	98	Paved parking, HSG C
1.119	98	Roofs, HSG C
0.978	98	Water Surface, HSG C
1.064	74	>75% Grass cover, Good, HSG C
5.736	94	Weighted Average
1.064		18.55% Pervious Area
4.672		81.45% Impervious Area

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Type II 24-hr 100 year Rainfall=6.43"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.9	300	0.0250	1.71		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.66"
11.3	775	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
14.2	1,075	Total			

Summary for Subcatchment 1S-D: UNTREATED

Runoff = 10.06 cfs @ 11.97 hrs, Volume= 0.447 af, Depth> 2.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
0.600	61	>75% Grass cover, Good, HSG B
1.253	74	>75% Grass cover, Good, HSG C
1.853	70	Weighted Average
1.853		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment 2S-A: Spruce Street 10+50 to 23+50

Runoff = 21.40 cfs @ 11.97 hrs, Volume= 1.011 af, Depth> 4.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
* 1.333	98	impervious
1.050	61	>75% Grass cover, Good, HSG B
0.436	98	Water Surface, HSG C
2.819	84	Weighted Average
1.050		37.25% Pervious Area
1.769		62.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc min

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Type II 24-hr 100 year Rainfall=6.43"

Printed 11/14/2019

Page 27

Summary for Subcatchment 2S-B: Spruce Street 23+50 to 30+19 & UNTREATED

Runoff = 13.42 cfs @ 11.97 hrs, Volume= 0.619 af, Depth> 3.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
* 0.722	98	impervious
0.380	61	>75% Grass cover, Good, HSG B
0.811	74	>75% Grass cover, Good, HSG C
1.913	80	Weighted Average
1.191		62.26% Pervious Area
0.722		37.74% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, tc min

Summary for Subcatchment 3S: EX SOUTH OF SPRUCE ST- PREDEVELOPMENT ONLY

Runoff = 66.47 cfs @ 12.13 hrs, Volume= 4.732 af, Depth> 3.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.43"

Area (ac)	CN	Description
4.220	85	1/8 acre lots, 65% imp, HSG B
0.250	75	1/4 acre lots, 38% imp, HSG B
0.970	90	1/8 acre lots, 65% imp, HSG C
* 5.060	78	HSG C Cropland 35-62 (d)(2)
* 5.000	69	HSG B Cropland
15.500	78	Weighted Average
12.031		77.62% Pervious Area
3.469		22.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	300	0.0212	0.41		Sheet Flow, Cultivated: Residue<=20% n= 0.060 P2= 2.66"
8.6	961	0.0133	1.86		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.7	1,261	Total			

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Type II 24-hr 100 year Rainfall=6.43"

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Summary for Pond 3P: south wet pond

Inflow Area = 18.319 ac, 28.59% Impervious, Inflow Depth > 3.76" for 100 year event
 Inflow = 71.41 cfs @ 12.10 hrs, Volume= 5.744 af
 Outflow = 65.84 cfs @ 12.19 hrs, Volume= 4.233 af, Atten= 8%, Lag= 5.4 min
 Primary = 8.32 cfs @ 12.19 hrs, Volume= 2.086 af
 Secondary = 57.51 cfs @ 12.19 hrs, Volume= 2.147 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 852.51' @ 12.19 hrs Surf.Area= 27,887 sf Storage= 83,840 cf

Plug-Flow detention time= 108.1 min calculated for 4.233 af (74% of inflow)
 Center-of-Mass det. time= 46.2 min (828.1 - 781.9)

Volume	Invert	Avail.Storage	Storage Description
#1	848.70'	97,909 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.70	16,371	0	0
849.00	17,224	5,039	5,039
850.00	20,133	18,679	23,718
851.00	23,142	21,638	45,355
852.00	26,252	24,697	70,052
853.00	29,462	27,857	97,909

Device	Routing	Invert	Outlet Devices
#1	Device 3	848.70'	4.0" Vert. Orifice/Grate C= 0.600
#2	Device 3	851.50'	48.0" Vert. Orifice/Grate C= 0.600
#3	Primary	848.70'	15.0" Round Culvert L= 52.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 848.70' / 848.50' S= 0.0038 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.23 sf
#4	Secondary	852.00'	60.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=8.32 cfs @ 12.19 hrs HW=852.51' (Free Discharge)

↑ **3=Culvert** (Inlet Controls 8.32 cfs @ 6.78 fps)
 ↑ **1=Orifice/Grate** (Passes < 0.80 cfs potential flow)
 ↑ **2=Orifice/Grate** (Passes < 8.48 cfs potential flow)

Secondary OutFlow Max=57.07 cfs @ 12.19 hrs HW=852.51' (Free Discharge)

↑ **4=Broad-Crested Rectangular Weir** (Weir Controls 57.07 cfs @ 1.88 fps)

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Type II 24-hr 100 year Rainfall=6.43"

Printed 11/14/2019

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Summary for Pond 4P: north wet pond

Inflow Area = 11.730 ac, 76.63% Impervious, Inflow Depth > 5.18" for 100 year event
 Inflow = 83.27 cfs @ 11.99 hrs, Volume= 5.064 af
 Outflow = 2.67 cfs @ 14.33 hrs, Volume= 1.232 af, Atten= 97%, Lag= 140.7 min
 Primary = 2.67 cfs @ 14.33 hrs, Volume= 1.232 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 851.88' @ 14.33 hrs Surf.Area= 56,618 sf Storage= 171,558 cf

Plug-Flow detention time= 336.6 min calculated for 1.231 af (24% of inflow)
 Center-of-Mass det. time= 192.1 min (937.1 - 744.9)

Volume	Invert	Avail.Storage	Storage Description
#1	848.50'	237,275 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
848.50	45,093	0	0
849.00	46,725	22,955	22,955
850.00	50,065	48,395	71,350
851.00	53,505	51,785	123,135
852.00	57,045	55,275	178,410
853.00	60,686	58,866	237,275

Device	Routing	Invert	Outlet Devices
#1	Primary	848.50'	18.0" Round Culvert L= 50.0' RCP, groove end w/headwall, Ke= 0.200 Inlet / Outlet Invert= 848.50' / 847.50' S= 0.0200 ' S= 0.0200 ' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 1.77 sf
#2	Secondary	852.00'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Device 1	848.50'	4.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	851.75'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.67 cfs @ 14.33 hrs HW=851.88' (Free Discharge)

↑ **1=Culvert** (Passes 2.67 cfs of 17.25 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.75 cfs @ 8.63 fps)
 ↑ **4=Orifice/Grate** (Weir Controls 1.91 cfs @ 1.18 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=848.50' (Free Discharge)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

post development site

Type II 24-hr 100 year Rainfall=6.43"

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Summary for Link 5L: LINK

Inflow Area = 13.583 ac, 66.18% Impervious, Inflow Depth > 1.48" for 100 year event
Inflow = 10.61 cfs @ 11.97 hrs, Volume= 1.679 af
Primary = 10.61 cfs @ 11.97 hrs, Volume= 1.679 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Link 6L: Combined

Inflow Area = 20.232 ac, 29.46% Impervious, Inflow Depth > 2.88" for 100 year event
Inflow = 67.91 cfs @ 12.19 hrs, Volume= 4.852 af
Primary = 67.91 cfs @ 12.19 hrs, Volume= 4.852 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Appendix G: Test Pick Documentation



SOIL AND SITE EVALUATION – STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Page 1 of 1

Attach a complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent of slope, scale or dimensions, north arrow, and BM referenced to nearest road

Please print all information

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]

County

Parcel I.D.

Reviewed by:

Date:

Property Owner

Property Location: State Highway 60

Govt. Lot NE 1/4 NW 1/4 S 20 T10N R20E

Property Owner' Mail Address

Lot #

Block #

Subd. Name or CSM #

City State Zip Code Phone Number

City

x

Village

Town

Nearest Road

Jackson

Main Street

Drainage area

sq. ft.

acres

Test site suitable for (check all that apply)

☐ Site not suitable:

☐ Bioretention

☐ Subsurface Dispersal System:

☐ Reuse:

☐ Irrigation:

☐ Other:

Hydraulic Application Test

Method

☒ Morphological Evaluation
☐ Double Ring Infiltrometer
☐ Other: (specify)

Soil Moisture

Date of soil borings 10/08/18

USDA-NRCS WETS Value:

☐ Dry = 1;
☐ Normal = 2;
☐ Wet = 3

1

#OBS.

☒

Pit

☐

Boring

Ground surface elevation 851.5 ft. Elevation of limiting factor _____ ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate inches/Hr
A	0-12	10YR 3/2	--	L	1, F, ABK	M, FR	A - I	<5	--	0.24
B	12-30	10YR 4/3	SPOTS, C, 2, D, 10YR 5/1	CL	1, F, ABK	M, FR	G - W	<5	85	0.03
B/C	30-90	10YR 4/3	SPOTS, C, 2, D, 10YR 5/1	SICL	1, F, ABK	M, FI	C - S	5	85	0.04
C	90-144	10YR 5/1	--	SICL	MA	M, VFI	--	25	85	0.04

Comments: Significant amount of cobbles and boulders encountered between 90 inches to test pit termination depth

2

#OBS.

☒

Pit

☐

Boring

Ground surface elevation 850.5 ft. Elevation of limiting factor _____ ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate inches/Hr
A	0-18	10YR 3/2	--	L	1, F, GR	M, FR	A - W	<5	85	0.24
B	18-24	10YR 5/2	--	SICL	1, F, ABK	M, FR	G - S	<5	90	0.04
C	24-108	10YR 4/3	SPOTS, C, 2, D, 10YR 5/1	SICL	1, F, ABK	M, VFR	--	10	85	0.04

Comments: Water observed weeping from excavation sidewalls approximately 42 inches below adjacent ground surface. Water observed to accumulate within excavation at approximately 60 inches below adjacent ground surface.

Name (Please Print)

Benjamin M. Stark

Signature

Credential Number

1358168

Address

N8W22350 Johnson Drive, Suite A1 Waukesha, WI

Date Evaluation Conducted

October 14, 2019

Telephone Number

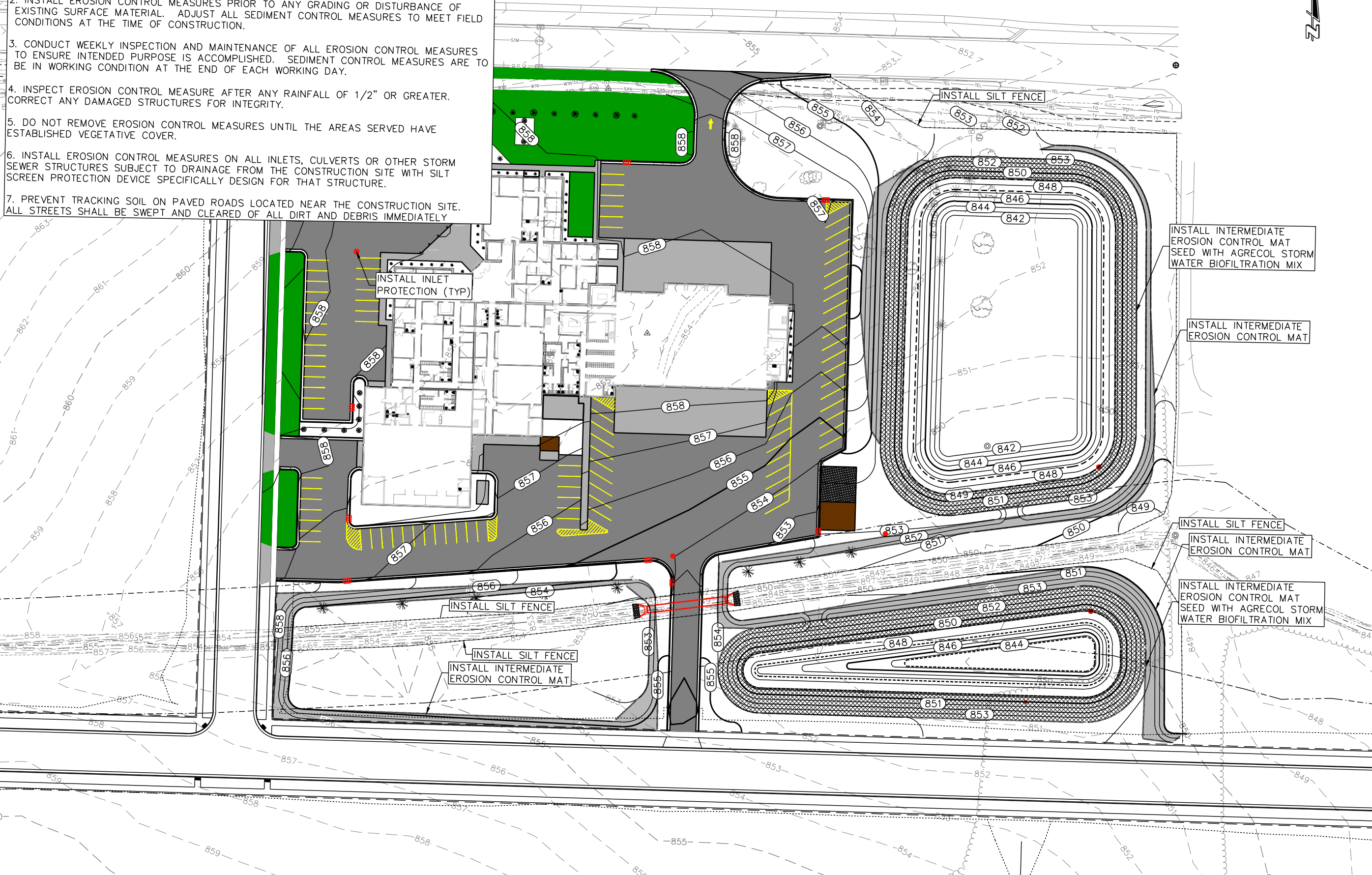
(262) 544-0118

Appendix H: Erosion Control

I:\Clients-Cdrbrg-Jackson-Village of 002 Public Safety Building Conceptual Planning-Design\100 Con\DWG\00base5789-002 Site design-recover.dwg 11/18/19 2:44:46 PM

STANDARD EROSION CONTROL PROVISIONS

1. IMPLEMENT EROSION CONTROL MEASURES AS SPECIFIED HEREIN. INSTALL SILT FENCE AND SEDIMENT LOG WHERE CALLED OUT ON THE PLANS PER THE STANDARD DETAIL AND AS DIRECTED BY THE ENGINEER. THE QUANTITY OF SILT FENCE AT ANY LOCATION MAY VARY BASED ON FIELD CONDITIONS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. ADJUST ALL SEDIMENT CONTROL MEASURES TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
3. CONDUCT WEEKLY INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. SEDIMENT CONTROL MEASURES ARE TO BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. INSPECT EROSION CONTROL MEASURE AFTER ANY RAINFALL OF 1/2" OR GREATER. CORRECT ANY DAMAGED STRUCTURES FOR INTEGRITY.
5. DO NOT REMOVE EROSION CONTROL MEASURES UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER.
6. INSTALL EROSION CONTROL MEASURES ON ALL INLETS, CULVERTS OR OTHER STORM SEWER STRUCTURES SUBJECT TO DRAINAGE FROM THE CONSTRUCTION SITE WITH SILT SCREEN PROTECTION DEVICE SPECIFICALLY DESIGN FOR THAT STRUCTURE.
7. PREVENT TRACKING SOIL ON PAVED ROADS LOCATED NEAR THE CONSTRUCTION SITE. ALL STREETS SHALL BE SWEEPED AND CLEARED OF ALL DIRT AND DEBRIS IMMEDIATELY



REVISIONS		
NO.	DATE	DESCRIPTION

ARCHITECT/ENGINEER:

800-472-7372
www.cedarcorp.com

Cedar corporation

engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:

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

JOB NO.
J5789-002

DRAWN BY:
BJG

CHECKED BY:
RDD

ISSUE DATE
SEPTEMBER 2019

SET TYPE
PRELIMINARY

EROSION
CONTROL PLAN

0 20' 40' 80'

SHEET NO.
C103



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Official Version 1.0 (05-15-2015)



