



**VILLAGE OF JACKSON
VILLAGE BOARD MEETING AGENDA
JUNE 13, 2023 at 7:30 P.M.
VILLAGE BOARD ROOM**

N168W19851 MAIN STREET, JACKSON, WI 53037

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Hearing
 - a. Discussion of Ordinance #23-06 – Establishing Zoning District PUD-05 – Morning Meadows Subdivision – Home Path Financial, LP
 - b. Discussion of Ordinance #23-09 Amending the Comprehensive Plan
4. Presentation
 - a. Discussion of Resolution #23-13 for the Establishment of a Village of Jackson K-9 Officer Unit – Jackson Police Department
 - b. Discussion of Jackson Community Center Expansion Study Phase II Funding Consideration – Ehlers
5. Village Citizen Comment on an Agenda Item (Please sign-in at the front table prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing and comments are typically a one-way conversation. Residents wishing to speak on any item on the agenda should present their comments under this agenda item. Each commenter will be limited to 2 minutes, for a total time limit of 15 minutes. Comments beyond 15 minutes will be moved to the end of the meeting at the discretion of the President.)
6. Consent Agenda (Prior to voting on the Consent Agenda, items may be removed at the request of any Trustee and be placed on the agenda following this item.)
 - a. Approval of Minutes for the Special Village Board Meeting of April 18, 2023, Village Board Meeting of May 9, 2023, Special Village Board Meeting of May 24, 2023, and Special Village Board Meeting of June 1, 2023
 - b. Resolution #23-13 for the Establishment of a Village of Jackson K-9 Unit – Jackson Police Department
7. Licenses – For the July 1, 2023 – June 30, 2024 Licensing Period
 - a. Approval of the issuance of renewals of the various establishments attached for Class "A" and Class "B" Fermented Malt Beverage, "Class A" and "Class B" Intoxicating Liquor
 - b. Approval of Class "A", Class "B" and "Class A" "Class B" Agents
 - c. Approval to Issue Bartender/Operator Licenses
 - d. Approval to Issue Tobacco Products Licenses
 - e. Approval to Issue Hotel/Motel Licenses
 - f. Approval to Issue Tattoo/Piercing Establishment Licenses
 - g. Approval to Issue Tattoo/Piercing Operator Licenses
8. Discussion/Action for Appointment to Fill Vacant Seat of a Village Trustee to Serve the Remainder of the Term until April of 2024

9. Budget & Finance Committee
 - a. Resolution #23-14 Authorizing the Issuance and Sale of \$5,540,000 Water and Sewer System Revenue Bonds, Series 2023B
 - b. Jackson Community Center Expansion Study Phase II Funding Consideration – Ehlers
 - c. Pay Request #4 – STH 60 Utility Upgrade Project
 - d. Change Order #1 – 2023 Utility and Streets Improvement Projects
10. Plan Commission
 - a. Ordinance #23-06 – Establishing Zoning District PUD-05 – Morning Meadows Subdivision – Home Path Financial, LP, 1st reading
 - b. Ordinance #23-09 Amending the Comprehensive Plan, 1st reading
11. Board of Public Works
 - a. Temporary Easement Requests – ANR Pipeline (TC Energy)
 - b. Ordinance #23-08 – Amending Chapter 42 of Village Code Regarding Stop and Yield Intersection Designation, 1st reading
12. West Bend School District Report
13. Washington County Board Report
14. Greater Jackson Business Alliance Report
15. Mid-Moraine Municipal Association Report
16. Citizens to Address the Village Board (...Continued)
17. Adjourn

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

ORDINANCE #23-06

AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN CHAPTER 48 OF THE VILLAGE OF JACKSON MUNICIPAL CODE FOR A PLANNED DEVELOPMENT DISTRICT (PUD-05)

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

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

WHEREAS, the developer, Home Path Financial, LP has submitted a petition to establish a Planned Unit Development District pursuant to the requirements in Section 48-151 of the zoning regulations; and

WHEREAS, the Village of Jackson Plan Commission reviewed the petition at their meeting on May 18, 2023, and recommended approval as set forth in this ordinance; and

WHEREAS, upon due notice as required by the zoning code, the Village Board conducted a public hearing on June 13, 2023, to accept public input; and

WHEREAS, the Village Board accepted the Plan Commission's recommended code amendment without revision; and

WHEREAS, the Village Board, after careful review and upon consideration of the recommendation of the Plan Commission and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety, and general welfare of the Village of Jackson, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

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

Section 1. Create Section 48-156 in Chapter 48, to read as set forth below.

Sec. 48-156. – PUD-05 Morning Meadows Planned Unit Development District

(a) Generally. The Morning Meadows Planned Unit Development District (PUD-05) was established in 2023 to accommodate the unique needs of a mixed density residential development.

(b) Submitted Plans Adopted by Reference. PUD-05 is created accordance with the approved Preliminary Plat for Phase I, II, & III, attached hereto as Exhibit A, and the revised Preliminary Plat for Phase III (Addition No. 2) attached hereto as Exhibit B. The documents referred to above are hereby made a part of this ordinance.

(c) Land Use and Dimensional Standards.

Phase I & II: Single Family Residential District

(a) *Generally.* The Single-Family Residential District is to provide for a single-family residential development at densities not to exceed 5.4 dwelling units per net acre, served by municipal sewer and water facilities.

(b) *Permitted uses.* Single-family dwellings.

(c) *Permitted accessory uses.* Permitted accessory uses which shall be incidental to the residential use include one private attached garage and one detached shed (utility, storage, etc.), and home occupations and professional home offices as specified in section 48-1.

(d) *Conditional uses.* Conditional uses include group homes, foster homes, and halfway houses, provided there shall be a minimum lot area of 2,000 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

(e) *Lot area and width.* Lots shall have a minimum of 8,000 square feet in area and shall not be less than 70 feet in width at the setback line.

(f) *Building height and area.* No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-bedroom dwelling shall be 800 square feet; the total minimum floor area of a two-bedroom dwelling shall be 900 square feet; and the total minimum floor area of a three-bedroom dwelling shall be 1,000 square feet.

(g) *Setbacks and yards.* There shall be a minimum building setback of 25 feet from the right-of-way of all local streets. There shall be a side yard on each side of all buildings not less than 8 feet in width and a rear yard of not less than 25 feet.

Phase III: Twin Home Residential District (Zero Lot Line)

(a) *Generally.* The Twin Home Residential District is to provide for zero lot line, single-family residential development at densities not to exceed 5.4 dwelling units per net acre, served by municipal sewer and water facilities.

(b) *Permitted uses.* Twin Homes (zero lot line).

(c) *Permitted accessory uses.* Permitted accessory uses which shall be incidental to the residential use include one private attached garage and one detached shed (utility, storage, etc.), and home occupations and professional home offices as specified in section 48-1.

(d) *Conditional uses.* Conditional uses include group homes, foster homes, and halfway houses, provided there shall be a minimum lot area of 2,000 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

(e) *Lot area and width.* Lots shall have a minimum of 4,500 square feet in area and shall not be less than 45 feet in width at the setback line.

(f) *Building height and area.* No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-bedroom dwelling shall be 800 square feet; the total minimum floor area of a two-bedroom dwelling shall be 900 square feet; and the total minimum floor area of a three-bedroom dwelling shall be 1,000 square feet.

(g) *Setbacks and yards.* There shall be a minimum building setback of 20 feet from the right-of-way of all local streets. There shall be a side yard on each side of all buildings not less than 7 feet in width and a rear yard of not less than 15 feet.

(d) Other Development Standards. Development standards not directly addressed by PUD-05 (such as accessory structures, fencing, pools) are subject to applicable Village of Jackson code provisions.

Section 2. The zoning map is hereby amended by designating the subject property as a planned unit development district.

Section 3. This ordinance shall become effective upon passage and posting, or publication as provided by law.

