

AGENDA
VILLAGE BOARD MEETING
Tuesday, July 12, 2022 at 7:30 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on any item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)
4. Public Hearing – Conditional Use Amendment – Signage – N172W21930 Caymus Court – HDI Wholesale
(Plan Commission Draft Minutes)
5. Ordinance #22-11 Amending Chapter 48 Regarding Public Hearing Notification Requirements for Re-Zoning, Conditional Use, Planned Unit Development and Street Easement/Vacation Requests (2nd Reading)
6. Resolution #22-13 Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 7
7. Authorization for Village Staff to work with Washington County to develop and publish an RFP for Engineering Services for the Spruce Street Area
8. Discussion of Next Generation Housing Pilot Components – Vandewalle and Associates Inc.
9. Approval of Minutes for the Village Board Meeting of June 14, 2022
10. Approval of Licenses
 - Operator's Licenses:
East Side Mart, Main Street Mart & The Village Mart: Lauren Bagneski, Amanda Henderson, Eric Hollister, Jason Kostecki, Jessica Jawson, Braeden Neuendorf, Marcus McCauley
11. Budget & Finance Committee
 - Review of 2021 Village Audited Financial Statements Report – Sitzberger & Company LLC
 - Resolution #22-12 American Rescue Plan Act (ARPA) Allocation
 - Pay Request #5 – Coffee Connection Trail Project – Poblocki Paving

- Review of Proposed Jackson Police Department Fitness Incentive Program
- Review of 2023 Village Employee Wages

12. Plan Commission

- Resolution #22-10 Proposed Amendments to Village of Jackson Comprehensive Plan: Map 1 – Future Land Use Plan 2050
(Plan Commission Draft Minutes)

13. West Bend School District Report

14. Washington County Board Report

15. Greater Jackson Business Alliance Report

16. Mid-Moraine Municipal Association Report

17. Citizens to Address the Village Board (Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on any item not on the agenda should present their comments now under this agenda item. In addition, although the Board can receive comments on matters not included on this agenda, it cannot discuss or take action on these matters. Each commenter will be limited to a total of 2 minutes.)

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

The closed session is for the following purposes:

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

19. Reconvene into Open Session

20. Possible action related to the closed session, including the approval of the proposed Voluntary Physical Fitness Incentive Program, and approval of 2023 wages for Village Employees.

21. Adjourn

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

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

☒ OTHER Sign

Property Address: N172 W21930 Caymus Ct. Unit: _____ Jackson, WI
Parcel #: _____ Lot Size: 216, 675 sq. ft. Building Area: 70,000 sq. ft.
Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Signworks
Mailing Address: 501 W. Sumner St., Hartford State WI Zip 53027
Office: (262) 673-7318 Cell: (____) _____ Fax: (____) _____
Email: dan@signworks.wi.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: HDI Wholesale
D/B/A: _____ FEIN #: _____
Mailing Address: N172 W21930 Caymus Ct. Jackson State WI Zip 53037
Office: (262) 334-1095 Cell: (____) _____ Fax: (____) _____
Email: anne@hdi-farv.com
Website: _____

PROPERTY OWNER INFORMATION

Name(s): HDI Wholesale
Address: N172 W21930 Caymus Ct. Jackson State WI Zip 53037
Office: (____) _____ Cell: (____) _____ Fax: (____) _____
Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Same as applicant
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: LED internally illuminated building sign.

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

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: _____

Describe any proposed, development, on-site improvements or other construction/remodeling activities: LED Internally Illuminated Channel letters, dock door signs

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) 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: One set of direct mount
LED internally illuminated channel letters and four AEM clock door
signs.

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Aluminum, lexan,
vinyl, LED

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.

Applicant Name (Print):

Dan Schaefer

Applicant Signature:

[Signature]

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

5/23 / 2022

You MUST sign and date this Application!

SUBMIT TO:

Village of Jackson – Building Inspection Dept.

(Checks shall be made payable to Village of Jackson)

W194 N16660 Eagle Drive

PO BOX 637

Jackson, WI 53037

QUESTIONS?

Building Inspector:

For questions concerning **building codes, zoning, or technical questions.**

Phone:

(262) 677-9696

Email:

collin.johnson@villageofjacksonwi.gov

Village Clerk:

For all **general questions** concerning meeting dates, 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: 5-26-22
Amount: \$ 175.00
Payment Type: CH / CC / CASH
Check/Rcpt. #: 1331
Received By: [Signature]

VILLAGE OF JACKSON

N168W19851 MAIN ST
P O BOX 637
JACKSON, WI 53037-0147

Receipt Nbr: 258596
Date: 6/07/2022
Check

RECEIVED
FROM SIGNWORKS OF WI

\$175.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	175.00
	PLAN COMM APP/N172W21930 CAYMUS CT.	

TOTAL RECEIVED	175.00
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Receipt Memo: PLAN COMM APP/N172W21930 CAYMUS/CK#1331



DESIGN 2 CONSTRUCT

N173 W21010 Northwest Passage, Jackson, WI 53037

PHONE: 262.677.9933 FAX: 262.677.9934

Shown for Elevation Purposes Only
Sign to be installed on South Elevation

HDI
May 6, 2021



SIGNworks
A SIGN OF QUALITY SINCE 1985
CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

South Elevation

ITEM
2B

37
years
1985 - 2022

347.19 in

48 in

HDI **WHOLESALE**

24.4 in

215.93 in



JOB DETAILS:

LED Illuminated Channel
Letters Direct Mounted
- Premium Translucent Vinyl

 Twilight Blue
 Brilliant Green

- Return

 Black

- Trim Color

 Black

- Threaded Rod Installation
- Lexan Faces

☐ Customer Pickup
☐ Signworks Deliver
☐ Signworks Install
☐ Ship To _____

Customer Name: HDI Wholesale

Sales Representative: Dan

Designer: Val

Customer Address: On File

Job Location: Jackson

File: 2022 Skeches/By Name/HDI Wholesale/Building Sign FINAL

R2 4/21/2022

Quote Number:
22049

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.



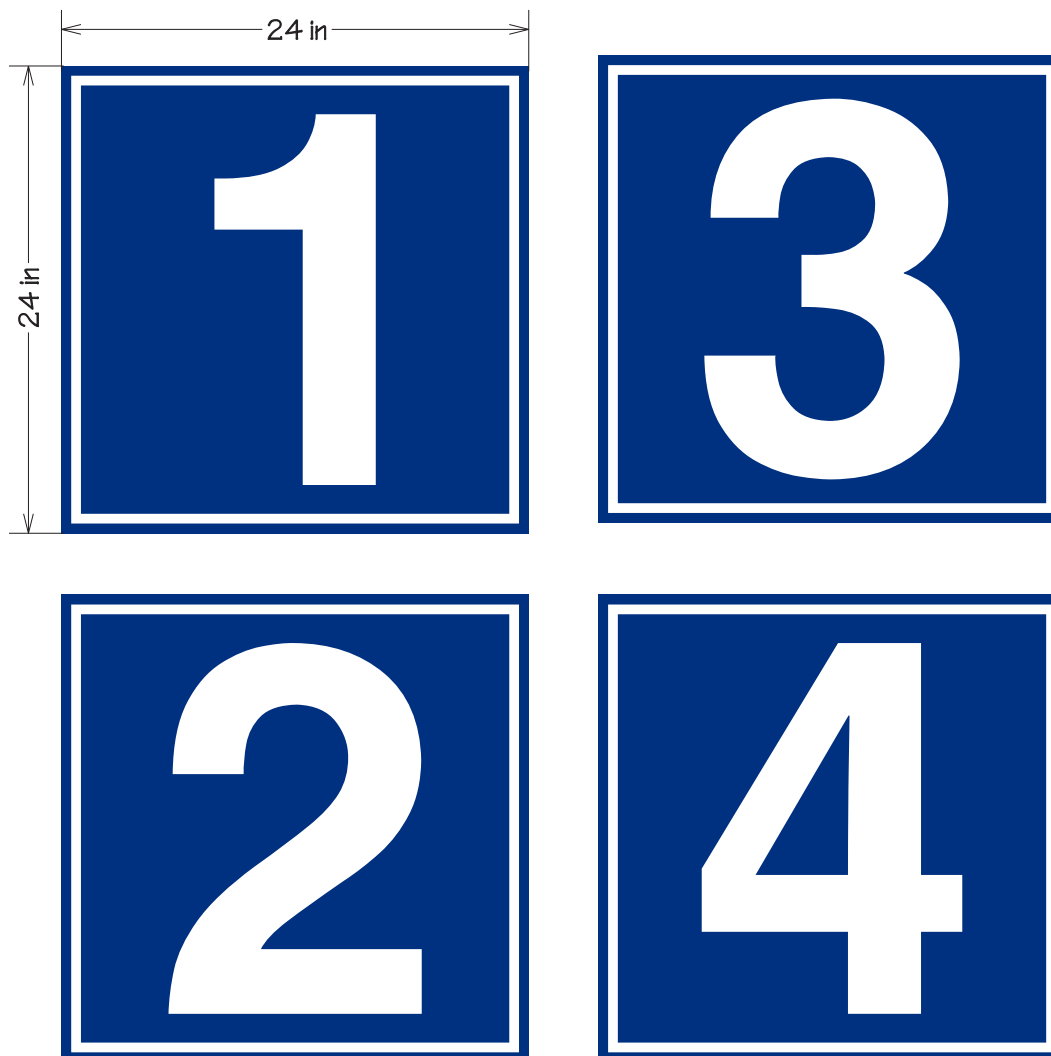
SIGNworks
A SIGN OF QUALITY SINCE 1985
CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

Dock Signs

ITEM
3

37
years
1985 - 2022



JOB DETAILS:

Qty One Each (Single Sided)

- 3mm White ACM

- Premium Vinyl



Sapphire Blue

☐ Customer Pickup

☐ Signworks Deliver

☒ Signworks Install

☐ Ship To _____

R2 5/10/2022

Quote Number:

22049

Customer Name: HDI Wholesales

Sales Representative: Dan

Designer: Val

Customer Address: On File

Job Location: Rubicon

File: 2022 Sketches/By Name/HDI/Dock Signs

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.



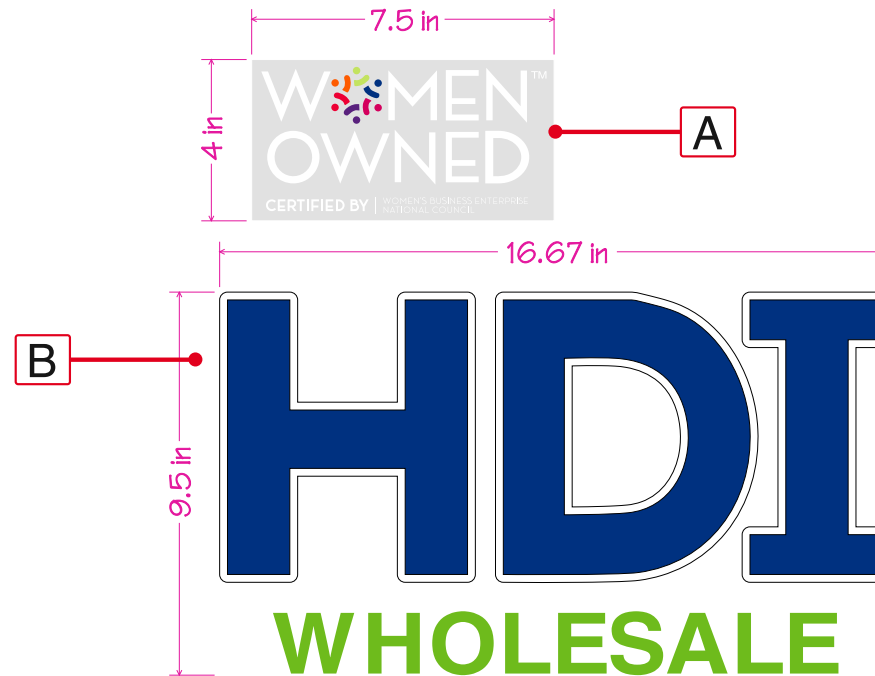
SIGNworks A SIGN OF QUALITY SINCE 1985
CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

Door Lettering

ITEM
4

37
years
1985 - 2022



**NEED ACTUAL
MEASUREMENTS**

JOB DETAILS:

A) Clear Enamel Receptive
- Foil Colors

- ☐ White
- ☐ Lime Green
- ☐ Blue (TBD)
- ☐ Pink
- ☐ Purple
- ☐ Red (TBD)
- ☐ Orange

B) Digitally Printed Vinyl
- Gloss Laminate

- ☐ PMS 368
- ☐ PMS 288

- ☐ Customer Pickup
- ☐ Signworks Deliver
- ☒ Signworks Install
- ☐ Ship To _____

R2 5/10/2022

Quote Number:
22049

Customer Name: HDI Wholesale

Sales Representative: Dan

Designer: Val

Customer Address: On File

Job Location: Rubicon

File: 2022 Sketches/By Name/HDI Wholesale/Door Lettering

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.



SIGNworks A SIGN OF QUALITY SINCE 1985
CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

Shipping/Receiving Sign

ITEM
5

37
years
1985 - 2022



JOB DETAILS:

Digitally Printed Vinyl
- Gloss Laminate

 PMS 288

 PMS 368

- To be applied to garage door

- ☐ Customer Pickup
☐ Signworks Deliver
☒ Signworks Install
☐ Ship To _____

R2 5/10/2022

Quote Number:
22049

Customer Name:	Sales Representative:	Designer:
Customer Address:	Job Location:	
File:		

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: June 30, 2022

Agenda Item: Item #3

To: Mike Schwab, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections

Subject: Conditional Use Amendment – N172 W21930 Caymus Court, HDI Wholesale

Description:

The applicant is seeking approval for various signage related to the new HDI Wholesale development located on Caymus Court.

Proposed wall signage includes the primary business sign approximately 80 sf. in area to be located on the southwest corner of the building and a smaller directional sign approximately 1.77 sf. in area for a total of approximately 82 sf. in area to be located on an overhead garage door. This signage is subject to the requirements of Ordinance Section 48-301(2) below:

Wall signs placed against the exterior walls of buildings shall not extend more than 12 inches outside of a building's wall surface, shall not exceed in area 30 percent of the signable area of the building, or 300 square feet, whichever is smaller, for any one premises. Wall signs shall not extend beyond the ceiling level of the top floor of the building upon which they are located.

Proposed window/door signage is approximately 1.31 sf in area and is subject to the requirements of Ordinance Section 48-301(6) below:

Window signs shall not exceed 25 percent of the glass area of the pane upon which the sign is displayed.

The above proposed signage complies with the referenced ordinance section.

Comprehensive Plan & Zoning Impacts:

Not Applicable

Site Plan:

See attached site map for general location of proposed signage

Signage:

See above and attached sign renderings.

Additional Staff Comments:

None

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing.

Notice Requirements:

Aside from posting on the agenda, notification of all opposite and abutting property owners within 200-feet is required as well as a Class II Legal Notice.

Potential Motion:

Motion to recommend Village Board approval of the Conditional Use Amendment relating to signage for HDI Wholesale located at N172 W21930 Caymus Court.

Attachments:

1. Application materials
2. Sign renderings and location references

ORDINANCE #22-11

**AN ORDINANCE AMENDING CHAPTER 48 OF THE
VILLAGE OF JACKSON ZONING ORDINANCE**

The Village Board of the Village of Jackson, quorum present and upon proper notice, having conducted a public hearing and received a recommendation of the Plan Commission hereby ordains the following amendments to the Village of Jackson Zoning Ordinance:

Sec. 48-34 (e) is amended to read:

Public hearings. Notice of any public hearing which the village board is required to hold under the terms of this chapter shall specify the date, time, and place of the hearing and shall state the matter to be considered at the hearing. Notice shall be published in a newspaper of general circulation at least once a week for two consecutive weeks and the hearing shall not be held until at least seven days following the last publication. The Village Clerk shall also give at least ten days prior written notice to the Clerk of any municipality within 1,000 feet of any land to be affected by the proposed action and to all parties in interest. The Village Clerk shall mail public hearing notices to all contiguous properties of a parcel subject to a petition for change of district boundaries or petition for any other zoning ordinance amendment at least ten days prior to the public hearing. Failure to mail the public hearing notices shall not invalidate any actions taken.

Sec. 48-243 (1) is amended to read:

Names and addresses of the applicant, owner of the site, architect, professional engineer, contractor, a letter of content describing the request, proof of ownership, and an impact statement.

Sec. 48-111 (c) is amended to read:

Conditional uses and planned unit development uses. Conditional uses and planned unit development uses, and their accessory uses are considered as special uses requiring review, public hearing, and approval by the village board in accordance with this article. In addition to the required Class 2 public hearing notices that shall be published in the newspaper for applications for a conditional use permit or planned unit development, the Village Clerk shall also mail public hearing notices to all contiguous properties of a parcel subject to an application for a conditional use permit or planned unit development application at least ten days prior to the public hearing. Failure to mail the public hearing notices shall not invalidate any actions taken.

Sec. 48-245 (1) is created to read:

Notice of Public Hearing to Contiguous Property Owners. The Village Clerk shall mail public hearing notices to all contiguous properties of a parcel subject to an application for a conditional use permit at least ten days prior to the public hearing. Failure to mail the public hearing notices shall not invalidate any actions taken.

All other provisions of the Village of Jackson Zoning Ordinance remain in full force and effect.

The Village Clerk and Village Attorney are hereby authorized and directed to make all changes within the Village Code of Ordinances necessary to reflect this Ordinance.

Introduced by:_____ Seconded by:_____

Vote: _____aye _____nay Passed and approved_____

VILLAGE OF JACKSON

By:_____
Michael E. Schwab, Village President

Attest:

Jilline S. Dobratz, Village Clerk

Proof of Posting:

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

Village Official

Date

RESOLUTION #22-13

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 7, VILLAGE OF JACKSON, WISCONSIN

WHEREAS, the Village of Jackson (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the Village on June 11, 2019 as a mixed-use district; and

WHEREAS, the Village now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1005(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Washington County, the West Bend School District, and the Moraine Park Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 30, 2022 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Village Board that it amend the Project Plan and boundaries for the District.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Jackson that:

1. The boundaries of the District named "Tax Incremental District No. 7, Village of Jackson", are hereby amended as identified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2022.
3. The Village Board finds and declares that:
 - (a) Not less than 50% by area of the real property within the District, as amended, is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the finding stated in 3.a. above, the District was declared to be, and remains, a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property within the territory to be added to the District plus the value increment of all other existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
 - (e) That there are no parcels to be added to the District that were annexed by the Village within the preceding three-year period.
 - (f) The Village estimates that 40.14% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

- (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (h) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District, as amended.
 - (i) Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 7, Village of Jackson" (see Exhibit B), as amended, is approved, and the Village further finds the Project Plan is feasible and in conformity with the master plan of the Village.

BE IT FURTHER RESOLVED THAT the Village Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2022, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the Village Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the Village Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Introduced by: _____

Seconded by: _____

Vote: _____ Ayes _____ Nays

Passed and Adopted: _____

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 Jackson Municipal Complex, Post Office, and one other location in the Village.

Village Official

Date

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 7
VILLAGE OF JACKSON**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

June 30th, 2022

PROJECT PLAN AMENDMENT

Village of Jackson, Wisconsin

Tax Incremental District No. 7



Prepared by:

Ehlers

N21W23350 Ridgeview Parkway West,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	June 30, 2022
Public Hearing Held:	June 30, 2022
Approval by Plan Commission:	June 30, 2022
Adoption by Village Board:	July 12, 2022
Approval by the Joint Review Board:	TBD

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 7 (“District”) is a 52.32-acre Mixed Use District created on June 11th, 2019. The District was created to pay for infrastructure needed to support private residential and commercial development in the area around the Village Municipal Complex.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The Village anticipates making total expenditures of approximately \$6.5 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$3.7 million in capital projects (road constructure and improvements), \$1.2 million in interest expenses, \$1.5 million for potential development incentives and \$213k in administrative costs related to managing the District.

Incremental Valuation

The Village projects that new land and improvements value of approximately \$27.8 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements or would be required to increase property taxes to support the costs related to financing this infrastructure.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:**

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District, as amended, is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).
5. Based on the foregoing finding, the District remains designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created. Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the amended District. Costs related to newly-platted residential development may be incurred based on

the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.

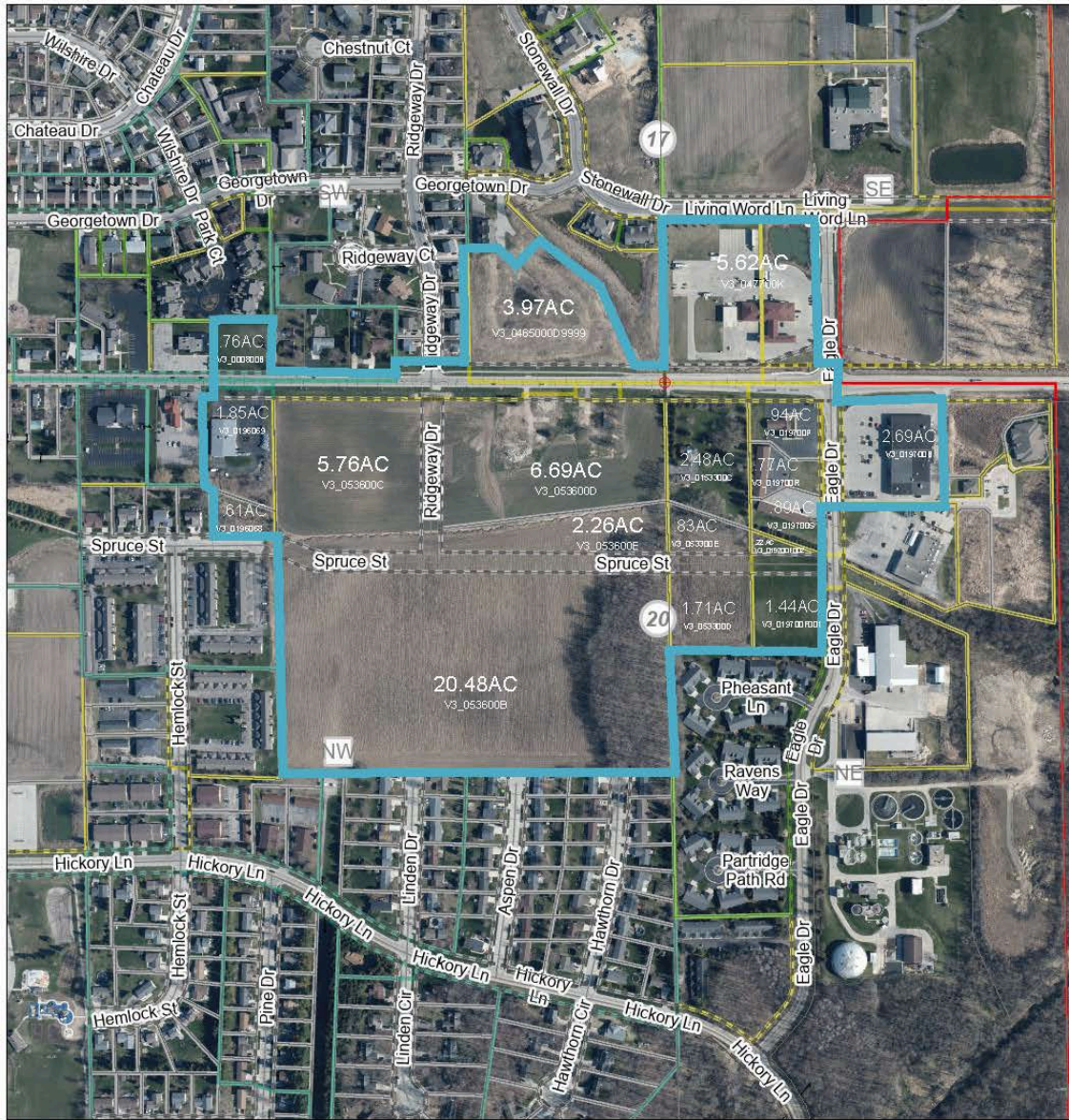
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.
10. The Village estimates that 40.14% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
11. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.

SECTION 2:

Preliminary Map of Original District Boundary and Territory to be Added

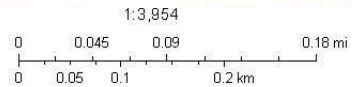
Map Found on Following Page.