YEAR 1

Developer: Village of Jackson
 Project: Public Safety Building
 Date: 11/19/2019
 County: Washington

Version 1.0

Activity	Begin Date	End Date	Period % R	Annual R Factor	Sub Soil Texture	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A (tons/acre)	Sediment Control Practice	Sediment Discharge (tons/acre)
Bare Ground	6/15/2020	9/15/2020	58.6%	120	Silt Loam	0.43	1.6%	600	0.29	1.00	8.8	Silt Fence	4.9
Bare Ground	9/15/2020	4/15/2021	18.9%	120	Silt Loam	0.43	1.6%	600	0.29	1.00	2.8	Sediment Basin	0.5
Seed with Mulch or Er	4/15/2021	6/15/2021	22.5%	120	Silt Loam	0.43	1.6%	600	0.29	0.10	0.3	Sediment Basin	0.0
End	6/15/2021	-----	-----	-----	-----	-----	1.6%	600	0.29	-----	-----	Sediment Basin	0.0
		-----	-----	-----	-----	-----	1.6%	0	-----	-----	-----		0.0
		-----	-----	-----	-----	-----	0.0%	0	-----	-----	-----		0.0
TOTAL											12.0	TOTAL	5.5
												% Reduction Required	9%

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
 The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
 For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1 and 8/1-8/21 Turf, introduced grasses and legumes
 Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	JMP
Date	11/19/2019

ORDINANCE #23-10

AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN CHAPTER 48 OF THE VILLAGE OF JACKSON MUNICIPAL CODE FOR A PLANNED UNIT DEVELOPMENT DISTRICT (PUD-04)

WHEREAS, the Village of Jackson Village Board 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 (hereafter property owner) owns the property located south of Spruce Street (hereafter subject property), more particularly described as The Oaks of Jackson (Parcel: V3_053600B); and

WHEREAS, the property owner has submitted a petition to amend the Planned Unit Development Zoning District PUD-04 for the subject property; and

WHEREAS, the Village of Jackson Plan Commission reviewed the petition at their meeting on July 20, 2023, and recommended approval as set forth in this ordinance; and

WHEREAS, upon due notice as required by the zoning code, the Village Board conducted a public hearing on August 8, 2023, to accept public input; and

WHEREAS, the Village Board accepted the Plan Commission's recommended code amendment without revision; and

WHEREAS, the Village Board, after careful review and upon consideration of the recommendation of the Plan Commission and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Village of Jackson, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

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

Section 1 To amend Section 48-155.3 of the zoning code for the zoning district identified as PUD-04 – District III as set forth below:

- (a) Generally. PUD-04 – District III is intended to provide for two-family residential development, served by municipal sewer and water facilities. This zoning designation shall not be used in any other location except for the parcel described as Lot 41 as depicted in the Final Plat.
- (b) Permitted uses. Attached two-family dwellings, up to ten (10) dwelling units per lot.
- (c) Accessory uses. Permitted accessory uses include private attached garages, 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).
- (e) 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 dwelling shall be as follows: 1-bedroom, 700 sq. ft.; 2-bedroom, 1,000 sq. ft. The maximum impervious area shall not exceed 70 percent of the lot area.
- (f) Lot area and width: Lots shall be a minimum of 37,000 square feet in area and shall not be less than 350 feet in width at the front yard setback line.
- (g) Setbacks and yards. There shall be a minimum building setback of 25 feet from the front yard right-of-way. There shall be a minimum side yard of 7 feet. Corner lots shall have a minimum side yard setback of 15 feet from the street-side right-of-way. There shall be a minimum rear yard setback of not less than 15 feet. Driveways and other paved surfaces shall have a minimum setback of 3 feet from an abutting property line.
- (h) Parking. A minimum of two (2) off-street parking stalls shall be provided per dwelling unit.

Section 2. Revisions to the zoning map. Upon adoption of this section, the zoning map is hereby amended to incorporate the zoning for the parcel.

Section 3. This ordinance shall become effective upon passage and posting, or publication as provided by law.

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

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

Introduced by: _____ Seconded by: _____

Vote: _____aye _____nay Passed and approved _____

VILLAGE OF JACKSON

By: _____
Brian J. Heckendorf, Village President

Attest:

Pam Wolf, Deputy 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

Exhibit A

THE OAKS OF JACKSON NEIGHBORHOOD

Jackson, Wisconsin

PLANNED UNIT DEVELOPMENT

ADOPTED: FEBRUARY 14, 2023

AMENDMENT SUBMITTED: JUNE 30, 2023

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INTENT OF DOCUMENT

The intent of this document is to provide the Village of Jackson with a Planned Unit Development that summarizes the components of the proposed Oaks of Jackson Neighborhood.

PROJECT NAME

Oaks of Jackson

PROJECT OWNERS

Village of Jackson

CONTACTS

Applicants:

Village of Jackson

Washington County

Design Team:

Engineering:

Short Elliott Hendrickson, Inc.

501 Maple Avenue

Delafield, Wisconsin 53018

Phone: 414.949.8905

Planning:

Vandewalle and Associates

120 E. Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

EXISTING CONDITIONS

Existing Zoning:

Undeveloped Land PUD

Existing Parcel: V3_053600B

Legal Description: See Exhibit A-1: Legal Description

Comprehensive Plan for the Village of Jackson: 2050

Land Use Plan

Project Area: Residential

Adjoining Parcels: North: Commercial

 Northeast: Commercial; Governmental and Institutional

 East: Medium Density Residential; Multi-Family/High-Density
 Urban Residential

 South: Medium Density Residential

 West: Multi-Family/High-Density Urban Residential

Lot Area: 20.48 acres

SITE INFORMATION

The Oaks of Jackson is located in the central portion of the Village of Jackson, south of Highway 60 and the Village of Jackson Municipal Complex. The land currently is comprised of agricultural fields fronting on a newly completed segment of Spruce Street. The site generally slopes from a high point in the southern part of the site down toward the northeastern end of the site at Spruce Street. The site is surrounded by residential development on three sides.

Abutting Uses:

North: Village Municipal Building

 Agricultural/Vacant

East: Agricultural/Vacant

 Twin Home Residential

South: Single Family Residential

West: Multi-Family Residential

ZONING REQUEST

Planned Unit Development

ZONING REQUEST JUSTIFICATION

According to Sec. 48-151(b), the planned unit development (PUD) procedure offers flexibility in design and layout for residential, commercial, and industrial developments and makes it possible for mixed uses to be integrated into a development. The design of the Oaks of Jackson Neighborhood, facilitated by the PUD zoning, seeks to create housing variety within a Next Generation Housing Pilot Project in partnership with Washington County. This housing variety allows the project to provide a wider spectrum of housing types at attainable price points, with a particular focus on first-time homebuyers, people working in Washington County, young adults and families, and any others seeking to build equity through homeownership. Development of these housing formats will be achieved through the creation of detailed zoning standards, available through the application of the PUD zoning district.

COMPLIANCE

- a) According to Sec. 48-151(c) of the Village of Jackson zoning ordinance, the planned unit development proposal shall be in compliance with the adopted plans and policies of the village for development.
 - The proposed PUD is compliant with the Village's adopted plans and policies. Specifically, the Village's 2050 Comprehensive Plan (updated in 2019) recommends this site for "residential" on the Land Use Plan map. The TID #7 Project Plan (adopted in 2022) recommends this area for a mix of single family and multi-family residential. Implementing a Pilot Project for Next Generation Housing in this location is consistent with the Memorandum of Understanding signed in 2022 by the Village of Jackson and Washington County.
- b) The owner or developer shall provide assurance that the approved planned unit development (PUD) project, including the conditions of approval and schedule, will be complied with.
 - The owner and developer (Village Jackson) will comply with the approved PUD.
- c) The developer or owner shall sign and record a development agreement, a development plan showing all improvements to be constructed, and any deed restrictions or covenants required for approval.
 - The owner and developer (Village Jackson) will meet these requirements when applicable.
- d) The owner shall incorporate the requirements of this subsection in any development agreement required for the project.
 - The owner and developer (Village Jackson) will meet these requirements.

CRITERIA FOR APPROVAL

The approval of the Planned Unit Development proposal by the Village Board shall be based on the following:

- a) Compatibility with surrounding development.
 - The proposed neighborhood will be compatible with surrounding development, as it is surrounded by residential on three sides. The proposed neighborhood will be predominately single family, but will include a mix of single family homes, duplex homes, and townhomes. The proposed single family residential will be located adjacent to existing single family homes to the south and existing duplex homes to the east. A landscape easement on the east side of the neighborhood will mitigate potential impacts to existing duplex homes to the east. Proposed townhomes will be compatible with surrounding development as they will be of comparable or lower density than the adjacent existing multi-family development to the west. Land to the north is undeveloped. Residential development will complement the Village Municipal Complex to the north and provide residents with easy access to Village services. The proposed neighborhood is connected to the rest of the Village via Spruce Street and has connections to surrounding neighborhoods via multi-use trails. These connections will tie the neighborhood into the fabric of the rest of the community.
- b) Compatibility with plans and policies approved by the village.
 - The proposed PUD supports a number of Village objectives, including:
 - Provides quality residential and growing tax base within TID #7.
 - Increases homeownership opportunities within the Village.
 - Provides a variety of housing options, including single family residential, to accommodate different household sizes, incomes, lifestyles, and age groups.
 - Participates in the Pilot Program for Washington County's Next Generation Housing initiative.
- c) Assurance of compliance of development agreement.
- d) Assurance of compliance of development site plan.
- e) Assurance of compliance of deed restrictions or restrictive covenants as required.
- f) Assurance of compliance of performance bonds.
- g) Assurance of compliance of proof of financial capability.
- h) Assurance of compliance of schedule of construction.
 - For c) through h), above, the Village will require such assurances from builders where applicable.

SUBMITTAL REQUIREMENTS

- a) All preliminary subdivision submittal requirements, including erosion control plans.
 - See Exhibit A-2: Preliminary Plat
- b) A development plan, showing all proposed improvements, including landscaping, the siting and elevations of all proposed primary structures, and details of any improvement deemed necessary by the staff.
 - See Exhibit A-2: Preliminary Plat

- c) A proposal consisting of the restrictions, covenants, phasing, and assurances, which will assure the completion and the expectations of the project.
 - The Village will provide these materials following selection of builders.
- d) Development agreement depicting all improvements to be constructed.
 - The Village will provide this following selection of builders.

DEVELOPMENT CONCEPT

The Oaks of Jackson neighborhood provides opportunities for diverse residential housing options, bicycle and pedestrian amenities, tree preservation, and high quality of life for residents. This site creates strong transportation connections to the north and ample bicycle/pedestrian connections to the south and throughout the neighborhood, while preserving trees and accounting for stormwater management. The mix of housing units and smaller lots sizes will contribute to an inviting neighborhood environment and complement the Village's community character.

The Village of Jackson is developing this neighborhood in partnership with Washington County. As a Pilot Project for the County's Next Generation Housing initiative, this neighborhood will result in the creation of 101 attainably priced, owner-occupied homes, consistent with the objectives of the Next Generation Housing initiative. It is expected to provide housing for both current and future Jackson residents, and it is expected to attract working households and individuals, first-time homebuyers, empty nesters, and others seeking homeownership opportunities on a smaller scale.

WHY PLANNED UNIT DEVELOPMENT?

Using sound planning and design principles, the Oaks of Jackson neighborhood will expand the range of housing options in the Village within a cohesive and vibrant new neighborhood. The neighborhood is enhanced through the integration of open spaces, trails, connections to Hickory Lane Park, and other nearby neighborhood amenities such as the Village Municipal complex.

The Planned Unit Development (PUD) zoning district is the most appropriate zoning approach for this neighborhood, as it allows for the comprehensive planning and design of the multifaceted project. It also enables the creative and innovative policies of the Next Generation Housing initiative. The PUD process will also benefit the Village of Jackson in that it will maximize opportunities for review and input into the planning process, implement community goals, offer housing diversity in price and format, and create a unique neighborhood in an area that the Village has prioritized for investment.

A detailed list of departures from standard zoning districts is found at the end of this document.

PROPOSED LAND USE SUMMARY

See Exhibit A-3: District Plan

Projected Construction: 2023-2028

Proposed Use:

40	Single Family Homes
13	Single Family Homes, Private Drive
10	Duplex Homes
Up to 40	Townhomes

SINGLE FAMILY HOMES

Single family homes within the project will include both private-drive-accessed and street-accessed configurations that can accommodate a range of house designs, architectural treatments, landscaping, floor plans and price points. This will create an integrated and diverse neighborhood that also blends easily into the surrounding neighborhoods.

DUPLEXES

Duplex homes within the neighborhood provide attached housing options. This dwelling unit type consists of two separate units arranged side-by-side. Each half of the duplex has a private individual exterior entrance, and ownership includes half of the building. Certain floorplans may include shared driveways. The duplexes will employ a condominium form of ownership, and a condo association will address maintenance of shared open space.

TOWNHOMES

The inclusion of townhomes along Spruce Street and on the west side of the site expands the housing options within the neighborhood while maintaining the character and overall neighborhood aesthetic. The townhomes are in a side-by-side attached format and will be accessed by private drives at the rear of the building. Each unit will have a private entrance. The townhomes will employ a condominium form of ownership, and a condo association will address maintenance of shared building, open space, and paved areas.

MULTIUSE TRAILS

Multiuse trails are located throughout the neighborhood to provide safe and convenient access for people walking and biking.

STORMWATER MANAGEMENT

Stormwater management retention ponds will be located on the north side of the site – one at the northwest corner of the site, one in Outlot 7, and one in Outlot 2. Additional stormwater management facilities are permitted thorough the PUD, subject to Village approval.

OPEN SPACE

An outlot containing a woodland is provided. Open space will be provided on individual lots and outlots. Open space is permitted throughout the PUD.

PERMITTED USES AND DENSITY

No uses shall be permitted on the property which are not permitted uses, or conditional uses, under the provisions of this PUD, or amendments to the PUD which may be approved in the future under the Jackson zoning code. Uses identified as conditional uses shall require a Conditional Use Permit pursuant to the applicable Village Code provisions.

- a) *Density*. The former zoning classification of the area under consideration shall serve as the primary requisite in determining the density of dwelling units within the proposed PUD unless it was found that a reduction or increase would be in the best interest of the village.
 - The subject property is currently zoned PUD. There is no former zoning classification. The Village maintains that the proposed gross density of approximately 5.4 dwelling units per acre for the entire development would be in the best interest of the Village in order to provide more housing and a variety of different formats in a location that is planned for residential growth and easily served by existing Village services, utilities, and other community facilities. This is consistent with the maximum density in the Village's R-5 Single Family Residential District.
- b) *Permitted uses*. The following uses shall be permitted by right in the PUD district:
 - Refer to the "District Descriptions" section below.
- c) *Conditional uses*. The following uses shall be permitted by conditional use permit in the PUD district.
 - Refer to the "District Descriptions" section below.

Development standards not directly addressed by this PUD (such as accessory structures, fencing, and signage) are subject to applicable Village of Jackson Code provisions.

District I Zoning Text

Zoning Regulation	District I
Minimum Lot Area	6,000 square feet
Minimum Lot Width at Front Yard Setback	60 feet* 70 feet for corner lots
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet*
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right-of-way
Minimum Rear Yard Setback	15 feet**
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	60%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	15 feet
Fences	Per zoning ordinance

*For Lots 25, 26, 38, 39, and 40, minimum front yard setbacks shall be increased to 30 feet when needed to meet minimum lot width at the front yard setback.

** For lots containing the landscape easement, rear yard setbacks will be measured from the boundary of the landscape easement, as opposed to the rear property line.

District II Zoning Text

Zoning Regulation	District II
Minimum Lot Area	4,000 square feet
Minimum Lot Width at Front Yard Setback	40 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right of way
Minimum Rear Yard Setback to Attached Garage	2 feet
Minimum Rear Yard Setback to House	20 feet
Garage Rear Yard Exclusion Zone (interior lots)	Face of garage may not be placed between 8 and 18 feet from private drive right-of-way to avoid creation of partial parking spaces between the garage and the private drive.
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	15 feet
Fences	Per zoning ordinance

DISTRICT III: DUPLEX

Permitted Uses:

- Duplex Homes with front-loaded garage, ten dwelling units per lot
- Stormwater management

Conditional Uses:

- Group homes, foster homes, and halfway houses, provided that there shall 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.