Section 4. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision and shall not affect the validity of any

other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 5. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by: _____ Seconded by: _____

Vote: _____aye _____nay Passed and approved _____

VILLAGE OF JACKSON

By: _____
Brian J. Heckendorf, Village President

Attest:

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

ORDINANCE #23-09

**AN ORDINANCE TO AMEND 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 the definition of "Medium-Density Residential" outlined under the Land Use Categories on pages six (6) through seven (7) 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 published a Class 1 public notice and held a public hearing on June 13, 2023 to obtain public comments regarding the comprehensive plan amendment, as 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

WHEREAS, by a majority vote of the entire Plan Commission recorded in its official minutes on April 20, 2023, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as included in adopted Resolution #23-09 and as set forth herein.

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

Section 1. Amend the Land Use definition of Medium-Density Residential to read as follows:

Medium-Density Residential

The Medium-Density Residential land use category encompasses more acreage than any of the Village's other land use plan categories. Medium-density residential development consists primarily of single-family residential development at a density of up to 5.4 dwelling units per net acre on lots of at least 8,000 square feet and two-family, zero lot-line development at a density of up to 5.4 dwelling units per acre with an average lot size of at least 4,500 square feet.

Section 2. This ordinance shall become effective upon passage and posting, or publication as provided by law.

Section 3. The Village Clerk is directed to send a copy of the amendments to each of the following parties listed below pursuant to Section 66.1001(4)(b) of the Statutes:

- a. the clerk for Washington County;
- b. the clerk for the Town of Jackson;
- c. the clerk for the Town of Polk;
- d. State of Wisconsin Department of Administration;
- e. Southeastern Wisconsin Regional Planning Commission (SEWRPC); and
- f. Slinger Community Library.

Section 4. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 5. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by:_____ Seconded by:_____

Vote: _____aye _____nay Passed and approved_____

VILLAGE OF JACKSON

By:_____
Brian J. Heckendorf, Village President

Attest:

Pam Wolf, Village Deputy Clerk/Treasurer

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

Village of Jackson

To: Village Administrator Jen Keller

From: Police Chief Ryan Vossekuil

Date: June 8, 2023

Re: Jackson PD K9 Unit

The Jackson Police Department previously had an active K9 Unit program from 2003-2009. Since that time, we have not had a police canine. I have researched the costs and benefits of adding a K9 Unit to the Jackson Police Department and have determined that there is a great benefit to the department and to the community.

A properly trained police canine can locate illegal drugs in our community, find lost/ missing persons, assist with criminal apprehensions, and promote community partnerships. Over the course of the past year, my staff and I have researched costs associated with implementing and maintaining a K9 Unit. We also visited a potential dog supplier, met with other departments that have successfully implemented a K9 Unit, and studied our own arrest statistics to determine if a K9 Unit would be suitable in Jackson.

As of May 31, 2023, the Jackson Police Department has made 86 drug arrests this year. We've also made 182 criminal arrests, with a portion of those being for drug-related offenses. While Jackson remains a very safe community, we are not immune from the scourge of drugs and clearly there is a need for additional enforcement in this area.

As noted, a police canine would not only be a valuable crime-fighting tool but would attend community events and be trained to search for missing / lost individuals. A Jackson PD K9 Unit would be a great asset to the community and would enhance public safety.

The costs of the program would include the purchase of the dog, training, equipment, and a fully equipped police squad car. We also propose maintaining a contingency for veterinary bills, food, etc. I've calculated that a fundraising goal of \$100,000 will be sufficient to implement the program and provide for a contingency. If approved, fundraising efforts would continue through the life of the dog.

I am requesting the Village Board to approve a resolution to establish a K9 Unit and begin fundraising operations.

RESOLUTION #23-13

A RESOLUTION ESTABLISHING A K-9 UNIT FOR THE JACKSON POLICE DEPARTMENT

WHEREAS, the Jackson Police Department has worked to identify partners to provide donations to establish and sustain the costs of facilitating a K-9 Unit with the Village of Jackson; and

WHEREAS, the Jackson Police Department strives to add a trained police canine to the department to assist with locating illegal drugs in our community, finding lost or missing persons, assist with criminal apprehensions, and promote community partnerships.

NOW, THEREFORE BE IT RESOLVED, that the Village Board of the Village of Jackson, Washington County, Wisconsin, does hereby authorize the establishment of the Jackson Police Department K-9 Unit.

Introduced by: _____

Seconded by: _____

Vote: _____ Ayes _____ Nays

Passed and Approved: _____

VILLAGE BOARD, VILLAGE OF JACKSON

Brian J. Heckendorf – Village President

Attest: _____

Pam Wolf– Village Deputy Clerk/Treasurer

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

MEMORANDUM

TO: Village of Jackson – Community Center Building Financing
 FROM: Ehlers
 DATE: 6-13-23
 SUBJECT: USDA Loan Program

The Village has asked Ehlers to evaluate funding options for its Community Center Building Expansions. The Village would have the option to issue General Obligation Refunding Bonds (“Option 1”) or the USDA Community Facilities Direct Loan (CFDL) & Grant Program (“Option 2”). In both options the Village would need to take out Interim Financing. For Option 1, the Village would either need to issue Interim Financing or complete a referendum since non-Public Safety Facilities are not an enumerated purpose under state statute for “new money” GO Bonds. For Option 2, the Village would need to issue Interim Financing since the USDA Program requires it. Further details of the USDA Program are highlighted under “Option 2” Section below.

Option 1

Notes	Reference Table	Impact
Issuing G.O. Bonds would count against the Statutory G.O. Debt Limit of 5% of Total Equalized Value	Table 2	<u>Statutory Limit (5% EV)</u> Max. % of limit: 41% Min. Residual Capacity: \$34.5M <u>Recommended Limit (2.5% EV)</u> Max. % of limit: 41% Min. Residual Capacity: \$34.5M
The repayment source of the debt would be tax levy. The Village would be limited to 20 years but has debt service levy capacity to issue for less years (15).	Table 1	Current Tax Rate for Debt Service: \$1.91 Max. Proj. Tax Rate for Debt Service: \$2.05 Total cost to Sample Taxpayer: \$1,192 Avg. Annual Tax Rate Impact: \$0.40 <i>To calculate impact on certain property value = \$0.40*15*Property Value÷1,000</i>

Option 2

Notes	Reference Table	Impact
Issuing through USDA the Village can issue RDA Lease Revenue Bonds that would not count against the Statutory G.O. Debt Limit of 5% of Total Equalized Value	Table 4	<u>Statutory Limit (5% EV)</u> Max. % of limit: No impact Min. Residual Capacity: No Impact <u>Recommended Limit (2.5% EV)</u> Max. % of limit: No impact

		Min. Residual Capacity: No impact
The repayment source of the debt would be a lease payment from the Village to the RDA. The Village would need to issue a short term bank note annually to create tax levy and make lease payment. The Village would be limited to 40 years.	Table 3	Current Tax Rate for Debt Service: \$1.91 Max. Proj. Tax Rate for Debt Service: \$1.91 Total Proj. cost to Sample Taxpayer: \$1,093 Avg. Annual Tax Rate Impact: \$0.13 <i>To calculate impact on certain property value = \$0.13*40*Property Value÷1,000</i> <i>Additional interest costs would likely increase the impacts highlighted above but would be unknown due to market conditions.</i>

Here is a quick summary of the USDA program:

Program Eligibility:	The Village of Jackson/RDA meets the eligibility requirements of the program.
Project Eligibility:	The proposed Community Center Building is an eligible project.
Current Rate:	The current market rate is 3.75% which is lower than if the Village issued GO Bonds. The market rates are set quarterly and are based on the bond index, the current rates are good through March 2023 and will reset after that date. A grant is unlikely due to the Village's median household income. Grants are typically for smaller projects in communities with an MHI of 80%.
Application Process:	The Village/RDA can apply at any time, but funding is based annual Congressional appropriations. The State obtains their allocation typically in November/December – when projects would be funded.
Funding:	The program is competitive; projects are funded based upon underwriting and scoring by the USDA. However, 100% of eligible projects in WI have been funded over the last 4 years and they anticipate having adequate funding to do so again in 2023.
Loan Term:	40-year maximum which is callable at any time. So, the Village could lock in for 40-years and then prepay on the loan or pay it off at any time; and
Loan Amount:	Full project amount, plus estimated cost of interim financing. They allow for a 10% contingency without going through another application.
Loan Type:	The USDA CFDL program is permanent financing. The Village/RDA will need to secure interim financing (const. loan) until the Village takes occupancy of the building.
Process:	Due to complexities with the loan being made and running through the RDA the site where the building is to be constructed needs to identify as blighted. This will need to be vetted with Quarles and Brady.