Washington County, Wisconsin



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Lines	Plat
 TID 7 Boundary	 Unknown
 Current Parcel	 Certified Survey Map
 Landhook	 Condominium
 Meander Line	 Assessor Plat; Cemetery Plat; Subdivision
+ PLSS Monument	+ Lot
Local Road Labels	PLSS Quarter
 Township Road	 PLSS Section
 City/Village Street	 PLSS Boundary
 Private Street	
 Municipality	
 Retired Parcel	
 Right-of-Way	



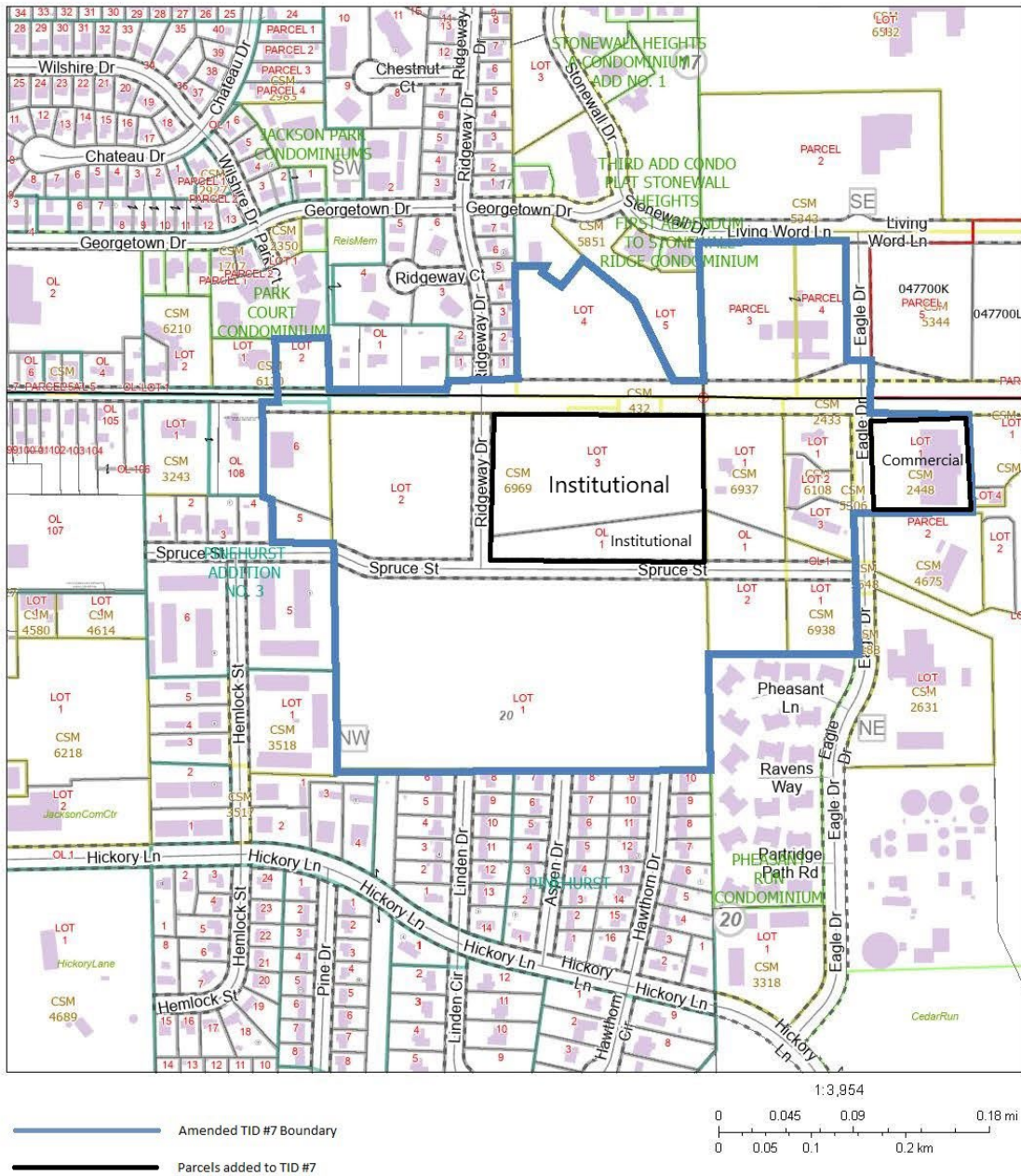
Washington County GIS
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |

SECTION 3:

Map Showing Existing Uses and Conditions Within the Territory to be Added

Map Found on Following Page.

TID #7



Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weber, Nina Rahn | Washington County, US Census Bureau |

SECTION 4:

Preliminary Identification of Parcels to be Added

Parcels to be Added:

Village of Jackson, Wisconsin												
Tax Increment District # 7												
Base Property Information - Added Parcels												
Property Information					Assessment Information			Equalized Value				
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	
CSM 6969 Lot 3	V3_053600D	N168W19851 Main St, Jackson, WI	Village of Jackson	6.69	0	0	0	0.99%	0	0	0	
CSM 6969 OL 1	V3_053600E	N168W19851 Main St, Jackson, WI	Village of Jackson	2.26	0	0	0	0.99%	0	0	0	
CSM 2448 Lot 1	V3_019700B	W194N16774 Eagle Dr, Jackson, WI	Hansens Management	2.69	250,000	2,355,800	2,605,800	0.99%	252,463	2,379,013	2,631,476	
					0		0	0.99%	0	0	0	
					0		0	0.99%	0	0	0	
				Total Acreage	11.64							
					250,000	2,355,800	2,605,800		252,463	2,379,013		
											2,631,476	

Land Use Summary:

Village of Jackson, Wisconsin							
Land Use Summary							
Property Information			District Classification				
Parcel Number	Owner	Acreage	Commercial/ Industrial	Existing Business	Existing Residential	Newly Platted Residential	Other: Exempt and Institutional Suitable for Mixed Use
Original Area							
196069	Flitsch Enterprises LLC	1.85		1.85			1.85
196068	Flitsch Enterprises LLC	0.61		0.61			0.61
053600	Village of Jackson	20.48				20.48	20.48
053600C	Village of Jackson	5.76		5.76			5.76
053300B	Marjory A Moder Revocable Liv Trust	2.48		2.48			2.48
053300D	Marjory A Moder Revocable Liv Trust	1.71		1.71			1.71
053300E	Village of Jackson	0.83		0.83			0.83
019700P	Claypool Properties	0.94		0.94			0.94
019700R	Buck Properties LLC	0.77		0.77			0.77
019700S	Steven G Stiloski, Judy Boehm	0.89		0.89			0.89
019700F001	Village of Jackson	1.44		1.44			1.44
019700F002	Village of Jackson	0.22		0.22			0.22
000800B	S W Charmoli Properties LLC	0.76		0.76			0.76
046500D9999	Jackson Development LLC	3.97		1.79		2.19	3.98
047700K	Karm Properties LLC	5.62		5.62			5.62
V3_00 ¹	STH 60 and Spruce Street	10.69					10.69
Amended Area							
V3_053600D	Village of Jackson	6.69					6.69
V3_053600E	Village of Jackson	2.26					2.26
V3_019700B	Hansens Management	2.69		2.69			2.69
Total Acreage		70.66	0.00	28.36	0	22.67	19.64
			0.00%	40.14%	0.00%	32.08%	27.80%

¹ This line was added for the 10.69 acres of roadway within the TID boundary for use in the newly platted residential calculation.

SECTION 5: Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the value of the territory proposed to be added to the District, totals \$67,168,376. This value is less than the maximum of \$109,986,708 in equalized value that is permitted for the Village.

Village of Jackson, Wisconsin	
Tax Increment District # 7	
Valuation Test Compliance Calculation	
District Creation Date	1/1/2019
	Valuation Data Currently Available 2021
Total EV (TID In)	916,555,900
12% Test	109,986,708
Increment of Existing TIDs	
TID #4	49,553,800
TID #5	6,355,600
TID #6	8,627,500
TID #7	0
Total Existing Increment	64,536,900
Projected Base of New or Amended District	2,631,476
Total Value Subject to 12% Test	67,168,376
Compliance	PASS

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on June 11, 2019, is amended to add the following Project Costs that the Village has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the Tax Incremental District No. 7 Project Plan Amendment

sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

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

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the Village may provide funds to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related

to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the Village, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified. Any funds returned may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

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

- 1) A portion (less than 25%) of the roundabout construction project lies just outside of the TID boundary, but within ½ mile.

Professional Service and Organizational Costs

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

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee

salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

Financing Costs

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

SECTION 7:

Map Showing Proposed Improvements and Uses Within the Territory to be Added

Map Found on Following Page.

SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Jackson, Wisconsin			
Tax Increment District # 7			
Estimated Project List			
Project ID	Project Name/Type	Phase III 2022-2023	Total (Note 1)
46	Land Acquisition	12,200	12,200
47	Roundabout Engineering	267,000	267,000
48	Roundabout Construction	1,067,000	1,067,000
Total Projects		1,346,200	1,346,200
Notes:			
Note 1	Project costs are estimates and are subject to modification		
Note 2	The Village has been engaged by Washington County to take part in the pilot of their Next Generation Housing Initiative. The area targetted for potential development through this program is within TID #7, however at this time there are no Village costs associated with the program.		

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create \$27.8 million in incremental value by 2035. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the Village's current equalized TID Interim tax rate of \$17.51 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$7 million in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Table 1 - Development Assumptions

Village of Jackson, Wisconsin									
Tax Increment District # 7									
Development Assumptions									
Construction Year		Actual	Single-family Residential ¹	Multi-family Residential ¹	Commercial ²	Annual Total	Construction Year		
1	2019	953,900				953,900	2019	1	
2	2020	(766,400)				(766,400)	2020	2	
3	2021					0	2021	3	
4	2022					0	2022	4	
5	2023		3,000,000	2,500,000	300,000	5,800,000	2023	5	
6	2024		3,000,000	2,500,000		5,500,000	2024	6	
7	2025		3,000,000	2,500,000	300,000	5,800,000	2025	7	
8	2026		3,000,000	2,500,000		5,500,000	2026	8	
9	2027		2,748,000	810,800	300,000	3,858,800	2027	9	
10	2028					0	2028	10	
11	2029				300,000	300,000	2029	11	
12	2030					0	2030	12	
13	2031				300,000	300,000	2031	13	
14	2032					0	2032	14	
15	2033				300,000	300,000	2033	15	
16	2034					0	2034	16	
17	2035				300,000	300,000	2035	17	
18	2036					0	2036	18	
19	2037					0	2037	19	
20	2038					0	2038	20	
Totals		187,500	14,748,000	10,810,800	2,100,000	27,846,300			

Notes:

¹ Assumes 20.48 acres of residential development; 12.29 acres of single family residential development at \$300,000 per home and 8.19 acres of multi-family residential development at \$110,000 per unit.

² Assumes 28.95 acres of commercial development at \$300,000 every 2 years through 2036.

Table 2 – Tax Increment Projection Worksheet

Village of Jackson, Wisconsin Tax Increment District # 7 Tax Increment Projection Worksheet									
Type of District	Mixed Use				Base Value	5,286,258			
District Creation Date	June 11, 2019				Appreciation Factor	0.50%			
Valuation Date	Jan 1,	2019			Base Tax Rate	\$17.51			
Max Life (Years)	20				Rate Adjustment Factor				
Expenditure Period/Termination	15	6/11/2034							
Revenue Periods/Final Year	20	2040							
Extension Eligibility/Years	Yes	3			Tax Exempt Discount Rate				
Eligible Recipient District	No				Taxable Discount Rate	1.50%			

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2019	953,900	2020	0	953,900	2021	\$17.51	16,698
2	2020	-766,400	2021	4,770	192,270	2022	\$17.51	3,366
3	2021	0	2022	961	193,231	2023	\$17.51	3,383
4	2022	0	2023	966	194,197	2024	\$17.51	3,400
5	2023	5,800,000	2024	971	5,995,168	2025	\$17.51	104,948
6	2024	5,500,000	2025	29,976	11,525,144	2026	\$17.51	201,752
7	2025	5,800,000	2026	57,626	17,382,770	2027	\$17.51	304,293
8	2026	5,500,000	2027	86,914	22,969,683	2028	\$17.51	402,094
9	2027	3,858,800	2028	114,848	26,943,332	2029	\$17.51	471,654
10	2028	0	2029	134,717	27,078,048	2030	\$17.51	474,013
11	2029	300,000	2030	135,390	27,513,439	2031	\$17.51	481,634
12	2030	0	2031	137,567	27,651,006	2032	\$17.51	484,042
13	2031	300,000	2032	138,255	28,089,261	2033	\$17.51	491,714
14	2032	0	2033	140,446	28,229,707	2034	\$17.51	494,173
15	2033	300,000	2034	141,149	28,670,856	2035	\$17.51	501,895
16	2034	0	2035	143,354	28,814,210	2036	\$17.51	504,405
17	2035	300,000	2036	144,071	29,258,281	2037	\$17.51	512,179
18	2036	0	2037	146,291	29,404,573	2038	\$17.51	514,739
19	2037	0	2038	147,023	29,551,595	2039	\$17.51	517,313
20	2038	0	2039	147,758	29,699,353	2040	\$17.51	519,900
Totals		27,846,300		1,853,053		Future Value of Increment		7,007,595

Notes:

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

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

Financing and Implementation

Table 3 provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2037 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Financing Plan

Village of Jackson, Wisconsin		
Tax Increment District # 7		
Estimated Financing Plan		
		G.O. Bond 2022
Projects		
Phase III Projects ¹	1,346,200	
Total Project Funds	1,346,200	
Estimated Finance Related Expenses		
Municipal Advisor	20,600	
Bond Counsel	6,500	
Rating Agency Fee	14,000	
Paying Agent	850	
Underwriter Discount	12.50	19,875
Capitalized Interest		181,300
Total Financing Required	1,589,325	
Estimated Interest	0.15%	(1,010)
Assumed spend down (months)	6	
Rounding		1,685
Net Issue Size		1,590,000
Notes:		
¹ Per Estimate February 2022		

Village of Jackson, Wisconsin

Tax Increment District # 7

Cash Flow Projection

Year	Projected Revenues					Expenditures					Balances			Year		
	Tax Increments	Interest Earnings at 0.25%	Capitalized Interest	Land Rental	Total Revenues	Dated Date: Principal	G O Bonds 2,032,000 09/01/19 Est. Rate Interest	Dated Date: Principal	G O Bond 1,590,000 09/01/23 Est. Rate Interest	Developer Incentives	Admin. + 2%	Total Expenditures	Annual		Cumulative	Principal Outstanding
2020		14,123	46,365	2,000	62,488	32,000	3.00%	46,365			31,365	109,730	(47,242)	598,590	2,032,000	2020
2021	16,698	8,979	49,509		75,186	32,000	3.00%	49,509			7,500	89,009	(13,823)	584,767	2,000,000	2021
2022	3,366	8,772	48,549		60,686	32,000	3.00%	48,549			7,650	88,199	(27,513)	557,255	1,968,000	2022
2023	3,383	13,931			17,314	72,000	3.00%	46,989			7,803	126,792	(109,478)	447,776	3,486,000	2023
2024	3,400	11,194	62,600		77,194	81,600	3.00%	44,645	50,000		7,959	246,804	(169,610)	278,166	3,354,400	2024
2025	104,948	6,954	60,500		172,402	86,400	3.00%	42,165	55,000		8,118	252,183	(79,781)	198,385	3,213,000	2025
2026	201,752	4,960	58,200		264,912	91,200	3.00%	39,501	60,000		8,281	257,182	7,731	206,116	3,061,800	2026
2027	304,293	5,153			309,446	96,000	3.00%	36,693	65,000		8,446	261,839	47,606	253,722	2,900,800	2027
2028	402,094	6,343			408,437	100,800	3.00%	33,741	70,000		8,615	266,156	142,281	396,003	2,730,000	2028
2029	471,654	9,900			481,554	105,600	3.00%	30,645	75,000		8,787	270,132	211,422	607,425	2,549,400	2029
2030	474,013	15,186			489,198	121,600	2.00%	27,845	80,000		8,963	285,408	(296,210)	311,215	2,347,800	2030
2031	481,634	7,780			489,415	123,200	2.05%	25,366	85,000		9,142	286,408	203,006	514,221	2,139,600	2031
2032	484,042	12,856			496,898	124,800	2.10%	22,793	90,000		9,325	287,118	(290,220)	224,001	1,924,800	2032
2033	491,714	5,600			497,314	126,400	2.15%	20,124	95,000		9,512	287,536	209,779	433,780	1,703,000	2033
2034	494,173	10,844			505,017	128,000	2.20%	17,357	110,000		9,702	297,459	(292,442)	141,338	1,465,400	2034
2035	501,895	3,533			505,429	131,200	2.25%	14,473	115,000		9,896	298,469	206,960	348,298	1,219,200	2035
2036	504,405	8,707			513,112	134,400	2.30%	11,451	120,000		10,094	299,145	213,967	562,265	964,800	2036
2037	512,179	14,057			526,235	137,600	2.35%	8,289	125,000		10,296	299,485	226,750	789,015	702,200	2037
2038	514,739	19,775			534,465	140,800	2.40%	4,982	130,000		10,502	299,484	234,981	1,023,996	431,400	2038
2039	517,313	25,600			542,913	134,400	2.45%	1,646	130,000		10,712	284,758	258,155	1,282,151	167,000	2039
2040	519,900	32,054			551,953				135,000		10,926	148,626	403,327	1,685,479	32,000	2040
Total	7,007,595	246,252	325,723	2,000	7,581,570	2,032,000		573,128	1,590,000		633,200	1,500,000	213,595	6,541,923		Total
Notes: Projected TID Closure																

Projected TID Closure

Notes:

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the territory proposed to be added to the District was annexed during the past three years.

SECTION 11:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that 40.14% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for Commercial and Residential Development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the Village

This Plan Amendment promotes the orderly development of the Village by providing necessary public infrastructure improvements. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities, net growth in Village population due to new residential growth and additional or expansion of existing businesses close to the downtown corridor.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

INSERT SIGNED LEGAL OPINION

SAMPLE

Village President
Village of Jackson
N168W19851 Main Street
Jackson, Wisconsin 53037

RE: Project Plan Amendment for Tax Incremental District No. 7

Dear Village President:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As Village Attorney for the Village of Jackson, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the Village of Jackson Tax Incremental District No. 7 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Village Attorney

SECTION 17:

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

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2020		Percentage		
County		1,767,251		12.97%		
School District of West Bend		5,331,993		39.12%		
Municipality		6,090,975		44.69%		
Moraine Park Technical College		439,399		3.22%		
Total		13,629,618				
Revenue Year	County	School District of West Bend	Municipality	Moraine Park Technical College	Total	Revenue Year
2021	2,165	6,533	7,462	538	16,698	2021
2022	436	1,317	1,504	109	3,366	2022
2023	439	1,323	1,512	109	3,383	2023
2024	441	1,330	1,519	110	3,400	2024
2025	13,608	41,056	46,900	3,383	104,948	2025
2026	26,160	78,927	90,162	6,504	201,752	2026
2027	39,455	119,041	135,986	9,810	304,293	2027
2028	52,137	157,302	179,693	12,963	402,094	2028
2029	61,156	184,514	210,779	15,205	471,654	2029
2030	61,462	185,437	211,833	15,281	474,013	2030
2031	62,450	188,418	215,239	15,527	481,634	2031
2032	62,762	189,360	216,315	15,605	484,042	2032
2033	63,757	192,362	219,743	15,852	491,714	2033
2034	64,076	193,324	220,842	15,931	494,173	2034
2035	65,077	196,345	224,293	16,180	501,895	2035
2036	65,402	197,326	225,415	16,261	504,405	2036
2037	66,410	200,367	228,889	16,512	512,179	2037
2038	66,742	201,369	230,033	16,594	514,739	2038
2039	67,076	202,376	231,183	16,677	517,313	2039
2040	67,412	203,388	232,339	16,761	519,900	2040
908,623		2,741,416	3,131,642	225,915	7,007,595	
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						



VANDEWALLE & ASSOCIATES INC.

To: Village of Jackson

From: Next Generation Housing - Jackson Pilot Project Management Team

Date: Thursday, July 07, 2022

Re: Next Generation Housing RFP for Engineering Services for Spruce Street Area

Engineering Services

As part of the Next Generation Housing (NGH) initiative, Washington County originally envisioned issuing a Request for Proposals (RFP) for a developer for Spruce Street area. The developer would enter into a developer agreement with County and Village and would purchase the land, design the neighborhood, plat the land, contract with builders, and then sell homes. However, the County now recommends that the Village and County work together to serve as the developer for the Spruce Street site. Under this arrangement, the Village, with assistance from the County, would hire a qualified engineering firm to design the neighborhood and to do the platting. The Village would retain ownership of the land during this process. This acts as a large cost saving measure. Then, the Village, with assistance from the County, would sell lots to individual builders through a competitive bidding process. The Village would be the contracting agent, and Washington County would provide its purchasing department to run the RFP process. There are several advantages to having the Village and County act as the developer. These include:

- The Village/County retain more control over the development process. It would also allow for greater flexibility, as adjustments could be made without revisiting a developer agreement.
- There would be no developer fee (added cost).
- There is a larger pool of builders who could participate as opposed to a relatively small pool of developers who are qualified to work within NGH parameters.
- A builder's forum would be held in mid-August to engage builders early in the process with an expectation that builders have input during the design phase to maximize layout.

One possible downside of this approach is that there is no guarantee that builders will participate (whereas with a developer agreement, the developer has committed to build homes). However, given the current housing market and rising interest rates, the risk of not finding interested builders is very low.

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Shaping places, shaping change

Engineering services would be funded by Washington County. The engineer would be hired through a competitive bidding process (RFP). Specifically, RFP for engineering services would include:

- ALTA Survey
- Environmental due diligence (including soil testing)
- Work with NGH - Jackson Pilot Project Management Team on conceptual neighborhood layouts
- Subdivision plat
- Construction documents and bid documents for infrastructure
- Construction Management services

Development Schedule: Refer to the attached project schedule. The objective is to break ground for infrastructure improvements in Spring of 2023.

Communications with prospective builders are included in the schedule to ensure local builders understand NGH objectives and to adjust the neighborhood concept based on input from builders. The project schedule also includes public meetings (highlighted in light blue) to educate the public on NGH objectives and present the neighborhood concept. The schedule requires that work begin on an RFP for Engineering Services immediately so it may be distributed by August 1.

Questions for Village Board: Is the Village comfortable this approach and schedule? Would the Village authorize Washington County to move forward with an RFP for Engineering Services?

Jackson Spruce Street Development Strategy & Timeline

Working Draft - 7.7.22

Task	Lead	General Timing
Concept/RFP		
Village Board Meeting	Village	July 12 VB Meeting
Concept Plan Refinement	V&A	July 12-25
Prepare RFP for Engineering Consultant	V&A	July 12-29
Prepare Draft RFP	V&A and County	July 12-25
Review & Input by Village	Village	July 26-28
Review & Input by County	County	July 12-26
Finalize RFP	V&A and County	July 29
Prepare List of Engineering Consultants	PMT	July 12-29
Engineer Selection & Negotiation		
Engineering Consultant Selection Process	Village	August 2-Sept. 13
Distribute RFP	PMT	August 2
Pre-proposal Meeting	PMT	early August
Builders Forum - Education/Input with Prospective Builders	PMT	August 16
Review & Score Proposals	PMT	late August
Public Meeting on NGH Objectives	V&A	September
Conduct Interviews	PMT	September 6-9
Select Engineering Consultant	Village	September 13 VB Meeting
Neighborhood Design Refinement		
Concept Plan Refinement with County, Village, V&A, Builders, & Eng	V&A	September - December
Public Meeting to Review Neighborhood Concept	V&A	October or November
Finalize Concept Plan / Preferred Concept		December
Meeting with Prospective Builders (Preferred Concept)	PMT	December
Implementation		
County Financing		December
Allocate funds		
Project Financing		
Financing Commitment		
TIF Agreement with Village		
Other Financial Agreements with County (TBD)		
Final Design & Entitlements		January 2023
Finalize Project Design		
Land Division		
Zoning & Permitting		
Infrastructure Construction		Spring 2023
Builder Design/Bidding		Spring 2023
Land Sales/Lease Agreement		Spring 2023
Prepare Agreement		
Village Approval		
County Approval		



VANDEWALLE & ASSOCIATES INC.

To: Village of Jackson

From: Next Generation Housing - Jackson Pilot Project Management Team

Date: Thursday, July 07, 2022

Re: Next Generation Housing Components for Spruce Street Area

Direction from Village Board – Upfront Summary

At the July 12 meeting, the County is looking for direction on Next Generation Housing (NGH) components for the Spruce Street area, which are described in greater depth in this memo. These include:

1. Housing Formats
2. Market Segments
3. Modular or Manufactured Housing

Next Generation Housing Overview

Washington County's Next Generation Housing initiative seeks to create 1,000 owner-occupied housing units, with 75% sold for no more than \$300,000 and 25% sold for no more than \$400,000. NGH may include one or more the following housing formats:

- Single Family (one detached unit)
- Duplex (two attached units, side by side)
- Rowhouse, Townhome, or Townhouse (3+ attached units with separate entrances)
- Stacked Flats (3+ attached units, each on its own floor, with separate entrances)
- Multi-family (3+ attached units, entrances via shared hallway)

All NGH is owner occupied (as opposed to renter occupied). Units could be owned through a condominium form of ownership, fee simple ownership, or through a land trust. Those aspects are still to be determined and will likely vary by each NGH development. Although there is no age or income qualification of residents, the NGH initiative is designed to provide starter homes for younger households and individuals, including recent graduates and young families.