Permitted Accessory Uses:

- Private garages (1 per dwelling unit)
- Sheds (garden, tool and storage) incidental to the residential use (1 per dwelling unit)
- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

Duplex homes offer attached housing with front-loaded garages at a scale compatible with nearby single family residential.

Proposed Dwelling Units 10 units on a single lot

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.

District III Zoning Text

Zoning Regulation	District III
Minimum Lot Area	37,000 square feet
Minimum Lot Width at Front Yard Setback	350 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls per unit
Maximum Impervious Surface Ratio	70%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 700 square feet 2-bedroom dwelling: 1,000 square feet
Accessory Structures	15 feet
Fences	Per zoning ordinance

DISTRICT IV: TOWNHOME

Permitted Uses:

- Townhomes accessed from private drive at the rear of the home
- Stormwater management

Conditional Uses:

- None

Permitted Accessory Uses:

- Private garages (1 per dwelling unit)
- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

This district's homes contribute additional housing diversity within the neighborhood. Townhomes offer attached housing with rear-loaded garages at a scale compatible with nearby single family residential. The format provides housing options with a condominium form of ownership that will appeal to those interested in a quality home with less house and yard maintenance.

Proposed Dwelling Units up to 40 units

Character Guidelines

- Buildings should be oriented to the street or the open space, as opposed to the rear private drive.
- Surface parking lots should be landscaped to break up paved areas.
- Buildings will be 2-3 stories with parking on the lower level.
- Pedestrian connections and landscaping will be utilized to create relationships between the residential buildings, streets, frontages, and to the sidewalk and trail network.
- Architectural elements such as balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade and relationship to the neighborhood.
- Buildings should take advantage of views to open space and stormwater ponds.

District IV Zoning Text

Zoning Regulation	District IV
Minimum Lot Area	3,000 square feet per dwelling unit
Minimum Lot Width at Front Yard Setback	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	5 feet
Maximum Principal Building Height	40 feet
Minimum Off-Street Parking	One off-street parking stall per unit
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 500 square feet 2-bedroom dwelling: 700 square feet 3-bedroom dwelling: 900 square feet
Accessory Structures	15 feet
Fences	Per zoning ordinance

AMENITIES AND CONDITIONS

STORMWATER

Stormwater ponds will be provided on the north side of the development, specifically on Outlot 2, Outlot 7, and the north side of Outlot 6. Approximately 1.5 acres of stormwater will be provided. These stormwater facilities will be owned and maintained by a homeowner's association. There is potential for on-site stormwater facilities such as rain gardens in other locations in the neighborhood, which will be maintained by the property owner.

OPEN SPACE

The neighborhood is within walking distance from the 14-acre Hickory Lane Park as well as the Jackson Area Community Center. The neighborhood will be connected to Hickory Lane Park via paved trails and sidewalks. Private open space around the townhomes will be owned and maintained by a private association.

TREE PRESERVATION AREA

Outlot 1 will be used for the preservation of existing oak trees and public open space. It will include a walking path, and the area will be maintained by a homeowner's association. No development is permitted within Outlot 1. Within the Tree Preservation Area, the following regulations apply:

- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- No person shall deposit any material in the Tree Preservation Area, including, but not limited to, litter, yard waste, brush, sand, stone, concrete, wood, grass, dirt, garbage, petroleum products, and toxins.
- No person shall be permitted to hunt, capture, or harm any living creature or possess any such devices designed for such purpose.
- All animals brought to property must be leashed. The owner or handler shall be responsible for the proper disposal of animal waste.
- No person shall operate any snowmobile, all-terrain vehicle, go-cart, or similar motorized vehicle.
- Amusement devices, camping structures, tents, trailers, or any similar structures shall not be permitted.
- No fires shall be built except in fireplaces or grills designed for such purpose. All embers shall be disposed of in a proper manner.

LANDSCAPE EASEMENT & BERM

A landscape easement and berm are provided on the east side of the neighborhood.

- Rear yard setbacks shall be measured from the boundary of the landscape easement, as opposed to the rear property line.
- The easement area shall be maintained by owners of the underlying property.
- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- Storage of any type of material in the easement is prohibited.

OUTLOT 6

Outlot 6 is intended for townhomes. A condominium plat will be prepared once the specific townhome layout is determined. An ANR pipeline easement runs north-south through the length of the western portion of the site. This easement is included as part of Outlot 6.

A paved trail/sidewalk will be located adjacent to the front doors of the townhomes just west of the ANR pipeline easement. It will create a pedestrian connection between Spruce Street and the southern edge of the neighborhood.

OUTLOT 8

Outlot 8 is intended for townhomes on the north side and single family homes on the south side. All dwelling units and garages will be accessed by a shared private drive running east-west through the outlot and connected to Ridgeway Drive. A condominium plat will be prepared once the specific townhome layout is determined. The lots for the single family homes will be created after builders are selected.

PAVED TRAILS AND SIDEWALKS

The bicycle and pedestrian network comprises of both sidewalks and paved trails. Sidewalks will be provided on both sides of the street per Village Standards and will be owned and maintained by the Village.

All trails will be owned and maintained by a homeowner's association. Trails will be a minimum of five feet in width and paved in asphalt or concrete. The trail system includes:

- A paved trail on Outlot 6, just west of the ANR pipeline easement, that runs north-south and connects northward to Spruce Street and southward to the sidewalk on Hickory Lane, and onward to Hickory Lane Park and the Jackson Area Community Center. This trail will be adjacent to the front doors of the townhomes on Outlot 6.
- A paved trail on the southwest side of the neighborhood running east-west, connecting the townhomes to the sidewalk on Ridgeway Drive.
- Three paved trails on the south side of the neighborhood, each running north-south between single family lots, connecting Ridgeway Drive to the sidewalks on Linden Drive, Aspen Drive, and Hawthorn Drive.
- An unpaved trail runs north-south through the tree preservation area in Outlot 7.

STREETS

The neighborhood features a connected street network. Spruce Street, an east-west street, forms the northern boundary of the neighborhood. Ridgeway Drive will be extended southward through the neighborhood, and it will continue eastward and then northward. Jackson Oaks Drive will be an east-west segment that connects to Ridgeway Drive. To the south, Hawthorn, Aspen, and Linden Drives will be finished as cul de sacs and will not be extended into the Jackson Oaks neighborhood.

Residential local street widths have been used to meet both vehicle and pedestrian needs. Street trees and grass terraces will enhance the pedestrian experience.

A private driveway will serve the townhomes in Outlot 6 on the west side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this driveway.

A private drive will serve the single family homes and townhomes in Outlot 8 on the north side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this drive.

MAILBOXES

Per United States Postal Service requirements, cluster mailboxes will be used and placed throughout the neighborhoods in private easements or private outlots. The final locations and signing will be determined on phase by phase basis. If mailboxes are placed in an outlot, they will need to be in their own outlot. The homeowner's association will be responsible for the maintenance of the mailboxes.

ACCESSORY STRUCTURES

Per Village of Jackson zoning ordinance.

FENCES

Per Village of Jackson zoning ordinance.

PHASING

The neighborhood is projected to be built out in multiple phases over the span of the next one to five years. Final phase lines and sequencing will be determined based on market demand.

HOMEOWNER'S ASSOCIATION

The Oaks of Jackson Neighborhood will be governed by a homeowner's association. Maintenance responsibilities will be further detailed in the amended covenants and restrictions recorded against each property.

PROPOSED DEPARTURES FROM STANDARD ZONING DISTRICTS

The following tables summarize proposed departures from standard Village of Jackson zoning districts. The proposed departures allow for the diversity of lot/housing types, spanning single family, single family with private drive, duplex homes, and townhome options. The tables below highlight only departures from standard zoning districts. Refer to District Descriptions for a complete list of requirements for each district.

Departures from Standard Zoning – PUD Districts I and II

Zoning District Requirements	Village of Jackson R-5 Single-Family Residential District	<u>Proposed Departures:</u> PUD District I Single Family	<u>Proposed Departures:</u> PUD District II Single Family, Private Drive
Minimum Lot Area	8,000 square feet	6,000 square feet	4,000 square feet
Minimum Lot Width	70 feet	60 feet (70 feet for corner lots)	40 feet
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 8 feet Rear yard: 25 feet	Front yard: 20 feet Side yard: 7 feet Rear yard: 15 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 20 feet

Departures from Standard Zoning – PUD District III

Zoning District Requirements	Village of Jackson R-6 Two-Family Residential District	<u>Proposed Departures:</u> PUD District III Duplex
Minimum Lot Area	6,000 square feet per dwelling unit	37,000 square feet
Minimum Lot Width	85 feet (2 units per lot)	350 feet
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 15 feet Rear yard: 25 feet	Front yard: 25 feet Side yard: 7 feet Rear yard: 15 feet

Departures from Standard Zoning – PUD District IV

Zoning District Requirements	Village of Jackson R-8 Multiple-Family Residential District	<u>Proposed Departures:</u> PUD District IV Townhome
Minimum Lot Area	16,000 square feet	3,000 square feet per dwelling unit
Minimum Lot Width	85 feet	100 feet
Minimum Setbacks	Front yard: 30 feet Side yard: 20 feet Rear yard: 25 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 15 feet
Maximum Principal Building Height	35 feet	40 feet

EXHIBITS

Exhibit A-1: Legal Description

Exhibit A-2: Preliminary Plat

Exhibit A-3: District Plan

Exhibit A

THE OAKS OF JACKSON NEIGHBORHOOD

Jackson, Wisconsin

PLANNED UNIT DEVELOPMENT

~~SUBMITTED: DECEMBER 28, 2022~~

~~REVISED: FEBRUARY 2, 2023~~ ADOPTED: FEBRUARY
14, 2023

AMENDMENT SUBMITTED: JUNE 30~~49~~, 2023

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INTENT OF DOCUMENT

The intent of this document is to provide the Village of Jackson with a Planned Unit Development that summarizes the components of the proposed Oaks of Jackson Neighborhood.

PROJECT NAME

Oaks of Jackson

PROJECT OWNERS

Village of Jackson

CONTACTS

Applicants:

Village of Jackson

Washington County

Design Team:

Engineering:

Short Elliott Hendrickson, Inc.

501 Maple Avenue

Delafield, Wisconsin 53018

Phone: 414.949.8905

Planning:

Vandewalle and Associates

120 E. Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

EXISTING CONDITIONS

Existing Zoning:

Undeveloped Land PUD

Existing Parcel: V3_053600B

Legal Description: See Exhibit A-1: Legal Description

Comprehensive Plan for the Village of Jackson: 2050

Land Use Plan

Project Area: Residential

Adjoining Parcels: North: Commercial

 Northeast: Commercial; Governmental and Institutional

 East: Medium Density Residential; Multi-Family/High-Density
 Urban Residential

 South: Medium Density Residential

 West: Multi-Family/High-Density Urban Residential

Lot Area: 20.48 acres

SITE INFORMATION

The Oaks of Jackson is located in the central portion of the Village of Jackson, south of Highway 60 and the Village of Jackson Municipal Complex. The land currently is comprised of agricultural fields fronting on a newly completed segment of Spruce Street. The site generally slopes from a high point in the southern part of the site down toward the northeastern end of the site at Spruce Street. The site is surrounded by residential development on three sides.

Abutting Uses:

North: Village Municipal Building

 Agricultural/Vacant

East: Agricultural/Vacant

 Twin Home Residential

South: Single Family Residential

West: Multi-Family Residential

ZONING REQUEST

Planned Unit Development

ZONING REQUEST JUSTIFICATION

According to Sec. 48-151(b), the planned unit development (PUD) procedure offers flexibility in design and layout for residential, commercial, and industrial developments and makes it possible for mixed uses to be integrated into a development. The design of the Oaks of Jackson Neighborhood, facilitated by the PUD zoning, seeks to create housing variety within a Next Generation Housing Pilot Project in partnership with Washington County. This housing variety allows the project to provide a wider spectrum of housing types at attainable price points, with a particular focus on first-time homebuyers, people working in Washington County, young adults and families, and any others seeking to build equity through homeownership. Development of these housing formats will be achieved through the creation of detailed zoning standards, available through the application of the PUD zoning district.

COMPLIANCE

- a) According to Sec. 48-151(c) of the Village of Jackson zoning ordinance, the planned unit development proposal shall be in compliance with the adopted plans and policies of the village for development.
 - The proposed PUD is compliant with the Village's adopted plans and policies. Specifically, the Village's 2050 Comprehensive Plan (updated in 2019) recommends this site for "residential" on the Land Use Plan map. The TID #7 Project Plan (adopted in 2022) recommends this area for a mix of single family and multi-family residential. Implementing a Pilot Project for Next Generation Housing in this location is consistent with the Memorandum of Understanding signed in 2022 by the Village of Jackson and Washington County.
- b) The owner or developer shall provide assurance that the approved planned unit development (PUD) project, including the conditions of approval and schedule, will be complied with.
 - The owner and developer (Village Jackson) will comply with the approved PUD.
- c) The developer or owner shall sign and record a development agreement, a development plan showing all improvements to be constructed, and any deed restrictions or covenants required for approval.
 - The owner and developer (Village Jackson) will meet these requirements when applicable.
- d) The owner shall incorporate the requirements of this subsection in any development agreement required for the project.
 - The owner and developer (Village Jackson) will meet these requirements.

CRITERIA FOR APPROVAL

The approval of the Planned Unit Development proposal by the Village Board shall be based on the following:

- a) Compatibility with surrounding development.
 - The proposed neighborhood will be compatible with surrounding development, as it is surrounded by residential on three sides. The proposed neighborhood will be predominately single family, but will include a mix of single family homes, ~~twin duplex~~ homes, and townhomes. The proposed single family residential will be located adjacent to existing single family homes to the south and existing ~~twin duplex~~ homes to the east. A landscape easement on the east side of the neighborhood will mitigate potential impacts to existing ~~twin duplex~~ homes to the east. Proposed townhomes will be compatible with surrounding development as they will be of comparable or lower density than the adjacent existing multi-family development to the west. Land to the north is undeveloped. Residential development will complement the Village Municipal Complex to the north and provide residents with easy access to Village services. The proposed neighborhood is connected to the rest of the Village via Spruce Street and has connections to surrounding neighborhoods via multi-use trails. These connections will tie the neighborhood into the fabric of the rest of the community.
- b) Compatibility with plans and policies approved by the village.
 - The proposed PUD supports a number of Village objectives, including:
 - Provides quality residential and growing tax base within TID #7.
 - Increases homeownership opportunities within the Village.
 - Provides a variety of housing options, including single family residential, to accommodate different household sizes, incomes, lifestyles, and age groups.
 - Participates in the Pilot Program for Washington County's Next Generation Housing initiative.
- c) Assurance of compliance of development agreement.
- d) Assurance of compliance of development site plan.
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- f) Assurance of compliance of performance bonds.
- g) Assurance of compliance of proof of financial capability.
- h) Assurance of compliance of schedule of construction.
 - For c) through h), above, the Village will require such assurances from builders where applicable.

SUBMITTAL REQUIREMENTS

- a) All preliminary subdivision submittal requirements, including erosion control plans.
 - See Exhibit A-2: Preliminary Plat
- b) A development plan, showing all proposed improvements, including landscaping, the siting and elevations of all proposed primary structures, and details of any improvement deemed necessary by the staff.
 - See Exhibit A-2: Preliminary Plat

- c) A proposal consisting of the restrictions, covenants, phasing, and assurances, which will assure the completion and the expectations of the project.
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- d) Development agreement depicting all improvements to be constructed.
 - The Village will provide this following selection of builders.

DEVELOPMENT CONCEPT

The Oaks of Jackson neighborhood provides opportunities for diverse residential housing options, bicycle and pedestrian amenities, tree preservation, and high quality of life for residents. This site creates strong transportation connections to the north and ample bicycle/pedestrian connections to the south and throughout the neighborhood, while preserving trees and accounting for stormwater management. The mix of housing units and smaller lots sizes will contribute to an inviting neighborhood environment and complement the Village's community character.