Levy Limits:

Since the loan is anticipated to be made to the RDA, it won't count against the Village's borrowing capacity. This also will require an extra step to have the payments be eligible under levy limits. Annually, the Village will need to take out a short-term GO issue in the amount of the USDA payment to qualify under levy limits.

Table 1
Financing Plan Tax Impact OPTION 1

Village of Jackson, WI

Year Ending	Existing Debt					Proposed Debt						Year Ending
	Net Debt Service Levy	Change From Prior Year Levy	Assessed Value (TID OUT) ¹	Tax Rate Per \$1,000	Annual Taxes \$200,000 Home	2024 G.O. Bonds 5,570,000 Dated: 6/12/2024 Total Principal and Interest	Debt Service Levy		Taxes			
							Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$200,000 Home	Annual Taxes Difference From Existing	
2020	1,984,588		607,625,802	\$3.27	\$653.23							
2021	2,000,858	16,269	615,053,917	\$3.25	\$650.63							
2022	2,459,313	458,455	839,697,175	\$2.93	\$585.76							
2023	1,632,859	(826,454)	854,830,503	\$1.91	\$382.03	0	1,632,859		\$1.91	\$382	\$0	2023
2024	1,543,617	(89,242)	893,780,264	\$1.73	\$345.41	0	1,543,617	(89,242)	\$1.73	\$345	\$0	2024
2025	1,514,840	(28,776)	934,504,744	\$1.62	\$324.20	401,736	1,916,576	372,960	\$2.05	\$410	\$86	2025
2026	1,511,185	(3,655)	977,084,807	\$1.55	\$309.33	400,949	1,912,134	(4,442)	\$1.96	\$391	\$82	2026
2027	1,457,870	(53,316)	1,021,605,001	\$1.43	\$285.41	403,203	1,861,072	(51,062)	\$1.82	\$364	\$79	2027
2028	1,402,861	(55,009)	1,068,153,727	\$1.31	\$262.67	454,405	1,857,266	(3,806)	\$1.74	\$348	\$85	2028
2029	1,177,990	(224,871)	1,116,823,414	\$1.05	\$210.95	542,933	1,720,923	(136,344)	\$1.54	\$308	\$97	2029
2030	929,490	(248,500)	1,167,710,701	\$0.80	\$159.20	627,993	1,557,483	(163,440)	\$1.33	\$267	\$108	2030
2031	968,494	39,004	1,220,916,632	\$0.79	\$158.65	567,063	1,535,556	(21,926)	\$1.26	\$252	\$93	2031
2032	960,953	(7,541)	1,276,546,855	\$0.75	\$150.55	556,853	1,517,805	(17,751)	\$1.19	\$238	\$87	2032
2033	952,886	(8,066)	1,334,711,831	\$0.71	\$142.79	546,355	1,499,241	(18,564)	\$1.12	\$225	\$82	2033
2034	944,065	(8,821)	1,395,527,053	\$0.68	\$135.30	535,569	1,479,634	(19,608)	\$1.06	\$212	\$77	2034
2035	939,540	(4,525)	1,459,113,279	\$0.64	\$128.78	528,841	1,468,381	(11,253)	\$1.01	\$201	\$72	2035
2036	934,360	(5,180)	1,525,596,767	\$0.61	\$122.49	516,165	1,450,525	(17,856)	\$0.95	\$190	\$68	2036
2037	928,515	(5,845)	1,595,109,530	\$0.58	\$116.42	502,950	1,431,465	(19,060)	\$0.90	\$179	\$63	2037
2038	921,995	(6,520)	1,667,789,593	\$0.55	\$110.56	489,193	1,411,188	(20,278)	\$0.85	\$169	\$59	2038
2039	885,158	(36,838)	1,743,781,274	\$0.51	\$101.52	474,881	1,360,039	(51,149)	\$0.78	\$156	\$54	2039
2040	453,375	(431,783)	1,823,235,462	\$0.25	\$49.73	0	453,375	(906,664)	\$0.25	\$50	\$0	2040
2041	0	(453,375)	1,906,309,926	\$0.00	\$0.00	0	0	(453,375)	\$0.00	\$0	\$0	2041
2042	0	0	1,993,169,621	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2042
Total	20,060,052					7,549,086					\$ 1,191.96	Total

Total Cost to Sample Taxpayer over the life of the loan

Notes:

1) Assumes 4.5% annual inflation beyond 2023.

AVG. Tax Rate

\$0.40

Table 2

General Obligation Debt Capacity Analysis - Impact of Financing Plan OPTION 1

Village of Jackson, WI

Existing Debt					Proposed Debt						
Year Ending	Projected Equalized Value (TID IN) ¹	Debt Limit (5% EV)	Existing Principal Outstanding	% of Limit	Combined Principal Existing 2024 G.O. Bonds & Proposed		Statutory Limit		Recommended Limit (2.5% EV)		Year Ending
						% of Limit	Residual Capacity	% of Limit	Residual Capacity		
2022	1,069,281,100	53,464,055	21,297,114	40%		\$21,297,114	40%	\$32,166,941	80%	\$5,434,913	2022
2023	1,118,852,027	55,942,601	19,860,899	36%		\$19,860,899	36%	\$36,081,702	71%	\$8,110,401	2023
2024	1,170,721,018	58,536,051	18,433,587	31%	5,570,000	\$24,003,587	41%	\$34,532,464	82%	\$5,264,439	2024
2025	1,224,994,610	61,249,730	16,974,893	28%	5,480,000	\$22,454,893	37%	\$38,794,837	73%	\$8,169,972	2025
2026	1,281,784,277	64,089,214	15,463,713	24%	5,285,000	\$20,748,713	32%	\$43,340,500	65%	\$11,295,894	2026
2027	1,341,206,663	67,060,333	13,943,171	21%	5,080,000	\$19,023,171	28%	\$48,037,163	57%	\$14,506,996	2027
2028	1,403,383,819	70,169,191	12,430,000	18%	4,815,000	\$17,245,000	25%	\$52,924,191	49%	\$17,839,595	2028
2029	1,468,443,452	73,422,173	11,225,000	15%	4,450,000	\$15,675,000	21%	\$57,747,173	43%	\$21,036,086	2029
2030	1,536,519,193	76,825,960	10,245,000	13%	3,985,000	\$14,230,000	19%	\$62,595,960	37%	\$24,182,980	2030
2031	1,607,750,865	80,387,543	9,200,000	11%	3,565,000	\$12,765,000	16%	\$67,622,543	32%	\$27,428,772	2031
2032	1,682,284,774	84,114,239	8,140,000	10%	3,140,000	\$11,280,000	13%	\$72,834,239	27%	\$30,777,119	2032
2033	1,760,274,009	88,013,700	7,075,000	8%	2,710,000	\$9,785,000	11%	\$78,228,700	22%	\$34,221,850	2033
2034	1,841,878,756	92,093,938	6,005,000	7%	2,275,000	\$8,280,000	9%	\$83,813,938	18%	\$37,766,969	2034
2035	1,927,266,627	96,363,331	4,920,000	5%	1,830,000	\$6,750,000	7%	\$89,613,331	14%	\$41,431,666	2035
2036	2,016,613,005	100,830,650	3,825,000	4%	1,380,000	\$5,205,000	5%	\$95,625,650	10%	\$45,210,325	2036
2037	2,110,101,402	105,505,070	2,720,000	3%	925,000	\$3,645,000	3%	\$101,860,070	7%	\$49,107,535	2037
2038	2,207,923,838	110,396,192	1,580,000	1%	465,000	\$2,045,000	2%	\$108,351,192	4%	\$53,153,096	2038
2039	2,310,281,235	115,514,062	450,000	0%	0	\$450,000	0%	\$115,064,062	1%	\$57,307,031	2039
2040	2,417,383,831	120,869,192	0	0%	0	\$0	0%	\$120,869,192	0%	\$60,434,596	2040

Notes:

- 1) Projected TID IN EV based on 5-year average at 4.64% annual inflation.
- 2) Recommended limit is 50% of Statutory Limit or 2.5% of annual TID IN EV based on current Moody's Rating Methodology.