Housing Formats

In winter of 2021, Vandewalle & Associates prepared three potential development options for Spruce Street (Options A-C) for the Village to consider. These options included different combinations of the following housing formats:

- Single Family (front-loaded)
- Single Family (alley-loaded)

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- Duplex (front-loaded)
- Duplex (alley-loaded)
- Townhomes (alley-loaded)

Questions for Village Board: Are there any housing formats that are not acceptable? Preferred? Are certain housing formats desired in particular locations (e.g., single family adjacent to existing single family)?

Market Segments

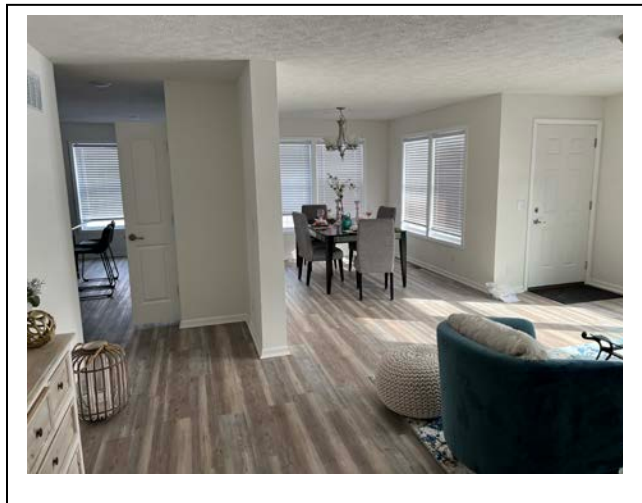
Beyond the general intention of providing starter homes to younger families and individuals, are there other specific market segments the Village is interested in serving? This would influence the housing formats, as different populations have different housing needs. For example, if the Village wished to provide housing for young families, then we would want to include 2-bedroom and 3-bedroom units. If the Village wished to provide housing for young professionals, then we would focus on 1-bedroom units.

Questions for Village Board: Does the Village wish to target specific market segments for the Spruce Street? If so, which ones?

Modular or Manufactured Housing

The type of housing built in an NGH development could include traditional stick built, modular and/or manufactured, or a combination.

A **modular home** (or prefabricated home) is built in a factory to about 90% completion, then shipped to the building site for final construction. Once it is completed, a prefabricated modular home looks indistinguishable from a traditionally built home. Most communities allow modular homes, regulating them in exactly the same way they would a traditionally built (or stick built) home.



Example of Modular Home in Jackson.

A **manufactured home** is a broad term that describes housing that is fully manufactured in a factory rather than on site. This category of housing is subject to federal standards for construction and safety. These homes may include a wheeled chassis to enable them to be moved from site to site, although moving a home is a rare occurrence.

There are ways to provide manufactured homes in a format that is more comparable to traditional single-family housing. Many communities require building setbacks for manufactured homes that are similar to setbacks required for single family homes, creating the appearance of a conventional residential subdivision. Additionally, many communities require manufactured homes to be set on a permanent foundation. With a permanent foundation and the addition of attached porches and attached garages, this type of housing can be very attractive and nearly indistinguishable in appearance from a traditionally built home. An example of this is the Brookside Meadows development in Germantown. It is important to note that a manufactured home is financed differently as they do not appreciate in value as a traditionally built house would. Washington County is continuing to research this topic. As it relates to the Next Generation Housing Initiative, it is the intent that single family homes would have basements and garages.



Example of Manufactured Homes in Germantown.

Questions for Village Board: Is the Village agreeable with having modular housing as part of the NGH Development? Is the Village agreeable with having manufactured housing as part of the NGH Development?

JACKSON HOUSING
Option A
Single Family
Village of Jackson

LEGEND

TYPE	UNITS
 SINGLE FAMILY	40
 SINGLE FAMILY (ALLEY~50')	14
 SINGLE FAMILY (ALLEY~40')	29
TOTAL	83



JACKSON HOUSING

Option B

Single Family, Duplex, Townhome

Village of Jackson

LEGEND		
TYPE		UNITS
 SINGLE FAMILY		27
 DUPLEX		16
 DUPLEX (ALLEY)		42
 TOWNHOMES (ALLEY)		14
TOTAL		99



JACKSON HOUSING

Option C

Single Family, Duplex, Townhome

Village of Jackson

LEGEND		
TYPE		UNITS
SINGLE FAMILY		15
SINGLE FAMILY (ALLEY)		35
DUPLEX (ALLEY)		22
TOWNHOMES (ALLEY)		34
TOTAL		106



DRAFT MINUTES
Village Board Meeting
Tuesday, June 14, 2022 at 7:30 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call

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

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

Staff Present: Building Inspector Collin Johnson, Administrator Jen Keller, Director of Public Works/Village Engineer Brian Kober, Fire Chief Aaron Swaney, Parks and Recreation Director Kelly Valentino, Police Sergeant Justin Brinks, and Administrative Assistant Tiffany Washburn.

Also Present: Christian Tscheschlok of Economic Development Washington County and Deb Sielski of the Washington County Department of Community Development.

2. Pledge of Allegiance

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

Pres. Schwab asked permission of the Board to take a brief recess after item #20 to sign the Certified Survey Map for Mark Hauser if it is approved. The Board had no objections.

3. Presentation – TID #7 Commercial Development Strategic Engagement – Christian Tscheschlok, Economic Development Washington County

Administrator Keller gave a brief TID 7 summary and introduced Christian Tscheschlok of Economic Development Washington County (EDWC).

Christian Tscheschlok presented an overview of the project scope, recommendations for development from EDWC, and suggested next steps for the Village Board. Based on the surrounding and growing residential growth of the property, an integrated commercial development is recommended, which would encourage a more community-centric approach.

Pres. Schwab suggested Administrator Keller coordinate with Christian Tscheschlok and the Village Board to schedule a follow-up workshop. The Board had no objections.

4. Memorandum of Agreement – Washington County Next Generation Housing Fund

Administrator Keller introduced Deb Sielski, Director of the Washington County Department of Community Development.

Deb Sielski presented a brief overview of the memorandum. Discussion ensued.

Motion by Pres. Schwab, second by Tr. Wells, to approve the Memorandum of Agreement; subject to approval by the Washington County Board and subject to legal review, Administrator Keller is authorized to sign if it complies with counsel's recommendations.

Vote: 7 ayes, 0 nays. Motion carried.

5. Village Citizen Comment on an Agenda Item

None.

6. Public Hearing – Conditional Use Amendment – W225N16720 Cedar Park Court – Ernisse Distributors, LLC

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

Motion by Pres. Schwab, second by Tr. Emmrich, to approve the Conditional Use Amendment – W225N16720 Cedar Park Court – Ernisse Distributors, LLC, conditional upon operation as per the permit request.

Tr. Engelhardt inquired as to what type of beverages will be manufactured. Inspector Johnson clarified that the facility is not for manufacturing, it is strictly warehouse distribution with some office function, and that pre-packaged beverages distributed will include alcoholic beverages.

Vote: 7 ayes, 0 nays. Motion carried.

7. Public Hearing – Conditional Use Amendment – Signage – W225N16712 Cedar Park Court #2 – St. Vincent de Paul

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

Motion by Pres. Schwab, second by Tr. Emmrich, to approve the Conditional Use Amendment – Signage – W225N16712 Cedar Park Court #2 – St. Vincent de Paul.

Vote: 7 ayes, 0 nays. Motion carried.

8. Public Hearing – Conditional Use Amendment – Signage – W220N16712 County Road P – Kettle Marine

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

Motion by Pres. Schwab, second by Tr. Kruepke, to approve the Conditional Use Amendment – Signage – W220N16712 County Road P – Kettle Marine, to place the proposed signage at their County Road P facility and to exceed the 300 square foot maximum signable area by the additional 475 square feet for a total of 775 square feet of signage. Approval excludes any future signage intended for the pole/ground sign located along the south side of the driveway or banner signs.

Vote: 7 ayes, 0 nays. Motion carried.

9. Public Hearing – Re-Zoning of Tax Parcels V3_055100A & V3_020700A, Conditional Use Permit, and Site Plan Approval – N160W19170 Sherman Road – Sigma Engineering

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

Re-Zoning Action:

Motion by Pres. Schwab, second by Tr. Heckendorf, to approve the Re-Zoning of Tax Parcels V3_055100A & V3_020700A from Planned Unit Development to M-1, Light Manufacturing District.

Vote: 7 ayes, 0 nays. Motion carried.

Conditional Use Action:

Motion by Pres. Schwab, second by Tr. Wells, to approve the Conditional Use permit for Sigma Engineering, N160 W19170 Sherman Road.

Vote: 7 ayes, 0 nays. Motion carried.

Site Plan Action:

Motion by Pres. Schwab, second by Tr. Emmrich, approve the Site Plan for Sigma Engineering, N160W19170 Sherman Road to operate a foundry and related operations as submitted and outlined in the application.

Vote: 7 ayes, 0 nays. Motion carried.

10. Ordinance #22-10 Amending the zoning regulations to create Zoning District M1, Limited Manufacturing District for Tax Parcels: V3_055100A and V3_020700A – Sigma Engineering

Pres. Schwab inquired with the applicant from Sigma Engineering as to whether an expedited approval of the Ordinance is needed. The applicant advised that production will ideally start at the beginning of July.

Motion by Tr. Heckendorf, second by Tr. Emmrich, to introduce Ordinance #22-10 Amending the zoning regulations to create Zoning District M1, Limited Manufacturing District for Tax Parcels: V3_055100A and V3_020700A – Sigma Engineering.

Vote: 7 ayes, 0 nays. Motion carried.

Motion by Pres. Schwab, second by Tr. Emmrich, to suspend the rules and allow the second reading of Ordinance #22-10.

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

Motion by Tr. Heckendorf, second by Tr. Emmrich, to approve Ordinance #22-10 Amending the zoning regulations to create Zoning District M1, Limited Manufacturing District for Tax Parcels: V3_055100A and V3_020700A – Sigma Engineering.

Vote: 7 ayes, 0 nays. Motion carried.

11. Public Hearing – Proposed Text Amendments to the Village’s Zoning Ordinance Concerning Notice of Public Hearings for Conditional Use Permits, Rezone Applications and Planned Unit Developments

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

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

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

Tr. Engelhardt asked for clarification regarding the verbiage of the Ordinance. Administrator Keller advised the verbiage was recommended by legal counsel. Discussion ensued.

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

13. Ordinance #22-08 Amending the zoning regulations to create Zoning District PUD-03 for Tax Parcel: V3_047700K – KARM Properties (2nd Reading)

Motion by Pres. Schwab, second by Tr. Heckendorf, to approve Ordinance #22-08 Amending the zoning regulations to create Zoning District PUD-03 for Tax Parcel: V3_047700K – KARM Properties.

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

14. Developers Agreement – Sysco Corporation Expansion and Cul-de-Sac Construction on Mill Road

Motion by Pres. Schwab, second by Tr. Emmrich, to approve the Developers Agreement for Sysco Corporation Expansion and Cul-de-Sac Construction on Mill Road, subject to legal review.

Tr. Kruepke inquired if the Cul-de-Sac allows for turning around. Administrator Keller confirmed that vehicles will be able to turnaround.

Vote: 7 ayes, 0 nays. Motion carried.

15. Emergency Access Easement Agreement – Sysco Corporation

Motion by Pres. Schwab, second by Tr. Emmrich, to approve the Emergency Access Easement Agreement for Sysco Corporation, with one correction to the last line on page 1 of the agreement to read “through”, not “though”, subject to legal review.

Vote: 7 ayes, 0 nays. Motion carried.

16. Acceptance of Transfer of Land – Quick Claim Deed – Sysco Corporation Outlot 1

Motion by Pres. Schwab, second by Tr. Kruepke, accept the Transfer of Land Quick Claim Deed for Sysco Corporation Outlot 1, subject to legal review.

Vote: 7 ayes, 0 nays. Motion carried.

17. Approval of Minutes for the Village Board Meeting of May 10, 2022

Motion by Tr. Heckendorf, second by Tr. Emmrich, to approve the minutes for the Village Board Meeting of May 10, 2022.

Vote: 7 ayes, 0 nays. Motion carried.

18. Approval of Licenses

- Liquor Licenses (2022-2023):

Class “B” Fermented Malt Beverages & “Class B” Intoxicating Liquors:

Jon Zandi, DBA Jackson Pub LLC, N168W20594 Main Street; Agent: Jon Zandi, 3207 Division Road, Jackson, WI 53037

KHD LTD, DBA Jimmy’s Restaurant & Bar, N168W21212 Main Street; Agent: Angela Koutsios, N110W16867 Ashbury Circle #2, Germantown, WI 53022

Martha E Nimkie, DBA Latest Edition Saloon, N168W20788 Main Street; Agent: Martha E Nimkie, N168W20788 Main Street, Jackson, WI 53037

Barbara & Tim Holtz, DBA Pizza Station, N168W22224 Main Street Suite D; Agent: Barbara Holtz, 1201 West Decorah Road, West Bend, WI 53095

Class “A” Fermented Malt Beverages & “Class A” Intoxicating Liquors:

Fox Bros Piggly Wiggly Inc, W194N16774 Eagle Drive; Agent: Michael S. Olwig, W209N11247 Schiller Drive, Germantown, WI 53022

K&A Petroleum LLC, DBA East Side Mart, N168W19490 Main Street; Agent: Kurt Kruepke, W205N17226 Colonial Lane, Jackson, WI 53037

K&A Petroleum LLC, DBA Main Street Mart, N168W22224 Main Street; Agent: Kurt Kruepke, W205N17226 Colonial Lane Jackson, WI 53037

J&M LTD, DBA The Village Mart, W213 N16770 Glen Brooke Drive; Agent: John H. Kruepke, N166W21060 Parkway Drive, Jackson, WI 53037

Walgreen Co, DBA Walgreens #11676, N168W21330 Main Street; Agent: Michael Rodenkirch, 5205 Peaceful Hills Road, Hartford, WI 53027

- Operator's Licenses (2022-2023):
 - East Side Mart, Main Street Mart & The Village Mart: Ryan D. Adair, James P. Becker, Vincent E. Brabec, Kayla S. Costa, Melissa A. Dickmann, Jessi L. Domurat, Hans W. Frey, Jessica R. Gyuro, Amanda M. Howell, Dominic T. Lange, Bryon J. Larsh, Toriano P. McAfee, Maureen A. Ott, Jackson R. Rampelberg, Karina A. Salgado, Adam S. Sojak, Aimee S. Vigue, Jeannine P. Waterson, Evan M. Williams, Jerry F. Wolf, Alexis M. Young
 - Fox Bros. Piggly Wiggly: Diane L. Buckley, Nicole M. Cervero, Ronald G. Limbach, Collin J. Mayer, Daniel J. Romero, Kelly A. Schopp
 - Jackson Pub: Geno A. Balistreri, Debra A. Egerer, Susan E. Hoppe, Samantha S. Koenig, Lisa M. LaPine, Michelle L. Meyer, Jennifer R. Miller, Christine L. Sauer, Brittany M. Sturtz
 - Jimmy's Restaurant & Bar: Bridget M. Baehring, Nichole M. Kassner, Brittany M. Sturtz, Pamela M. Wolf
 - Latest Edition Saloon: JoAnne A. Depue, Cathleen A. Frank, Jodi L. Kulis, Dennis S. Nimkie, Amanda R. Van Abel
 - Pizza Station: Amber L. Doede, Marisa N. Lopez, Amber L. Wallace
 - Walgreens #11676: Joan V. Christian, Chan Phuong Duong, Kathleen M. Eggleston, Bette A. Feistel, Lori C. Frakes, Christina M. Gutjahr, Heather A. Karleigh, Nancy Lingl, Michael R. Lopez, Deborah K. Martin, Chase M. McCann, Renata H. Oswald, Jennifer A. Rodriguez, Timothy D. Schultz, Mark C. Seip, Rachel N. Uhren
- Hotel/Motel Licenses (2022-2023):
 - AMA Hospitality, Inc./Comfort Inn & Suites
 - Jackson Main Street Motel
- Tattoo/Piercing Establishment Licenses (2022-2023): Bright Beauty Spa LLC, Desire to Inspire Salon LLC
- Tattoo/Piercing Operator Licenses (2022-2023): Sara M. DornBrook, Ashley E.B. Novak

Motion by Tr. Wells, second by Tr. Emmrich, to approve the licenses as presented.

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

19. Budget & Finance Committee

- **Change Order #13 – Municipal Complex Building**

Motion by Pres. Schwab, second by Tr. Heckendorf, to approve Change Order #13 – Municipal Complex Building.

Vote: 7 ayes, 0 nays. Motion carried.

- **Review of Bids for Jackson Park – Tennis Courts and Pickle Ball Courts Project**

Motion by Pres. Schwab, second by Tr. Engelhardt, to reject all bids for reconstruction of Jackson Park Tennis Courts and Pickle Ball Courts.

Vote: 7 ayes, 0 nays. Motion carried.

- **Review of Quotes for Jackson Fire Department Ambulance – 2023 Ford F-550**

Chief Swaney stated the request is for an amount not to exceed \$280,000.00 as budgeted. Battalion Chief Lamm gave a presentation, which included an explanation of the amount being requested and the ambulance being recommended. Discussion ensued.

Motion by Pres. Schwab, second by Tr. Emmrich, to approve the Jackson Fire Department Ambulance purchase in the amount of \$270,984.00.

Discussion on budget ensued.

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

20. Plan Commission

- **Certified Survey Map – Tax Parcel V3_0776 – Mark Hauser**

Motion by Pres. Schwab, second by Tr. Kruepke, to approve the Certified Survey Map for Tax Parcel V3_0776 – Mark Hauser.

Vote: 7 ayes, 0 nays. Motion carried.

Pres. Schwab requested a recess to sign documents. Reconvened at 8:51 p.m.

21. Board of Public Works

- **Resolution #22-09 Adopting the 2021 CMAR for Jackson Sewer Utility**

Director Kober gave a brief explanation.

Motion by Tr. Heckendorf, second by Tr. Matter, to introduce Resolution #22-09 Adopting the 2021 CMAR for Jackson Sewer Utility.

Vote: 7 ayes, 0 nays. Motion carried.

22. Parks & Recreation Commission

- **Jackson Community Center Expansion Feasibility Report**

Director Valentino gave an explanation of the report. Discussion ensued regarding the facility use, funding, programs, and related costs.

Motion by Pres. Schwab, second by Tr. Heckendorf, that the Parks and Recreation Department, in conjunction with the Village Engineer and Village Administrator, be authorized to create a Request for Proposal for the design of the Jackson Community Center Expansion Project.

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

23. West Bend School District Report

None.

24. Washington County Board Report

Pres. Schwab stated that the Washington County Board authorized sale of property in the Town of Erin, which was to be used for a radio tower. Also, District #11 seat appointment has changed to Jim Burg, which replaced Tim Michalak. Lastly, the Board authorized continued use of the 0.5% sales tax.

25. Greater Jackson Business Alliance Report

Tr. Matter stated that GJBA recently assisted the Jackson Park and Recreation Department with Action in Jackson. The scholarship fund deadline is June 15, 2022. The final review and selection of applicants will occur within the next few weeks. The July meeting will focus on the qualified scholarship applicants.

26. Mid-Moraine Municipal Association Report

Tr. Wells stated that the next meeting is August 10, 2022, at 7:00 p.m.

27. Citizens to Address the Village Board

None.

28. Adjourn

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

Vote: 7 ayes, 0 nays. Meeting was adjourned at 9:19 p.m.

Respectfully submitted:

Tiffany Washburn
Village Administrative Assistant

Licenses: July 12, 2022 Village Board Meeting

Name	Establishment	Police Chief Recommendation
OPERATOR'S LICENSES		
Lauren Bagneski	East Side Mart, Main Street Mart & The Village Mart	Approval
Amanda Henderson	East Side Mart, Main Street Mart & The Village Mart	Approval
Eric Hollister	East Side Mart, Main Street Mart & The Village Mart	Approval
Jason Kostecki	East Side Mart, Main Street Mart & The Village Mart	Approval
Jessica Jawson	East Side Mart, Main Street Mart & The Village Mart	Approval
Braeden Neuendorf	East Side Mart, Main Street Mart & The Village Mart	Approval
Marcus McCauley	East Side Mart, Main Street Mart & The Village Mart	Denial

VILLAGE OF JACKSON

**INDEPENDENT AUDITOR'S REPORT
AND
FINANCIAL STATEMENTS**

YEAR ENDED DECEMBER 31, 2021

Revised Draft 6 22 2022

VILLAGE OF JACKSON

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VILLAGE OF JACKSON

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INDEPENDENT AUDITORS' REPORT

To the Village Board
Village of Jackson, Wisconsin

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Jackson, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Village of Jackson's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Village of Jackson, as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of Financial Statements section of our report. We are required to be independent of the Village of Jackson and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of a Matter

As described in Note N to the financial statements, the December 31, 2021 financial statement have been restated to correct the following misstatements: (1) A prior period adjustment was made to correct the liability for compensated absences within the government-wide statements. (2) A prior period adjustment was made to correct an error in expenses reported in the prior year. (3) A prior period adjustment was made to correct the liability for unamortized premium on debt within the government-wide statements.

Our opinion is not modified with respect to these matters.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village of Jackson's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards we:

- Exercise professional judgment and maintain professional skepticism through the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures including examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village of Jackson's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village of Jackson's ability to continue as a going concern for a reasonable period of time.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

To the Village Board
Village of Jackson, Wisconsin

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's consolidated financial statements. The accompanying supplementary information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management as was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole.

Sitzberger & Company LLC
Lake Geneva, Wisconsin
June 15, 2022

Revised Draft 6 22 2022

VILLAGE OF JACKSON
STATEMENT OF NET POSITION
DECEMBER 31, 2021

	Primary Government		
	Governmental Activities	Business-type Activities	Totals
<u>ASSETS</u>			
Current assets:			
Cash and investments	\$ 7,075,716	\$ 1,707,698	\$ 8,783,414
Taxes receivable	4,248,230	-	4,248,230
Accounts receivable (net of allowance of \$81,224)	118,330	763,928	882,258
Inventory	-	28,751	28,751
Prepaid expenses	54,022	13,266	67,288
Non-current assets:			
Restricted - cash and investments	2,762,560	3,313,912	6,076,472
Special assessments receivable	248,252	-	248,252
Net pension asset	1,014,361	286,102	1,300,463
Capital assets:			
Land	2,102,671	384,719	2,487,390
Construction in progress	14,745,665	-	14,745,665
Capital assets, net of accumulated depreciation	18,915,348	29,411,400	48,326,748
TOTAL ASSETS	51,285,155	35,909,776	87,194,931
<u>DEFERRED OUTFLOWS OF RESOURCES</u>			
Deferred outflows related to pension	1,709,547	482,180	2,191,727
Deferred outflows related to OPEB	109,418	30,862	140,280
TOTAL DEFERRED OUTFLOWS OF RESOURCES	1,818,965	513,042	2,332,007
<u>LIABILITIES</u>			
Current liabilities:			
Accounts payable, tax equivalent, and other accrued expenses	750,664	384,501	1,135,165
Accrued salaries and benefits	176,126	24,175	200,301
Accrued interest	87,215	-	87,215
Deposits held	142,426	39,669	182,095
Developer agreement payments	118,952	-	118,952
Long-term debt, due within one year	2,221,211	-	2,221,211
Non-current liabilities:			
Developer agreement payments	1,695,370	-	1,695,370
Long-term debt, due in more than one year	19,832,115	-	19,832,115
Unamortized premium on debt	787,928	-	787,928
Net OPEB liability	237,771	67,063	304,834
Accrued compensated absences	334,752	98,165	432,917
TOTAL LIABILITIES	26,384,530	613,573	26,998,103
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Property taxes	6,884,700	-	6,884,700
Deferred inflows related to pension	2,222,243	626,786	2,849,029
Deferred inflows related to OPEB	27,890	7,867	35,757
TOTAL DEFERRED INFLOWS OF RESOURCES	9,134,833	634,653	9,769,486
<u>NET POSITION</u>			
Net investment in capital assets	16,460,643	29,796,119	46,256,762
Restricted	970,482	3,313,912	4,284,394
Unrestricted	153,632	2,064,561	2,218,193
TOTAL NET POSITION	\$ 17,584,757	\$ 35,174,592	\$ 52,759,349

See accompanying notes.