The Village of Jackson is developing this neighborhood in partnership with Washington County. As a Pilot Project for the County's Next Generation Housing initiative, this neighborhood will result in the creation of 101 attainably priced, owner-occupied homes, consistent with the objectives of the Next Generation Housing initiative. It is expected to provide housing for both current and future Jackson residents, and it is expected to attract working households and individuals, first-time homebuyers, empty nesters, and others seeking homeownership opportunities on a smaller scale.

WHY PLANNED UNIT DEVELOPMENT?

Using sound planning and design principles, the Oaks of Jackson neighborhood will expand the range of housing options in the Village within a cohesive and vibrant new neighborhood. The neighborhood is enhanced through the integration of open spaces, trails, connections to Hickory Lane Park, and other nearby neighborhood amenities such as the Village Municipal complex.

The Planned Unit Development (PUD) zoning district is the most appropriate zoning approach for this neighborhood, as it allows for the comprehensive planning and design of the multifaceted project. It also enables the creative and innovative policies of the Next Generation Housing initiative. The PUD process will also benefit the Village of Jackson in that it will maximize opportunities for review and input into the planning process, implement community goals, offer housing diversity in price and format, and create a unique neighborhood in an area that the Village has prioritized for investment.

A detailed list of departures from standard zoning districts is found at the end of this document.

PROPOSED LAND USE SUMMARY

See Exhibit A-3: District Plan

Projected Construction: 2023-2028

Proposed Use:

- 40 Single Family Homes
- 13 Single Family Homes, Private Drive
- 10 ~~Twin Duplex~~ Homes
- Up to 40 Townhomes

SINGLE FAMILY HOMES

Single family homes within the project will include both private-drive-accessed and street-accessed configurations that can accommodate a range of house designs, architectural treatments, landscaping, floor plans and price points. This will create an integrated and diverse neighborhood that also blends easily into the surrounding neighborhoods.

TWIN HOMES DUPLEXES

~~Twin Duplex~~ homes within the neighborhood provide attached housing options. This dwelling unit type consists of two separate units, arranged side-by-side, ~~with each located on a separate lot. A lot line runs through the center of the building, along the shared wall.~~ Each half of the ~~twin duplex~~ has a private individual exterior entrance, and ownership includes half of the building ~~and the lot~~. Certain floorplans may include shared driveways. ~~Ownership is typically fee simple as opposed to a condominium form of ownership. The duplexes will employ a condominium form of ownership, and a condo association will address maintenance of shared open space.~~

TOWNHOMES

The inclusion of townhomes along Spruce Street and on the west side of the site expands the housing options within the neighborhood while maintaining the character and overall neighborhood aesthetic. The townhomes are in a side-by-side attached format and will be accessed by private drives at the rear of the building. Each unit will have a private entrance. The townhomes will employ a condominium form of ownership, and a condo association will address maintenance of shared building, open space, and paved areas.

MULTIUSE TRAILS

Multiuse trails are located throughout the neighborhood to provide safe and convenient access for people walking and biking.

STORMWATER MANAGEMENT

Stormwater management retention ponds will be located on the north side of the site – one at the northwest corner of the site, one in Outlot 7, and one in Outlot 2. Additional stormwater management facilities are permitted thorough the PUD, subject to Village approval.

OPEN SPACE

An outlot containing a woodland is provided. Open space will be provided on individual lots and outlots. Open space is permitted throughout the PUD.

PERMITTED USES AND DENSITY

No uses shall be permitted on the property which are not permitted uses, or conditional uses, under the provisions of this PUD, or amendments to the PUD which may be approved in the future under the Jackson zoning code. Uses identified as conditional uses shall require a Conditional Use Permit pursuant to the applicable Village Code provisions.

- a) *Density*. The former zoning classification of the area under consideration shall serve as the primary requisite in determining the density of dwelling units within the proposed PUD unless it was found that a reduction or increase would be in the best interest of the village.
 - The subject property is currently zoned PUD. There is no former zoning classification. The Village maintains that the proposed gross density of approximately 5.4 dwelling units per acre for the entire development would be in the best interest of the Village in order to provide more housing and a variety of different formats in a location that is planned for residential growth and easily served by existing Village services, utilities, and other community facilities. This is consistent with the maximum density in the Village's R-5 Single Family Residential District.
- b) *Permitted uses*. The following uses shall be permitted by right in the PUD district:
 - Refer to the "District Descriptions" section below.
- c) *Conditional uses*. The following uses shall be permitted by conditional use permit in the PUD district.
 - Refer to the "District Descriptions" section below.

Development standards not directly addressed by this PUD (such as accessory structures, fencing, and signage) are subject to applicable Village of Jackson Code provisions.

District I Zoning Text

Zoning Regulation	District I
Minimum Lot Area	6,000 square feet
Minimum Lot Width at Front Yard Setback	60 feet* 70 feet for corner lots
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet*
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right-of-way
Minimum Rear Yard Setback	15 feet**
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	60%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	Per zoning ordinance <u>15 feet</u>
Fences	Per zoning ordinance

*For Lots 25, 26, 38, 39, and 40, minimum front yard setbacks shall be increased to 30 feet when needed to meet minimum lot width at the front yard setback.

** For lots containing the landscape easement, rear yard setbacks will be measured from the boundary of the landscape easement, as opposed to the rear property line.

District II Zoning Text

Zoning Regulation	District II
Minimum Lot Area	4,000 square feet
Minimum Lot Width at Front Yard Setback	40 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right of way
Minimum Rear Yard Setback to Attached Garage	2 feet
Minimum Rear Yard Setback to House	20 feet
Garage Rear Yard Exclusion Zone (interior lots)	Face of garage may not be placed between 8 and 18 feet from private drive right-of-way to avoid creation of partial parking spaces between the garage and the private drive.
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	Per zoning ordinance <u>15 feet</u>
Fences	Per zoning ordinance

DISTRICT III: ~~TWIN HOME DUPLEX~~

Permitted Uses:

- ~~Twin Duplex~~ Homes (~~zero lot line~~) with front-loaded garage, ten dwelling units per lot
- Stormwater management

Conditional Uses:

- Group homes, foster homes, and halfway houses, provided that there shall 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.

Permitted Accessory Uses:

- Private garages (1 per ~~lot~~dwelling unit)
- Sheds (garden, tool and storage) incidental to the residential use (1 per ~~lot~~dwelling unit)
- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

~~Located on individual lots, twin Duplex~~ homes offer attached housing with front-loaded garages at a scale compatible with nearby single family residential.

Proposed Dwelling Units 10 units on a single lot

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.

District III Zoning Text

Zoning Regulation	District III
Minimum Lot Area	4,500 <u>37,000</u> square feet
Minimum Lot Width at Front Yard Setback	45-350 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	2025- feet
Minimum Side Yard Setback	7 feet 0 feet for shared interior side (party wall)
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	3 feet 0 feet for interior side if shared driveway
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls per unit
Maximum Impervious Surface Ratio	70%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 700 square feet 2-bedroom dwelling: 1,000 square feet
Accessory Structures	Per zoning ordinance <u>15 feet</u>
Fences	Per zoning ordinance

DISTRICT IV: TOWNHOME

Permitted Uses:

- Townhomes accessed from private drive at the rear of the home
- Stormwater management

Conditional Uses:

- None

Permitted Accessory Uses:

- Private garages (1 per dwelling unit)
- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

This district's homes contribute additional housing diversity within the neighborhood. Townhomes offer attached housing with rear-loaded garages at a scale compatible with nearby single family residential. The format provides housing options with a condominium form of ownership that will appeal to those interested in a quality home with less house and yard maintenance.

Proposed Dwelling Units up to 40 units

Character Guidelines

- Buildings should be oriented to the street or the open space, as opposed to the rear private drive.
- Surface parking lots should be landscaped to break up paved areas.
- Buildings will be 2-3 stories with parking on the lower level.
- Pedestrian connections and landscaping will be utilized to create relationships between the residential buildings, streets, frontages, and to the sidewalk and trail network.
- Architectural elements such as balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade and relationship to the neighborhood.
- Buildings should take advantage of views to open space and stormwater ponds.

District IV Zoning Text

Zoning Regulation	District IV
Minimum Lot Area	2,500 <u>3,000</u> square feet per dwelling unit
Minimum Lot Width at Front Yard Setback	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	5 feet
Maximum Principal Building Height	40 feet
Minimum Off-Street Parking	One off-street parking stall per unit
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 500 square feet 2-bedroom dwelling: 700 square feet 3-bedroom dwelling: 900 square feet
Accessory Structures	Per zoning ordinance <u>15 feet</u>
Fences	Per zoning ordinance

AMENITIES AND CONDITIONS

STORMWATER

Stormwater ponds will be provided on the north side of the development, specifically on Outlot 2, Outlot 7, and the north side of Outlot 6. Approximately 1.5 acres of stormwater will be provided. These stormwater facilities will be owned and maintained by a homeowner's association. There is potential for on-site stormwater facilities such as rain gardens in other locations in the neighborhood, which will be maintained by the property owner.

OPEN SPACE

The neighborhood is within walking distance from the 14-acre Hickory Lane Park as well as the Jackson Area Community Center. The neighborhood will be connected to Hickory Lane Park via paved trails and sidewalks. Private open space around the townhomes will be owned and maintained by a private association.

TREE PRESERVATION AREA

Outlot 1 will be used for the preservation of existing oak trees and public open space. It will include a walking path, and the area will be maintained by a homeowner's association. No development is permitted within Outlot 1. Within the Tree Preservation Area, the following regulations apply:

- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- No person shall deposit any material in the Tree Preservation Area, including, but not limited to, litter, yard waste, brush, sand, stone, concrete, wood, grass, dirt, garbage, petroleum products, and toxins.
- No person shall be permitted to hunt, capture, or harm any living creature or possess any such devices designed for such purpose.
- All animals brought to property must be leashed. The owner or handler shall be responsible for the proper disposal of animal waste.
- No person shall operate any snowmobile, all-terrain vehicle, go-cart, or similar motorized vehicle.
- Amusement devices, camping structures, tents, trailers, or any similar structures shall not be permitted.
- No fires shall be built except in fireplaces or grills designed for such purpose. All embers shall be disposed of in a proper manner.

LANDSCAPE EASEMENT & BERM

A landscape easement and berm are provided on the east side of the neighborhood.

- Rear yard setbacks shall be measured from the boundary of the landscape easement, as opposed to the rear property line.
- The easement area shall be maintained by owners of the underlying property.
- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- Storage of any type of material in the easement is prohibited.

OUTLOT 6

Outlot 6 is intended for townhomes. A condominium plat will be prepared once the specific townhome layout is determined. An ANR pipeline easement runs north-south through the length of the western portion of the site. This easement is included as part of Outlot 6.

A paved trail/sidewalk will be located adjacent to the front doors of the townhomes just west of the ANR pipeline easement. It will create a pedestrian connection between Spruce Street and the southern edge of the neighborhood.

OUTLOT 8

Outlot 8 is intended for townhomes on the north side and single family homes on the south side. All dwelling units and garages will be accessed by a shared private drive running east-west through the outlot and connected to Ridgeway Drive. A condominium plat will be prepared once the specific townhome layout is determined. The lots for the single family homes will be created after builders are selected.

PAVED TRAILS AND SIDEWALKS

The bicycle and pedestrian network comprises of both sidewalks and paved trails. Sidewalks will be provided on both sides of the street per Village Standards and will be owned and maintained by the Village.

All trails will be owned and maintained by a homeowner's association. Trails will be a minimum of five feet in width and paved in asphalt or concrete. The trail system includes:

- A paved trail on Outlot 6, just west of the ANR pipeline easement, that runs north-south and connects northward to Spruce Street and southward to the sidewalk on Hickory Lane, and onward to Hickory Lane Park and the Jackson Area Community Center. This trail will be adjacent to the front doors of the townhomes on Outlot 6.
- A paved trail on the southwest side of the neighborhood running east-west, connecting the townhomes to the sidewalk on Ridgeway Drive.
- Three paved trails on the south side of the neighborhood, each running north-south between single family lots, connecting Ridgeway Drive to the sidewalks on Linden Drive, Aspen Drive, and Hawthorn Drive.
- An unpaved trail runs north-south through the tree preservation area in Outlot 7.

STREETS

The neighborhood features a connected street network. Spruce Street, an east-west street, forms the northern boundary of the neighborhood. Ridgeway Drive will be extended southward through the neighborhood, and it will continue eastward and then northward. Jackson Oaks Drive will be an east-west segment that connects to Ridgeway Drive. To the south, Hawthorn, Aspen, and Linden Drives will be finished as cul de sacs and will not be extended into the Jackson Oaks neighborhood.

Residential local street widths have been used to meet both vehicle and pedestrian needs. Street trees and grass terraces will enhance the pedestrian experience.

A private driveway will serve the townhomes in Outlot 6 on the west side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this driveway.

A private drive will serve the single family homes and townhomes in Outlot 8 on the north side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this drive.

MAILBOXES

Per United States Postal Service requirements, cluster mailboxes will be used and placed throughout the neighborhoods in private easements or private outlots. The final locations and signing will be determined on phase by phase basis. If mailboxes are placed in an outlot, they will need to be in their own outlot. The homeowner's association will be responsible for the maintenance of the mailboxes.

ACCESSORY STRUCTURES

Per Village of Jackson zoning ordinance.

FENCES

Per Village of Jackson zoning ordinance.

PHASING

The neighborhood is projected to be built out in multiple phases over the span of the next one to five years. Final phase lines and sequencing will be determined based on market demand.

HOMEOWNER'S ASSOCIATION

The Oaks of Jackson Neighborhood will be governed by a homeowner's association. Maintenance responsibilities will be further detailed in the amended covenants and restrictions recorded against each property.

PROPOSED DEPARTURES FROM STANDARD ZONING DISTRICTS

The following tables summarize proposed departures from standard Village of Jackson zoning districts. The proposed departures allow for the diversity of lot/housing types, spanning single family, single family with private drive, ~~zero lot line twin~~duplex homes, and townhome options. The tables below highlight only departures from standard zoning districts. Refer to District Descriptions for a complete list of requirements for each district.

Departures from Standard Zoning – PUD Districts I and II

Zoning District Requirements	Village of Jackson R-5 Single-Family Residential District	<u>Proposed Departures:</u> PUD District I Single Family	<u>Proposed Departures:</u> PUD District II Single Family, Private Drive
Minimum Lot Area	8,000 square feet	6,000 square feet	4,000 square feet
Minimum Lot Width	70 feet	60 feet (70 feet for corner lots)	40 feet
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 8 feet Rear yard: 25 feet	Front yard: 20 feet Side yard: 7 feet Rear yard: 15 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 20 feet

Departures from Standard Zoning – PUD District III

Zoning District Requirements	Village of Jackson R-6 Two-Family Residential District	<u>Proposed Departures:</u> PUD District III <u>Twin Home Duplex</u>
Minimum Lot Area	6,000 square feet per dwelling unit	4,500 square feet (1 unit per lot) <u>37,000 square feet</u>
Minimum Lot Width	85 feet (2 units per lot)	45 feet (1 unit per lot) <u>350 feet</u>
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 15 feet Rear yard: 25 feet	Front yard: 20 <u>25</u> feet Side yard: 7 feet Rear yard: 15 feet

Departures from Standard Zoning – PUD District IV

Zoning District Requirements	Village of Jackson R-8 Multiple-Family Residential District	<u>Proposed Departures:</u> PUD District IV Townhome
Minimum Lot Area	16,000 square feet	3,000 square feet per dwelling unit
Minimum Lot Width	85 feet	100 feet
Minimum Setbacks	Front yard: 30 feet Side yard: 20 feet Rear yard: 25 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 15 feet
Maximum Principal Building Height	35 feet	40 feet

EXHIBITS

Exhibit A-1: Legal Description

Exhibit A-2: Preliminary Plat

Exhibit A-3: District Plan

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: July 20, 2023

Agenda Item: Item #7 (REVISED)

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

From: Collin Johnson, Director of Inspections & Zoning

Subject: Final Plat – The Oaks of Jackson – Village of Jackson

Description:

SEH has developed the Final Plat for The Oaks of Jackson Subdivision. The 20.48-acre parcel includes a total of 40 single-family lots along with one large lot intended for development of four duplex-type homes. Additionally, two outlot areas intended for townhome style and/or single-family style homes are included. Each of the homes will be owner-occupied. The only change between the Preliminary Plat and the Final Plat is the combining of Lots 41-44 to form a singular parcel intended for duplex development.