Table 3
Financing Plan Tax Impact OPTION 2

Village of Jackson, WI

Year Ending	Existing Debt					Proposed Debt						Year Ending
	Net Debt Service Levy	Change From Prior Year Levy	Assessed Value (TID OUT) ¹	Tax Rate Per \$1,000	Annual Taxes \$200,000 Home	2024 USDA Loan 5,555,100 Dated: 10/1/2024 Total Principal and Interest	Debt Service Levy		Taxes			
							Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$200,000 Home	Annual Taxes Difference From Existing	
2020	1,984,588		607,625,802	\$3.27	\$653.23							
2021	2,000,858	16,269	615,053,917	\$3.25	\$650.63							
2022	2,459,313	458,455	839,697,175	\$2.93	\$585.76							
2023	1,632,859	(826,454)	854,830,503	\$1.91	\$382.03	0	1,632,859		\$1.91	\$382	\$0	2023
2024	1,543,617	(89,242)	893,780,264	\$1.73	\$345.41	0	1,543,617	(89,242)	\$1.73	\$345	\$0	2024
2025	1,514,840	(28,776)	934,504,744	\$1.62	\$324.20	269,244	1,784,085	240,468	\$1.91	\$382	\$58	2025
2026	1,511,185	(3,655)	977,084,807	\$1.55	\$309.33	269,218	1,780,403	(3,682)	\$1.82	\$364	\$55	2026
2027	1,457,870	(53,316)	1,021,605,001	\$1.43	\$285.41	269,203	1,727,072	(53,331)	\$1.69	\$338	\$53	2027
2028	1,402,861	(55,009)	1,068,153,727	\$1.31	\$262.67	269,198	1,672,059	(55,014)	\$1.57	\$313	\$50	2028
2029	1,177,990	(224,871)	1,116,823,414	\$1.05	\$210.95	269,197	1,447,187	(224,872)	\$1.30	\$259	\$48	2029
2030	929,490	(248,500)	1,167,710,701	\$0.80	\$159.20	269,297	1,198,787	(248,400)	\$1.03	\$205	\$46	2030
2031	968,494	39,004	1,220,916,632	\$0.79	\$158.65	269,292	1,237,786	38,999	\$1.01	\$203	\$44	2031
2032	960,953	(7,541)	1,276,546,855	\$0.75	\$150.55	269,182	1,230,134	(7,651)	\$0.96	\$193	\$42	2032
2033	952,886	(8,066)	1,334,711,831	\$0.71	\$142.79	269,265	1,222,151	(7,983)	\$0.92	\$183	\$40	2033
2034	944,065	(8,821)	1,395,527,053	\$0.68	\$135.30	269,132	1,213,197	(8,954)	\$0.87	\$174	\$39	2034
2035	939,540	(4,525)	1,459,113,279	\$0.64	\$128.78	269,283	1,208,823	(4,374)	\$0.83	\$166	\$37	2035
2036	934,360	(5,180)	1,525,596,767	\$0.61	\$122.49	269,208	1,203,568	(5,255)	\$0.79	\$158	\$35	2036
2037	928,515	(5,845)	1,595,109,530	\$0.58	\$116.42	269,305	1,197,820	(5,748)	\$0.75	\$150	\$34	2037
2038	921,995	(6,520)	1,667,789,593	\$0.55	\$110.56	269,268	1,191,263	(6,557)	\$0.71	\$143	\$32	2038
2039	885,158	(36,838)	1,743,781,274	\$0.51	\$101.52	269,195	1,154,353	(36,910)	\$0.66	\$132	\$31	2039
2040	453,375	(431,783)	1,823,235,462	\$0.25	\$49.73	269,280	722,655	(431,698)	\$0.40	\$79	\$30	2040
2041	0	(453,375)	1,906,309,926	\$0.00	\$0.00	269,215	269,215	(453,440)	\$0.14	\$28	\$28	2041
2042	0	0	1,993,169,621	\$0.00	\$0.00	269,198	269,198	(17)	\$0.14	\$27	\$27	2042
2043	0	0	2,083,987,018	\$0.00	\$0.00	269,224	269,224	26	\$0.11	\$22	\$22	2043
2044	0	0	2,178,942,446	\$0.00	\$0.00	269,281	269,281	57	\$0.11	\$21	\$21	2044
2045	0	0	2,278,224,453	\$0.00	\$0.00	269,165	269,165	(116)	\$0.10	\$20	\$20	2045
2046	0	0	2,382,030,176	\$0.00	\$0.00	269,273	269,273	108	\$0.10	\$20	\$20	2046
2047	0	0	2,490,565,735	\$0.00	\$0.00	269,294	269,294	21	\$0.09	\$19	\$19	2047
2048	0	0	2,604,046,642	\$0.00	\$0.00	269,221	269,221	(72)	\$0.09	\$18	\$18	2048
2049	0	0	2,722,698,228	\$0.00	\$0.00	269,252	269,252	31	\$0.09	\$17	\$17	2049
2050	0	0	2,846,756,091	\$0.00	\$0.00	269,174	269,174	(78)	\$0.08	\$16	\$16	2050
2051	0	0	2,976,466,566	\$0.00	\$0.00	269,185	269,185	11	\$0.08	\$16	\$16	2051
2052	0	0	3,112,087,208	\$0.00	\$0.00	269,173	269,173	(12)	\$0.07	\$15	\$15	2052
2053	0	0	3,253,887,311	\$0.00	\$0.00	269,228	269,228	55	\$0.07	\$15	\$15	2053
2054	0	0	3,402,148,438	\$0.00	\$0.00	269,241	269,241	13	\$0.07	\$15	\$15	2054
2055	0	0	3,557,164,981	\$0.00	\$0.00	269,206	269,206	(34)	\$0.07	\$15	\$15	2055
2056	0	0	3,719,244,745	\$0.00	\$0.00	269,311	269,311	105	\$0.07	\$15	\$15	2056
2057	0	0	3,888,709,562	\$0.00	\$0.00	269,246	269,246	(65)	\$0.07	\$15	\$15	2057
2058	0	0	4,065,895,927	\$0.00	\$0.00	269,204	269,204	(43)	\$0.07	\$15	\$15	2058
2059	0	0	4,251,155,665	\$0.00	\$0.00	269,174	269,174	(29)	\$0.07	\$15	\$15	2059
2060	0	0	4,444,856,636	\$0.00	\$0.00	269,245	269,245	71	\$0.07	\$15	\$15	2060
2061	0	0	4,647,383,457	\$0.00	\$0.00	269,203	269,203	(43)	\$0.07	\$15	\$15	2061
2062	0	0	4,859,138,273	\$0.00	\$0.00	269,238	269,238	35	\$0.07	\$15	\$15	2062
2063	0	0	5,080,541,551	\$0.00	\$0.00	269,235	269,235	(2)	\$0.07	\$15	\$15	2063
2064	0	0	5,312,032,916	\$0.00	\$0.00	269,186	269,186	(49)	\$0.07	\$15	\$15	2064
Total	20,060,052					10,769,134				\$ 1,092.59	Total	

Notes:

1) Assumes 4.5% annual inflation beyond 2023.