VILLAGE OF JACKSON
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		Totals
					Governmental Activities	Business-type Activities	
PRIMARY GOVERNMENT							
<u>GOVERNMENTAL ACTIVITIES</u>							
General government	\$ 641,571	\$ 125,933	\$ 376,807	\$ 58,607	\$ (80,224)	\$ -	\$ (80,224)
Public safety	2,870,769	696,717	435,948	111,424	(1,626,680)	-	(1,626,680)
Public works	1,437,005	98,140	325,196	-	(1,013,669)	-	(1,013,669)
Culture and recreation	831,182	324,065	42,959	60,100	(404,058)	-	(404,058)
Conservation and development	274,688	2,500	-	-	(272,188)	-	(272,188)
Interest on long-term debt	581,102	-	-	-	(581,102)	-	(581,102)
TOTAL GOVERNMENTAL	6,636,317	1,247,355	1,180,910	230,131	(3,977,921)	-	(3,977,921)
<u>BUSINESS-TYPE ACTIVITIES</u>							
Water	1,532,997	1,351,629	-	275,594	-	94,226	94,226
Sewer	1,930,292	1,870,078	-	470,342	-	410,128	410,128
TOTAL BUSINESS-TYPE	3,463,289	3,221,707	-	745,936	-	504,354	504,354
TOTAL PRIMARY GOVERNMENT	\$ 10,099,606	\$ 4,469,062	\$ 1,180,910	\$ 976,067	(3,977,921)	504,354	(3,473,567)
<u>GENERAL REVENUES</u>							
Property taxes					6,099,014	-	6,099,014
Mobile home fees					89,425	-	89,425
Motel/Hotel room tax					45,948	-	45,948
Payments in lieu of taxes					260,758	-	260,758
State aids - Unrestricted					398,523	-	398,523
Interest on investments					15,086	2,055	17,141
Miscellaneous					74,762	-	74,762
Rent					57,367	-	57,367
Gain on sale of Village property					6,804	-	6,804
TOTAL GENERAL REVENUES					7,047,687	2,055	7,049,742
CHANGE IN NET POSITION					3,069,766	506,409	3,576,175
NET POSITION - BEGINNING OF YEAR					14,592,544	34,585,749	49,178,293
Prior Period Adjustment					(77,553)	82,434	4,881
NET POSITION - BEGINNING OF YEAR, AS RESTATED					14,514,991	34,668,183	49,183,174
NET POSITION - END OF YEAR					\$ 17,584,757	\$ 35,174,592	\$ 52,759,349

See accompanying notes.

**VILLAGE OF JACKSON
BALANCE SHEETS
GOVERNMENTAL FUNDS
DECEMBER 31, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
<u>ASSETS</u>					
Cash and investments	\$ 3,858,424	\$ 1,759,170	\$ 525,341	\$ 932,781	\$ 7,075,716
Receivables:					
Taxes	1,881,157	1,421,159	655,104	290,810	4,248,230
Accounts (net of allowance for doubtful accounts of \$81,224)	38,833	-	-	77,335	116,168
Special assessments	-	-	238,212	10,040	248,252
Delinquent special charges	146	-	-	-	146
Delinquent personal property tax	2,016	-	-	-	2,016
Prepaid expenses	42,829	-	-	11,193	54,022
Restricted Assets:					
Cash and investments	88,866	4,918	2,645,373	23,403	2,762,560
TOTAL ASSETS	5,912,271	3,185,247	4,064,030	1,345,562	14,507,110
<u>LIABILITIES</u>					
Accounts payable and accrued expenses	117,966	-	581,094	51,604	750,664
Accrued salaries and fringes	128,176	-	-	47,950	176,126
Deposits held	2,368	-	140,058	-	142,426
TOTAL LIABILITIES	248,510	-	721,152	99,554	1,069,216
<u>DEFERRED INFLOWS OF RESOURCES</u>					
Property taxes	3,062,728	2,320,042	1,030,460	471,470	6,884,700
Special assessments	-	-	271,304	11,474	282,778
TOTAL DEFERRED INFLOWS OF RESOURCES	3,062,728	2,320,042	1,301,764	482,944	7,167,478
<u>FUND BALANCES</u>					
Nonspendable	42,829	-	-	11,193	54,022
Restricted	88,866	865,205	-	16,411	970,482
Assigned	-	-	2,041,114	805,926	2,847,040
Unassigned	2,469,338	-	-	(70,466)	2,398,872
TOTAL FUND BALANCES	\$ 2,601,033	\$ 865,205	\$ 2,041,114	\$ 763,064	\$ 6,270,416

See accompanying notes.

VILLAGE OF JACKSON
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2021

TOTAL FUND BALANCES - GOVERNMENTAL FUNDS \$ 6,270,416

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds as assets.

Capital assets	46,749,084	
Accumulated depreciation	(10,985,400)	
		35,763,684

Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as deferred inflows of resources in the funds.

Special assessments to be collected		282,778
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The Village's proportionate share of the Wisconsin Retirement System net pension asset is reported on the statement of net position, but is not reported in the governmental funds.

1,014,361

The Village's proportionate share of the net OPEB liability for the Local Retiree Life Insurance Fund ("LRLIF") administered by the Wisconsin Department of Employee Trust Funds ("ETF") is reported on the statement of net position, but is not reported in the governmental funds.

(237,771)

Deferred outflows and inflows of resources related to pensions and OPEB are applicable to future periods, and therefore, are not reported in the governmental funds.

Deferred outflows related to pensions	1,709,547	
Deferred inflows related to pensions	(2,222,243)	
Deferred outflows related to OPEB	109,418	
Deferred inflows related to OPEB	(27,890)	
		(431,168)

Long-term debt and related items are not due and payable in the current period and, therefore, are not reported in the governmental funds.

Long-term debt and related items at year end consist of:

Long-term debt	(22,053,326)	
Unamortized premium on debt issuance	(787,928)	
Developer agreements	(1,814,322)	
Compensated absences	(334,752)	
		(24,990,328)

Accrued interest payable on debt is not due and payable in the current period and, therefore, is not reported as a liability in the governmental funds.

(87,215)

TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES		\$ 17,584,757
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See accompanying notes.

VILLAGE OF JACKSON
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
<u>REVENUES</u>					
Taxes	\$ 3,127,704	\$ 1,875,577	\$ 1,070,185	\$ 422,590	6,496,056
Special assessments	-	-	44,064	27,036	71,100
Intergovernmental revenue	1,081,241	-	31,913	73,659	1,186,813
Licenses and permits	399,797	-	-	-	399,797
Fines and forfeitures	35,875	-	-	-	35,875
Charges for services	190,407	-	-	743,829	934,236
Intergovernmental charges for services	-	-	-	377,187	377,187
Interest income	7,164	11	7,847	2,661	17,683
Other	108,219	-	58,608	19,083	185,910
TOTAL REVENUES	4,950,407	1,875,588	1,212,647	1,666,045	9,704,657
<u>EXPENDITURES</u>					
Current:					
General government	711,692	-	9,625	114,747	836,064
Public safety	1,807,152	-	-	929,084	2,736,236
Public works	990,784	-	156,083	-	1,146,867
Culture and recreation	215,446	-	-	542,112	757,558
Capital outlay	59,928	-	8,889,537	543,111	9,492,576
Debt Service:					
Principal	-	1,987,357	60,302	104,255	2,151,914
Interest and fiscal charges	-	404,006	-	-	404,006
Debt issuance costs	-	115,674	72,605	-	188,279
TOTAL EXPENDITURES	3,785,002	2,507,037	9,188,152	2,233,309	17,713,500
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	1,165,405	(631,449)	(7,975,535)	(567,264)	(8,008,843)
<u>OTHER FINANCING SOURCES (USES)</u>					
Proceeds from sale of capital assets	6,804	-	-	-	6,804
Proceeds on debt	-	-	8,030,000	-	8,030,000
Premium on debt issuance	-	445,417	-	-	445,417
Transfers in (out)	(379,083)	435,198	(166,600)	110,485	-
TOTAL OTHER FINANCING SOURCES (USES)	(372,279)	880,615	7,863,400	110,485	8,482,221
NET CHANGE IN FUND BALANCES	793,126	249,166	(112,135)	(456,779)	473,378
FUND BALANCES - BEGINNING	1,807,907	616,039	2,153,249	1,219,843	5,797,038
FUND BALANCES - ENDING	\$ 2,601,033	\$ 865,205	\$ 2,041,114	\$ 763,064	\$ 6,270,416

See accompanying notes.

VILLAGE OF JACKSON
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL
FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS **\$ 473,378**

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	9,492,576	
Depreciation expense	(856,773)	
		8,635,803

Receivables not currently available are reported as revenue when collected or currently available in the fund financial statements but are recognized as revenue when earned in the government-wide financial statements. (11,902)

In the statement of activities, the cost of pension and OPEB benefits earned net of employee contributions is reported as an expense. In the governmental funds, however, expenditures for these items are measured by the amount of financial resources used.

Pension (expense) revenue	115,863	
Village pension contributions	195,796	
OPEB expense	(31,732)	
Village OPEB contributions	860	
		280,787

Governmental funds report proceeds from the issuance of long-term debt as other financing sources, but issuing debt increases long-term liabilities in the statement of net position. Repayments of long-term debt principal are expenditures in the governmental funds but the repayments reduce long-term liabilities in the statement of net position.

Proceeds on issuance of debt	(8,030,000)	
Premium on issuance of debt	(445,417)	
Amortization of premium on debt	44,411	
Principal payments on developer agreement	164,557	
Principal payments on bonds, notes, and capital leases	1,987,357	
		(6,279,092)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Changes in interest accrued on long-term debt	(26,705)	
Changes in compensated absences	(2,503)	
		(29,208)

CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES **\$ 3,069,766**

See accompanying notes.

VILLAGE OF JACKSON
STATEMENTS OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2021

	Business-type Activities - Enterprise Funds		
	Water Utility	Sewer Utility	Totals
<u>ASSETS</u>			
Current Assets:			
Cash and investments	\$ 388,804	\$ 1,318,894	\$ 1,707,698
Customer and other accounts receivable	339,372	424,556	763,928
Inventories	28,751	-	28,751
Prepaid expenses	6,633	6,633	13,266
Total Current Assets	763,560	1,750,083	2,513,643
Non-current Assets:			
Cash and investments - restricted	37,732	3,276,180	3,313,912
Net pension asset	130,046	156,056	286,102
Capital Assets:			
Land	352,219	32,500	384,719
Capital assets, net of accumulated depreciation	16,921,298	12,490,102	29,411,400
Total Non-current Assets	17,441,295	15,954,838	33,396,133
TOTAL ASSETS	18,204,855	17,704,921	35,909,776
<u>DEFERRED OUTFLOWS OF RESOURCES</u>			
Deferred outflows related to pension	219,173	263,007	482,180
Deferred outflows related to OPEB	14,028	16,834	30,862
TOTAL DEFERRED OUTFLOWS OF RESOURCES	233,201	279,841	513,042
TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 18,438,056	\$ 17,984,762	\$ 36,422,818

See accompanying notes.

VILLAGE OF JACKSON
STATEMENTS OF NET POSITION - CONTINUED
PROPRIETARY FUNDS
DECEMBER 31, 2021

	Business-type Activities - Enterprise Funds		
	Water Utility	Sewer Utility	Totals
<u>LIABILITIES</u>			
Current Liabilities:			
Accounts payable	\$ 33,080	\$ 36,788	\$ 69,868
Accrued salaries and benefits	11,098	13,077	24,175
Accrued property tax equivalent	314,633	-	314,633
Deposits held	20,712	18,957	39,669
Total Current Liabilities	379,523	68,822	448,345
Non-current liabilities:			
Net OPEB liability	30,483	36,580	67,063
Accrued compensated absences	45,240	52,925	98,165
Total Non-current Liabilities	75,723	89,505	165,228
TOTAL LIABILITIES	455,246	158,327	613,573
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Deferred inflows related to pension	284,903	341,883	626,786
Deferred inflows related to OPEB	3,576	4,291	7,867
TOTAL DEFERRED INFLOWS	288,479	346,174	634,653
<u>NET POSITION</u>			
Net investment in capital assets	17,273,517	12,522,602	29,796,119
Restricted for:			
Capital Projects	37,732	2,021,949	2,059,681
Equipment Replacement	-	1,254,231	1,254,231
Unrestricted	383,082	1,681,479	2,064,561
TOTAL NET POSITION	\$ 17,694,331	\$ 17,480,261	\$ 35,174,592

See accompanying notes.

VILLAGE OF JACKSON
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2021

	Business-type Activities - Enterprise Funds		
	Water	Sewer	
	Utility	Utility	Totals
<u>OPERATING REVENUES</u>			
Charges for service	\$ 1,351,629	\$ 1,866,881	\$ 3,218,510
Other operating revenues	44,760	3,197	47,957
TOTAL OPERATING REVENUES	1,396,389	1,870,078	3,266,467
<u>OPERATING EXPENSES</u>			
Operation and maintenance	719,986	1,103,644	1,823,630
Taxes	328,634	-	328,634
Depreciation	484,377	826,648	1,311,025
TOTAL OPERATING EXPENSES	1,532,997	1,930,292	3,463,289
OPERATING INCOME (LOSS)	(136,608)	(60,214)	(196,822)
<u>NONOPERATING REVENUES (EXPENSES)</u>			
Interest income	104	1,951	2,055
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	(136,504)	(58,263)	(194,767)
Capital contributions/Impact fees	230,834	470,342	701,176
CHANGE IN NET POSITION	94,330	412,079	506,409
NET POSITION - BEGINNING OF YEAR	17,583,937	17,001,812	34,585,749
Prior Period Adjustment	16,064	66,370	82,434
NET POSITION - BEGINNING OF YEAR, AS RESTATED	17,600,001	17,068,182	34,668,183
NET POSITION - END OF YEAR	\$ 17,694,331	\$ 17,480,261	\$ 35,174,592

See accompanying notes.

VILLAGE OF JACKSON
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2021

	Business-type Activities - Enterprise Funds		
	Water Utility	Sewer Utility	Totals
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Receipts from customers and users	\$ 1,399,468	\$ 1,899,977	\$ 3,299,445
Payments to suppliers	(773,086)	(758,121)	(1,531,207)
Payments to employees	(302,448)	(432,766)	(735,214)
NET CASH PROVIDED BY OPERATING ACTIVITIES	323,934	709,090	1,033,024
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Capital contributions/impact fees	230,834	470,342	701,176
Acquisition and construction of capital assets	(449,956)	(206,041)	(655,997)
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	(219,122)	264,301	45,179
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Interest income	104	1,951	2,055
NET CHANGE IN CASH AND INVESTMENTS	104,916	975,342	1,080,258
CASH AND INVESTMENTS - BEGINNING OF YEAR	321,620	3,619,732	3,941,352
CASH AND INVESTMENTS - END OF YEAR	\$ 426,536	\$ 4,595,074	\$ 5,021,610

See accompanying notes.

VILLAGE OF JACKSON
STATEMENT OF CASH FLOWS - CONTINUED
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2021

	Business-type Activities - Enterprise Funds		
	Water Utility	Sewer Utility	Totals
<u>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET</u>			
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Operating income (loss)	\$ (136,608)	\$ (60,214)	\$ (196,822)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation	512,458	826,648	1,339,106
Changes in assets and liabilities:			
(Increase) decrease in customer and other receivables	3,079	29,899	32,978
(Increase) decrease in inventories	13,814	-	13,814
(Increase) decrease in prepaid expenses	(6,633)	(6,633)	(13,266)
(Increase) decrease related to pensions and OPEB	(36,000)	(43,201)	(79,201)
Increase (decrease) in accounts payable	(68,167)	(118,169)	(186,336)
Increase (decrease) in accrued liabilities	55,093	2,180	57,273
Increase (decrease) in compensated absences payable	(13,102)	78,580	65,478
NET CASH FLOWS PROVIDED (USED) BY OPERATING ACTIVITIES	\$ 323,934	\$ 709,090	\$ 1,033,024
<u>RECONCILIATION OF CASH AND INVESTMENTS TO STATEMENT OF NET POSITION - PROPRIETARY FUNDS</u>			
Cash and investments reported as current assets	\$ 388,804	\$ 1,318,894	\$ 1,707,698
Cash and investments reported as restricted assets	37,732	3,276,180	3,313,912
TOTAL CASH AND INVESTMENTS	\$ 426,536	\$ 4,595,074	\$ 5,021,610
<u>NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Capital outlay paid by developers	\$ 174,254	\$ 193,440	\$ 367,694

See accompanying notes.

VILLAGE OF JACKSON
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUND
DECEMBER 31, 2021

	<u>Custodial Funds</u>
	<u>Tax Collection Fund</u>
<u>ASSETS</u>	
Cash and investments	\$ 3,576,023
Taxes receivable	<u>5,653,795</u>
TOTAL ASSETS	<u>9,229,818</u>
<u>LIABILITIES</u>	
Due to other taxing units	<u>9,229,818</u>
TOTAL LIABILITIES	<u>9,229,818</u>
NET POSITION	<u><u>\$ -</u></u>

VILLAGE OF JACKSON
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUND
YEAR ENDED DECEMBER 31, 2021

	<u>Custodial Funds</u>
	<u>Tax Collection Fund</u>
<u>ADDITIONS</u>	
Collection of property tax	\$ 7,960,706
TOTAL ADDITIONS	<u>7,960,706</u>
<u>DEDUCTIONS</u>	
Distributions to other governmental units	<u>7,960,706</u>
TOTAL DEDUCTIONS	<u>7,960,706</u>
NET POSITION, January 1	<u>-</u>
NET POSITION, December 31	<u><u>\$ -</u></u>

See accompanying notes.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021

Note A - Summary of Significant Accounting Policies

The financial statements of the Village of Jackson (the “Village”) have been prepared in conformity with accounting principles generally accepted in the United States of America (“GAAP”) as applied to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting principles and policies utilized by the Village are described below.

Financial Reporting Entity

This report includes all of the funds of the Village of Jackson (“Village”). The reporting entity for the Village consists of (a) the primary government, (b) organizations for which the primary government is financially accountable and (c) other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity’s financial statements to be misleading or incomplete. A legally separate organization should be reported as a component unit if the elected officials of the primary government are financially accountable to the organization. The primary government is financially accountable if it appoints a voting majority of the organization’s governing body and (1) it is able to impose its will on that organization or (2) there is a potential for the organization to provide specific financial benefits to or burdens on the primary government. The primary government may be financially accountable if an organization is fiscally dependent on the primary government.

A legally separate, tax-exempt organization should be reported as a component unit of a reporting entity if all of the following criteria are met: (1) The economic resources received or held by the separate organization are entirely or almost entirely for the direct benefit of the primary government, its component units, or its constituents; (2) The primary government is entitled to, or has the ability to otherwise access, a majority of the economic resources received or held by the separate organization; (3) The economic resources received or held by an individual organization that the specific primary government, or its component units, is entitled to, or has the ability to otherwise access, are significant to that primary government. Blended component units, although legally separate entities are, in substance, part of the government’s operations and are reported with similar funds of the primary government.

This report does not contain any component units or blended component units.

Basis of Presentation

Government-Wide Financial Statements

The statement of net position and statement of activities display information about the reporting government as a whole. They include all funds of the reporting entity except for fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenue, and other non-exchange revenues. Business-type activities are financed, in whole or in part, by fees charged to external parties for goods and services. Eliminations have been made to avoid double counting of internal activities of the Village.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. The Village does not allocate indirect expenses to functions in the statement of activities. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not included among program revenues are reported as general revenues. Internally dedicated resources are reported as general revenues rather than as program revenues.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Basis of Presentation (continued)

Fund Financial Statements

Financial statements of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues, and expenditures/expenses.

Funds are organized as major funds or non-major funds within the governmental and proprietary statements. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the Village or meets the following criteria:

- a. Total assets, deferred outflows of resources, liabilities, deferred inflows of resources, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type, and
- b. The same element of the individual governmental fund or enterprise fund that met the 10 percent test is at least 5 percent of the corresponding total for all governmental and enterprise funds combined.
- c. In addition, any other governmental or proprietary fund that the Village believes is particularly important to financial statement users may be reported as a major fund.

Separate financial statements are provided for governmental funds and proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Major Governmental Funds

The Village reports the following major governmental funds:

General Fund – The General Fund is the primary operating fund of the Village and is always classified as a major fund. It is used to account for all financial transactions except those legally and/or administratively required to be accounted for in another fund.

Debt Service Fund – This fund accounts for the accumulation of resources for, and the payment of, general long-term obligations principal, interest and related costs (other than debt accounted for in the Proprietary Funds).

Capital Projects Fund – This fund accounts for the activities involving borrowing for construction or purchase of capital assets. Transactions of Tax Incremental District No. 4 may also be included in this fund.

Major Proprietary Funds

The Village reports the following major proprietary funds:

Water Utility Enterprise Fund – This fund accounts for the activities of operating the water distribution system.

Sewer Utility Enterprise Fund – This fund accounts for the activities of operating the sewage treatment plant, sewage pumping stations, and collections systems.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Non-Major Funds

The Village reports the following non-major governmental funds:

Special Revenue Funds – Special revenue funds are used to account for the proceeds of specific revenue sources that are restricted or assigned to expenditures for specific purposes. The Village reports the following non-major special revenue funds:

Fire/EMS Fund
Recreation Fund
Hotel/Motel Tax Fund
Park Fund

Capital Projects Funds – Capital projects funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditures of funds for capital outlays, including the acquisition or construction of capital facilities and other capital assets. The Village reports the following non-major capital projects funds:

Tax Incremental District No. 5
Tax Incremental District No. 6
Tax Incremental District No. 7

Additionally, the Village reports the following fund type:

Fiduciary Funds – Custodial funds are used to account for assets held by the Village in a purely custodial capacity. The Village's custodial fund is used for recording assets collected for other taxing jurisdictions. Since by definition these assets are held for the benefit of a third party and cannot be used to address activities or obligations of the government, these funds are not included in the preparation of the government-wide financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-Wide Financial Statements

The government-wide statement of net position and statement of activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Property taxes are recognized as revenues in the year for which they are levied. Taxes receivable for the following year are recorded as receivables and deferred inflows of resources. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met. Special assessments are recorded as revenue when earned. Unbilled receivables are recorded as revenues when services are provided.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the Village's Water and Sewer Utilities, and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

Fund Financial Statements

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the Village considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on long-term debt, claims, judgments, compensated absences, pension and OPEB expenditures, which are recorded as a fund liability when expected to be paid with expendable available financial resources.

Property taxes are recorded in the year levied as receivables and deferred inflows of resources. They are recognized as revenues in the succeeding year when services financed by the levy are being provided.

Intergovernmental aids and grants are recognized as revenues in the period the Village is entitled to the resources and the amounts are available. Amounts owed to the Village which are not available, are recorded as receivables and deferred inflows of resources. Amounts received prior to the entitlement period are also recorded as deferred inflows of resources. Amounts received prior to meeting eligibility requirements are recorded as unearned revenue.

Special assessments are recorded as revenues when they become measurable and available as current assets. Annual installments due in future years are reflected as receivables and deferred inflows of resources. Delinquent special assessments being held by the county are reported as receivable and deferred inflows of resources.

Revenues susceptible to accrual include property taxes, miscellaneous taxes, public charges for services, special assessments, and interest. Other general revenues such as fines and forfeitures, inspection fees, recreation fees, and miscellaneous revenues are recognized when received in cash or when measurable and available under the criteria described above.

The Village reports deferred inflows of resources on its governmental funds balance sheet. Deferred inflows arise from taxes levied in the current year which are for subsequent years' operations. For governmental fund financial statements, deferred inflows of resources arise when potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. In subsequent periods, when both revenue recognition criteria are met, the liability for deferred inflows of resources is removed from the balance sheet and revenue is recognized.

Proprietary and fiduciary fund financial statements (other than agency funds) are reported using the economic resources measurement focus and the accrual basis of accounting, as described previously in this note. Agency funds allow the accrual basis of accounting, and do not have a measurement focus.

The proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Village's enterprise funds are charges to customers for services. Operating expenses for proprietary funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

All Financial Statements

The preparation of the Village's financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

Cash and Investments

The Village's cash and investments are considered to be cash on hand, demand deposits, savings deposits, certificates of deposit, the Wisconsin Local Government Investment Pool and government agency securities.

For purposes of the statement of cash flows for the enterprise funds, cash equivalents are temporary cash investments with a maturity of three months or less at the date of purchase. Pooled bank accounts that are shared between its various accounting funds are maintained.

Investments are measured at fair value on a recurring basis. *Recurring* fair value measurements are those that GASB Statements require or permit in the statement of net position at the end of each reporting period.

As discussed in Footnote C, the Village categorizes fair value measurements of its investments based on the hierarchy established by GAAP. The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Exchange Traded Funds: Valued at the closing price reported on the active market on which the individual securities are traded.

The local government investment pool ("LGIP") is valued at amortized cost, and the certificates of deposit ("CD's") are valued at cost plus accrued interest.

Receivables

In the government-wide statements, receivables consist of all revenues earned or to which the Village is otherwise entitled and has not yet received.

In the fund financial statements, material include revenue accruals such as intergovernmental grants and aids and other similar revenues since they are usually both measurable and available. Receivables collectible, but not available, are deferred in the fund financial statements in accordance with the modified accrual basis of accounting but not deferred in the government-wide financial statements in accordance with the accrual basis of accounting. Interest earnings are recorded when earned only if paid within 60 days since they would be considered both measurable and available.

Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. No provision for uncollectible accounts receivable has been made for the proprietary funds because they have the right by law to place substantially all delinquent bills on the tax roll, and other delinquent bills are generally not significant.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Receivables (continued)

Property taxes are recorded in the year levied as receivables and deferred inflows of resources. They are recognized as revenues in the succeeding year when services financed by the levy are provided. In addition to property taxes for the municipality, taxes are collected for and remitted to the state and county governments as well as the local and vocational school districts. Taxes for all state and other local governmental units billed in the current year for the succeeding year are reflected as receivables and as due to other governmental units on the statement of net position – fiduciary (agency) fund. Taxes are levied in December on the assessed value as of the prior January 1.