Outlot 6 and Outlot 8 are slated for condominium development once a developer or builder is secured. Outlot 1 is proposed to include an open space for existing trees and additional trails which will appeal to residents of the neighborhood. These areas are intended to be dedicated for public access. Outlot 3, 4 and 5 are established to ensure bike and pedestrian connectivity is established from north to south, between the two neighborhoods.

Additionally, two landscape easement areas are indicated on the final plat, providing, in part, a buffer between new and existing development.

The Preliminary Plat was reviewed by the Village Plan Commission on February 16, 2023, and recommend approval to the Village Board for their consideration at the March 14, 2023, meeting. The Village Board approved the Preliminary Plat subject to the following conditions.

General Conditions (1-3)

1. **Staff and Governmental Approval.** Prior to the Village signing the final plat/CSM, the commencement of any construction of any improvement, whether public or private, or any site development, the development shall satisfy all comments, conditions and concerns of the Village engineer, the Village planner and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Administration ch. 236, Wisconsin Statutes and ch. Comm. 85, Wisconsin Administrative Code; and Washington County.
2. **Professional Fees.** The Village shall participate in all costs and expenses of any type in connection with this development, including the cost of professional services incurred by the Village such as engineering, legal, planning, and other consulting fees, for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. **Surveyor's Responsibility.** Although the Village of Jackson has reviewed the subdivision plat/certified survey map, the surveyor is entirely responsible for the thoroughness and accuracy of the survey and related matters and compliance with all state and local codes,

ordinances, and procedures. Modifications to the survey may be required should errors or changed conditions be found at a future date.

Specific Conditions (1-8)

1. The subdivider must obtain the approval of the Village engineer.
2. The Date and name of delineator should be added to the plat with corresponding notes.
3. The Village will confirm the proposed street names are acceptable with Final Plat review and approval.
4. The subdivider must obtain all necessary approvals as specified in s. 236.34(1), Wis. Stats.
5. The subdivider must prepare and submit deed restrictions to the Village and obtain approval of the same.
6. Prior to any (1) land-altering activity or (2) the execution of the final plat, the builder or condo developers must enter into a Development Agreement with the Village, upon such terms as determined by the Village Board, and obtain approval of the same. In addition to general provisions in a developer agreement, the agreement must address the following special circumstances:
 - a. Phasing of the development.
 - b. A description of those improvements that are needed to the Village's water and sewer infrastructure, if any, that may be needed to provide service to the subdivision and any cost recovery mechanisms needed to fund such required work.
 - c. At the time of approval of the preliminary plat, the subject property consists of two undeveloped Outlots 6 and 8 parcels. A provision must be added to ensure both parcels remain under the control of the subdivider.
 - d. The Village Engineer shall review and approve all required plans (e.g., construction plans, stormwater management, and erosion control) and all permit applications must be submitted and approved.
 - e. The Engineer shall approve a stormwater management plan to include any necessary access easements which shall be described with a legal description.
 - f. The engineer shall approve a land management plan for Outlots 1, 2 and 7. Such plan must describe vegetation management objectives and permissible uses of such lands within the PUD language.
 - g. Any other conditions determined by the Village Planner, Engineer, or Attorney.
7. A Notice of Intent permit is required by NR 216.42, Wis. Stats. for construction sites of one acre or more of land disturbance. The Engineer must obtain a copy, as that has been issued.
8. The final plat must show all required features listed in the Village's land division regulations and comply with all required standards and procedures unless modifications are approved via PUD review and approval. In particular, the final plat needs to address the following items:
 - a. Any maintenance of paths for Outlots 3, 4 and 5.
 - b. The area of land being dedicated to the public for street purposes must be stated on the face of the plat per s. 236.20(2)(i), Wis. Stats.
 - c. Include the following note(s) on the face of the final plat substantially as follows:
 - i. The titleholders of Lots 1 through 44 own a 1/44th undivided and nontransferable interest in Outlots 1, 2, 3, 4, 5, 7. The use and maintenance of the outlots is governed by Declaration of Covenants approved by the Village Board.
 - ii. The titleholders of Lots 1 through 44 are responsible for the maintenance of the stormwater facilities in the subdivision consistent with the stormwater management plan.
 - iii. Stormwater management practices are located in one or more of the outlots in the subdivision. There are one or more separate documents recorded on the property title through the Washington County register of deeds entitled "stormwater management practice maintenance agreement" ("maintenance

agreement") that apply to outlots. The maintenance agreement subjects this subdivision plat, and all lot owners therein, to covenants, conditions, and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The agreement also outlines a process by which the Village of Jackson may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the maintenance agreement.

- d. Show any existing easements and include the document number of the instrument of origin.

Comprehensive Plan & Zoning Impacts:

The Final Plat is consistent with the prescribed uses outlined in the Village Comprehensive Plan and the assigned zoning.

Site Plan:

See Final Plat

Signage:

Not Applicable

Additional Staff Comments:

None

Review Procedures:

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

Notice Requirements:

- Posting on the agenda

Potential Motion:

Motion to recommend the Village Board approve the Final Plat for the Oaks of Jackson residential subdivision.

Attachments:

1. Application
2. Final Plat

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP

☐ New ☐ New ☐ CONCEPT PLAN

☐ Amendment ☐ Amendment

☐ Special Use ☐ Special Use ☒ OTHER Final Plat

 (For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: _____ N168W19851 Main Street _____ Unit: _____ Jackson, WI

Parcel #: _____ V3_053600B _____ Lot Size: _____ 20.48 acres _____ sq. ft. Building Area: _____ sq. ft.

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

APPLICANT INFORMATION

Name(s): _____ Jen Keller, Village of Jackson Administrator

Mailing Address: _____ N168W19851 Main Stret, Village of Jackson _____ State WI Zip 53037

Office: (262) 677.9001 Cell: () Fax: ()

Email: _____ jen.keller@villageofjacksonwi.gov

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

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

Mailing Address: _____ State _____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): _____ Village of Jackson

Address: _____ N168W19851 Main Street, Village of Jackson _____ State WI Zip 53037

Office: (262) 677.9001 Cell: () Fax: ()

Email: _____ jen.keller@villageofjacksonwi.gov

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____ SEH - Engineering, Vandewalle & Assoc. - Planning

Primary Contact: _____ Mike Court, SEH _____ Jackie Mich Vandewalle & Assoc.

Address: _____ SEH - 501 Maple Ave., Delafield, Vandewalle - 247 W. Freshwater Way, Madison _____ State WI Zip _____

Office: (SEH) 414.949.8905 Cell: (Vandewalle) 608.255.3988 Fax: ()

Email: _____ mcourt@sehinc.com, jmich@vandewalle.com

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

Briefly explain what you are requesting to be reviewed and/or approved: Planned unit development

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

Hours of Operation: N/A

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

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

Describe all businesses, properties and other entities located adjacent to the proposed use: North: Commercial; Northeast: Commercial; Governmental and Institutional; East: Medium Density Residential; Multi-Family/High-Density Urban Residential; South: Medium Density Residential; West: Multi-Family/High-Density Urban Residential

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

Describe any proposed grading, and/or stormwater management plan: Stormwater ponds will be provided on the north side of the development, on Outlot 2, Outlot 6 and Outlot 7. Grading related to residential development.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Improvements related to residential development.

Describe any proposed on-site security measures including site lighting: Five street lights will be installed at appropriate places throughout the development.

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): Municipal water system with hydrants will be installed for the development.

Describe the projected traffic circulation and impacts: See Impact Statement.

List all setbacks from rights-of-way and property lines and height limitations: See Planned Unit Development document.

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

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☒ Yes If yes, explain: Plat will be reviewed by State and County, DNR will need to issue appropriate permits for grading and stormwater work.

Describe any proposed signage including type, size, and location: Entrance sign to be determined.

If construction is proposed, describe proposed exterior building materials (type, color, etc.): See Planned Unit Development document.

Describe any site-specific features/constraints, etc.: See Impact Statement.

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: See Planned Unit Development document.

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): A 40' landscape easement is provided on the east line to buffer the existing condominium development to the east.

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: Individual unit collection / storage in individual garages.

Projected Sewer/Wastewater Usage: 7,575,000 gal/year

Projected Water Usage: 7,575,000 gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): _____

Applicant Signature: Keith A Kindred

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 6.13.2023

Submitted on behalf of Village Board and Oaks of Jackson
PMT - Payment to be made via internal transfer of funds.

/JK

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

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

QUESTIONS?

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

Village Clerk: For all **general questions** concerning notices, meeting dates and times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

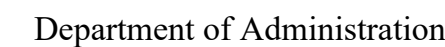
Received By: _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 6969 BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20,
T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

NORTHWEST CORNER
SEC 20-10-20
ON SEWER COVER-TIES
N: 487,913.26 |
E: 2,457,550.13 |

DATED THIS 8TH DAY OF JUNE, 2023.

Certified _____, 20____



DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
MEASURED TO THE NEAREST 0.01'

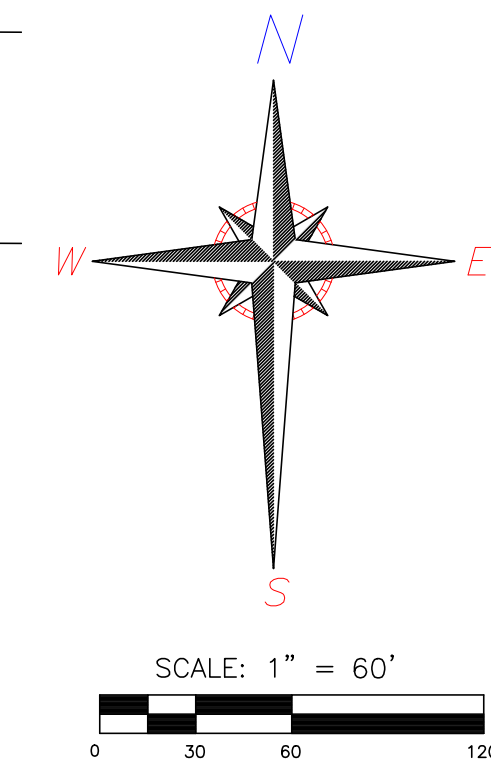
ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND
MEASURED TO THE NEAREST 00°00'05"

● 2.375" D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
11/16" REBAR , 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL
OTHER LOT & OUTLOT CORNERS

■ CONCRETE MONUMENT W/ BRASS CAP FOUND

◎ 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

NW 1/4 OF
SEC. 20-T10N-R20E



SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM



PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

SHEET 1 OF 4

THE OAKS OF JACKSON

LOT 1 OF CERTIFIED SURVEY MAP NO. 6969 BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20,
T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

LOT DETAIL

NORTHWEST CORNER
SEC 20-10-20
ON SEWER COVER-TIES
N: 487,913.26
E: 2,457,550.13



DATED THIS 8TH DAY OF JUNE, 2023.

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

Certified _____, 20__

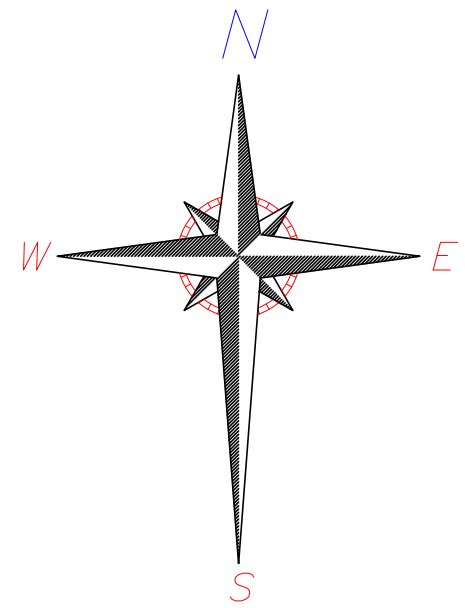


Department of Administration

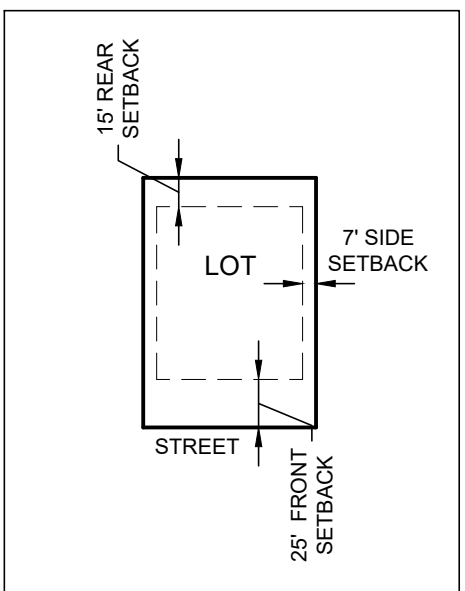
FND CONC MON
W/BRASS CAP
NORTH 1/4 CORNER
SEC 20-10-20
N: 487,898.05
E: 2,460,184.20

LEGEND

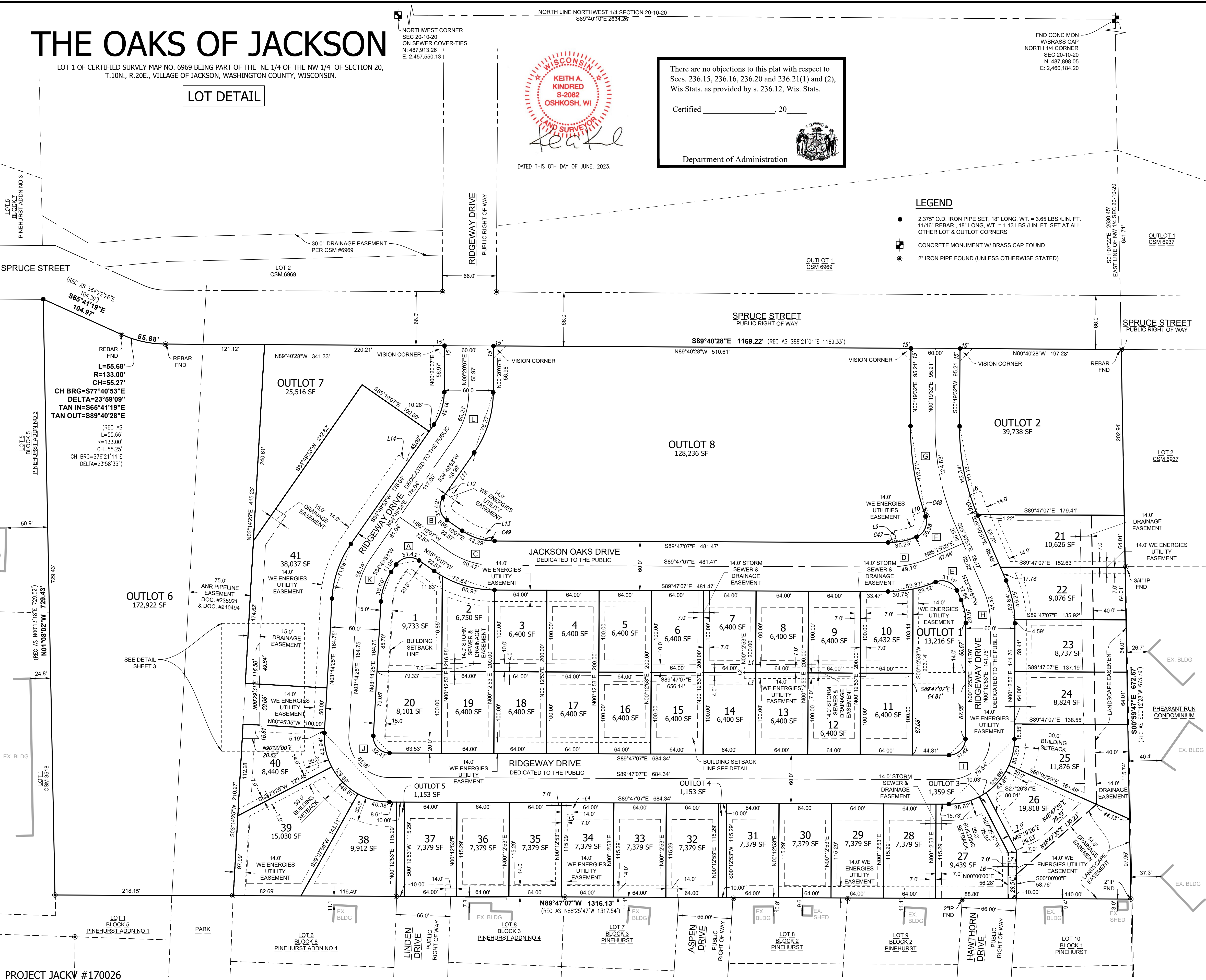
- 2 3/5" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL
OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)