Total Cost to Sample Taxpayer over the life of the loan

AVG. Tax Rate Bldg. Only

\$0.13

Table 4**General Obligation Debt Capacity Analysis - Impact of Financing Plan OPTION 2***Village of Jackson, WI*

Existing Debt				
Year Ending	Projected Equalized Value (TID IN) ¹	Debt Limit	Existing Principal Outstanding	% of Limit
2022	1,069,281,100	53,464,055	21,297,114	40%
2023	1,118,852,027	55,942,601	19,860,899	36%
2024	1,170,721,018	58,536,051	18,433,587	31%
2025	1,224,994,610	61,249,730	16,974,893	28%
2026	1,281,784,277	64,089,214	15,463,713	24%
2027	1,341,206,663	67,060,333	13,943,171	21%
2028	1,403,383,819	70,169,191	12,430,000	18%
2029	1,468,443,452	73,422,173	11,225,000	15%
2030	1,536,519,193	76,825,960	10,245,000	13%
2031	1,607,750,865	80,387,543	9,200,000	11%
2032	1,682,284,774	84,114,239	8,140,000	10%
2033	1,760,274,009	88,013,700	7,075,000	8%
2034	1,841,878,756	92,093,938	6,005,000	7%
2035	1,927,266,627	96,363,331	4,920,000	5%
2036	2,016,613,005	100,830,650	3,825,000	4%
2037	2,110,101,402	105,505,070	2,720,000	3%
2038	2,207,923,838	110,396,192	1,580,000	1%
2039	2,310,281,235	115,514,062	450,000	0%
2040	2,417,383,831	120,869,192	0	0%

Proposed Debt				
2024 USDA Loan	Combined Principal Existing & Proposed	% of Limit	Residual Capacity	Year Ending
	\$21,297,114	40%	\$32,166,941	2022
	\$19,860,899	36%	\$36,081,702	2023
	\$18,433,587	31%	\$40,102,464	2024
	\$16,974,893	28%	\$44,274,837	2025
	\$15,463,713	24%	\$48,625,500	2026
	\$13,943,171	21%	\$53,117,163	2027
	\$12,430,000	18%	\$57,739,191	2028
	\$11,225,000	15%	\$62,197,173	2029
	\$10,245,000	13%	\$66,580,960	2030
	\$9,200,000	11%	\$71,187,543	2031
	\$8,140,000	10%	\$75,974,239	2032
	\$7,075,000	8%	\$80,938,700	2033
	\$6,005,000	7%	\$86,088,938	2034
	\$4,920,000	5%	\$91,443,331	2035
	\$3,825,000	4%	\$97,005,650	2036
	\$2,720,000	3%	\$102,785,070	2037
	\$1,580,000	1%	\$108,816,192	2038
	\$450,000	0%	\$115,064,062	2039
	\$0	0%	\$120,869,192	2040

Notes:

1) Projected TID IN EV based on 5-year average at 4.64% annual inflation.

2) Option 2 reflects USDA Loan as RDA Lease Revenue Bonds. Therefore, it would not count against GO Capacity.

MEMO

DATE 5/9/2023

TO	FROM	REGARDING
*Jackson Parks & Recreation Commission	Kelly Valentino, CPRP Jackson Parks & Recreation Director	Jackson Community Center Expansion: Phase I
*Jackson Village Board/Budget & Finance	kelly.valentino@villageofjacksonwi.gov	Completion and Phase II Bid & Construction
*Jen Keller, Village Administrator	Phone Ext: (262) 677-9665 x113	
*Brian Kober, Public Works Director		

In May of 2022, the Board was presented with a feasibility study demonstrating the need for an expansion of the Jackson Community Center. The study showed data from the Cedar Corp. Village Facilities Analysis as well as the community survey results from the 2020 Jackson Parks, Recreation & Open Space plan. The highest rating in the survey of 268 responses, was 77.74% that valued the Jackson Community Center. This study led to the RFP, and the results within this proposal.

Attached please find the completed PHASE I support materials for the Jackson Community Center Expansion Project. I would like to thank Mr. Jack Blume and his team from Zimmerman Architects and Moore Construction for their thoughtful, thorough, and creative work on this project. In addition, much thanks to the staff, partner groups (Boys & Girls Club, Kettlebrook Church, West Bend School District, ADRC), patrons and residents for their feedback and valuable contributions throughout this planning process. It took many meetings and much collaboration to reach a design that met everyone's needs while keeping the cost low by using simple, utilitarian options.

What's next? Should the JPRC make the recommendation to the Village Board/Budget & Finance, and the Village Board approve PHASE I, the next step for the Village Board/Budget & Finance is to approve moving to Phase II, which means we are moving forward with the expansion of the Jackson Community Center. We begin the bid process with Zimmerman, bring the final bids back to the JPRC and then the Village Board/Budget & Finance for approval, at which point we prepare for construction.

Funding for Phase I was approved out of the Capital Projects budget. If approved to move to Phase II, the funding would be a borrow based on the recommendation from Ehler's & Associates providing the best course of action for the Village to move forward. As a point of reference, the original Community Center was funded through a Community Development Authority loan, which at the time offered the best rates and structure for this type of project.

Sample Motion: Move to approve the Jackson Community Center PHASE I documents as presented and proceed to PHASE II bid and construction preparation, authorizing the Village Administrator to work with staff and Ehler's to prepare funding options for the Board to consider along with final construction bids.

Thank you for helping to make Jackson a place to call HOME!



JACKSON PARKS & RECREATION



JACKSON COMMUNITY CENTER EXPANSION FEASIBILITY REPORT



Building Overview



April 8, 2008

GROTH
DESIGN
GROUP

Jackson Community Center

JACKSON, WISCONSIN

May 26, 2022

OVERVIEW

The ultimate purpose of this report is to be approved to go out for RFP for the Design & Bid of the Jackson Community Center Expansion Project.

The Joint Parks & Recreation Dept. was formed in 2001 in a collaborative effort with the Village of Jackson, Town of Jackson and the Boys & Girls Club of Washington County (BGC). From 2001 to 2008, the department held programs and events in the local churches, schools and Village/Town Halls. It became very clear early on that a designed space was needed to serve the community properly.

In the fall of 2008, there was a ground-breaking for the construction of the new Jackson Community Center (JCC). This brought with it new partners in the Washington County Aging & Disability Resource Center (ADRC) and Kettlebrook Church (KC). And then eventually even included the West Bend School District (WBSD).

NEEDS ASSESSMENT

It became very clear, that the space was very much needed for the Community as a whole. The JCC soon became the “hub” for the Jackson. As the growth and revenue continue to grow so do the expectations and space requirements.

Most people in the Community that utilize the JCC witness the stresses of the rooms with multiple room uses. Examples are strong with our Early Learning Programs, where the Head Start Program uses the Art Room, and 3K uses the meeting room and Adult Lending Library. The 4K space also hosts many fitness programs in the evening including Yoga and Pilates. We are in a constant state of reshuffling the senior meal program from the Gathering Hall to accommodate meetings and other programs. This list could go on and on and on!

In 2016, the Village contracted with Cedar Corporation to complete a Space Needs Analysis for all Village Departments. The JCC was included in the analysis. Included is the summary page and below is the segment on the Parks & Recreation Department from that document:

“Parks & Recreation Department

While the Community Center and the Parks and Recreation Department are not a focus of this analysis, we feel that it is important to note this group. The Community Center, as for mentioned, is out of space for the current programming they are offering to the public. In the event of relocating the Police Department, it could be considered to add additional Community Center function space within the existing Village facilities. This could also be considered along with a town square or event center that could become a focal point for the community and hold events such as Action in Jackson, Music in the Park, Sprecher Beer Garden and other community functions.

The Parks & Recreation Department is located at the Community Center at N165 W20330 Hickory Lane near the intersection of Hickory Lane and Jackson Drive and Hickory Lane Park. The Community Center was built in 2010 to house the Park & Recreation Department, Boys & Girls Club, Early Childhood Center, Senior Meals, and many other events. With the large number of events and functions of the 26,000 square foot Community Center, staff is forced to use

spaces as multi-function spaces which were not originally designed for. With the addition of the 4K contract with the West Bend School District, it has become apparent that the Community Center is expanding its services to the community and is out of space.

In summary, additional consideration for future Community Center expansion and programing should be considered. The current facilities are utilized to and in some periods over their capacity.”

In the fall of 2019, the JPR Director met with the BGC Executive Director and the Pastor of the KC. The meeting was called by the (2) partner groups, and the topic was potential expansion. Discussions happened with the Village Administrator at the time and the JPR Director to explore if this would be something to continue discussing, and it was strongly felt that it was at the time. In February of 2020, the original team reconvened to discuss the concept deeper and identify what each group was envisioning. We got as far as an extremely preliminary design concept (included) with the help of Jim Blise and Design2Construct, who were the project managers for the construction of the JCC in 2008. Things were moving forward internally and then the COVID Pandemic hit, which brought the forward motion to a halt. It's definitely time to get back to it!