Details of the Village’s property tax calendar for the 2021 tax levy follows:

Lien and levy dates	December 2021
Real estate collection due dates:	
First installment due	January 31, 2022
Second installment due	July 31, 2022
Personal property tax due in full	January 31, 2022
Final settlement with county	August 2022
Tax sale of 2021 delinquent real estate taxes	October 2024

Delinquent real estate taxes as of July 31 are paid in full by the County, which assumes the collection. Therefore, management has determined that no allowance accounts are considered necessary.

Inventories

Inventories of the utility enterprise fund are generally used in the operation and maintenance of the Water Utility. The inventories are valued at cost using the first-in/first-out method (“FIFO”), which approximates market value. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by bond agreements or other external parties. Current liabilities payable from these restricted assets are so classified. The excess of restricted assets over current liabilities payable from restricted assets will be used first for retirement of related long-term debt. The remainder, if generated from earnings, is shown as restricted net position.

Cash and equivalents of the Village’s governmental and proprietary funds have been restricted for the following purposes:

	Governmental Funds	Proprietary Funds	Total
Impact fees	\$ 88,866	\$ 37,732	\$ 126,598
Capitalized interest	4,918		4,918
Unspent debt proceeds	2,668,776	-	2,668,776
Equipment replacement fund	-	1,254,231	1,254,231
Connection fees	-	2,021,949	2,021,949
Total Restricted Assets	\$ 2,762,560	\$ 3,313,912	\$ 6,076,472

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Capital Assets

Government Wide Statements

Capital assets, which include property, plant and equipment and intangible assets, are reported in the government-wide financial statements. Capital assets are defined by the Village as assets with an initial cost of more than \$5,000 for general capital assets and infrastructure assets, with an estimated useful life in excess of two years. All capital assets are valued at historical cost or estimated historical costs if actual amounts are unavailable. Donated capital assets are recorded at their estimated fair value at the date of donation.

Prior to January 2004, infrastructure assets of governmental funds were not capitalized. Upon implementing GASB Statement No. 34, governmental units are required to account for all capital assets, including infrastructure, in the government-wide statements prospectively from the date of implementation. Retroactive reporting of all major general infrastructure assets is encouraged but not required. The Village has not retroactively reported infrastructure acquired by its governmental fund types prior to implementation of GASB Statement No. 34.

Additions to and replacements of capital assets of business-type activities are recorded at original cost, which includes material, labor, overhead, and an allowance for the cost of funds used during construction when significant. For tax-exempt debt, the amount of interest capitalized equals the interest expense incurred during construction netted against any interest revenue from temporary investment of borrowed funds proceeds. No interest was capitalized during the current year. The cost of renewals and betterments relating to retirement units is added to plant accounts. The cost of property replaced, retired or otherwise disposed of, is deducted from plant accounts and, generally, together with removal costs less salvage, is charged to accumulated depreciation.

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the statement of activities, with accumulated depreciation reflected in the statement of net position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation.

The range of estimated useful lives by type of asset is as follows:

Buildings	20 – 50 Years
Land improvements	20 – 50 Years
Equipment	5 – 25 Years
Infrastructure	40 Years

Fund Financial Statements

In the fund financial statements, capital assets acquired in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same way as in the government-wide statements.

Compensated Absences

Employees earn vacation time and compensatory time off in varying amounts in accordance with Village policy. All full-time employees are eligible for paid vacation annually on the anniversary of their date of hire. Payments for vacation will be made at rates in effect when the benefits are used. At December 31, 2021, the total vacation and compensatory benefits accrued were \$334,752 for the governmental activities and \$98,165 for the business-type activities.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Compensated Absences (continued)

Full-time employees may accumulate unused sick leave up to a maximum of 960 hours. Upon retirement from Village employment, in accordance with any provisions of the Wisconsin State Retirement Fund, fifty (50) percent of the value of the accrued sick leave hours, to a maximum of 480 hours based on the last hourly base rate, shall be placed into an account to be used by the retiree or his spouse for medical insurance premiums.

Nonexempt employees shall be allowed to utilize accrued compensatory time off, subject to approval of the Department Head, provided the employee gives advance notice of two (2) working days. The choice of compensatory time credit or pay must be made by the employee when the overtime is worked. Compensatory time off will be allowed to accumulate until the employee has accrued a total of forty (40) hours in a regenerated account. Accumulated compensatory time off must be used in the calendar year in which it is earned, except that compensatory time off earned in November and December in a given year may be used on or before March 1st of the following year. In the event that accumulated compensatory time off is not used by the dates set forth above, employees will be paid on the first pay period in January of the next year for the unused time unless extenuating medical or operational reasons exist. Exempt employees are not eligible for compensatory time off.

All vested vacation and sick leave is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Deferred Outflows / Inflows of Resources

In accordance with GASB, the statement of financial position will sometimes report separate sections for deferred outflows and inflows of resources.

The separate financial statement element, deferred outflows of resources, represents an increase in net position or fund balance that applies to future period(s) and thus, will not be recognized as an outflow of resources (expense/expenditure) until then. The Village reports deferred outflows of resources related to pensions and OPEB.

The separate financial statement element, deferred inflows of resources, represents an increase in net position or fund balance that applies to a future period(s) and thus, will not be recognized as an inflow of resources (revenue) until then. The Village reports deferred inflows of resources related to property taxes, pensions, and OPEB.

Long-term Obligations

All long-term obligations to be repaid from governmental and business-type resources are reported as liabilities in the government-wide statements. The long-term obligations consist primarily of notes and bonds payable, developer agreements, and accrued compensated absences.

Long-term obligations for governmental funds are not reported as liabilities in the fund financial statements. The face value of debt and premiums on issuance are reported as other financing sources. Payments of principle and interest, losses on debt refunding, as well as costs of issuance are reported as expenditures.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Long-term Obligations (continued)

For the government-wide statements, bond premiums are deferred and amortized over the life of the issue using the straight-line method. Gains or losses on refunding are amortized over the remaining life of the old debt, or the life of then new debt, whichever is shorter. Unamortized premiums are shown as a liability on the statement of net position. The balance at year-end for gains/losses, is shown as a deferred outflows or resources or deferred inflow of resources on the statement of net position. The accounting for proprietary fund obligations is the same in the fund financial statements as it is in the government-wide financial statements.

Pensions

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense (revenue), information about the fiduciary net position of the Wisconsin Retirement System (“WRS”) and additions to/deductions from WRS’ fiduciary net position have been determined on the same basis as they are reported by WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other Post-Employment Benefits (OPEB)

The fiduciary net position of the Local Retiree Life Insurance Fund (“LRLIF”) has been determined using the flow of economic resources measurement focus and the accrual basis of accounting. This includes for purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to other post-employment benefits, OPEB expense (revenue), and information about the fiduciary net position of the LRLIF and additions to/deductions from LRLIF’s fiduciary net position have been determined on the same basis as they are reported by LRLIF. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

Net Position and Fund Balances

Government-wide Financial Statements

Equity is classified as Net Position and displayed in three components:

Net Investment in Capital Assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances or any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position - Consists of Net Position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.

Unrestricted Net Position – All other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

When both restricted and unrestricted resources are available for use, it is the Village’s policy to use restricted resources first, then unrestricted resources as they are needed.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Net Position and Fund Balances (continued)

Governmental Fund Financial Statements

Governmental fund equity is classified as fund balance. GASB established fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is found to observe constraints imposed upon the use of the resources reported in governmental funds. The initial distinction that is made is identifying amounts that are considered nonspendable. Fund balance is further classified as restricted, committed, assigned and unassigned. The Village's fund balance classification policies and procedures are as follows:

Non-spendable Fund Balance - includes amounts that cannot be spent because they are not in a spendable form and cannot be converted to cash or because they are legally or contractually required to remain intact.

Restricted Fund Balance - includes amounts that have constraints placed upon the use of the resources either by an external party or imposed by law through a constitutional provision or enabling legislation.

Committed Fund Balance - includes amounts that can be used only for the specific purposes pursuant to constraints imposed by a formal action of the Village Board, the Village's highest level of decision-making authority. This formal action is a Village Board resolution.

Assigned Fund Balance - includes amounts that are constrained by the Village's intent to be used for a specific purpose, but are neither restricted nor committed. For governmental funds, other than the general fund, this is the residual amount within the fund that is not restricted or committed. Assignments of fund balance are created by the Village Board.

Unassigned Fund Balance - is the residual classification for the general fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. The general fund should be the only fund that reports an unassigned fund balance amount.

When an expenditure/expense is incurred for purposes for which both restricted and unrestricted (committed, assigned, or unassigned) resources are available, it is the Village's general policy to use restricted resources first.

When expenditures/expenses are incurred for purposes for which unrestricted (committed, assigned, and unassigned) resources are available, and amounts in any of these unrestricted classifications could be used, it is the Village's general policy to spend committed resources first, followed by assigned amounts, and then unassigned amounts.

Proprietary fund equity is classified in the same manner as the Government-wide statements.

Claims and Judgements

Claims and judgments are recorded as liabilities if all of the conditions of GASB pronouncements are met. Claims and judgments that would normally be liquidated with expendable available financial resources are recorded during the year as expenditures in the governmental funds. If they are not to be liquidated with expendable available financial resources, no liability is recognized in the governmental fund statements. The related expenditure is recognized when the liability is liquidated. Claims and judgments are recorded in the government-wide statements and proprietary funds as expenses when the related liabilities are incurred. There were no significant claims or judgments at year end.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Utility User Rates

Water Utility user rates currently in place were approved by the Village Board effective February 11, 2020. Sewer Utility rates currently in place were approved by the Village Board effective April 15, 2017.

Note B - Stewardship, Compliance, and Accountability

DNR Replacement Fund

The Wisconsin Department of Natural Resources required the creation of an equipment replacement fund as a condition of receiving a grant for the sewer utility. The equipment replacement fund has been established and the balance at December 31, 2021 was \$1,254,231.

Permitted Investments

Wisconsin Statute 66.0603 authorizes the Village to invest in the following types of investments:

- Time deposits in any credit union, bank, savings bank, trust company, or savings and loan association which is authorized to transact business in Wisconsin.
- Bonds or securities of any county, drainage district, technical college district, Village, City, Town, or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority, or by the Wisconsin Aerospace Authority.
- Bonds or securities issued or guaranteed by the federal government and its agencies.
- The local government investment pool.
- Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.
- Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.
- Repurchase agreements with public depositories, with certain conditions.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note C - Cash and Investments

The Village's cash and investments at December 31, 2021 consisted of the following:

	<u>Cash</u>	<u>Investments</u>	<u>Total</u>
Custodial Risk:			
Petty Cash:	\$ 150	\$ -	\$ 150
Demand deposits	5,707,704	-	5,707,704
Money market	6,459,717	-	6,459,717
Local government investment pool	-	3,873,312	3,873,312
Custodial and Interest Rate Risk:			
Certificates of deposit	-	808,026	808,026
Custodial, Interest Rate and Credit Risk:			
Mutual Funds - Gov. Obligations	-	1,587,000	1,587,000
Total cash and investments	<u>\$ 12,167,571</u>	<u>\$ 6,268,338</u>	<u>\$ 18,435,909</u>

The Village's cash and investments are reported in the financial statements as follows:

Per Statement of Net Position

Cash and investments	\$ 8,783,414
Restricted cash and investments	6,076,472

Per Statement of Fiduciary Net Position

Cash and investments	3,576,023
Total cash and investments	<u>\$ 18,435,909</u>

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000. Deposits in local banks and the Wisconsin Government Investment Pool ("LGIP") are also insured by the State Deposit Guarantee Fund ("SDGF") in the amount of \$400,000 per financial institution. However, due to the relatively small size of the Guarantee Fund in relationship to the total deposits covered and other legal implications, recovery of material principal losses may not be significant to individual participants. Investments in the local government investment pool are covered under a surety bond issued by Financial Security Assurance, Inc. The bond insures against losses arising from principal defaults on substantially all types of securities acquired by the pool. The bond provides unlimited coverage on principal losses, reduced by any FDIC, SDGF insurance, and income on the investment during the calendar quarter a loss occurs.

The LGIP does not have a credit quality rating and is also not subject to credit risk disclosures because investments are not issued in securities form. It is part of the State Investment Fund ("SIF") and is managed by the State of Wisconsin Investment Board. The LGIP is not registered with the Securities and Exchange Commission but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually and carries investments at amortized cost for purposes of calculating income to participants. At December 31, 2021 the fair value of the Village's share of the LGIP's assets was substantially equal to the amount reported in these statements.

In accordance with certain contractual provisions, investment income associated with LGIP is assigned to the corresponding fund in which the assets are held. Participants in LGIP have the right to withdraw their funds in total on one day's notice. The LGIP does not include any involuntary participants.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note C - Cash and Investments (continued)

A separate financial report for SIF is prepared in accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*. Copies of the report can be obtained from [HTTP://www.doa.state.wi.us/Division/Budget-and-Financial/LGIP](http://www.doa.state.wi.us/Division/Budget-and-Financial/LGIP).

The Village has investments through Ehlers Investment Partners, LLC and TD Ameritrade consisting of cash, certificates of deposit, and mutual funds. Ehlers Investment Partners is registered with the Securities and Exchange Commission. Investments are valued at amortized cost, which approximates market value. Funds may be withdrawn from bank deposit accounts and money market accounts upon order.

TD Ameritrade provides each client with \$149.5 million worth of protection for securities and \$2 million of protection for cash through supplemental coverage provided by London insurers. A separate financial report for TD Ameritrade may be obtained from <http://www.tdameritrade.com/financialstatement.html>.

The Village has adopted an investment policy which permits all investments allowed under the state statutes.

Custodial Risk

Custodial risk is the risk that, in the event of a financial institution failure, the Village's deposits may not be returned to the Village. The Village's carrying value for cash and investments was \$18,435,909 at December 31, 2021, of which \$3,695,373 was fully insured, \$12,456,714 was collateralized by pledges, and \$2,283,822 was uninsured and uncollateralized.

The Village has policies to minimize custodial risk, which is the risk that in the event of a financial institution failure, the Village's deposits may not be returned to it, by:

- Maintaining a list of financial institutions, public depositories and broker/dealers authorized by resolution to provide deposit and investment services.
- All financial institutions, public depositories and broker/dealers authorized by resolution to provide deposit and investment services must supply as appropriate audited financial statements demonstrating compliance with state and federal capital adequacy guidelines.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. As a means of limiting its exposure to fair value losses arising from rising interest rates, the Village's investment policy limits the maturity of any security in accordance with state statutes and structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity. Information regarding the exposure of the Village's investments to this risk using the segmented time distribution model is as follows:

Type of Investment	Fair Value	Investment Maturities in Years	
		Less than 1 Year	1-5 Years
Ehlers Investments			
Mutual Funds	\$ 1,587,000	\$ 1,587,000	\$ -
Certificates of deposit	808,026	768,929	39,097
	\$ 2,395,026	\$ 2,355,929	\$ 39,097

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note C - Cash and Investments (continued)

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligation to the holder of the investment. This is measured by assignment of a rating by a nationally recognized rating organization. U.S. Government Securities or obligations explicitly guaranteed by the U.S. government are not considered to have credit risk exposure.

The Village has policies to minimize credit risk, which is the risk of loss due to the failure of the security issuer or backer, by:

- Limiting investments to the types of securities listed in the policy resolution.
- The Village Board shall by resolution each year approve the public depositories within the Village that are deemed appropriate for use under the state and federal law.
- Diversifying the investment portfolio so that the impact of potential losses from any one type of security or from any one individual issuer will be minimized.
- Maintain balances with its banking financial institutions that do not exceed the combined amount FDIC insurance and State Deposit Guarantee Fund insurance, along with the amount of collateralized deposits per an agreement with its primary banking institution. However, deposits may temporarily exceed the insured and collateralized amounts during periods when property taxes are collected.

The Village's deposits were exposed to custodial credit risk as follows:

<u>Type of Investment</u>	<u>Amount</u>	<u>Rating as of 12/31/2021</u>
Ehlers Investments		
Mutual Funds - Government Agency Securities	<u>\$ 1,587,000</u>	AAAm

Fair Value Measurements of Investments

The Village categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the assets and is described as follows:

- Level 1 Unadjusted quoted prices in active markets for identical assets or liabilities that a government can access at the measurement date.
- Level 2 Significant inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly or indirectly.
- Level 3 Significant unobservable inputs for an asset or liability.

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Exempt from Disclosure</u>	<u>Total</u>
Certificates of deposit	\$ -	\$ -	\$ -	\$ 808,026	\$ 808,026
LGIP	-	-	-	3,873,312	3,873,312
Mutual funds	1,587,000	-	-	-	1,587,000
	<u>\$ 1,587,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,681,338</u>	<u>\$ 6,268,338</u>

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note D - Receivables

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Property taxes levied for the subsequent year are not available and cannot be used to liquidate liabilities of the current period. Special assessments are not available and cannot be used to liquidate liabilities in the current period. Governmental funds also report deferred inflows of resources in connection with resources that have been received, but not yet earned.

A provision for uncollectable accounts has been provided for rescue squad receivables as the Village has determined that some accounts will not be collected. The receivable and allowance at year end for these rescue squad services were \$147,019 and (\$81,224), respectively.

A provision for uncollectable accounts has not been provided in the customer accounts receivable of the Water and Sewer utilities as the Village has the statutory authority to collect all delinquent utility bills from the property tax roll.

At the end of the current fiscal year, the various components of deferred revenue and deferred inflows of resources reported in the governmental funds were as follows:

Description	Unearned
Property taxes	\$ 6,884,700
Special assessments	282,778
Total Deferred / Unearned Revenue for Governmental Funds	\$ 7,167,478

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note E - Capital Assets

Governmental Activities

Governmental capital asset activity for the year ended December 31, 2021 was as follows:

	Balance Beginning	Additions	Disposals	Balance Ending
Governmental Activities:				
Capital assets not being depreciated				
Land	\$ 2,007,922	\$ 94,749	\$ -	\$ 2,102,671
Construction in progress	7,476,626	8,608,763	1,339,724	14,745,665
Total capital assets not being depreciated	<u>9,484,548</u>	<u>8,703,512</u>	<u>1,339,724</u>	<u>16,848,336</u>
 Capital assets being depreciated:				
Buildings and improvements	6,407,964	-	-	6,407,964
Equipment	4,438,476	341,723	-	4,780,199
Infrastructure	16,925,520	1,787,065	-	18,712,585
Total capital assets being depreciated	<u>27,771,960</u>	<u>2,128,788</u>	<u>-</u>	<u>29,900,748</u>
 Less: accumulated depreciation	<u>(10,128,627)</u>	<u>(856,773)</u>	<u>-</u>	<u>(10,985,400)</u>
 Net capital assets being depreciated	<u>17,643,333</u>	<u>\$ 1,272,015</u>	<u>\$ -</u>	<u>18,915,348</u>
 Net governmental activities capital assets	<u>\$ 27,127,881</u>			<u>\$ 35,763,684</u>

Depreciation expense was charged to governmental activities of the Village as follows:

General government	\$ 23,065
Public safety	189,328
Public works (includes depreciation of infrastructure)	530,862
Culture and recreation	113,518
Total governmental activities depreciation expense	<u>\$ 856,773</u>

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note E - Capital Assets (continued)

Business-type Activities

Capital asset activity in the business type activities for the year ended December 31, 2021 was as follows:

	Balance Beginning	Additions	Disposals	Transfers	Balance Ending
Water Utility:					
Capital assets not being depreciated					
Land	\$ 352,219	\$ -	\$ -	\$ -	\$ 352,219
Construction in progress	262,135	-	-	(262,135)	-
Total capital assets not being depreciated	<u>614,354</u>	<u>-</u>	<u>-</u>	<u>(262,135)</u>	<u>352,219</u>
Capital assets being depreciated					
Infrastructure	23,398,673	449,955	97,685	262,135	24,013,078
Less: accumulated depreciation	<u>(6,677,007)</u>	<u>(512,458)</u>	<u>(97,685)</u>	<u>-</u>	<u>(7,091,780)</u>
Net capital assets being depreciated	<u>16,721,666</u>	<u>(62,503)</u>	<u>-</u>	<u>262,135</u>	<u>16,921,298</u>
Net water utility capital assets	<u>\$ 17,336,020</u>				<u>\$ 17,273,517</u>
	Balance Beginning	Additions	Disposals	Transfers	Balance Ending
Sewer Utility:					
Capital assets not being depreciated					
Land	\$ 32,500	\$ -	\$ -	\$ -	\$ 32,500
Construction in progress	18,333	-	-	(18,333)	-
Total capital assets not being depreciated	<u>50,833</u>	<u>-</u>	<u>-</u>	<u>(18,333)</u>	<u>32,500</u>
Capital assets being depreciated					
Infrastructure	31,922,351	206,040	-	18,333	32,146,724
Less: accumulated depreciation	<u>(18,829,974)</u>	<u>(826,648)</u>	<u>-</u>	<u>-</u>	<u>(19,656,622)</u>
Net capital assets being depreciated	<u>13,092,377</u>	<u>(620,608)</u>	<u>-</u>	<u>18,333</u>	<u>12,490,102</u>
Net sewer utility capital assets	<u>\$ 13,143,210</u>				<u>\$ 12,522,602</u>

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note E - Capital Assets (continued)

Business-type Activities (continued)

Depreciation expense was charged to business-type activities of the Village as follows:

Water Utility	\$ 512,458
Sewer Utility	826,648
Total business-type activities depreciation expense	<u>\$ 1,339,106</u>

Note F - Inter-fund Receivables, Payables and Transfers

The Village maintains one checking account for all disbursements. The cash is reflected in the general fund and all other funds. Funds with a negative cash balance are reflected as an offset to the positive balances of cash in other funds of the financial statements. No funds had negative cash balances as of December 31, 2021. Inter-fund transfers consist of the following:

<u>Fund Transferred From</u>	<u>Fund Transferred To</u>	<u>Amount</u>
Fire/EMS	Debt Service	\$ 71,454
TID #6	Debt Service	115,635
TID #7	Debt Service	81,509
Capital Projects	Debt Service	166,600
General Fund	Fire/EMS	379,083
		<u>\$ 814,281</u>

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note G - Long-Term Obligations

Outstanding debt and other long-term obligations were comprised of the following at December 31, 2021:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
<u>Governmental Activities</u>					
General obligation debt:					
General obligation notes	\$ 3,820,372	\$ -	\$ 420,132	\$ 3,400,240	\$ 631,948
General obligation bonds	11,473,000	8,030,000	1,466,000	18,037,000	1,485,000
Direct borrowings					
State trust fund loans	717,312	-	101,226	616,086	104,263
Total general obligation debt	16,010,684	8,030,000	1,987,358	22,053,326	2,221,211
Other liabilities:					
Developer agreements	\$ 1,978,879	\$ -	\$ 164,557	\$ 1,814,322	\$ 118,952
Premium on debt issuance	386,922	445,417	44,411	787,928	-
Compensated absences	332,249	2,503	-	334,752	-
Total other liabilities	2,698,050	447,920	208,968	2,937,002	118,952
Total governmental activities long-term obligations	\$ 18,708,734	\$ 8,477,920	\$ 2,196,326	\$ 24,990,328	\$ 2,340,163
<u>Business-Type Activities</u>					
Other liabilities:					
Compensated absences	\$ 92,793	\$ 5,372	\$ -	\$ 98,165	\$ -
Total Long-Term Obligations	\$ 18,801,527	\$ 8,483,292	\$ 2,196,326	\$ 25,088,493	\$ 2,340,163

General Obligation Debt

General obligation notes and bonds payable are backed by the full faith and credit of the Village. Governmental funds general obligation debt will be retired by future property tax levies and tax increments accumulated in the Debt Service Fund. Business-type activities general obligation debt will be retired by revenues from user fees or, if the revenues are not sufficient to cover debt, by future tax levies.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note G - Long-Term Obligations (continued)

General Obligation Debt (continued)

General obligation debt of the Village currently outstanding is as follows:

Governmental Activities	Date of Issue	Final Maturity	Interest Rates	Original Principal	Balance 12/31/2021
G.O. Promissory Note	8/16/2012	4/1/2022	0.45% - 2.45%	\$ 2,380,000	\$ 205,000
G.O. Promissory Note	4/10/2018	5/1/2028	3.25%	600,000	440,240
G.O. Taxable Promissory Note	6/27/2019	6/1/2028	2.65% - 3.00%	1,020,000	970,000
G.O. Promissory Note	12/30/2019	6/1/2029	1.35% - 2.00%	2,005,000	1,785,000
G.O. Refunding Bond	12/9/2014	6/1/2028	0.40% - 3.55%	3,025,000	1,422,000
G.O. Community Dev Bond	6/27/2019	6/1/2039	3.00%	1,235,000	1,235,000
G.O. Refunding Bond	1/25/2017	12/1/2022	2.00% - 3.00%	4,865,000	1,200,000
G.O. Bond	12/30/2019	6/1/2039	2.00% - 3.00%	6,350,000	6,150,000
State Trust Fund Loan	3/21/2017	3/15/2027	3.00%	550,000	349,130
State Trust Fund Loan	11/28/2016	3/15/2026	3.00%	450,000	266,956
G.O. Bond	2/25/2021	6/1/2030	1.00% - 3.00%	8,030,000	8,030,000
Total general obligation debt - governmental activities					\$ 22,053,326

The annual debt service requirements to maturity for general obligation long term debt as of December 31, 2021, are as follows:

Governmental Activities								
Year Ending	General Obligation Notes		General Obligation Bonds		State Trust Fund Loans		Totals	
December 31,	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2022	\$ 451,948	\$ 73,760	\$ 1,665,000	\$ 538,960	\$ 104,263	\$ 18,483	\$ 2,221,211	\$ 631,203
2023	368,824	64,533	960,000	369,796	107,391	15,355	1,436,215	449,684
2024	395,733	56,082	896,000	342,195	110,579	12,166	1,402,312	410,443
2025	427,764	46,623	892,000	315,273	113,930	8,816	1,433,694	370,712
2026	454,832	36,205	914,000	287,718	117,348	5,398	1,486,180	329,321
2027 - 2031	1,301,139	40,709	4,540,000	1,028,883	62,575	1,877	5,903,714	1,071,469
2032 - 2036	-	-	4,765,000	551,554	-	-	4,765,000	551,554
2037 - 2041	-	-	3,405,000	113,518	-	-	3,405,000	113,518
	<u>\$ 3,400,240</u>	<u>\$ 317,912</u>	<u>\$ 18,037,000</u>	<u>\$ 3,547,897</u>	<u>\$ 616,086</u>	<u>\$ 62,095</u>	<u>\$ 22,053,326</u>	<u>\$ 3,927,904</u>

Debt premiums are deferred and amortized using the straight-line method over the life of the debt issuance in the government-wide statements. The unamortized debt premiums are reported in the liability section.