SCALE: 1" = 60'



TYPICAL LOT
SETBACK DETAIL
LOTS 1, 20, 25, 26, 38, 39 AND 40 VARY
--SEE SHEET 2



SURVEY FOR:
VILLAGE OF JACKSON
N168W19851 MAIN ST.
JACKSON, WI 53037

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

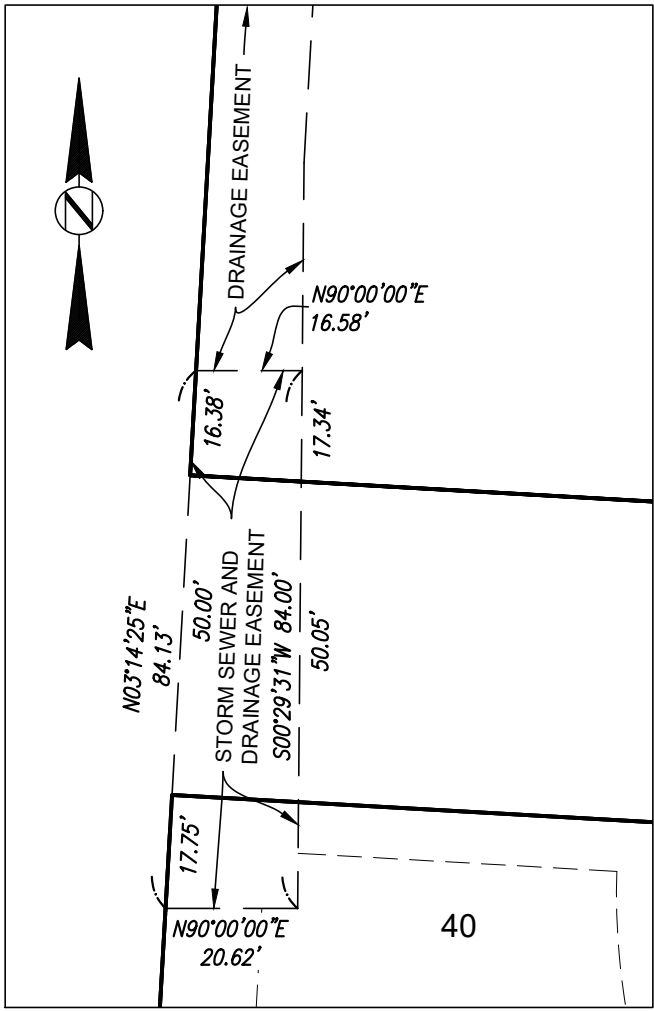
PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

THE OAKS OF JACKSON

LOT 1 OF CERTIFIED SURVEY MAP NO. 6969 BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

NOTES:

- TOTAL AREA = 890,673 S.F. 20.45 AC.
- EACH INDIVIDUAL LOT OWNER SHALL HAVE UNDIVIDABLE FRACTIONAL OWNERSHIP OF OUTLOTS 1, 2 AND 7, AND SHALL EACH BE LIABLE FOR AN EQUAL AND UNDIVIDABLE FRACTIONAL SHARE OF THE COST TO MAINTAIN SAID OUTLOTS. WASHINGTON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY
- ALL PROPOSED RIGHT-OF-WAY TO BE 60 FEET UNLESS OTHERWISE NOTED AND DEDICATED TO THE PUBLIC.
- STORMWATER MANAGEMENT FACILITIES ARE LOCATED IN OUTLOTS 2 AND 7 THE OWNERS OF THE RESIDENTIAL LOTS SHALL BE EACH BE LIABLE FOR AN EQUAL UNDIVIDABLE FRACTIONAL SHARE OF THE COST TO REPAIR, MAINTAIN, OR RESTORE SAID STORMWATER MANAGEMENT FACILITIES WITHIN OUTLOTS 2 AND 7. SAID REPAIRS, MAINTENANCE, AND RESTORATION SHALL BE PERFORMED BY THE OWNERS OF ALL LOTS.
- ALL EASEMENTS ARE GRANTED TO THE VILLAGE OF JACKSON. UNLESS NOTED OTHERWISE.
- SITE IS IN ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 55131C0258E, EFFECTIVE DATE 2/25/2022 AND 55131C0259E, EFFECTIVE DATE 12/25/2022.
- THIS LAND DIVISION IS TO BE SERVED BY PUBLIC SANITARY SEWER AND WATER.
- THE PLACEMENT OF DECKS, PATIOS, FENCES, OR ANY TYPE OF DECORATIVE LANDSCAPING, DRIVEWAYS OR ADDITIONAL HARD SURFACES WITHIN ANY PART OF AN EASEMENT GRANTED TO THE VILLAGE OF JACKSON IS PROHIBITED. AN EASEMENT INFRINGEMENT AGREEMENT MAY BE ENTERED INTO WITH THE VILLAGE, IF APPROVED.
- ALL SIDE YARD GRADES MUST BE ADHERED TO, COINCIDENT WITH THE APPROVED MASTER GRADING PLAN FOR THE SUBDIVISION TO ENSURE PROPER STORMWATER DRAINAGE.
- FENCES CANNOT BE CONSTRUCTED IN EASEMENTS WHERE PUBLIC WATERMAIN, SANITARY SEWER, AND STORM SEWER EXIST NOR IN ACCESS ROUTES TO STORMWATER MANAGEMENT FACILITIES (OUTLOTS). AN EASEMENT INFRINGEMENT AGREEMENT MAY BE ENTERED INTO WITH THE VILLAGE, IF APPROVED.
- ALL HOMES SHALL HAVE DRIVEWAYS PITCHED BACK TO STREET.
- NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED OVER ANY VISION CORNER EASEMENT (V.C.E.) FROM ADJACENT LOTS. IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S.236.293 OF THE WISCONSIN STATUTES AND SHALL BE ENFORCED BY THE VILLAGE OF JACKSON.
- ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS SUBDIVISION PLAT SHALL BE PLACED UNDERGROUND.
- OUTLOT 1 AND THE LANDSCAPE EASEMENT IS RESERVED FOR A TREE PRESERVATION AREA.
- OUTLOT 8 IS WILL BE FURTHER DIVIDED TO ACCOMMODATE UP TO 31 ADDITIONAL RESIDENTIAL UNITS BASED ON PLANS PRESENTED TO THE VILLAGE.
- LOT 41 RESERVED FOR A CONDOMINIUM DEVELOPMENT WITH A TOTAL OF 8 UNITS BASED ON PLANS PRESENTED TO THE VILLAGE.
- OUTLOT 6 WILL CONTAIN UP TO AN ADDITIONAL 22 RESIDENTIAL UNITS BASED ON PLANS PRESENTED TO THE VILLAGE.
- THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.



STORM SEWER DRAINAGE
EASEMENT DETAIL
SCALE 1"=30'

CURVE TABLE								
	CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	LOT 1	20.00'	90°00'00"	31.42'	28.28'	S79°49'53"W	N55°10'07"W	S34°49'53"W
B	OUTLOT 8	20.00'	90°00'00"	31.42'	28.28'	S10°10'07"E	S34°49'53"W	S55°10'07"E
C	C/L	100.00'	34°37'00"	60.42'	59.50'	S72°28'37"E	S55°10'07"E	S89°47'07"E
	ROW SOUTH	130.00'	34°37'00"	78.54'	77.35'	S72°28'37"E	S55°10'07"E	S89°47'07"E
	LOT 1	130.00'	5°07'27"	11.63'	11.62'	N57°43'51"W	N60°17'35"W	N55°10'07"W
	LOT 2	130.00'	29°29'33"	66.91'	66.18'	N75°02'21"W	N89°47'07"W	N60°17'35"W
D	OUTLOT 8	70.00'	34°37'00"	42.29'	41.65'	S72°28'37"E	S55°10'07"E	S89°47'07"E
	C/L	120.00'	23°43'44"	49.70'	49.34'	N78°21'01"E	S89°47'07"E	N66°29'09"E
	ROW SOUTH	150.00'	22°52'00"	59.87'	59.47'	N78°46'53"E	S89°47'07"E	N67°20'53"E
	LOT 10	150.00'	11°44'33"	30.75'	30.69'	S84°20'36"W	S78°28'19"W	N89°47'07"W
E	OUTLOT 1	150.00'	11°07'27"	29.12'	29.08'	S72°54'36"W	S67°20'53"W	S78°28'19"W
	OUTLOT 8	90.00'	22°25'49"	35.23'	35.01'	N78°59'58"E	S89°47'07"E	N67°47'04"E
	OUTLOT 1	20.00'	89°08'16"	31.11'	28.07'	N68°04'59"W	N23°30'51"W	S67°20'53"W
F	OUTLOT 8	20.00'	87°01'39"	30.38'	27.54'	N24°16'14"E	N67°47'04"E	N19°14'36"W
G	C/L	300.00'	23°50'24"	124.83'	123.93'	S11°35'39"E	S00°19'32"W	S23°30'51"E
	ROW EAST	270.00'	23°50'24"	112.34'	111.53'	S11°35'39"E	S00°19'32"W	S23°30'51"E
	OUTLOT 2	270.00'	23°34'55"	111.12'	110.34'	S11°27'55"E	S00°19'32"W	S23°15'22"E
	LOT 21	270.00'	0°15'29"	1.22'	1.22'	S23°23'07"E	S23°15'22"E	S23°30'51"E
H	OUTLOT 8	330.00'	19°34'08"	112.71'	112.16'	N09°27'32"W	N19°14'36"W	N00°19'32"E
	C/L	100.00'	23°43'45"	41.42'	41.12'	N11°39'00"W	N00°12'53"E	N23°30'52"W
	ROW EAST	130.00'	23°43'45"	53.84'	53.46'	N11°39'00"W	N00°12'53"E	N23°30'52"W
	LOT 22	130.00'	21°42'18"	49.25'	48.95'	S12°39'43"E	S23°30'51"E	S01°48'34"E
I	LOT 23	130.00'	2°01'27"	4.59'	4.59'	S00°47'51"E	S01°48'34"E	S00°12'53"W
	OUTLOT 1	70.00'	23°43'44"	28.99'	28.78'	N11°38'59"W	N00°12'53"E	N23°30'51"W
	C/L	50.00'	90°00'00"	78.54'	70.71'	N45°12'53"E	S89°47'07"E	N00°12'53"E
	ROW SOUTH	80.00'	90°00'00"	125.66'	113.14'	N45°12'53"E	S89°47'07"E	N00°12'53"E
J	LOT 25	80.00'	23°46'38"	33.20'	32.96'	S12°06'12"W	S00°12'53"W	S23°59'31"W
	LOT 26	80.00'	31°23'01"	43.81'	43.27'	S39°41'02"W	S23°59'31"W	S55°22'32"W
	OUTLOT 3	80.00'	7°10'51"	10.03'	10.02'	S58°57'58"W	S55°22'32"W	S62°33'23"W
	LOT 27	80.00'	27°39'30"	38.62'	38.24'	S76°23'08"W	S62°33'23"W	N89°47'07"W
K	OUTLOT 1	20.00'	90°00'00"	31.42'	28.28'	N45°12'53"E	S89°47'07"E	N00°12'53"E
	C/L	50.00'	93°01'32"	81.18'	72.55'	S43°16'21"E	S03°14'25"W	S89°47'07"E
	ROW SOUTH	80.00'	93°01'32"	129.89'	116.08'	S43°16'21"E	S03°14'25"W	S89°47'07"E
	LOT 38	80.00'	28°55'03"	40.38'	39.95'	N75°19'36"W	N89°47'07"W	N60°52'04"W
L	LOT 39	80.00'	33°21'29"	46.57'	45.92'	N44°11'19"W	N60°52'04"W	N27°30'35"W
	LOT 40	80.00'	30°45'00"	42.94'	42.42'	N12°08'05"W	N27°30'35"W	N03°14'25"E
	LOT 20	20.00'	93°01'32"	32.47'	29.02'	S43°16'21"E	S03°14'25"W	S89°47'07"E
	C/L	100.00'	31°35'27"	55.14'	54.44'	S19°02'09"W	S34°49'53"W	S03°14'25"W
M	ROW WEST	130.00'	31°35'27"	71.68'	70.77'	S19°02'09"W	S34°49'53"W	S03°14'25"W
	LOT 1	70.00'	31°35'27"	38.60'	38.11'	S19°02'09"W	S34°49'53"W	S03°14'25"W
	C/L	100.00'	34°29'45"	60.21'	59.30'	N17°35'00"E	N34°49'53"E	N00°20'07"E
N	OUTLOT 8	70.00'	34°29'45"	42.14'	41.51'	N17°35'00"E	N34°49'53"E	N00°20'07"E
	OUTLOT 7	130.00'	34°29'45"	78.27'	77.09'	S17°35'00"W	S00°20'07"W	S34°49'53"W

EASEMENT LINE TABLE		
LINE	LENGTH	DIRECTION
L1	14.00'	S89°47'07"E
L2	14.00'	N00°12'53"E
L3	14.00'	S89°47'07"E
L4	14.00'	S00°12'53"W
L5	7.00'	S89°47'07"E
L6	28.62'	N00°00'00"E
L7	17.00'	N90°00'00"W
L8	14.01'	N70°35'44"E
L9	14.09'	N12°25'42"W
L10	14.00'	N70°35'44"E
L11	55.28'	S34°49'53"W
L12	14.00'	S55°10'07"E
L13	14.00'	S10°58'56"W
L14	14.00'	S55°10'07"E

CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1
C46	270.00'	5°29'07"	25.85'	25.84'	S20°30'49"E	S17°46'16"E
C47	90.00'	6°36'15"	10.37'	10.37'	S86°54'45"E	S89°47'07"E
C48	330.00'	1°10'31"	6.77'	6.77'	S18°39'21"E	S18°04'05"E
C49	70.00'	9°40'59"	11.83'	11.82'	S84°56'38"E	S80°06'08"E



SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
VILLAGE OF JACKSON
N168W19851 MAIN ST.
JACKSON, WI 53037



DATED THIS 8TH DAY OF JUNE, 2023.

THE OAKS OF JACKSON

LOT 1 OF CERTIFIED SURVEY MAP NO. 6969 BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20,
T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 6969, being part of the Northeast 1/4 of the Northwest 1/4 of Section 20, T.10N., R.20E., Village of Jackson, Washington County Wisconsin, more particularly described as follows:

All of Lot 1 of Certified Survey Map No. 6969.

Said lands contain 890,673 square feet, 20.45 acres

That I have made such survey, land division and plat by the direction of the owner(s) of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Jackson and Washington County in surveying, dividing and mapping the same.

Dated this 8th day of June, 2023.

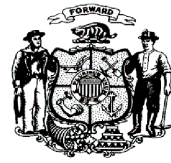


Keith A Kindred, PLS 2082

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

Certified _____, 20____

Department of Administration



CORPORATE OWNER'S CERTIFICATE OF DEDICATION

The Village of Jackson, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Village of Jackson, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Village of Jackson
- 2) Washington County
- 3) Department of Administration
- 4) Wisconsin Department of Transportation

IN WITNESS WHEREOF, said Village of Jackson, has caused these presents to be signed by Jen Keller, its Village Administrator, and countersigned by Jilline Dobratz, its Clerk at _____, Wisconsin, and its corporate seal to be hereunto affixed on this ____day of _____, 20__.