DESIGN SUMMARY

Several key needs were incorporated into that preliminary design. From KC, the most important was an auditorium type space with a stage and large storage areas that would be used for services and also considered “shared” space with the JCC as a whole. From the BGC, a separate and secured entrance area on the west portion of the building, which included their private office space and storage. The KC, BGC and JPR agreed (2) Family Type Restrooms were needed on the west end of the building. In addition to the restroom addition the JPR also identified the need to expand the fitness center along the gym and create an additional program space was needed. In addition, converting what is now being used for the BGC Teen Room back to a general meeting room and moving the adult lending library to that space would allow for the “Technology Room” to be converted to an early learning center (which is currently being used for the 3K during the day and meetings and library in the evenings). The project would allow for the finishing of the administrative office area, creating separate offices and file areas. Also included in the JPR discussion was incorporating the needed repairs and maintenance of an aging building. For example, painting of the exterior, which is discoloring and molding, carpet replacement, kitchen cabinet replacement (most are falling off the hinges). And most importantly, redesigning the front desk area to be a secured and safe space for staff.

Although, these key needs were discussed, it would take more detailed analysis to define exactly what the expansion would look like. However, this gives us a pretty good start with some very good stakeholder feedback and input.

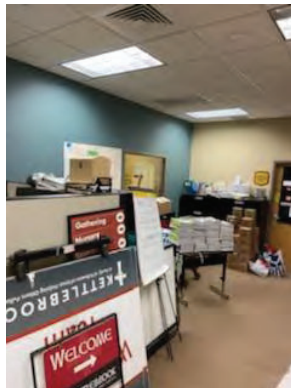
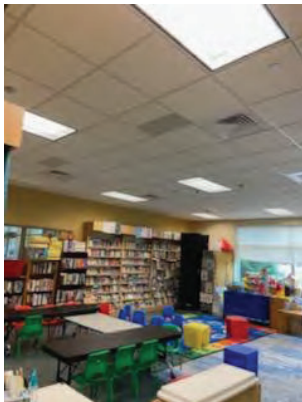
ECONOMICS

This project is a continued investment in quality of life in Jackson. In the last Parks, Recreation & Open Space Plan a survey was conducted and when asked in Question #5 to prioritize the need for amenities (JCC, Splash Park, Playgrounds, Walking/Hiking Trails, Biking Trails, Paved Trails, Sports Fields, Farmer’s

Market, Dog Park, Pavilions, and Main Street Beautification), the highest rated with 265 responses (out of 268) and a 77.74% rating was the Jackson Community Center.

The funding of the expansion would most likely be the responsibility of the Village. There may be opportunities for contributions from partner groups. What that would look like, would need to be further discussed during the Design & Bid phases.

In 2019, along with the design concepts, D2C provided a rough estimate. The estimate came in at \$1,343,071 and when you add in the owner costs it jumped to approx. \$1,643,071, and then when you estimate building repairs and replacements, we were looking at a total of \$2 million. It's safe to assume that since 2019, these costs have all increased. But we won't know until we go out for formal Design & Bid.



Thank You



Jackson Community Center

Study Report

Architecture, HVAC, and Electrical
Zimmerman Project No. 230026.00

DRAFT | April 12, 2023

Prepared by

Zimmerman Architectural Studios, Inc.
2122 West Mt. Vernon Ave., Milwaukee, WI 53233
414.476.9500 • www.zastudios.com

and

Harwood Engineering Consultants
255 North 21st Street, Milwaukee, WI 53233
414.475.5554 • www.hecl.com

Table of Contents

Executive Summary	3
Basis of Design	5
A. Substructure	5
B. Shell	6
C. Interiors	8
D. Services	10
E. Furnishings	16
F. Special Construction & Demolition	16
Conceptual Site Plan	17
Floor Plans	18
Renderings	Error! Bookmark not defined.

Executive Summary

Project Description

Project Summary

- A. The scope of the project is to evaluate the conditions of the existing 25,845 square foot Jackson Community Center (JCC), and determine if renovations and/or additions are suggested. Zimmerman reviewed the existing programs with the JCC as well as the condition of the building, which was constructed in 2008.
- B. The JCC's usage needs exceed spaces available, which results in spaces being used for multiple programs, some of which have no relation to the other. This problem suggests a solution which would include minor alterations within the existing building and additions to the existing primary building. Zimmerman worked with Kelly Valentino, JCC Director, to assemble a scheme which solves these problems.
- C. The preferred scheme includes an addition on the west end of the JCC, which would consist of early childhood educational classrooms and an outdoor Sensory Playground, as well as a modification to the office area to allow for more storage space. The existing drop off area is extended to the west, which allows for longer queueing at pick up and drop off times, and positions the end of the area close to a new west entrance.
- D. The east end of the building also would be added to in this scheme. The addition would consist of two primary activity areas, which would be separated by a central circulation area. This allows each activity area to function separately if needed.
- E. The following information in this report is intended to assist in identifying proposed improvements, which would be used by Moore Construction to assemble a cost estimate. The construction materials proposed for improvements are generally similar to those which are in the existing JCC. Additionally, there are a few maintenance items listed for this existing building.
- F. The existing primary building was designed under the International Building Code. New construction would be designed in accordance with the International Existing Building Code. Code commentary in this document will be based on the 2015 edition.

Proposal, Bidding and Contracting

Delivery Method

- A. The project will be designed conceptually with a cost estimate delivered by Moore Construction. The Community Center will use the information for facilities planning and fundraising.

Approvals

Village of Jackson

- A. The existing building is located in the Village of Jackson. As such, any improvement would require approval by the Village of Jackson Plan Review Department. The Community Center and Zimmerman will secure a conceptual plan approval as part of

Community Center – Study Report
Architecture, HVAC, and Electrical

the conceptual design effort, but final approval will be needed when the project is fully designed.

- B. A traditional plan examination review will also be performed by DSPS at the conclusion of the future Construction Document phase.

Basis of Design

A. Substructure

Foundations

Standard Foundations

- A. The existing building contains continuous wall footings around the perimeter of the building.
- B. The addition would include similar footings.

Slab On Grade

- A. The existing building is slab on grade construction.
- B. The addition would also be slab on grade construction.

B. Shell

This system includes all structural slabs and decks and supports above grade. Note that the structural work will include both horizontal items (slabs, decks, etc.) and vertical structural components (columns and interior structural walls). Exterior load bearing walls are not included in this system; see Exterior Enclosure-Exterior Walls.

Superstructure

Floor Construction

- A. The existing floor consists of a slab on grade with multiple flooring finishes.
- B. The flooring in the addition would be similar construction of the existing building.

Roof Construction

- A. The existing structural frame consists of steel joists, columns, and a metal deck.
- B. The addition would have a similar structural frame.

Exterior Enclosure

Exterior Walls

- A. The existing exterior walls are comprised of multiple wall types, including metal stud framing with batt insulation with EIFS or brick/block veneer, and concrete block cavity wall with rigid insulation and block veneer.
- B. New construction would be metal stud framing, with rigid or spray foam insulation outboard of the studs, which is more energy efficient than traditional 2008 construction methods. The finish material would match and compliment the existing finishes.

Exterior Windows

- A. The existing exterior windows are aluminum storefront with low-e insulated glazing.
- B. New windows would be of similar materials; mullion patterns would match the existing windows and would be installed within the glazing.

Exterior Doors

- A. The existing exterior doors consist of insulated hollow metal doors, and insulated aluminum storefront doors.
- B. Doors in the addition would be a combination of insulated hollow metal at back door locations and anodized aluminum storefronts at main entrances and occupied room exits.

Exterior Finish

- A. The existing EIFS walls require repainting and sealing.
- B. Replace front entrance sign on building.