Activity for the year ended December 31, 2021 is summarized as follows:

	Balance Beginning	Additions	Amortization	Balance Ending
Governmental activities	<u>\$ 386,922</u>	<u>\$ 445,417</u>	<u>\$ (44,411)</u>	<u>\$ 787,928</u>

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note G - Long-Term Obligations (continued)

Developer Agreement Obligations

The Village has entered into various agreements with developers. The Village is obligated to pay various amounts to developers if certain conditions of the developer agreements are fulfilled that contribute to economic development or otherwise benefit the Village or the citizens of the Village. As of December 31, 2021, the Village was obligated under nine agreements for a total of \$1,814,322. These amounts will be paid out over various time periods. A portion of the annual tax increments levied for TID #4 and TID #5 are being used to fund these payments.

Compensated Absences

Estimated payments of compensated absences are not included in the debt service requirement schedules. The compensated absences liability attributable to governmental activities will be liquidated primarily by the general fund.

Margin of Indebtedness

The Wisconsin Statutes restrict the Village's general obligation debt to 5% of the equalized value of all property in the Village. This amount is compared below with the outstanding debt on December 31, 2021:

Equalized Value - 2021	\$ 916,555,900
Debt limit (5% of \$916,555,900)	45,827,795
Deduct general obligation debt	22,053,326
Margin of indebtedness	<u><u>\$ 23,774,469</u></u>

Note H - Lease Income

The Village has entered into various lease agreements with telecommunications companies, wherein the Village has agreed to allow the use of Village property for the purpose of telecommunications relays. The leases expire in 2023 and automatically renew each year unless a six-month notice of cancellation is given by the lessee. Payments received on these leases totaled \$57,368 for the year ended December 31, 2021. Future minimum lease payments receivable in conjunction with these leases are as follows:

<u>Year</u>	<u>Amount</u>
2022	\$ 37,400
2023	30,745
Total lease income	<u><u>\$ 68,145</u></u>

Note I - WRS Pension Plan

Plan Description. The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds ("ETF"). The system provides coverage to all eligible State of Wisconsin, local government, and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, expected to work at least 1,200 hours a year (880 hours for teachers and school district educational support employees), and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note I - WRS Pension Plan (continued)

ETF issues a standalone WRS Financial Report, which can be found at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>

Vesting. For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011 must have five years of creditable service to be vested.

Benefits provided. Employees who retire at or after age 65 (54 for protective occupations and 62 for elected officials and executive service retirement plan participants, if hired on or before 12/31/2016) are entitled to a retirement benefit based on a formula factor, their final average earnings, and creditable service.

Final average earnings is the average of the participant's three highest annual earnings periods. Creditable service includes current service and prior service for which a participant received earnings and made contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at or after age 55 (50 for protective occupations) and receive an actuarially-reduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

The WRS also provides death and disability benefits for employees.

Post-Retirement Adjustments. The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the "floor") set at retirement.

The Core and Variable annuity adjustments granted during recent years are as follows:

Year	Core Fund Adjustment	Variable Fund Adjustment
2011	(1.2)	11
2012	(7.0)	(7)
2013	(9.6)	9
2014	4.7	25
2015	2.9	2
2016	0.5	(5)
2017	2.0	4
2018	2.4	17
2019	0.0	(10)
2020	1.7	21

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note I - WRS Pension Plan (continued)

Contributions. Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for general category employees, including teachers, Executives and Elected Officials. Starting on January 1, 2016, the Executives and Elected Officials category was merged into the General Employee Category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the reporting period, the WRS recognized \$251,023 in contributions from the employer.

Contribution rates as of December 31, 2021 are:

Employee Category	Employee	Employer
General (including teachers, executives, and elected officials)	6.75%	6.75%
Protective with Social Security	6.75%	11.65%
Protective without Social Security	6.75%	16.25%

Pension Liabilities (Assets), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions.

At December 31, 2021, the Village reported an asset of \$1,300,463 for its proportionate share of the net pension asset. The net pension asset was measured as of December 31, 2020, and the total pension asset used to calculate the net pension asset was determined by an actuarial valuation as of December 31, 2019 rolled forward to December 31, 2020. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension asset was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2020, the Village's proportion was 0.02083029%, which was an increase of 0.01107500% from its proportion measured as of December 31, 2019.

For the year ended December 31, 2021, the Village recognized pension expense (revenue) of (\$136,491).

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note I - WRS Pension Plan (continued)

Pension Liabilities (Assets), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

At December 31, 2021, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,882,169	\$ 405,416
Net differences between projected and actual earnings on pension plan investments	-	2,441,515
Changes in assumptions	29,497	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	16,211	2,098
Employer contributions subsequent to the measurement date	263,850	-
	<u>\$ 2,191,727</u>	<u>\$ 2,849,029</u>

The amount of \$263,850 reported as deferred outflows related to pension resulting from the Village's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2021.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflow of Resources	Deferred Inflow of Resources
2022	\$ 1,211,728	\$ 1,448,881
2023	1,026,313	1,087,393
2024	453,320	891,251
2025	189,373	374,359

Actuarial assumptions. The total pension liability in the December 31, 2020, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2019
Measurement Date of Net Pension Liability	December 31, 2020
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	7.00%
Discount Rate:	7.00%
Salary Increases:	
Inflation	3.00%
Seniority/Merit	0.1% - 5.6%
Mortality:	Wisconsin 2018 Mortality Table
Post-retirement Adjustments*	1.9%

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note I - WRS Pension Plan (continued)

*No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.9% is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.

Actuarial assumptions are based upon an experience study conducted in 2018 that covered a three-year period from January 1, 2015 to December 31, 2017. The total pension liability for December 31, 2020 is based upon a roll-forward of the liability calculated from the December 31, 2019 actuarial valuation.

Long-term Expected Return on Plan Assets. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Allocation Targets and Expected Returns			
As of December 31, 2020			
<u>Core Fund Asset Class</u>	<u>Asset Allocation %</u>	<u>Long-Term Expected Nominal Rate of Return %</u>	<u>Long-Term Expected Real Rate of Return %</u>
Global Equities	51	7.2	4.7
Fixed Income	25	3.2	0.8
Inflation Sensitive Assets	16	2.0	(0.4)
Real Estate	8	5.6	3.1
Private Equity/Debt	11	10.2	7.6
Multi-Asset	4	5.8	3.3
Total Core Fund	115	6.6	4.1
<u>Variable Fund Asset Class</u>			
U.S. Equities	70	6.6	4.1
International Equities	30	7.4	4.9
Total Variable Fund	100	7.1	4.6
New England Pension Consultants Long Term US CPI (Inflation) Forecast: 2.4%			
Asset Allocations are managed within established ranges; target percentages may differ from actual monthly allocations			

Single Discount rate. A single discount rate of 7.00% was used to measure the total pension liability for the current and prior year. This single discount rate is based on the expected rate of return on pension plan investments of 7.00% and a municipal bond rate of 2.75%. (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2020. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax-exempt securities.). Because of the unique structure of WRS, the 7.00% expected rate of return implies that a dividend of approximately 1.9% will always be paid.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note I - WRS Pension Plan (continued)

For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the municipal bond rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Village's proportionate share of the net pension liability (asset) to changes in the discount rate.

The following presents the Village's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.00 percent, as well as what the Village's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00 percent) or 1-percentage-point higher (8.00 percent) than the current rate:

	1% Decrease to Discount Rate (6.00%)	Current Discount Rate (7.00%)	1% Increase to Discount Rate (8.00%)
Village's proportionate share of the net pension liability (asset)	\$ 1,237,861	\$ (1,300,463)	\$ (3,164,844)

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>

Note J - Other Post-Employment Benefits - Local Retiree Life Insurance Fund ("LRLIF")

General Information about the Other Post-Employment Benefits

Plan description. The LRLIF is a multiple-employer defined benefit OPEB plan. LRLIF benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. The Wisconsin Department of Employee Trust Funds (ETF) and the Group Insurance Board have statutory authority for program administration and oversight. The plan provides post-employment life insurance benefits for all eligible employees.

OPEB Plan Fiduciary Net Position. ETF issues a standalone Comprehensive Annual Financial Report (CAFR), which can be found at <http://etf.wi.gov/publications/cafr.htm>

Benefits provided. The LRLIF plan provides fully paid up life insurance benefits for post-age 64 retired employees and pre-65 retirees who pay for their coverage.

Contributions. The Group Insurance Board approves contribution rates annually, based on recommendations from the insurance carrier. Recommended rates are based on an annual valuation, taking into consideration an estimate of the present value of future benefits and the present value of future contributions. A portion of employer contributions made during a member's working lifetime funds a post-retirement benefit.

Employers are required to pay the following contributions based on employee contributions for active members to provide them with Basic Coverage after age 65. There are no employer contributions required for pre-age 65 annuitant coverage. If a member retires prior to age 65, they must continue paying the employee premiums until age 65 in order to be eligible for the benefit after age 65.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note J - Other Post-Employment Benefits – Local Retiree Life Insurance Fund (“LRLIF”) - (continued)

Contribution rates as of December 31, 2021 are:

Coverage Type	Employer Contribution
50% Post Retirement Coverage	40% of employee contribution
25% Post Retirement Coverage	20% of employee contribution

Member contributions are based upon nine age bands through age 69 and an additional eight age bands for those age 70 and over. Participating employees must pay monthly contribution rates per \$1,000 of coverage until the age of 65 (age 70 if active). The employee contribution rates in effect for the year ended December 31, 2020 are as listed below:

Life Insurance Employee Contribution Rates* For the year ended December 31, 2019		
Attained Age	Basic	Supplemental
Under 30	\$0.05	\$0.05
30-34	0.06	0.06
35-39	0.07	0.07
40-44	0.08	0.08
45-49	0.12	0.12
50-54	0.22	0.22
55-59	0.39	0.39
60-64	0.49	0.49
65-69	0.57	0.57
*Disabled members under age 70 receive a waiver-of-premium benefit.		

During the reporting period, the LRLIF recognized \$1,105 in contributions from the employer.

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEBs

At December 31, 2021, the Village reported a liability of \$304,834 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of December 31, 2020, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of January 1, 2020 rolled forward to December 31, 2020. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net OPEB liability was based on the Village's share of contributions to the OPEB plan relative to the contributions of all participating employers. At December 31 2020, the Village's proportion was 0.05541700%, which was an increase of 0.00310700% from its proportion measured as of December 31, 2019.

For the year ended December 31, 2021, the Village recognized OPEB expense of \$40,466.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note J - Other Post-Employment Benefits – Local Retiree Life Insurance Fund (“LRLIF”) - (continued)

At December 31, 2021, the Village’s reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 14,546
Net differences between projected and actual earnings on OPEB plan investments	4,438	-
Changes in assumptions	118,584	20,916
Changes in proportion and differences between employer contributions and proportionate share of contributions	16,375	295
Employer contributions subsequent to measurement date	883	-
	<u>\$ 140,280</u>	<u>\$ 35,757</u>

The amount of \$883 reported as deferred outflows related to OPEB resulting from the Village’s contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ended December 31, 2021.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended December 31,	Deferred Outflow of Resources	Deferred Inflow of Resources
2021	\$ 27,620	\$ 8,065
2022	27,140	8,065
2023	26,645	8,065
2024	24,984	7,855
2025	22,270	2,610
2026	10,286	1,048
2027	452	49

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note J - Other Post-Employment Benefits – Local Retiree Life Insurance Fund (“LRLIF”) - (continued)

Actuarial assumptions. The total OPEB liability in the January 1, 2020, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	January 1, 2020
Measurement Date of Net OPEB Liability (Asset)	December 31, 2020
Actuarial Cost Method:	Entry Age Normal
20 Year Tax-Exempt Municipal Bond Yield:	2.12%
Long-Term Expected Rate of Return:	4.25%
Discount Rate:	2.25%
Salary Increases	
Inflation:	3.00%
Seniority/Merit:	0.1% - 5.6%
Mortality:	Wisconsin 2018 Mortality Table

Actuarial assumptions are based upon an experience study conducted in 2018 that covered a three-year period from January 1, 2015 to December 31, 2017. The total OPEB liability for December 31, 2020 is based upon a roll-forward of the liability calculated from the January 1, 2020 actuarial valuation.

Long-term expected Return on Plan Assets. The long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. Investments for the LRLIF are held with Securian, the insurance carrier. Interest is calculated and credited to the LRLIF based on the rate of return for a segment of the insurance carriers' general fund, specifically 10-year A- Bonds (as a proxy, and not tied to any specific investments). The overall aggregate interest rate is calculated using a tiered approach based on the year the funds were originally invested and the rate of return for that year. Investment interest is credited based on the aggregate rate of return and assets are not adjusted to fair market value. Furthermore, the insurance carrier guarantees the principal amounts of the reserves, including all interest previously credited thereto.

Local OPEB Life Insurance
Asset Allocation Targets and Expected Returns
As of December 31, 2020

<u>Asset Class</u>	<u>Index</u>	<u>Target Allocation</u>	<u>Long-Term Expected Geometric Real Rate of Return</u>
US Credit Bonds	Barclays Credit	50%	1.47%
US Mortgages	Barclays MBS	50%	0.82%
Inflation			2.20%
Long-Term Expected Rate of Return			4.25%

The long-term expected rate of return and expected inflation rate remained unchanged from the prior year at 4.25% and 2.20% respectively. The long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note J - Other Post-Employment Benefits – Local Retiree Life Insurance Fund (“LRLIF”) - (continued)

Single Discount rate. A single discount rate of 2.25% was used to measure the total OPEB liability for the current year, as opposed to a discount rate of 2.87% for the prior year. The significant change in the discount rate was primarily caused by the decrease in the municipal bond rate from 2.74% as of December 31, 2019 to 2.12% as of December 31, 2020. The Plan’s fiduciary net position was projected to be insufficient to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total OPEB liability is equal to the single equivalent rate that results in the same actuarial present value as the long-term expected rate of return applied to benefit payments, to the extent that the plan’s fiduciary net position is projected to be sufficient to make projected benefit payments, and the municipal bond rate applied to benefit payment to the extent that the plan’s fiduciary net position is projected to be insufficient. The plan’s fiduciary net position was projected to be available to make projected future benefit payments of current plan members through December 31, 2036.

The projection of cash flows used to determine the single discount rate assumed that employer contributions will be made according to the current employer contribution schedule and that contributions are made by plan members retiring prior to age 65.

Sensitivity of the Village’s proportionate share of the net OPEB liability to changes in the discount rate. The following presents the Village’s proportionate share of the net OPEB liability calculated using the discount rate of 2.25 percent, as well as what the Village’s proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.25 percent) or 1-percentage-point higher (3.25 percent) than the current rate:

	1% Decrease to Discount Rate (1.25%)	Current Discount Rate (2.25%)	1% Increase to Discount Rate (3.25%)
Village's proportionate share of the OPEB liability	\$ 414,661	\$ 304,834	\$ 221,774

Note K - Litigation and Contingencies

Village management is unaware of any pending or threatened litigation against the Village that would have a material effect on the financial statements.

Note L - Subsequent Events

Management has evaluated the need for disclosure or recording of transactions resulting from subsequent events through June 15, 2022 the date the financial statements were available to be issued; and concluded the following matters required disclosure:

On May 13, 2022, the Village sold its previous Village Hall for \$499,000. Revenues will be recognized and capital assets relieved during the 2022 fiscal year.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note M - Net Position and Fund Balances

Government-wide Financial Statement of Net Position

Governmental Activities

Governmental net position at December 31, 2021 consists of the following:

Net investment in capital assets:

Land	\$ 2,102,671	
Construction in process	14,745,665	
Other capital assets, net of accumulated depreciation	18,915,348	
Less: Related long-term debt	(22,053,326)	
Plus: Unspent proceeds on long-term debt	<u>2,750,285</u>	
		\$ 16,460,643

Restricted for:

Debt service	865,205	
General Fund: Impact fees	88,866	
TID 5	4,280	
TID 7	<u>12,131</u>	
		970,482

Unrestricted

153,632

Total Governmental Activities Net Position

\$ 17,584,757

Business-type Activities:

Net investment in capital assets:

Land	\$ 384,719	
Capital assets, net of accumulated depreciation	<u>29,411,400</u>	
		\$ 29,796,119

Restricted for:

Capital projects	2,059,681	
Equipment replacement	<u>1,254,231</u>	
		3,313,912

Unrestricted

2,064,561

Total Business-type Activities Net Position

\$ 35,174,592

Deficit Fund Balance

At December 31, 2021 the following fund had a deficit fund balance:

TID #6	\$70,466
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VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note M - Net Position and Fund Balances (continued)

Governmental Fund Financial Statements

Nonspendable:

Prepaid expenditures	\$	54,022
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Restricted:

Debt service fund	\$	865,205
General fund: Impact fees		88,866
TID 5		4,280
TID 7		12,131
		970,482

Assigned:

Fire/EMS fund	638,201	
Capital projects fund	2,041,114	
Recreation fund	47,995	
Hotel/Motel tax fund	109,338	
Park fund	10,392	
		2,847,040

Unassigned:

2,398,872

Total governmental funds - Fund balance

\$ 6,270,416

Note N - Restatement of Net Position

A prior period adjustment was made to increase the net position of the governmental and business-type activities due to a misstatement in the liability related to accrued compensated absences.

A prior period adjustment was made to increase the net position of the sewer utility due to a misstatement in the reporting of a prior period liability.

A prior period adjustment was made to decrease the net position of the governmental activities due to a misstatement in the liability related to unamortized premium on debt.

The net effect of these changes in net position are as follows:

	Governmental Activities	Business-type Activities
Net position as of December 31, 2020	\$ 14,592,544	\$ 34,585,749
Adjustment due to correction of an error - compensated absences	76,937	22,328
Adjustment due to correction of an error - prior period liability	-	60,106
Adjustment due to correction of an error - premium on debt	(154,490)	-
Net position as of December 31, 2020, as restated	\$ 14,514,991	\$ 34,668,183

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2021
(CONTINUED)

Note O - Effect of New Accounting Standards on Financial Statements

The Government Accounting Standards Board (GASB) has approved the following:

- Statement No. 87, *Leases*
- Statement No. 92, *Omnibus 2020*
- Statement No. 93, *Replacement of Interbank Offered Rates*
- Statements No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*
- Statements No. 96, *Subscription-Based Information Technology Arrangements*
- Statements No. 97, *Certain Component Unit Criteria and Accounting and Financial Reporting for Internal Revenue Section 457, Deferred Compensation Plans – an Amendment of GASB Statements No. 14 and No. 84, and a Supersession of GASB Statement No. 32*
- Statement No. 99, *Omnibus 2022*
- Statement No. 100, *Accounting Changes and Error Corrections – an Amendment of GASB Statement No. 62*

When they become effective, application of these standards may restate portions of these financial statements.

Revised Draft 6 22 2022

REQUIRED SUPPLEMENTARY INFORMATION

Revised Draft 6 22 2022

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND REVENUES
YEAR ENDED DECEMBER 31, 2021

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
<u>TAXES</u>				
General property taxes	\$ 2,768,570	\$ 2,768,570	\$ 2,768,569	\$ (1)
Ag use-value penalties	-	-	8,040	8,040
Mobile home parking fees	100,000	100,000	89,425	(10,575)
Taxes from Utilities	260,000	260,000	259,713	(287)
Interest on personal property taxes	200	200	1,957	1,757
TOTAL TAXES	3,128,770	3,128,770	3,127,704	(1,066)
<u>INTERGOVERNMENTAL</u>				
Shared taxes from state	319,717	319,717	309,746	(9,971)
State personal property aid	8,900	8,900	16,743	7,843
State video service aid	19,431	19,431	19,431	-
Exempt computer aid	20,689	20,689	20,689	-
Recycling grants	10,550	10,550	10,590	40
Police - State/Federal aids	1,900	1,900	11,584	9,684
State Aid - in lieu of taxes	500	500	1,045	545
State transportation aid	315,019	315,019	314,606	(413)
COVID-19 grant program	-	-	376,807	376,807
TOTAL INTERGOVERNMENTAL	696,706	696,706	1,081,241	384,535
<u>LICENSES AND PERMITS</u>				
Liquor license	3,740	3,740	3,750	10
Hotel/Motel license	300	300	300	-
Operators license	5,000	5,000	4,511	(489)
Cigarette license	250	250	300	50
Video franchise fees	100,000	100,000	93,239	(6,761)
Dog license	6,000	6,000	7,733	1,733
Cat license	500	500	621	121
Other licenses	1,000	1,000	1,770	770
Building permits	190,000	190,000	264,118	74,118
Planning/Zoning application fees	3,500	3,500	5,330	1,830
WI permit seals	1,500	1,500	2,610	1,110
Address/Fire #	1,500	1,500	3,317	1,817
Erosion control permits	3,500	3,500	12,020	8,520
Publication fees	250	250	178	(72)
TOTAL LICENSES AND PERMITS	317,040	317,040	399,797	88,214
<u>FINES AND FORFEITURES</u>				
Police - Court penalties	58,000	58,000	34,972	(23,028)
Police - Parking fines	4,500	4,500	903	(3,597)
TOTAL FINES AND FORFEITURES	\$ 62,500	\$ 62,500	\$ 35,875	\$ (26,625)

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND REVENUES
YEAR ENDED DECEMBER 31, 2021

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
<u>CHARGES FOR SERVICES</u>				
Police - Accident reports	\$ 400	\$ 400	\$ 375	\$ (25)
Police - OWI test/fingerprinting	1,600	1,600	2,022	422
Police and Fire impact fees	50,000	50,000	111,424	61,424
Police - Warrant fees	1,000	1,000	132	(868)
Police - False alarm revenue	100	100	-	(100)
Clerks fees	10,200	10,200	13,531	3,331
Public works revenue	100	100	9,770	9,670
Recycling revenue	100	100	1,654	1,554
Street opening permits	100	100	11,110	11,010
NSF charges	80	80	-	(80)
Aurora Healthcare payment	39,000	39,000	40,389	1,389
TOTAL CHARGES FOR SERVICES	102,680	102,680	190,407	87,727
<u>MISCELLANEOUS AND INTEREST</u>				
Interest on temporary investments	20,000	20,000	7,164	(12,836)
Insurance dividends	25,000	25,000	32,835	7,835
Verizon lease	26,623	26,623	26,623	-
US Cellular lease	30,745	30,745	30,745	-
Police - Donations	-	-	5,090	5,090
Police - Fundraiser	-	-	11,388	11,388
Miscellaneous general revenue	2,000	2,000	1,538	(462)
TOTAL MISCELLANEOUS AND INTEREST	104,368	104,368	115,383	11,015
TOTAL REVENUES	\$ 4,412,064	\$ 4,412,064	\$ 4,950,407	\$ 543,800

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND EXPENDITURES
YEAR ENDED DECEMBER 31, 2021