Date: _____

Jen Keller, Village Administrator

Date: _____

attest; Pam Wolf, Deputy Village Clerk

VILLAGE BOARD APPROVAL CERTIFICATE:

Approved that the Plat of THE OAKS OF JACKSON, in the Village of Jackson is hereby approved by the Village Board.

All conditions have been met as of the _____ day of _____, 20__.

Date: _____ Signed _____
Brian J. Heckendorf, Village President

Date: _____ Signed _____
Jen Keller, Village Administrator

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Plat of THE OAKS OF JACKSON, in the Village of Jackson, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20__.

Date: _____ Signed _____
Brian J. Heckendorf, Chairperson

Date: _____ Signed _____
Jen Keller, Village Administrator

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

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

Date _____
Treasurer-Darlene Smith

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

I, Margaret M. Hamers, being duly elected, qualified and acting Treasurer of WASHINGTON County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of THE OAKS OF JACKSON.

Date _____
Washington County Treasurer - Margaret M. Hamers



PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

SURVEYOR:
KEITH A. KINDRED, PLS
S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
VILLAGE OF JACKSON
N168W19851 MAIN ST.
JACKSON, WI 53037

Hickory Soccer Benches an Eagle Scout Project

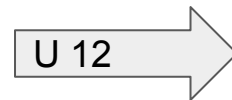
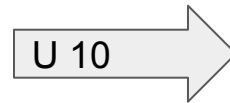
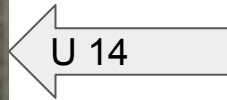
By Brayden voge

Project description

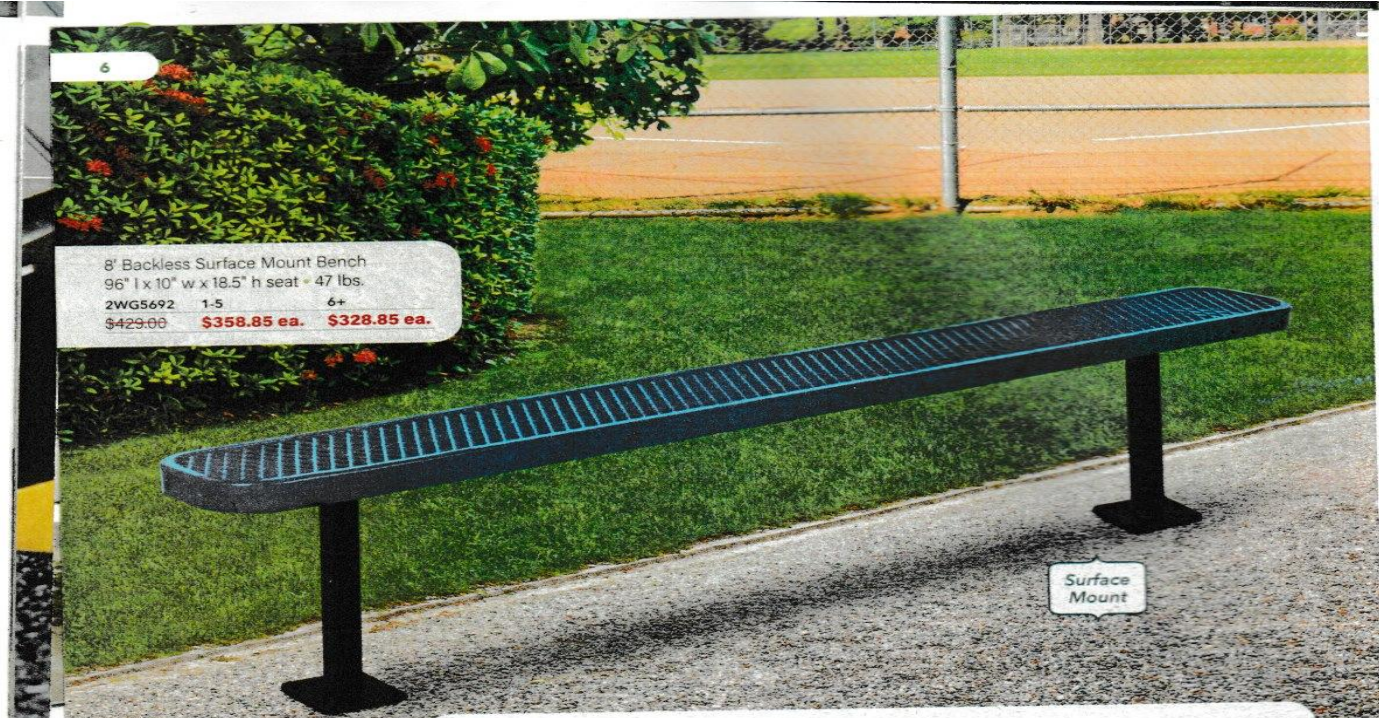
I am going to be Installing 6 benches at hickory Park to give the soccer players a place to sit down while they are playing a game. We are surface mounting them on a concrete pad to make it maintenance free.



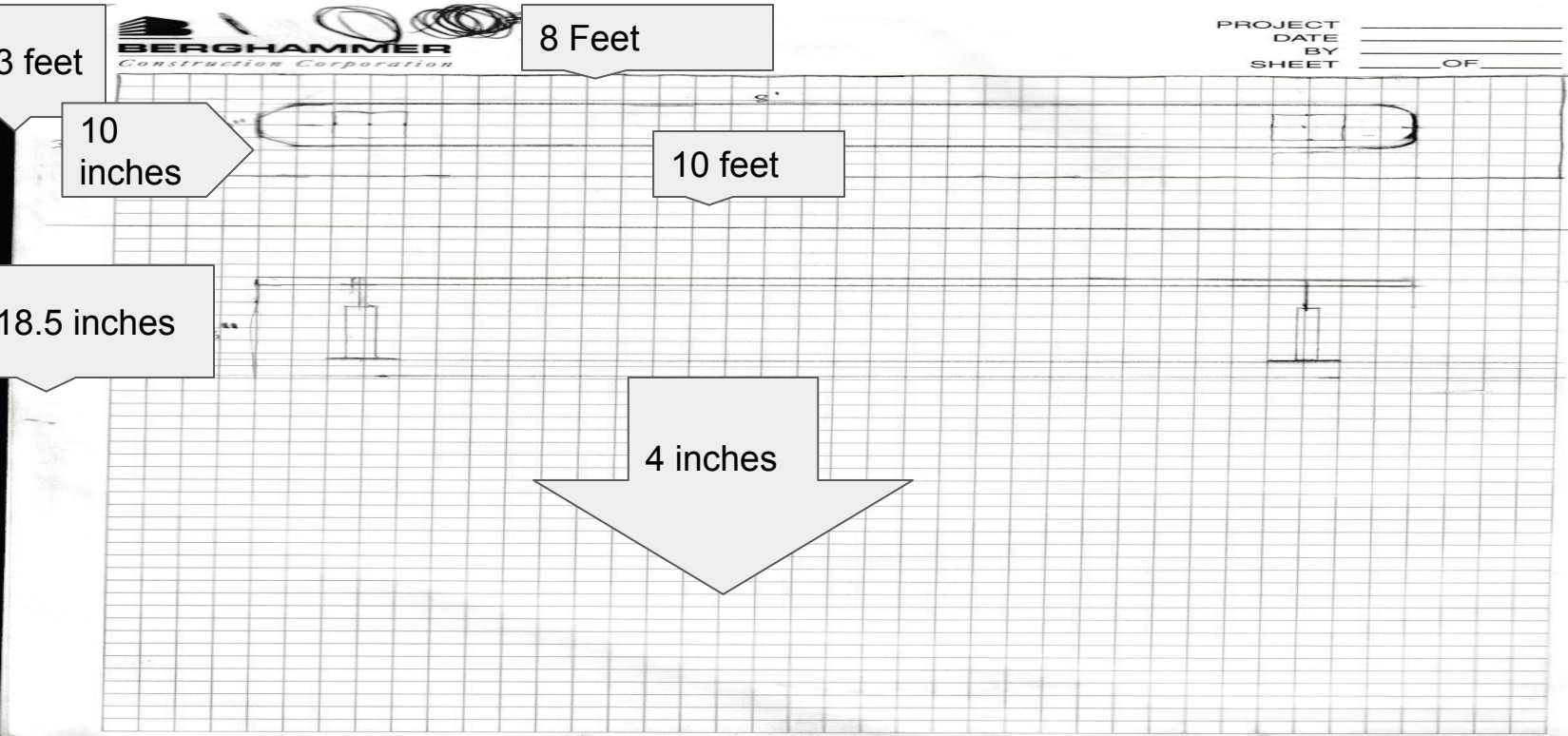
Site map



What the bench is going to look like



Dimensions



Budget

The total cost of the whole entire project is going to be a grand total of 3,214.10

6 benches=2,614.10

96 bags of concrete=600

Stone is being provide by jackson public works

Fundraising

I am planning on asking family, friends and businesses if they will donate to my eagle scout project. I will also be asking companies if they would be willing to give me a discount on some of the items or donate the items to help save on the cost.

Timeline and Installation

I am going to ask for the approval by the Jackson public works committee on July 25th

I am going to ask to get the approval by the Jackson village board on August 8th

I will be submitting it after all the approvals to the boy scout board also for approval

I will be starting to fundraising for my project after all the approvals

I am going to buy the needed materials after all the approvals

I am hopefully going to pour the concrete pads at the end of August and then let them dry

I will then be installing the surface mount benches a week later after concrete is dry

VILLAGE OF JACKSON, WISCONSIN
N168 W19851 Main Street

Jackson, WI 53037

NOTICE OF CLAIM

Name: Kyle & Sarah Drew
Address: N172 W20242 Woodland Trl.
Jackson, WI 53037
Phone: 952-380-6285

Incident/Accident Information
Date: 5/25/23
Time: 0800 AM
Place: our house

CIRCUMSTANCES OF CLAIM

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

see next page

Signed: Sarah Drew Date: 7/28/23

CLAIM

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

The undersigned hereby makes a claim against the Village of Jackson arising out of the circumstances described above in the amount of \$ 7126.22

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

Signed: Sarah Drew Date: 7/28/23

Address: N172 W20242 Woodland Trl
Jackson, WI 53037

RECEIVED

JUL 28 2023

VILLAGE OF JACKSON

Description of what happened:

Our address: N172W20242 Woodland Trail Jackson, WI

On April 7, 2023 I submitted a permit application to build a 16x16 foot deck over my existing concrete patio. I submitted all required paperwork including two detailed drawings of our plans. On April 10, 2023 I received a building permit from the village of Jackson. Our deck build was scheduled to begin on May 25, 2023. I called and left a voicemail for Collin Johnson on May 24, 2023 at 2:47pm informing him that our build would be beginning tomorrow morning on May 25 and that we would like him to come inspect our footings in the late afternoon of May 25th or the morning of May 26th, well within compliance of the 24 hour notice requirement.

Work began the morning of May 25, 2023. Our concrete patio was cut and 6 4+foot holes were dug into the concrete and back yard. Collin came to our house at approximately 1:30pm. He informed us that we had to shut our project down and that despite having a permit we were not approved to build our deck. This was a complete shock. I then showed him my permit and all of the paperwork I received from his office and asked a question, "based on what your office mailed me, what would give me any indication that I was not approved to start this build?". Collin had no answer for this. Collin stated that 'someone' issued this permit without his knowledge and that he never did a plan review. He also stated that he did not recognize our address as one that he did a plan review. If this is the case, why did he not call and tell us there was an issue before beginning the build?

After a lengthy process of going back and forth with the Village Administrator, Building Inspector, and Village President it has been determined that our deck cannot be built due to current building codes in Jackson.

We are now seeking compensation for all of the money that has been spent on this project, totaling \$7126.22. We would **not** have started this project if we did not receive a building permit.

Attached documents:

All documents are numbered in the upper left corner.

1. Building permit application showing we paid \$100. **(\$100 loss)**
2. Invoice from contractor for work done showing we are charged \$1680.91
3. Invoice from contractor for work done showing we are charged \$320.00
4. Check showing we paid contractor \$210.91
5. Bank transaction and copy of check showing we paid the contractor \$1790.00 **(\$1790 loss- 1680.91+320-210.91)**
6. Documents from Menards showing we were charged 1131.28 and refunded 1006.15 **(\$125.13 loss)**
7. Documents from Home Depot showing we were charged \$6364.46 and refunded \$405.01 & 5848.36 **(\$111.09)**
8. Checks showing we paid \$7619.75 (home depot & menards charges) for materials
9. Concrete patio quote to remove and replace the same size patio that we currently have at \$5000 **(\$5,000 loss)**



Inspection & Zoning Department

W194 N16660 Eagle Drive, Jackson, WI 53037

www.villageofjacksonwi.gov

P: 262.677.9696

GENERAL PROJECT APPLICATION

APPLICATION DATE 4/7/2023, 20 23

PERMIT # 23 - 20223

PROJECT ADDRESS N172W20242 Woodland Trail Unit #: _____ Jackson, WI

OWNER INFORMATION

Name(s) Sarah & Kyle Drew

Phone (952) 380-6285 Cell/Home Email Sarahdrew104@gmail.com

Mailing Address N172W20242 Woodland trail

City Jackson State WI Zip 53037

CONTRACTOR INFORMATION (If owner put "SELF")

Name SELF

Mailing Address N172W20242 Woodland trail

City Jackson State WI Zip 53037

Primary Contact Sarah Drew Office Phone (____) _____

Mobile Phone (952) 380-6285 Email Sarahdrew104@gmail.com

*WI Contractor Lic. #: _____, Exp: _____ *WI Qualifier Lic. #: _____, Exp: _____

**License Information is required for contractors wanting to obtain a permit for work on a 1 or 2 Family Dwelling ONLY*

PROJECT INFORMATION

Project Description Deck

Size of Building (or remodeled area) 16' X 16'

TOTAL Cost of Project ~ \$16,000 - 18,000

Cost of Building, HVAC and Labor **ONLY** _____

Do NOT include the cost of plumbing, electrical, landscaping, etc.

By signing above, applicant agrees to comply with the applicable requirements of Village of Jackson Code of Ordinances, State of WI Administrative Codes, and to obey any and all lawful orders of the Building Inspector and all state laws regarding the construction, alteration, repair, removal and safety of buildings and other structures

SIGNATURE: Sarah Drew

DATE: 4/7/2023

Permit Fee: \$ _____

Plan Review Fee: \$ _____

Other Fee: \$ _____

TOTAL DUE: \$ _____

For Office Use Only	
Amount: \$	<u>100.00</u>
Date Received:	<u>4/10/23</u>
Payment Type:	<u>CH/CC/CASH</u>
Check/Rcpt. #:	<u>2173</u>
Received By:	<u>Jeff Wal</u>

Hetzel's U Call It Construction LLC
ucallitconstruction@yahoo.com

Invoice

920-344-6843

TO Sarah + Kyle Drew
N172 W20242 Woodland Trail
Jackson, WI 53037

DATE 6/12/2023 JOB NO 5000
JOB NAME Deck
JOB LOCATION Residence

TERMS

	DESCRIPTION	PRICE	AMOUNT
Previous to Start	- Set up Job, Order Materials, Draw Plans/Sketch. (4 times @ Home Depot to get Material ordered correctly)	7.5 HRS \$70/HR	\$525 00
5/25	- Materials: \$93.43 Rental of Auger, \$84.40 Ledger Loks, Tapcons, Deck Screws, Marking Paint	\$174.23	\$174 23
5/25 6.5 HRS Chase 6 HRS	Layout Deck and Auger Holes, Cut Concrete out, Auger All Holes, Transport Lumber and concrete to Back Yard	12.5 HRS \$70/HR	\$875 00
5/26	- Materials \$32.66 3/4" Plywood	\$32.66	\$32 66
5/26 1 HR	Cut Plywood to Cover Holes, Clean up a bit	1 HR \$70/HR	\$70 00
		Total	\$1,680 91
	- This Does not Include any Hours to Return any Materials if Job is not Happening.		