Roofing

Roof Coverings

- A. The existing roof consists of ballasted EPDM roofing over tapered rigid insulation on metal deck. Parts of the existing roof have known issues, and the existing roof needs to

Community Center – Study Report
Architecture, HVAC, and Electrical

be evaluated for possible repairs and possibly replacement with fully adhered EPDM roofing.

- B. The roof for the additions would consist of fully adhered EPDM roofing over tapered rigid insulation on metal deck.

Exterior / Landscape

Outdoor Areas

- A. Add 6 ft tall safety fencing around playground area, and construct a screened aluminum or steel arbor around play area for playground sun shading.
- B. Install poured in place rubber surfacing at playground area, with 5ft wide asphalt bicycle path around the interior perimeter of play area.
- C. Sensory Playground Equipment within the area.
- D. Install turf between new sidewalks and building.
- E. Demolish existing green front entrance canopy, and replace with new steel arbor to match new play area arbor.
- F. New ground signage at east and southwest entrances.

C. Interiors

Interior Construction

Partitions

- A. Fire Ratings: because the building is fully sprinklered, the building does not contain fire rated walls. The additions will also tie into the existing fire suppression system and be fully sprinkled.
- B. Fixed Partitions: The existing building has interior metal stud walls filled with batt insulation with either 5/8" mold-resistant gypsum board type -X, or standard 5/8" gypsum board, and 12" concrete block walls around the perimeter of the gym. New partitions shall match existing.

Interior Doors

- A. Standard interior door to be stained solid core flush wood doors with hollow metal frames and standard hardware. Select office doors may have narrow vision lite. Wood veneer cut and species to be determined.
- B. Two doors at front desk to be bullet resistant level III cores.
- C. Provide acoustical treatment at kitchen concessions pass through rollup doors, or replace with acoustical rated coiling doors.

Fittings

- A. Standard soap dispensers, toilet paper holders, towel dispensers, grab bars, and mirrors.
- B. Room signage per room.
- C. Semi-recessed fire extinguisher cabinets throughout.
- D. Solid surface counters throughout.
- E. Laminate faced cabinets with pulls and gliding hardware with solid surface tops throughout, include replacement cabinets and tops in existing kitchen.

Interior Finishes

Wall Finishes

- A. Gypsum Wallboard Finishes (GWB)
 - 1. GWB type as noted in C.
 - 2. Level 4 finish.
 - 3. One coat primer and two coats paint throughout.
- B. Painted concrete masonry block where exposed.
- C. Paint on corridor walls.
- D. Rigid sheet wall protection on toilet room walls.
- E. Add acoustical wall panel treatment around walls in gymnasium.

Floor Finishes

Community Center – Study Report

Architecture, HVAC, and Electrical

- A. Resilient rubber flooring and rubber base in kitchens, and corridors.
- B. Luxury vinyl tile and rubber base in transitional housing in public lobby, toilet rooms, offices and conference rooms. Seams to be heat welded.
- C. Polished concrete floor at storage and utility rooms.
- D. Polished concrete and carpet tile in classrooms.
- E. Existing building finish types to be matched where not noted above.
- F. Refinish existing Gym and Dance wood floors.
- G. Diamond polish all existing stained concrete floors.
- H. Luxury Vinyl Tile in auditorium.

Ceiling Finishes

- A. Acoustic ceiling tile (ACT) and grid system throughout, except no ceiling in utility and storage rooms. ACT type to be standard in office area and wet rated in toilet rooms.

Furniture, Furnishings, and Equipment

- A. Install new commercial refrigerator, freezer, tap beer cooler, beverage cooler, and dishwasher in existing kitchen.
- B. Provide all new chairs for large activity /gathering hall.
- C. Install blackout roller shades at auditorium windows.
- D. Provide new 8ft tables in new auditorium.

D. Services

Civil

- A. Civil Design was not requested and is not included in the scope of services for this project.

Fire Protection

Applicable Codes, Guidelines, And Standards

- A. Fire Protection design was not requested and not included in the scope of services for this project. Typically, a fire protection contractor shall be brought onto the project near the end of design, or early in construction by the general contractor to design the fire protection system. The new additions and alterations shall be fully sprinkled and tie into the existing fire protection system.

Plumbing

- A. Plumbing design was not requested, and is not included in the scope of services for this project. New plumbing fixtures will be added in the additions, and we believe the existing plumbing system has capacity to accommodate the new fixtures.

HVAC (Mechanical)

General

- A. Harwood Engineering visited the site on March 21, 2023 to assess the existing mechanical systems and provide recommendations for the building expansion/addition. The current building is served by single zone, rooftop packaged air conditioning units with gas heat (RTUs). Each unit has a standalone space thermostat, and the building does not have a building automation or central control system. Natural gas piping at 2 psi is routed across the roof to each RTU from a gas meter located on the north side of the building.

Natural Gas Service

- A. Existing Conditions
 - a. The existing gas piping from the meter is a 2", 2 psi line, which goes up to the roof to serve all of the RTUs, along with a drop down into the building to serve the Domestic Water Heater. Its load is approximately 2,216 CFH at approximately 400 feet of developed length. Per 2015 IFGC table 402.4(5) for 2 psi gas, a 2", 2 psi gas line at 500 feet of developed length (for the east expansion) has a capacity of 4,250 CFH.
- B. Design Modification Requirements
 - a. We would recommend budgeting for a new 1-1/2" line connecting to the 2" line on the roof on the west side of the building and routed across the roof to the east addition, and a new 1-1/2" line connecting to the 2" line on the roof on the west side of the building and routed to the west addition—both to serve the new RTUs we've discussed above. The meter capacity will need to be discussed with the utility company during design, but with the minimal additional load and the gas substation just to the north, we are assuming there is adequate pressure and capacity available at the meter for these additions.

Rooftop Equipment

A. Existing Conditions

1. It was reported by building staff that the RTUs have required extensive maintenance over the years, and each year they are spending \$10,000-\$15,000 on maintenance costs to keep the units operational. Per the ASHRAE Equipment Life Expectancy Chart, Rooftop Air Conditioning Units median years in life expectancy is 15 years. These units are closing in on that 15-year life expectancy. However, based on conversations with the building owner and operator, due to the large variety of functions and temperature requirements in these spaces, these units have likely had more wear and tear on them than a standard installation, which decreases the life expectancy. Due to the amount of functions in this building (hence the need for expansion), many spaces are used for many different types of functions. For example, one space will have elderly occupants playing cards that want the space warm and heated, and the immediate next use may be a dance group that wants it nice and cool. This causes the unit to switch between heating and cooling, cycle more often, and ultimately put more wear and tear on the equipment. Additionally, the approximately 24,500 SF of building is served by 102 tons worth of RTUs, which comes out to about 240 SF/ton, which is fairly low for a building of this occupancy and usage. This is likely due to the fact that the original engineer wanted to make sure each area was covered for its worst-case design scenario based on what he or she knew, but increased sizing will lead to more cycling when loads are not at peak, which adds to the wear and tear of the units. The more that units cycle, the harder it is to control humidity as well.

B. Design Modification Requirements

1. For the existing building, the units will all likely need to be replaced over the next number of years as they reach that life expectancy and begin to fail at a higher rate. However, it was reported that the three units that have required the most maintenance are RTU-3 (Large Activity 104), RTU-9 (Gym), and RTU-10 (Gym), and those should be replaced as part of this building project. RTU-3 is a 17.5-ton unit and RTU-9 and RTU-10 are 15-ton units.
2. For RTU-3 that serves the Large Activity, or Gathering Space, the Kitchen, and Storage 108, the unit appears to be sized for a large quantity of people and higher loads than the space may typically see. The space was designed at approximately 1.9 CFM/SF and 165 SF/ton, which both likely exceed the loads that the room typically sees. With a single compressor, it likely cycles quite often as loads are likely never what it was designed for, since it was likely designed for worst case scenario with the room full packed for activities. This adds wear and tear to the unit, as it causes the compressor to cycle more often. We'd recommend replacing the unit with a new, more efficient unit of the same 17.5-ton size that features multiple compressors (multiple stages of cooling) or a variable speed compressor to help with lower load conditions, humidity, and minimize cycling. While the initial unit may have an increased cost, the decreased maintenance and increased control of the space will be worth the investment.
3. For RTU-9 and RTU-10 that both serve the Gym, the units are likely sized for the whole gym to be full of people and spectators, which is likely rarely the case, so the units likely cycle fairly consistently during part load conditions, leading to higher

Community Center – Study Report

Architecture, HVAC, and Electrical

failure rates. Between the two units, the space was designed at 1.6 CFM/SF and 216 SF/ton. We'd recommend replacing these units with new, more efficient units of the same 15-ton sizes that features multiple compressors (multiple stages of cooling) or a variable speed compressor to help with lower load conditions, humidity, and minimize cycling. While the initial unit may have an increased cost, the decreased maintenance and increased control of the space will be worth the investment. Additionally, we'd recommend adding a control interface to allow each unit's thermostat to communicate with the other. By doing so, if only 15 tons of cooling are needed (or less), only one unit is cooling while the other unit would just be ventilating, which would decrease the cycling of the units during part load scenarios. This would not be necessary, but would allow the units to work in tandem and minimize the wear and tear on the units that may not be needed.