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
<u>GENERAL GOVERNMENT</u>				
Village board	\$ 28,800	\$ 28,800	\$ 28,224	\$ 576
Appointed committee wages	1,750	1,750	501	1,249
Village attorney	45,000	45,000	48,540	(3,540)
Administrative wages	431,581	431,581	411,310	20,271
Administration	23,900	23,900	32,560	(8,660)
Elections	10,000	10,000	8,786	1,214
Admin - audit and accounting	28,000	28,000	12,570	15,430
Assessments	39,000	39,000	42,614	(3,614)
Insurance	58,000	58,000	48,512	9,488
Utilities	20,450	20,450	17,535	2,915
Supplies	3,200	3,200	6,544	(3,344)
Computer and internet	15,850	15,850	17,927	(2,077)
Repairs and maintenance	7,500	7,500	9,701	(2,201)
Signs	1,500	1,500	1,467	33
Licenses and fees	1,975	1,975	2,323	(348)
Property tax chargebacks	755	755	22,578	21,823
TOTAL GENERAL GOVERNMENT	717,261	717,261	711,692	49,215
<u>PUBLIC SAFETY</u>				
Police department	1,776,946	1,776,946	1,677,778	99,168
Emergency government	2,500	2,500	2,000	500
Building inspector	170,033	170,033	127,374	42,659
TOTAL PUBLIC SAFETY	1,949,479	1,949,479	1,807,152	142,327
<u>PUBLIC WORKS</u>				
Engineering	32,145	32,145	25,808	6,337
Streets	614,421	614,421	546,156	68,265
Storm sewers	3,000	3,000	1,670	1,330
Trash	332,971	332,971	235,937	97,034
Recycling	182,310	182,310	181,213	1,097
TOTAL PUBLIC WORKS	\$ 1,164,847	\$ 1,164,847	\$ 990,784	\$ 174,063

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND EXPENDITURES
YEAR ENDED DECEMBER 31, 2021

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
<u>CULTURE AND RECREATION</u>				
Parks	\$ 190,394	\$ 190,394	\$ 215,446	\$ (25,052)
<u>CAPITAL OUTLAY</u>				
General government	-	-	19,928	(19,928)
Parks	17,000	17,000	-	17,000
Police	-	-	40,000	(40,000)
TOTAL CAPITAL OUTLAY	<u>17,000</u>	<u>17,000</u>	<u>59,928</u>	<u>(42,928)</u>
TOTAL EXPENDITURES	<u>4,038,981</u>	<u>4,038,981</u>	<u>3,785,002</u>	<u>297,625</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers out	(379,083)	(379,083)	(379,083)	-
Police - Sale of vehicles	6,000	6,000	6,335	335
Police - Sale of property	-	-	469	469
TOTAL OTHER FINANCING SOURCES (USES)	<u>(373,083)</u>	<u>(373,083)</u>	<u>(372,279)</u>	<u>804</u>
NET CHANGE IN FUND BALANCE	-	-	793,126	<u>\$ 246,979</u>
FUND BALANCES - BEGINNING OF YEAR	<u>1,969,744</u>	<u>1,969,744</u>	<u>1,807,907</u>	
FUND BALANCES - END OF YEAR	<u>\$ 1,969,744</u>	<u>\$ 1,969,744</u>	<u>\$ 2,601,033</u>	

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON

DECEMBER 31, 2021

SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET)

Wisconsin Retirement System

Last 10 Fiscal Years*

WRS Year End	Proportion of the net pension (asset) liability	Proportionate share of the net pension (asset) liability	Covered-employee payroll	Net pension (asset) liability as a percentage of employee payroll	Plan fiduciary net position as a percentage of total pension (asset) liability
2020	0.02083029%	\$ (1,300,463)	\$ 2,784,138	-46.71%	105.26%
2019	0.01972279%	\$ (635,952)	\$ 2,541,523	-25.02%	102.96%
2018	0.01903829%	\$ 677,322	\$ 2,388,882	28.36%	96.45%
2017	0.01831388%	\$ (543,760)	\$ 2,278,882	-23.86%	102.93%
2016	0.01780272%	\$ 145,947	\$ 2,221,840	6.57%	99.12%
2015	0.01782027%	\$ 289,291	\$ 2,128,161	13.59%	98.20%
2014	0.00178682%	\$ (438,892)	\$ 2,005,966	-21.88%	102.74%

SCHEDULE OF CONTRIBUTIONS

Wisconsin Retirement System

Last 10 Fiscal Years*

WRS Year End	Contractually required contributions	Contributions in relation to the contractually required contributions	Contribution deficiency (excess)	Covered employee payroll	Contributions as a percentage of covered-employee payroll
2020	\$ 251,023	\$ 251,023	\$ -	\$ 2,784,138	9.02%
2019	\$ 213,126	\$ 213,126	\$ -	\$ 2,541,523	8.39%
2018	\$ 203,618	\$ 203,618	\$ -	\$ 2,388,882	8.52%
2017	\$ 192,405	\$ 192,405	\$ -	\$ 2,278,882	8.44%
2016	\$ 173,975	\$ 173,975	\$ -	\$ 2,221,840	7.83%
2015	\$ 170,215	\$ 170,215	\$ -	\$ 2,128,161	8.00%
2014	\$ 169,291	\$ 169,291	\$ -	\$ 2,005,966	8.44%

*The amounts presented for each fiscal year were determined as of the prior calendar year-end.

*GASB Pronouncements 67 and 68 require the presentation of the last 10 prior fiscal years completed under these pronouncements. The fiscal years completed prior to the enactment of these pronouncements are not required to be presented for this schedule.

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON

DECEMBER 31, 2021

SCHEDULE OF PROPORTIONATE SHARE OF THE NET OPEB LIABILITY (ASSET)

Local Retiree Life Insurance

Last 10 Fiscal Years*

LRLIF	Proportion of the	Proportionate share		Net OPEB	Plan fiduciary net
Year End	net OPEB (asset)	of the net OPEB	Covered-employee	(asset) liability	position as a
	liability	(asset) liability	payroll	as a percentage	percentage of total
				of employee	OPEB (asset)
				payroll	liability
2020	0.05541700%	\$ 304,834	\$ 2,728,000	11.17%	31.36%
2019	0.05223100%	\$ 222,746	\$ 2,379,000	9.36%	37.58%
2018	0.51101000%	\$ 131,858	\$ 2,305,000	5.72%	48.69%
2017	0.04788100%	\$ 144,054	\$ 2,013,533	7.15%	44.81%

SCHEDULE OF CONTRIBUTIONS - OPEB

Local Retiree Life Insurance

Last 10 Fiscal Years*

LRLIF	Contractually	Contributions in relation			Contributions as a
Year End	required	to the contractually	Contribution	Covered-employee	percentage of
	contributions	required contributions	deficiency (excess)	payroll	covered-employee
					payroll
2020	\$ 1,105	\$ 1,105	\$ -	\$ 2,728,000	0.04%
2019	\$ 945	\$ 945	\$ -	\$ 2,379,000	0.04%
2018	\$ 1,673	\$ 1,673	\$ -	\$ 4,126,000	0.04%
2017	\$ 1,802	\$ 1,802	\$ -	\$ 3,991,195	0.05%

*The amounts presented for each fiscal year were determined as of the prior calendar year-end.

*GASB Pronouncement 75 require the presentation of the last 10 prior fiscal years completed under these pronouncements. The fiscal years completed prior to the enactment of these pronouncements are not required to be presented for this schedule.

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
DECEMBER 31, 2021

Note 1. Budgetary Information

The Village creates a budget for the General Fund. The Village reviews and adopts its annual budget by December or earlier of the preceding year. The budgetary information included in the accompanying financial statements is comprised of the originally approved budget plus or minus approved revisions of budgeted revenues and expenditures. These budgets are adopted on a basis consistent with GAAP. Management control of the budgetary process has been established at the departmental level of expenditure. A department can be a fund, cost center, program or other activity for which control of expenditures is considered desirable. Budget appropriations for certain capital projects funds are project oriented, often possessing multi-year lives; consequently, budgeted capital projects expenditures are controlled through fund balances. The budget may be amended for supplemental appropriations periodically during the year. Budget changes require a two-thirds approval by the Village Board. The 2021 general fund budget was not amended.

Note 2. Excess Expenditures over Appropriations

The Village had the following expenditures in excess of appropriations as presented in the “Budgetary Comparison Schedule – General Fund Expenditures”.

	<u>Amount</u>
Culture and recreation	\$ 25,052
Capital outlay	42,928

The excess expenditures were absorbed by revenues in excess of budget and available fund balances.

Note 3. WRS Information

Changes of benefit terms: There were no changes of benefit terms for any participating employee in the WRS.

Changes of assumptions: No significant change in assumptions were noted from the prior year.

Note 4. OPEB Information

Change of benefit terms: There were no changes of benefit terms for any participating employer in the LRLIF.

Changes of assumptions: Several actuarial assumptions changed from the prior year, including the single discount rate, long-term expected rate of return and expected inflation. Please refer to the Actuarial Assumptions section in footnote J in the Notes to Financial Statements, above.

SUPPLEMENTARY INFORMATION

Revised Draft 6 22 2022

VILLAGE OF JACKSON
COMBINING BALANCE SHEETS
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE
DECEMBER 31, 2021

	Special Revenue Funds				Total Nonmajor Funds Special Revenue Funds
	Fire/EMS Fund	Recreation Fund	Hotel/ Motel Tax Fund	Park Fund	
<u>ASSETS</u>					
Cash and investments	\$ 621,219	\$ 149,691	\$ 116,618	\$ 10,392	\$ 897,920
Receivables:					
Taxes	-	128,138	-	-	128,138
Accounts (net of allowance for doubtful accounts)	65,795	-	11,540	-	77,335
Prepaid expenses	6,966	4,227	-	-	11,193
TOTAL ASSETS	693,980	282,056	128,158	10,392	1,114,586
<u>LIABILITIES</u>					
Accounts payable and accrued expenses	12,174	9,338	18,820	-	40,332
Accrued salaries and fringes	36,639	11,311	-	-	47,950
TOTAL LIABILITIES	48,813	20,649	18,820	-	88,282
<u>DEFERRED INFLOWS OF RESOURCES</u>					
Property taxes	-	209,185	-	-	209,185
<u>FUND BALANCES</u>					
Nonspendable	6,966	4,227	-	-	11,193
Assigned	638,201	47,995	109,338	10,392	805,926
TOTAL FUND BALANCES	\$ 645,167	\$ 52,222	\$ 109,338	\$ 10,392	\$ 817,119

VILLAGE OF JACKSON
COMBINING STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE
YEAR ENDED DECEMBER 31, 2021

	Special Revenue Funds				Total Nonmajor Funds Special Revenue Funds
	Fire/EMS Fund	Recreation Fund	Hotel/ Motel Tax Fund	Park Fund	
REVENUES					
Taxes	\$ -	\$ 194,015	\$ 45,948	\$ -	\$ 239,963
Intergovernmental	73,659	-	-	-	73,659
Charges for services	359,664	324,065	-	60,100	743,829
Intergovernmental charges for services	334,228	42,959	-	-	377,187
Interest income	9	-	-	153	162
Other	16,583	-	-	-	16,583
TOTAL REVENUES	784,143	561,039	45,948	60,253	1,451,383
EXPENDITURES					
Current:					
General government	-	-	70,615	-	70,615
Public safety	929,084	-	-	-	929,084
Culture and recreation	-	542,112	-	-	542,112
Capital outlay	63,384	-	50,509	94,749	208,642
TOTAL EXPENDITURES	992,468	542,112	121,124	94,749	1,750,453
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(208,325)	18,927	(75,176)	(34,496)	(299,070)
OTHER FINANCING SOURCES (USES)					
Transfers in (out)	307,629	-	-	-	307,629
NET CHANGE IN FUND BALANCES	99,304	18,927	(75,176)	(34,496)	8,559
FUND BALANCES - BEGINNING	545,863	33,295	184,514	44,888	808,560
FUND BALANCES - ENDING	\$ 645,167	\$ 52,222	\$ 109,338	\$ 10,392	\$ 817,119

VILLAGE OF JACKSON
COMBINING BALANCE SHEETS
NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS
DECEMBER 31, 2021

	Capital Projects Funds			Total Nonmajor Capital Projects Funds
	TID 5	TID 6	TID 7	
<u>ASSETS</u>				
Cash and investments	\$ 47,386	\$ (12,525)	\$ -	\$ 34,861
Receivables:				
Taxes	68,151	94,521	-	162,672
Special assessments	-	10,040	-	10,040
Restricted Assets:				
Cash and investments	-	-	23,403	23,403
TOTAL ASSETS	115,537	92,066	23,403	230,976
<u>LIABILITIES</u>				
Accounts payable	-	-	11,272	11,272
<u>DEFERRED INFLOWS OF RESOURCES</u>				
Property taxes	111,257	151,028	-	262,285
Special assessments	-	11,474	-	11,474
TOTAL DEFERRED INFLOWS OF RESOURCES	111,257	162,502	-	273,759
<u>FUND BALANCES</u>				
Restricted	4,280	-	12,131	16,411
Unassigned	-	(70,466)	-	(70,466)
TOTAL FUND BALANCES	\$ 4,280	\$ (70,466)	\$ 12,131	\$ (54,055)

VILLAGE OF JACKSON
COMBINING STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS
YEAR ENDED DECEMBER 31, 2021

	Capital Projects Funds			Total Nonmajor Capital Projects Funds
	TID 5	TID 6	TID 7	
<u>REVENUES</u>				
Taxes	\$ 110,909	\$ 54,613	\$ 17,105	\$ 182,627
Special assessments	-	27,036	-	27,036
Interest income	-	2,499	-	2,499
Other	-	-	2,500	2,500
TOTAL REVENUES	110,909	84,148	19,605	214,662
<u>EXPENDITURES</u>				
Current:				
General government	625	6,127	37,380	44,132
Capital outlay	-	98,807	235,662	334,469
Debt Service:				
Principal	104,255	-	-	104,255
TOTAL EXPENDITURES	104,880	104,934	273,042	482,856
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	6,029	(20,786)	(253,437)	(268,194)
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers in (out)	-	(115,635)	(81,509)	(197,144)
NET CHANGE IN FUND BALANCES	6,029	(136,421)	(334,946)	(268,194)
FUND BALANCES - BEGINNING	(1,749)	65,955	347,077	411,283
FUND BALANCES - ENDING	\$ 4,280	\$ (70,466)	\$ 12,131	\$ 143,089

RESOLUTION #22-12

A RESOLUTION FOR AMERICAN RESCUE PLAN ACT (ARPA) ALLOCATION

WHEREAS, on March 11, 2021 the President of the United States signed into law the American Rescue Plan Act (ARPA) to provide continued relief from the impact of the COVID-19 pandemic; and

WHEREAS, the ARPA program appropriates funds to assist state, local, tribal and territory governments in responding to the COVID-19 pandemic; and

WHEREAS, the Village of Jackson has been notified of ARPA funding in the amount of \$753,613.60, payable in two tranches; and

WHEREAS, the Village of Jackson is in receipt of the first tranche in the amount of \$376,806.80 on June 25, 2021, and the second tranche in the amount of \$376,806.80 on June 21, 2022; and

WHEREAS, the Federal Treasury has issued final guidance on how the Village can utilize the funding, with funds having to be obligated by the end of 2024 and spent by the end of 2026; and

WHEREAS, The Coronavirus State and Local Fiscal Recovery Funds provide needed fiscal relief for recipients that have experienced revenue loss due to the onset of the COVID-19 public health emergency; and

WHEREAS, the Treasury presumes that up to \$10 million in revenue has been lost due to the public health emergency and recipients are permitted to use that amount (not to exceed the award amount) to fund "government services."; and

WHEREAS, Recipients may elect a "standard allowance" of \$10 million to spend on government services through the period of performance; and

WHEREAS, All recipients may elect to use this standard allowance instead of calculating lost revenue using the formula provided by US Treasury, including those with total allocations of \$10 million or less; and

WHEREAS, the Village of Jackson has the need to fund government services while in the recovery phase of the COVID-19 pandemic.

NOW, THEREFORE BE IT RESOLVED, that the Village Board of the Village of Jackson, Washington County, Wisconsin, does hereby authorize the following:

Section 1. Installation of fiber internet to three (3) public buildings in the Village of Jackson which provide government services with reliable high-speed internet for the public and government operations.

- Midwest Fiber Networks in the amount of \$19,928.00, \$29,893.20, and \$49,822.00 for a total of \$99,643.20.

Village staff, together with the Village Administrator are hereby authorized to make recommendations to the Village Board for future expenditures that may be reimbursed with ARPA funds.

Introduced by:_____

Seconded by:_____

Vote: _____ Ayes _____ Nays

Passed and Approved:_____

VILLAGE BOARD, VILLAGE OF JACKSON

Michael E. Schwab – Village President

Attest:_____

Jilline S. Dobratz – Village Clerk

Proof of Posting:

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

Village Official

Date



June 16, 2022

Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037

Attention: Brian Kober, P.E.
Director of Public Works

Subject: Project: VOJ 21-01
Coffee Connection Trail
Jackson Drive – Eagle Drive
Pay Request #5

Dear Mr. Kober:

Enclosed you will find Pay Request #5 for the Coffee Connection Trail project in the Village of Jackson. The total amount, due to the contractor, has been reduced by five percent (5%) for retainage but not to exceed maximum retainage; which was met with pay request #3. This is per Article 6.02.A.1 Progress Payments; Retainage, of Contract Document 00500, Agreement:

Total work completed to date	= \$ 398,152.42
Work completed, Pay Request #5	= \$ 23,207.87
Total Retainage	= \$ 8,964.32
Amount due to Contractor, Pay Request #5	= \$ 23,207.87

If you have any questions or comments, please contact me at (920) 924-5720.

Sincerely,

Todd Drew
Project Inspector
Gremmer & Associates, Inc.

Project VOI 21-01
Coffee Connection Trail
Jackson Drive - Eagle Drive

Pay Request #5
Poblocki Paving - Prime Contractor

Poblocki Paving				Pay Request #1		Pay Request #2		Pay Request #3		Pay Request #4		Pay Request #5		Cumulative Totals		% Complete		
Item No.	Description	Unit	Total	Unit Price	Bid Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total			
100-01	Removing Small Pipe Culverts	EACH	1	\$200.00	\$200.00		\$0.00		\$0.00	1.00	\$200.00		\$0.00	\$0.00	1	\$200.00	100%	
100-02	Removing Concrete Pavement	SY	65	\$30.00	\$1,950.00		\$0.00		\$0.00	63.00	\$1,890.00		\$0.00	\$0.00	63	\$1,890.00	97%	
100-03	Removing Asphaltic Surface	SY	35	\$12.00	\$420.00		\$0.00		\$0.00	84.00	\$1,008.00		\$0.00	\$0.00	84	\$1,008.00	240%	
100-04	Removing Curb & Gutter	LF	350	\$11.00	\$3,850.00		\$0.00		\$0.00	350.00	\$3,850.00		\$0.00	\$0.00	350	\$3,850.00	100%	
100-05	Removing Concrete Sidewalk	SY	65	\$30.00	\$1,950.00		\$0.00		\$0.00	47.00	\$1,410.00		\$0.00	\$0.00	47	\$1,410.00	72%	
100-06	Excavation Common	CY	637	\$66.00	\$42,042.00		\$0.00	550	\$36,300.00	316.00	\$20,856.00		\$0.00	\$0.00	866	\$57,156.00	136%	
100-07	Base Aggregate Dense 3/4-Inch	TON	104	\$32.00	\$3,328.00		\$0.00		\$0.00	105.12	\$3,363.84		\$0.00	\$0.00	105	\$3,363.84	101%	
100-08	Base Aggregate Dense 1 1/4-Inch	TON	1,135	\$29.00	\$32,915.00		\$0.00	1,252.94	\$36,335.26	270.40	\$7,841.60		\$0.00	\$0.00	1,523.34	\$44,176.86	134%	
100-09	Breaker Run	TON	180	\$29.00	\$5,220.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	0	\$0.00	0%	
100-10	Concrete Driveway 6-Inch	SY	31	\$90.00	\$2,790.00		\$0.00		\$0.00	31.33	\$2,819.70		\$0.00	\$0.00	31	\$2,819.70	101%	
100-11	Drilled Tie Bars	EACH	36	\$15.00	\$540.00		\$0.00		\$0.00	47.00	\$705.00		\$0.00	\$0.00	47	\$705.00	131%	
100-12	Asphaltic Surface	TON	370	\$114.00	\$42,180.00		\$0.00		\$0.00	433.30	\$49,399.20		\$0.00	\$0.00	433	\$49,399.20	117%	
100-13	Concrete Curb & Gutter 30-Inch Type D	LF	350	\$66.00	\$23,100.00		\$0.00		\$0.00	350.00	\$23,100.00		\$0.00	\$0.00	350	\$23,100.00	100%	
100-14	Concrete Curb Pedestrian	LF	25	\$78.00	\$1,950.00		\$0.00		\$0.00	25.00	\$1,950.00		\$0.00	\$0.00	25	\$1,950.00	100%	
100-15	Concrete Sidewalk 4-Inch	SF	2,910	\$6.30	\$18,333.00		\$0.00		\$0.00	2000.00	\$12,600.00	95.57	\$602.09	\$0.00	2,096	\$13,202.09	72%	
100-16	Concrete Sidewalk 6-Inch	SF	755	\$8.80	\$6,644.00		\$0.00		\$0.00	1380.00	\$12,144.00	171.20	\$1,506.56	\$0.00	1,551	\$13,650.56	205%	
100-17	Curb Ramp Detectable Warning Field Yellow	SF	135	\$30.00	\$4,050.00		\$0.00		\$0.00	154.00	\$4,620.00		\$0.00	\$0.00	154	\$4,620.00	114%	
100-18	Curb Ramp Detectable Warning Field Radial Yellow	SF	101	\$30.00	\$3,030.00		\$0.00		\$0.00	106.00	\$3,180.00		\$0.00	\$0.00	106	\$3,180.00	105%	
100-19	Lawn Restoration	SY	4,456	\$10.14	\$45,183.84		\$0.00		\$0.00	4010.00	\$40,661.40	1198.01	\$12,147.82	173.38	\$1,758.07	5,381	\$54,567.29	121%
100-20	Silt Fence	LF	1,895	\$2.00	\$3,790.00	1956	\$3,912.00	260	\$520.00		\$0.00		\$0.00	\$0.00	2,216	\$4,432.00	117%	
100-21	Inlet Protection Type A	EACH	1	\$105.00	\$105.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	0	\$0.00	0%	
100-22	Inlet Protection Type C	EACH	6	\$105.00	\$630.00	6	\$630.00		\$0.00		\$0.00		\$0.00	\$0.00	6	\$630.00	100%	
100-23	Temporary Ditch Checks	LF	24	\$30.00	\$720.00	24	\$720.00		\$0.00		\$0.00		\$0.00	\$0.00	24	\$720.00	100%	
100-24	Culvert Pipe Checks	EACH	8	\$185.00	\$1,480.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	0	\$0.00	0%	
100-25	Posts Wood 4x6-Inch X 14-FT	EACH	20	\$390.00	\$7,800.00		\$0.00		\$0.00		\$0.00		\$18.00	\$7,020.00	18	\$7,020.00	90%	
100-26	Signs Type II Reflective F	SF	135.0	\$26.00	\$3,510.00		\$0.00		\$0.00		\$0.00		\$99.00	\$2,574.00	99	\$2,574.00	73%	
100-27	Traffic Control	LS	1	\$8,556.00	\$8,556.00	1	\$8,556.00		\$0.00		\$0.00		\$0.00	\$0.00	1	\$8,556.00	100%	
100-28	Geotextile Type SAS	SY	600	\$2.40	\$1,440.00		\$0.00	397	\$952.80		\$0.00		\$0.00	\$0.00	397	\$952.80	66%	
100-29	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	621	\$10.86	\$6,744.06		\$0.00		\$0.00	148.00	\$1,607.28		\$0.00	572.00	\$6,211.92	720	\$7,819.20	116%
100-30	Marking Crosswalk Epoxy Ladder Pattern 24-Inch	LF	88	\$44.36	\$3,903.68		\$0.00		\$0.00		\$0.00		\$70.00	\$3,105.20	70	\$3,105.20	80%	
100-31	Sawing Asphalt	LF	225	\$2.50	\$562.50		\$0.00	465.5	\$1,163.75		\$0.00		\$0.00	\$0.00	465.5	\$1,163.75	207%	
100-32	Sawing Concrete	LF	115	\$3.00	\$345.00		\$0.00	54	\$162.00		\$0.00		\$0.00	\$0.00	54	\$162.00	47%	
Culvert Pipe Reinforced Concrete Horizontal Elliptical Class HE-III 14x23-Inch																		
200-01		LF	--	\$180.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	0	\$0.00	NA	
Apron Endwalls for Culvert Pipe Reinforced Concrete Horizontal Elliptical 14x23-Inch																		
200-02		EACH	--	\$1,060.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	0	\$0.00	NA	
200-03	Storm Sewer Pipe Class III-A 12-Inch	LF	51	\$138.00	\$7,038.00	51	\$7,038.00		\$0.00		\$0.00		\$0.00	\$0.00	51	\$7,038.00	100%	
200-04	Inlet Covers Type MS	EACH	1	\$748.00	\$748.00	1	\$748.00		\$0.00		\$0.00		\$0.00	\$0.00	1	\$748.00	100%	
200-05	Inlets Median I Grate	EACH	1	\$748.00	\$748.00	1	\$748.00		\$0.00		\$0.00		\$0.00	\$0.00	1	\$748.00	100%	
200-06	Connect to Existing Storm Sewer Structure	EACH	1	\$900.00	\$900.00	1	\$900.00		\$0.00		\$0.00		\$0.00	\$0.00	1	\$900.00	100%	
200-07	Storm Sewer Pipe PVC SDR-35 6-Inch	LF	36	\$53.00	\$1,908.00	36	\$1,908.00		\$0.00		\$0.00		\$0.00	\$0.00	36	\$1,908.00	100%	
300-01	Adjusting Sanitary Sewer Manhole	EACH	9	\$1,620.00	\$14,580.00	9	\$14,580.00		\$0.00		\$0.00		\$0.00	\$0.00	9	\$14,580.00	100%	
400-01	Adjusting Water Valves	EACH	9	\$600.00	\$5,400.00	8	\$4,800.00		\$0.00		\$0.00		\$0.00	\$0.00	8	\$4,800.00	89%	
400-02	Adjusting Hydrants	EACH	1	\$1,734.00	\$1,734.00	1	\$1,734.00		\$0.00		\$0.00		\$0.00	\$0.00	1	\$1,734.00	100%	
400-03	Relocating Hydrant	EACH	1	\$8,370.00	\$8,370.00	1	\$8,370.00		\$0.00		\$0.00		\$0.00	\$0.00	1	\$8,370.00	100%	
500-01	Posts Wood 4x6-Inch X 16-FT	EACH	1	\$410.00	\$410.00		\$0.00		\$0.00		\$0.00		\$1.00	\$410.00	1	\$410.00	100%	
500-02	Posts Tubular Steel 2x2 X 16-FT	EACH	1	\$410.00	\$410.00		\$0.00		\$0.00		\$0.00		\$1.00	\$410.00	1	\$410.00	100%	
500-03	Signs Type II Reflective H	SF	10.5	\$26.00	\$273.00		\$0.00		\$0.00		\$0.00		\$9.18	\$1,018.68	39	\$1,018.68	373%	
500-04	Relocate Sign	EACH	1	\$350.00	\$350.00		\$0.00		\$0.00		\$0.00		\$2.00	\$700.00	2	\$700.00	200%	
500-05	Marking Line Epoxy 4-Inch	LF	141	\$5.34	\$752.94		\$0.00		\$0.00	173.00	\$923.82		\$0.00	\$0.00	173	\$923.82	123%	
500-06	Marking Stop Line Epoxy 18-Inch	LF	76	\$25.00	\$1,900.00		\$0.00		\$0.00	96.00	\$2,400.00		\$0.00	\$0.00	96	\$2,400.00	126%	
500-07	Removing Pavement Marking	LF	337	\$2.34	\$788.58		\$0.00		\$0.00	463.00	\$1,083.42		\$0.00	\$0.00	463	\$1,083.42	137%	
Sanitary Sewer Pipe PVC SDR-35 6-Inch, including all fittings (VOI 21-02)																		
600-01		LF	50	\$660.00	\$33,000.00	50	\$33,000.00		\$0.00		\$0.00		\$0.00	\$0.00	50	\$33,000.00	100%	
TOTAL					\$358,572.60		\$87,644.00		\$75,433.81		\$197,610.26		\$14,256.47		\$23,207.87		\$398,152.42	111.04%