Invoice

TO: Sarah & Kyle Drew
N172 W20242 Woodland Trail
Jackson, WY 83037

DATE: 7/10/2023 JOB NO: 5001
JOB NAME: Almost Deck
JOB LOCATION: Residence

	DESCRIPTION	PRICE	AMOUNT
> 4 HRS 7/3 Holiday Charge at \$80/HR	Set up Returns of All Materials that Could be Returned because of our Great Government officials that are supposed to HELP people, IN this instance they did 100% the Complete opposite. Haul All Material Back to Menards by Hand Trailer, Home Depot Picked up Delivery because bands were never Broken. This could of been prevented but the negligent of Colin the head Inspector is just unheard of and Just Ridiculous beyond belief!!	4 HRS \$80/HR	\$320 00
>		Total	\$320 00

ally

Bank Accounts: 1-877-247-2559

Spending Account Account
Regular Checking + Bills
Account Number: ●●8052
Routing Number: 124003116
Available Balance: \$1,248.84
Amount: -\$210.91
Posting Date: Jun 29, 2023
Posting Time: 11:13 PM ET
Type: Withdrawal
FRONT OF CHECK

SARAH E DREW
KYLE L DREW
N172W20242 WOODLAND TRAIL
JACKSON, WI 53037

97-311/1240

1045

DATE 6/28/23

PAY TO THE ORDER OF Hetzels U call it construction LLC \$ 210.91
two hundred ten dollars & 91/100 DOLLARS 

ally BANK.

MEMO material Sarah PMW

BACK OF CHECK[illegible]

A FEW THINGS YOU SHOULD KNOW

Securities products and services offered through Ally Invest Securities LLC, member FINRA/SIPC. For background on Ally Invest Securities go to [FINRA's BrokerCheck](#). Advisory services offered through Ally Invest Advisors Inc., a registered investment adviser. Ally Bank, Ally Invest Advisors, and Ally Invest Securities are wholly owned subsidiaries of Ally Financial Inc. [View disclosures](#). Securities products are **NOT FDIC INSURED, NOT BANK GUARANTEED, and MAY LOSE VALUE**.

Options involve risk and are not suitable for all investors. Review the **Characteristics and Risks of Standardized Options** brochure (PDF) before you begin trading options. Options investors may lose the entire amount of their investment or more in a relatively short period of time.

Bank Accounts: 1-877-247-2559

Spending Account Account
Regular Checking + Bills
Account Number: ●●8052
Routing Number: 124003116
Available Balance: \$1,248.84
Amount: -\$1,790.00
Posting Date: Jul 13, 2023
Posting Time: 11:11 PM ET
Type: Withdrawal
FRONT OF CHECK

SARAH E DREW
KYLE L DREW
N172W20242 WOODLAND TRAIL
JACKSON, WI 53037

97-311/1240

1046

DATE 7/12/23

PAY TO THE ORDER OF Hetzels & call it construction \$ 1790.00
one thousand seven hundred ninety dollars ¹⁸/₁₀₀ DOLLARS ☒ For Cash Payment
Endorse Back

ally BANK.

MEMO Sarah MWW

[Redacted]

BACK OF CHECK

[illegible]

A FEW THINGS YOU SHOULD KNOW

Securities products and services offered through Ally Invest Securities LLC, member FINRA/SIPC. For background on Ally Invest Securities go to [FINRA's BrokerCheck](#). Advisory services offered through Ally Invest Advisors Inc., a registered investment adviser. Ally Bank, Ally Invest Advisors, and Ally Invest Securities are wholly owned subsidiaries of Ally Financial Inc. **View disclosures.** Securities products are **NOT FDIC INSURED, NOT BANK GUARANTEED, and MAY LOSE VALUE.**

Options involve risk and are not suitable for all investors. Review the **Characteristics and Risks of Standardized Options** brochure (PDF) before you begin trading options. Options investors may lose the entire amount of their investment or more in a relatively short period of time.

Upcoming Transactions What's This?

To view or edit these transactions, go to Transfers or Bill Pay

DATE	DESCRIPTION	AMOUNT	STATUS
You don't currently have any upcoming transactions.			

Transaction History

Search Download

Search Transactions



Your search history shows up to 18 months of transactions. View transactions for the past 7 years in Statements.

KEYWORDS (OPTIONAL)

0/120

DATE RANGE

Custom

▼

FROM

07/13/2023

TO

07/13/2023

Search

DATE	DESCRIPTION	AMOUNT	BALANCE
Jul 13, 2023	Check Paid #1046	-\$1,790.00	\$1,650.00
Jul 13, 2023	Internet transfer to Savings account XXXXXX0055	-\$210.00	\$1,440.00





MENARDS - GERMANTOWN
W186 N9754 Appleton
Ave.
Germantown, WI 53022

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 06/06/23

If you have questions regarding the
charges on your receipt, please
email us at:
GMTNfrontend@menards.com



Sale Transaction

ORDER

78712

2X8-8' AC2 GREEN TREATED-PICK		
1111325	60 @10.68	640.80
2X8-20' AC2 GREEN TREATE-PICK		
1111383	10 @31.99	319.90
2 X 6 JOIST HANGER 18 GA-PICK		
2271741	60 @1.86	111.60
END OF ORDER		

TOTAL	1072.30
TAX WASHINGTON-WI 5.5%	58.98
TOTAL SALE	1131.28
Menard Contractor Card 3535	1131.28
Job # or Name : kyle and sarah	
Auth Code:226658	
Chip Inserted	
a000000817002001	
TC - 0e103b03ec5e0315	

TOTAL NUMBER OF ITEMS = 130

THE FOLLOWING REBATE RECEIPTS WERE

6

86

MENARDS - GERMANTOWN
W186 N9754 Appleton
Ave.
Germantown, WI 53022

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 10/01/23

If you have questions regarding the
charges on your receipt, please
email us at:

GMTNfrontend@menards.com



Merchandise Return

2X8-8' AC2 GREEN TREATED
1111325 60 @9.50 570.00-
ORIG STORE: 3173 2 368 03/08/2023 C
2X8-20' AC2 GREEN TREAT
1111383 10 @28.47 284.70-
ORIG STORE: 3173 2 368 03/08/2023 C
2 X 6 JOIST HANGER 18 GA
2271741 60 @1.65 99.00-
ORIG STORE: 3173 2 368 03/08/2023 C
ISSUE BAR-CODED CK NO: *****4509 GC
1006.15 NT

TOTAL 52.45
TAX WASHINGTON-WI 5.5% 52.45-
TOTAL SALE 0.00

TOTAL NUMBER OF ITEMS = 131

GC = Gift Cards and/or Merchandise
Credit Checks are non-refundable.

See menards.com for return policy details

THANK YOU, YOUR CASHIER, Ike

34685 22 9499 07/03/23 09:46AM 3173



Customer Receipt

3/10/2023, 3:05 PM CST

Store # 4940

Sales Person LTW0160 Store Phone # (262) 502-0040
Location N94 W 18375 THUNDER RDG, MENOMONEE FALLS, WI 53051

Handwritten signatures and a circled number 7.

Customer Information

CHRISTOPHER HETZEL

(920) 344-6843

UCALLITCONSTRUCTION@YAHOO.COM

HETZEL'S U CALL IT CONSTRUCTION LLC

2952 MAPLE TER

GERMANTOWN, WI 53022

Order # H4940-114113

Receipt # 4940 00097 92045

PO / Job Name Sarah and Kyle



Delivery	Delivery Address	Delivery Options	Delivery Date
	N172W20242 WOODLAND TRAIL JACKSON, WI 53037	Outside Delivery	Customer will be notified when delivery is ready to be scheduled

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
01 Boise Cascade 1x6-16' Trex Transcend G2 Composite Deck Board (Rope Swing Square Edge (Actual Size: .94" x5-1/2") RS010616T2S01) [QC:31944564]		1000038516	\$100.17 / each	3	\$300.51
02 Simpson Strong-Tie Co. A35 Simpson Strong-Tie 18 GA 1-7/16"x1-7/16"x4-1/2" Framing Angle (Galvanized) [QC:31944564]		1001207734	\$0.55 / each	10	\$5.50
03 US Lumber FastenMaster Trapease-3 2-1/2" Deck Screws (Rope Swing (350 pcs) FMTR3-212-350TSRS) [QC:31944564] DISCOUNT \$3.73 OFF EACH		1004718820	\$41.49 / each \$37.76 / each	1	\$37.76
04 US Lumber FastenMaster Trapease-3 2-1/2" Deck Screws (Spiced Rum / Coastal Bluff (1050 pcs) FMTR3-212-1050TSSR) [QC:31944564] DISCOUNT \$10.07 OFF EACH		1004718820	\$111.89 / each \$101.82 / each	3	\$305.46
05 US Lumber FastenMaster TrapEase Fascia 1-3/4" Rope Swing Fascia Screws w/ Countersink Tool & Bit ((200 Pcs /Pack) 100 LF FMTRF-1LFRS) [QC:31944564]		1004718820	\$56.50 / each	2	\$113.00
06 Boise Cascade 1x8-12' Trex Transcend G2 Composite Fascia (Rope Swing (Actual Size: .56"x7-1/4") RS010812T2S01) [QC:31944564]		1000038516	\$80.79 / each	10	\$807.90
07 Boise Cascade 1x6-20' Trex Transcend G2 Composite Deck Board (Rope Swing Square Edge (Actual Size: .94" x5-1/2") RS010620T2S01) [QC:31944564]		1000038516	\$125.21 / each	3	\$375.63
08 Boise Cascade 1x6-16' Trex Transcend Tropic Composite Deck Board (Spiced Rum Square Edge (Actual Size: .94" x5-1/2") SR010616TS01) [QC:31944564] DISCOUNT \$9.02 OFF EACH		1000038516	\$100.17 / each \$91.15 / each	32	\$2,916.80
09 Boise Cascade 1x6-20' Trex Transcend Tropic Composite Deck Board (Spiced Rum Square Edge (Actual Size: .94" x5-1/2") SR010620TS01) [QC:31944564] DISCOUNT \$11.27 OFF EACH		1000038516	\$125.21 / each \$113.94 / each	7	\$797.58
10 ProWood 4 in. x 4 in. x 8 ft. #2 Pressure-Treated Timber	N/A	256276	\$13.98 / each	1	\$13.98
11 Simpson Strong-Tie Co. ABA44RZ Simpson Strong-Tie 16 GA 4x4 Rough Adjustable Post Base (ZMAX) [QC:31944564]		1001207734	\$13.35 / each	6	\$80.10
12 Quikrete 60 lb. Concrete Mix	1030006	929514	\$3.67 / each	24	\$88.08



Customer Receipt

3/10/2023, 3:05 PM CST

Store # 4940

Sales Person LTW0160

Store Phone # (262) 502-9840

Location N94 W 18375 THUNDER RDG, MENOMONEE FALLS, WI 53051

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
13 The Quikrete Companies Quikrete Forming Tube 8"x4' (692201) [QC:31944564]		1001264662	\$6.06 / each	6	\$36.36
14 Outside Delivery		515663	\$79.00 / each	1	\$79.00
15 US Lumber Minimum Order Fee for US Lumber [QC: 31944564]		1006400178	\$75.00 / each	1	\$75.00

90 DAY RETURN POLICY. The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.

Pro Xtra 2023

Member Statement (as of 04/21)

Pro Xtra Spend

\$7,562.75

Pro Xtra Savings

\$1,123.52

Visit ProXtra: https://www.homedepot.com/c/Pro_Xtra

Payment Method

The Home Depot 2389

Charged \$6,364.46

Subtotal	\$6,434.13
Discounts	-\$401.47
Sales Tax	\$331.80
Order Total	\$6,364.46

Take a short survey for a chance TO WIN A \$5,000 Home Depot Gift Card. Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. No Purchase necessary. See complete rules on www.homedepot.com/survey

User ID: GVMG 189319 184476

Password: 23222 184379

Handwritten:
\$5,846.39
\$6,364.46 Paid
\$5846.36 Returned
\$405.01 Returned
-111.09



How doers
get more done.

N94W18375 THUNDER RIDGE, MENOMONEE FALLS
STORE MGR JESSICA BARGHUSEN 262-502-9840

4940 00009 34091 07/11/23 03:03 PM
CASHIER BARBARA
KEYTAG# 601330430

* ORIG REC: 4940 097 92045 04/22/23 TA *

ORDER ID: H4940-114113
RECALL AMOUNT 79.00

SUBTOTAL	-79.00
SALES TAX	326.01
TOTAL	-\$405.01
XXXXXXXXXXXX4839 HOME DEPOT	-405.01
INVOICE 0094006	TA

REFUND-CUSTOMER COPY

CUSTOMER PRO XTRA ID ###-###-6843
BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: C6D3 73411 68480
PASSWORD: 23361 68471

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



How does
get more done.

N94W18375 THUNDER RIDGE, MENOMONEE FALLS
STORE MGR JESSICA BARGHUSEN 262-502-9840

4940 00008 67390 07/10/23 02:56 PM
CASHIER LYNN
KEYTAG# 601330430

* ORIG REC: 4940 008 21504 05/27/23 TA *

ORDER ID: H4940-114113
RECALL AMOUNT

5878.66

SUBTOTAL -5,878.66
SALES TAX 0.00
TOTAL -\$5,878.66
CASH -30.30

XXXXXXXXXXXX4839 HOME DEPOT -5,848.36
INVOICE 1084827 TA

REFUND-CUSTOMER COPY

CUSTOMER PRO XTRA ID ###-###-6843
BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

DID WE NAIL IT?

Take a short survey for a chance to WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: C6DS 140009 135077
PASSWORD: 23360 135069

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.



Printed from Chase Personal Online

8

-\$7,619.75

Total

Mar 13, 2023
Post date2111
Check #

KYLE DREW SARAH DREW N172W20242 WOODLAND TRAIL JACKSON, WI 53037		12-1750	2111
DATE <u>3/11/23</u>			
PAY TO THE ORDER OF <u>Hetzel's u call in construction LLC</u>		\$ <u>7619.75</u>	
<u>Seven thousand six hundred nineteen & 75/100</u>		DOLLARS	
JPMORGAN CHASE BANK, N.A. WWW.CHASE.COM			
MEMO <u>Sarah Drew</u>			



MASONRY PROPOSAL

Chad Graff, President Spencer Graff, Vice President

6510 Aurora Road, Suite A West Bend, WI 53090

Office (262) 629-9494 Chad (262) 483-1872 Spencer 262-483-8696

www.graffmasonry.com

chad@graffmasonry.com
spencer@graffmasonry.com

PROPOSAL TITLE SUBMITTED TO <u>Sarah Drew</u>	PHONE <u>952-380-6285</u>	DATE <u>6-29-23</u>
STREET <u>N172W20242 Woodland Trail</u>	JOB NAME <u>Drew Residence</u>	
CITY, STATE AND ZIP CODE <u>Jackson, WI 53037</u>	JOB LOCATION <u>Woodland Trail Jackson</u>	

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Remove and replace 16' x 16' concrete patio: \$5,000.00

Remove existing concrete patio and replace with 16' x 20' patio: \$5,960.00

Haul away debris

Concrete shall be a 6 1/2 bag low chert mix

Saw cut joints

Light broom finish

One coat of concrete sealer applied

Gravel fill if needed is charged as an extra at \$30.00 per ton; supplied and installed

LANDSCAPING AND RESTORATION BY OTHER

NOTE: WE WILL NOT BE LIABLE FOR CONCRETE CRACKING.

ANY NEEDED SURVEY, PERMITS, AND PERMIT FEES ARE THE RESPONSIBILITY OF THE OWNER

WE RESERVE THE RIGHT TO ADD FUEL SURCHARGES SHOULD FUEL PRICES SURPASS \$4.00 PER GALLON

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

as stated above dollars (& _____)

Note: As required by the Wisconsin Constitution Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights, in addition to the undersigned builder, are those who contract directly with the owner of those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate, all agreements contingent upon strikes, accident or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized

Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined as above.

Signature _____

Date of Acceptance: _____

Signature _____