Pay Quantity differs from Requested Quantity
Total Difference of \$ 5,574.25

Work completed, previous estimate	\$14,256.47	
Work completed, this estimate	\$23,207.87	
Total work completed	\$398,152.42	
Retainage, this estimate	\$0.00	
Total retainage, previous estimates	\$0.00	
Total retainage	\$8,964.32	Max retainage to hold=
Amount due to contractor, this estimate	\$23,207.87	\$8,964.32

\$4,382.20 Retainage Est #1
\$3,771.69 Retainage Est #2
\$810.42 Retainage Est #3



P.O. Box 13456
Wauwatosa, WI 53213-0456

Ph: 414.476.9130 Fax: 414.476.9132

INVOICE: 110575

Date: 5/31/2022

Your PO:

Terms: Upon Completion

Salesperson: KOUTNICK

Contract #: C29212 P1

Job #: 21CK0024

BILL Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

SITE Coffee Connection Trail
Asphalt Paving Project
Jackson, WI 53037

Project #: VOJ-21-01
Pay Application #5 - FINAL

<u>DESCRIPTION</u>	<u>PRICE</u>
Work completed per attached detail	398,152.42
Less pay application #1	-88,244.00
Less pay application #2	-75,408.06
Less pay application #3	-197,610.26
Less pay application #4	-13,682.22
TOTAL AMOUNT DUE	23,207.88

**Project VOJ 21-01
Coffee Connection Trail
Jackson Drive - Eagle Drive**

**Pay Request #4
Poblocki Paving - Prime Contractor**

				Poblocki Paving		Pay Request #1		Pay Request #2		Pay Request #3		Pay Request #4		Pay Request #5		Cumulative Totals		% Complete
Item No.	Description	Unit s	Total	Unit Price	Bid Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	
100-01	Removing Small Pipe Culverts	EACH	1	\$200.00	\$200.00		\$0.00		\$0.00	1.00	\$200.00		\$0.00		\$0.00	1	\$200.00	100%
100-02	Removing Concrete Pavement	SY	65	\$30.00	\$1,950.00		\$0.00		\$0.00	63.00	\$1,890.00		\$0.00		\$0.00	63	\$1,890.00	97%
100-03	Removing Asphaltic Surface	SY	35	\$12.00	\$420.00		\$0.00		\$0.00	84.00	\$1,008.00		\$0.00		\$0.00	84	\$1,008.00	240%
100-04	Removing Curb & Gutter	LF	350	\$11.00	\$3,850.00		\$0.00		\$0.00	350.00	\$3,850.00		\$0.00		\$0.00	350	\$3,850.00	100%
100-05	Removing Concrete Sidewalk	SY	65	\$30.00	\$1,950.00		\$0.00		\$0.00	47.00	\$1,410.00		\$0.00		\$0.00	47	\$1,410.00	72%
100-06	Excavation Common	CY	637	\$66.00	\$42,042.00		\$0.00	550	\$36,300.00	316.00	\$20,856.00		\$0.00		\$0.00	866	\$57,156.00	136%
100-07	Base Aggregate Dense 3/4-Inch	TON	104	\$32.00	\$3,328.00		\$0.00		\$0.00	105.12	\$3,363.84		\$0.00		\$0.00	105	\$3,363.84	101%
100-08	Base Aggregate Dense 1 1/4-Inch	TON	1,135	\$29.00	\$32,915.00		\$0.00	1252.94	\$36,335.26	270.40	\$7,841.60		\$0.00		\$0.00	1523.34	\$44,176.86	134%
100-09	Breaker Run	TON	180	\$29.00	\$5,220.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-10	Concrete Driveway 6-Inch	SY	31	\$90.00	\$2,790.00		\$0.00		\$0.00	31.33	\$2,819.70		\$0.00		\$0.00	31	\$2,819.70	101%
100-11	Drilled Tie Bars	EACH	36	\$15.00	\$540.00		\$0.00		\$0.00	47.00	\$705.00		\$0.00		\$0.00	47	\$705.00	131%
100-12	Asphaltic Surface	TON	370	\$114.00	\$42,180.00		\$0.00		\$0.00	433.30	\$49,396.20		\$0.00		\$0.00	433	\$49,396.20	117%
100-13	Concrete Curb & Gutter 30-Inch Type D	LF	350	\$66.00	\$23,100.00		\$0.00		\$0.00	350.00	\$23,100.00		\$0.00		\$0.00	350	\$23,100.00	100%
100-14	Concrete Curb Pedestrian	LF	25	\$78.00	\$1,950.00		\$0.00		\$0.00	25.00	\$1,950.00		\$0.00		\$0.00	25	\$1,950.00	100%
100-15	Concrete Sidewalk 4-Inch	SF	2,910	\$6.30	\$18,333.00		\$0.00		\$0.00	2000.00	\$12,600.00	95.57	\$602.09		\$0.00	2096	\$13,202.09	72%
100-16	Concrete Sidewalk 6-Inch	SF	755	\$8.80	\$6,644.00		\$0.00		\$0.00	1380.00	\$12,144.00	171.20	\$1,506.56		\$0.00	1551	\$13,650.56	205%
100-17	Curb Ramp Detectable Warning Field Yellow	SF	135	\$30.00	\$4,050.00		\$0.00		\$0.00	154.00	\$4,620.00		\$0.00		\$0.00	154	\$4,620.00	114%
100-18	Curb Ramp Detectable Warning Field Radial Yellow	SF	101	\$30.00	\$3,030.00		\$0.00		\$0.00	106.00	\$3,180.00		\$0.00		\$0.00	106	\$3,180.00	105%
100-19	Lawn Restoration	SY	4,456	\$10.14	\$45,183.84		\$0.00		\$0.00	4010.00	\$40,661.40	1198.01	\$12,147.82	173.38	\$1,758.07	5381	\$54,567.29	121%
100-20	Silt Fence	LF	1,895	\$2.00	\$3,790.00	1956	\$3,912.00	260	\$520.00		\$0.00		\$0.00		\$0.00	2216	\$4,432.00	117%
100-21	Inlet Protection Type A	EACH	1	\$105.00	\$105.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-22	Inlet Protection Type C	EACH	6	\$105.00	\$630.00	6	\$630.00		\$0.00		\$0.00		\$0.00		\$0.00	6	\$630.00	100%
100-23	Temporary Ditch Checks	LF	24	\$30.00	\$720.00	24	\$720.00		\$0.00		\$0.00		\$0.00		\$0.00	24	\$720.00	100%
100-24	Culvert Pipe Checks	EACH	8	\$185.00	\$1,480.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-25	Posts Wood 4x6-Inch X 14-FT	EACH	20	\$390.00	\$7,800.00		\$0.00		\$0.00		\$0.00		\$0.00	18.00	\$7,020.00	18	\$7,020.00	90%
100-26	Signs Type II Reflective F	SF	135.0	\$26.00	\$3,510.00		\$0.00		\$0.00		\$0.00		\$0.00	99.00	\$2,574.00	99	\$2,574.00	73%
100-27	Traffic Control	LS	1	\$8,556.00	\$8,556.00	1	\$8,556.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$8,556.00	100%
100-28	Geotextile Type SAS	SY	600	\$2.40	\$1,440.00		\$0.00	397	\$952.80		\$0.00		\$0.00		\$0.00	397	\$952.80	66%
100-29	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	621	\$10.86	\$6,744.06		\$0.00		\$0.00	148.00	\$1,607.28		\$0.00	572.00	\$6,211.92	720	\$7,819.20	116%
100-30	Marking Crosswalk Epoxy Ladder Pattern 24-Inch	LF	88	\$44.36	\$3,903.68		\$0.00		\$0.00		\$0.00		\$0.00	70.00	\$3,105.20	70	\$3,105.20	80%
100-31	Sawing Asphalt	LF	225	\$2.50	\$562.50		\$0.00	465.5	\$1,163.75		\$0.00		\$0.00		\$0.00	465.5	\$1,163.75	207%
100-32	Sawing Concrete	LF	115	\$3.00	\$345.00		\$0.00	54	\$162.00		\$0.00		\$0.00		\$0.00	54	\$162.00	47%
	Culvert Pipe Reinforced Concrete Horizontal Elliptical Class HE-III 14x23-Inch	LF	--	\$180.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	NA
200-01	Apron Endwalls for Culvert Pipe Reinforced Concrete Horizontal Elliptical 14x23-Inch	EACH	--	\$1,060.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	NA
200-02	Storm Sewer Pipe Class III-A 12-Inch	LF	51	\$138.00	\$7,038.00	51	\$7,038.00		\$0.00		\$0.00		\$0.00		\$0.00	51	\$7,038.00	100%
200-03	Inlet Covers Type MS	EACH	1	\$748.00	\$748.00	1	\$748.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$748.00	100%
200-04	Inlets Median 1 Grate	EACH	1	\$748.00	\$748.00	1	\$748.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$748.00	100%
200-05	Connect to Existing Storm Sewer Structure	EACH	1	\$900.00	\$900.00	1	\$900.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$900.00	100%
200-06	Storm Sewer Pipe PVC SDR-35 6-Inch	LF	36	\$53.00	\$1,908.00	36	\$1,908.00		\$0.00		\$0.00		\$0.00		\$0.00	36	\$1,908.00	100%
300-01	Adjusting Sanitary Sewer Manhole	EACH	9	\$1,620.00	\$14,580.00	9	\$14,580.00		\$0.00		\$0.00		\$0.00		\$0.00	9	\$14,580.00	100%
400-01	Adjusting Water Valves	EACH	9	\$600.00	\$5,400.00	8	\$4,800.00		\$0.00		\$0.00		\$0.00		\$0.00	8	\$4,800.00	89%
400-02	Adjusting Hydrants	EACH	1	\$1,734.00	\$1,734.00	1	\$1,734.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$1,734.00	100%
400-03	Relocating Hydrant	EACH	1	\$8,370.00	\$8,370.00	1	\$8,370.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$8,370.00	100%
500-01	Posts Wood 4x6-Inch X 16-FT	EACH	1	\$410.00	\$410.00		\$0.00		\$0.00		\$0.00		\$0.00	1.00	\$410.00	1	\$410.00	100%
500-02	Posts Tubular Steel 2x2 X 16-FT	EACH	1	\$410.00	\$410.00		\$0.00		\$0.00		\$0.00		\$0.00	1.00	\$410.00	1	\$410.00	100%
500-03	Signs Type II Reflective H	SF	10.5	\$26.00	\$273.00		\$0.00		\$0.00		\$0.00		\$0.00	39.18	\$1,018.68	39	\$1,018.68	373%
500-04	Relocate Sign	EACH	1	\$350.00	\$350.00		\$0.00		\$0.00		\$0.00		\$0.00	2.00	\$700.00	2	\$700.00	200%
500-05	Marking Line Epoxy 4-Inch	LF	141	\$5.34	\$752.94		\$0.00		\$0.00	173.00	\$923.82		\$0.00		\$0.00	173	\$923.82	123%
500-06	Marking Stop Line Epoxy 18-Inch	LF	76	\$25.00	\$1,900.00		\$0.00		\$0.00	96.00	\$2,400.00		\$0.00		\$0.00	96	\$2,400.00	126%
500-07	Removing Pavement Marking	LF	337	\$2.34	\$788.58		\$0.00		\$0.00	463.00	\$1,083.42		\$0.00		\$0.00	463	\$1,083.42	137%
600-01	Sanitary Sewer Pipe PVC SDR-35 6-Inch, including all fittings (VOJ 21-02)	LF	50	\$660.00	\$33,000.00	50	\$33,000.00		\$0.00		\$0.00		\$0.00		\$0.00	50	\$33,000.00	100%
TOTAL					\$358,572.60		\$87,644.00		\$75,433.81		\$197,610.26		\$14,256.47		\$23,207.87		\$398,152.42	111.04%

**Pay Quantity differs from Requested Quantity
Total Difference of \$ 574.25**

Work completed, previous estimate
Work completed, this estimate
Total work completed
Retainage, this estimate
Total retainage, previous estimates
Total retainage
Amount due to contractor, this estimate

\$14,256.47
\$23,207.87
\$398,152.42
\$0.00
\$0.00
\$8,964.32
\$23,207.87

Max retainage to hold=

\$4,382.20 Retainage Est #1
\$3,771.69 Retainage Est #2
\$810.42 Retainage Est #3
\$8,964.32

SIDE LETTER OF AGREEMENT
BETWEEN
VILLAGE OF JACKSON
AND THE
JACKSON PROFESSIONAL POLICE ASSOCIATION, WPPA LEER

THIS SIDE LETTER OF AGREEMENT (hereinafter “the Agreement”) is entered into by and between the Village of Jackson (hereinafter “the Village”) and the **JACKSON PROFESSIONAL POLICE ASSOCIATION, WPPA LEER** (hereinafter “the Association”).

WHEREAS, the Village and the Association realize that it is in both parties’ interests to establish a voluntary physical fitness program for purposes of addressing the importance that physical fitness plays in the general health and wellbeing of police officers and the relationship between good health, wellbeing, and effective police services.

NOW, THEREFORE, in consideration of the terms and conditions contained herein, the parties hereto agree to the following, effective on ratification of this side letter:

- A. Participation: The physical fitness program shall be voluntary. Participation eligibility shall include Jackson Police Department personnel within the bargaining unit, as well as the Lieutenant and Police Chief.
- B. Frequency: The test will be given twice per year, once in the spring and once in the fall. Personnel will be notified at least one (1) month in advance of the actual test dates if practicable.
- C. Term: This program will be in effective upon ratification of this side letter by both parties. The program will sunset on December 31, 2023. Program termination may commence prior to the sunset date upon written notification from the Village Administrator in the event the Village determines the program is no longer beneficial to the general health and safety of the Jackson Police Department.
- D. Medical Certification: All employees are responsible for determining their fitness to participate in the testing process.
- E. Fitness Coordinator: The physical fitness coordinator(s) designated by the Chief of Police will be the coordinator(s) for the physical fitness testing. The coordinator(s) will conduct the actual testing and certify the test results.
- F. Assessment Testing: The physical fitness program shall contain five (5) tests.
 - a. Cardiovascular Endurance - 1.5 mile run
 - i. Test will be conducted on a circular track or other suitable area
 - ii. Each participant will be timed for a distance of 1.5 miles
 - iii. A time of 16:57 or less is a passing score

b. Upper Body Strength – Push-Ups

- i. One minute time limit
- ii. 23 push-ups within the time limit is a passing score

c. Abdominal Strength – Sit-Ups

- i. One minute time limit
- ii. 30 sit-ups within the time limit is a passing score

d. Anaerobic Power – Vertical Jump

- i. While standing, both arms outstretched overhead next to wall will determine starting point.
- ii. Vertically jump with arm reaching as high on the wall as possible
- iii. Best of three attempts will be scored
- iv. A jump height of 14 inches or more is a passing score

e. Anaerobic Power – 300 Meter Run

- i. Test will be conducted on a circular track or other suitable area
- ii. Each participant will be timed for a distance of 300 meters
- iii. A time of 68 seconds or less is a passing score

G. Benefits and Incentive: Officers who choose to participate must take the assessment at least once per year. Officers who do not pass all tests in the spring and choose to try again in the fall must retake all tests. If an officer fails to pass all tests in both attempts, the better score will stand.

If all tests are passed, a fitness incentive of \$600 will be paid to the officer. If all but one (1) test is passed, a fitness incentive of \$300 will be paid to the officer. If all but two (2) tests are passed, a fitness incentive of \$250 will be paid to the officer. The better of the two (2) aggregate tests, during the spring or the fall, is the test that stands, not the individual tests within the fall or spring test. Officers are not eligible to earn two (2) incentives (i.e. pass all tests in the spring and fall and get \$1,200).

Employees who voluntarily participate in the program and achieve a level of passing or acceptable as listed above shall receive their designated fitness incentive on the first paycheck in December of each year. An employee who resigns, retires, or is terminated within eight (8) weeks of testing will forfeit the incentive reimbursement.

H. Physical Fitness Test Result Records: The recorded test results of the employees who voluntarily participate in the physical fitness program shall be kept in a location consistent with current personnel records retained by management. The employer agrees that the test results and the participation of an employee in the voluntary physical fitness program shall not be used as a criteria for any future promotions or assignments.

- I. This Agreement contains the complete agreement and understanding between the parties hereto in reference to all of the matters herein agreed upon and no representations, promises, agreements or understandings, written or oral, not herein contained shall be of force or effect.
- J. This Side Letter shall not become the status quo and is to not be incorporated into the parties' successor Collective Bargaining Agreement unless agreed by the parties during bargaining. Nothing in this side letter shall prejudice either party, including any matters pertaining to whether the modifications to the collective bargaining agreement or existing language constitutes mandatory subjects of bargaining. All other terms and conditions of the parties' Collective Bargaining Agreement shall apply. If there are conflicts between the Collective Bargaining Agreement and this Side Letter, the terms of this Side Letter shall govern.

IN WITNESS WHEREOF, the parties hereto execute and enact this Agreement on the dates indicated below.

**JACKSON PROFESSIONAL POLICE
ASSOCIATION, WPPA LEER**

VILLAGE OF JACKSON

DATE: _____

DATE: _____



Taking the lead in Washington County.

MEMO

TO: Mike Schwab, Village President; Personnel Committee

FROM: Jen Keller, Village Administrator

RE: 2023 Village Employee Wages

DATE: July 8, 2022

In 2021, Staff sought recommendation from the Personnel Committee regarding the maximum allowable annual adjustment for Village employees based upon performance for the next budget year of 2022. That decision was based upon the negotiated 2.5% wage increase as established in the current collective bargaining agreement between the Village and Jackson Police Department. Staff are now seeking direction from the Personnel Committee regarding the 2023 maximum allowable annual adjustment for Village employees. The wage calculations Staff have prepared below include the financial impacts of a 3% increase based upon department staffing totals. These figures do not include Village contribution to benefits such as Wisconsin Retirement System, health plan premiums or life insurance premiums.

Department	2022 Estimated Pay	2023 Estimated Pay – 3% increase
Administration (4FT, 1PT)	\$284,637	\$293,176
Building Inspection (1FT, 3PT)	\$124,770	\$128,513
Public Works (6FT)	\$325,291	\$335,050
Police (14FT, 6PT)	\$1,122,595	\$1,156,272
Fire (5FT, 4PT, POCs)	\$470,903	\$485,030
Parks and Recreation (3FT, 15PT)	\$308,531	\$317,787
Water Utility (4FT, 2PT)	\$198,983	\$204,952
Sewer Utility (4FT, 3PT)	\$304,940	\$314,088
Total	\$3,140,649	\$3,234,869

After review and discussion, the Personnel Committee may make a recommendation for the Budget and Finance Committee as well as the Village Board to consider approval of. Should there be a need to discuss compensation for specific individuals, a closed session has been placed on the Personnel Committee Agenda and the Village Board Agenda.

/JK

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

Mailing Address:
P.O. Box 637

www.villageofjacksonwi.gov

RESOLUTION #22-10

A RESOLUTION RECOMMENDING TO THE VILLAGE BOARD VARIOUS REVISIONS TO THE ADOPTED 2050 COMPREHENSIVE PLAN FOR THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

WHEREAS, the Village Board adopted a comprehensive plan on August 10, 2009, as referenced in Chapter 38 of the Village Code of Ordinances; and Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board has made a number of minor revisions to the adopted plan since that time including a major plan update in 2019; and

WHEREAS, the Plan Commission desires to revise Exhibit 8.11 titled "Projected Land Use: 2050" in the adopted comprehensive plan; and

WHEREAS, the Plan Commission finds that the revisions set forth herein are consistent with the remainder of the adopted plan; and

WHEREAS, the Village Board will conduct a public hearing, following the procedures enumerated in Section 66.1001(4)(d), Wis. Stats., and the public participation procedures for comprehensive plan amendments adopted by the Village Board through Resolution #19-24; and

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes on June 30, 2022, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as set forth herein.

PART 1. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for certain parcels as set forth in the following table.

MAP ID	TAX KEY NO.	CURRENT LAND USE PLAN 2050	PROPOSED LAND USE CLASSIFICATION
1	V3_019700U	GOVERNMENT AND INSTITUTIONAL	MULTI-FAMILY/HIGH-DENSITY URBAN RESIDENTIAL
2	V3_019700T	GOVERNMENT AND INSTITUTIONAL	MULTI-FAMILY/HIGH-DENSITY URBAN RESIDENTIAL
3	CSM 2631	INDUSTRIAL	GOVERNMENT AND INSTITUTIONAL
4	V3_0776	GENERAL COMMERCIAL	MEDIUM DENSITY RESIDENTIAL

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an ordinance adopting a Comprehensive Plan Amendment.

Adopted by the Village of Jackson Plan Commission this 30th day of June 2022.

Introduced by:_____

Seconded by:_____

Vote: _____ Ayes _____ Nays

Passed and Approved:_____

Michael E. Schwab – Village President

Attest:_____
Jilline S. Dobratz – Village Clerk

Proof of Posting:

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

Village Official

Date

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

1. Call to Order and Roll Call

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

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

Excused Absent: Tr. Emmrich

Village Board Member Present: Tr. Heckendorf

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

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

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

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

Vote: 6 ayes, 0 nays. Motion carried.

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

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

Vote: 6 ayes, 0 nays. Motion carried.

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

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

Discussion on wetlands ensued.

Vote: 6 ayes, 0 nays. Motion carried.

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

Director Johnson provided background information on the zoning districts.

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

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

Vote: 6 ayes, 0 nays. Motion carried.

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

Pres. Schwab opened the Public Hearing.

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

Pres. Schwab closed the Public Hearing.

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

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

Vote: 6 ayes, 0 nays. Motion carried.

8. Citizens to Address the Plan Commission

None.

9. Adjourn

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

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

Respectfully submitted,

Jilline Dobratz, *CMC/WCPC*
Village Clerk