Building Addition

B. Mechanical Equipment

1. For the expansion, we would recommend continuing the single zone, packaged rooftop unit approach to match the rest of the building. Based on the architectural concept plans provided at this point, we would recommend providing the following in terms of units and zoning for budgeting (final loads during design will hone in on tonnages):
 - a. East Addition
 1. RTU-11 – Multi-Purpose, Storage, Office-Ryan – 3,200 SF – 15 tons.
 2. RTU-12 – Boys & Girls Club, Storage – 1,600 SF – 5 tons.
 - b. West Addition
 1. RTU-13 – 4K, Interior Corridor - 3,100 SF – 7.5-10 tons. Option to re-utilize existing RTU-1 for 4K and interior corridor. This unit may be oversized for this amount of space, which would lead to increased cycling, but would avoid purchasing a new unit. Our thought was to include a new unit in budgeting and re-utilize unit if loads dictate that to be possible.
 2. RTU-14 – 3K, Head Start – 2,800 SF – 7.5 tons.
 3. Vestibule – Provide electric wall heater w/ integral thermostat. 3kW.
2. New RTUs to have standard, single zone controls with standalone thermostats. Units to be standard efficiency packaged rooftop units with multiple stages of cooling and heating (where available) to minimize cycling and help with controllability, with 24" vibration curbs. Provide with ducted supply and returns to grilles within each space. Exhaust fans to be provided for the (4) new restrooms. For budgeting, plan for a single, powered roof ventilator fan with exhaust duct between each, but could also be standalone ceiling exhaust fans on light switches for a more cost-effective approach, with ducts up through the roof to a curbed roof cap.

Community Center – Study Report

Architecture, HVAC, and Electrical

Electrical

General

- A. The following is a report of the electrical systems serving The Jackson Community Center in the Town of Jackson, WI, based on existing documents and general observations made on March 21, 2023.

Electrical Service and Distribution

A. Existing Conditions

1. Electric service from the utility (WE Energies) is provided to a 208Y/120V, 1200A metered service. The service is distributed throughout the building via a 1,200 Amp Square D I-Line distribution board. This switchboard appears to be in good shape with plenty of space to feed new loads.
2. Based on a rough watts per square foot estimate, the Square D switchboard appears to have plenty of capacity to serve the proposed addition.

B. Design Modification Requirements

1. For pricing purposes, assume that two new 200 amp feeders would be installed to serve the proposed addition. New breakers in the main switchboard, conduit, wiring, a new 54 circuit panelboard and a connection to a new rooftop unit.
2. Existing panelboards are in good condition, however, there isn't an ample number of spare breakers in most of them. For pricing purposes, a new 42 circuit, 100 amp panelboard should be added to accommodate new loads in the existing building.
3. Provide power to a new monument sign at the corner of Hickory and Jackson.
4. Provide power to new kitchen equipment including a new commercial freezer, refrigerator, beer/beverage cooler and commercial dishwasher.
5. Add receptacles at the existing kitchen island and other select locations in the existing building.
6. Install power and controls for motorized roller shades in the auditorium/multi-purpose space.

Lighting

A. Existing Conditions

1. There appears to be a variety of lighting types: Fluorescent, HID, LED and incandescent.
2. Lighting is in fair condition.

B. Design Modification Requirements

1. The owner would like the two exterior bollards removed.
2. The exterior pole fixtures should have the fixture heads replaced with LED heads. At the very least, the HID lamps and ballasts should be removed and replaced with Line voltage LED lamps.

Community Center – Study Report

Architecture, HVAC, and Electrical

3. The four “disc” fixtures in the lobby area should be replaced with new LED fixtures with up/down optics and a more modern look.
4. The hanging pendants at the reception area should be replaced with new LED pendants.
5. Some money should be budgeted to re-lamp or replace some of the existing fluorescent fixtures/lamps with LED technology. Consider prescriptive rebates offered by Focus on Energy for these replacements. [2023 Lighting Catalog \(focusonenergy.com\)](https://www.focusonenergy.com/2023-lighting-catalog)
6. All lighting in new spaces shall be LED and shall have automatic controls as required by the Energy Code.

Fire Alarm

A. Summary

1. The existing fire alarm system is a Simplex 4100U. The CPU is at end of life. This system should be replaced with a new addressable fire alarm system. The existing system should be removed. Existing back-boxes and cabling may be re-used if appropriate for the new system.
2. The new system shall be ADA compliant and shall include all provisions and equipment needed for central station monitoring.
3. Extend coverage to the proposed new addition.

Telecommunications

A. Existing Conditions

1. The existing telecommunications system appears to be adequate for its current use. The owner's IT group may need to add some head-end hardware to accommodate the new addition.

B. Design Modification Requirements

1. New horizontal cabling, wall outlets, patch panel(s) and wifi outlets will be needed for the new addition.
2. Assume minimum Category 5e.
3. Install a new A/V system in the new auditorium/multi-purpose space.

Security Systems

A. Summary

1. A new CCTV system shall be installed:
 - a. For pricing purposes, assume 12 high definition POE cameras.
 - b. Store all views for 30 days. Compression, motion sensing and other techniques may be used to limit memory storage size.
 - c. System shall be capable of being viewed by users given specific access. The views may be accessed via the users' workstation or cell phone.
2. A new Access Control System shall be installed:

Community Center – Study Report
Architecture, HVAC, and Electrical

- a. All new and existing exterior doors shall be controlled.
- b. Assume about 10 interior doors to be controlled.
- c. Controlled doors shall have motion sensor egress, fobs and proximity readers. Coordinate with new door hardware being installed and use new mag-locks when necessary.
- d. Provide under desk or under counter duress alarms.
- e. Provide all provisions and equipment needed for central station monitoring.
- f. Remove the existing intrusion detection alarm system.

E. Furnishings

Furnishings

- A. Manual roller shades in windows.
- B. Modular office furniture in offices.
- C. Conference room table and office chairs in Conference rooms.
- D. Industrial shelving at janitor closets.

F. Special Construction & Demolition

Selective Building Demolition

- A. Selective demolition would need to occur where new construction meets the existing building, and in existing spaces receiving alterations.

Conceptual Site Plan

Floor Plan

First Floor

Interior Drywall Partitions	941.303900	ft
Perimeter Walls	468.756500	ft
Repaint Existing Walls	6,450.7090	sf
Stage	1,133.5470	sf
Wall Cabinet	137.642500	ft

NEW SIDEWALK

ALUM. SCREENING 6" H

OUTDOOR PLAY AREA

HOSE BIB

HEAD STREET

STORAGE

NET STORAGE

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET</

zimmerman
ARCHITECTURAL STUDIOS, INC.

2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudio.com

TELEPHONE (414) 776-9500
FACSIMILE (414) 776-9582

A100

Consultant:

Project:

Jackson Community Center
Addition

Location:
NE CORNER OF JACKSON DR. &
HICKORY LANE

Key Plan:

Sheet:

ARCHITECTURAL SITE
PLAN

Scale:
1" = 20'-0"

Revisions:

No.	Date	Description

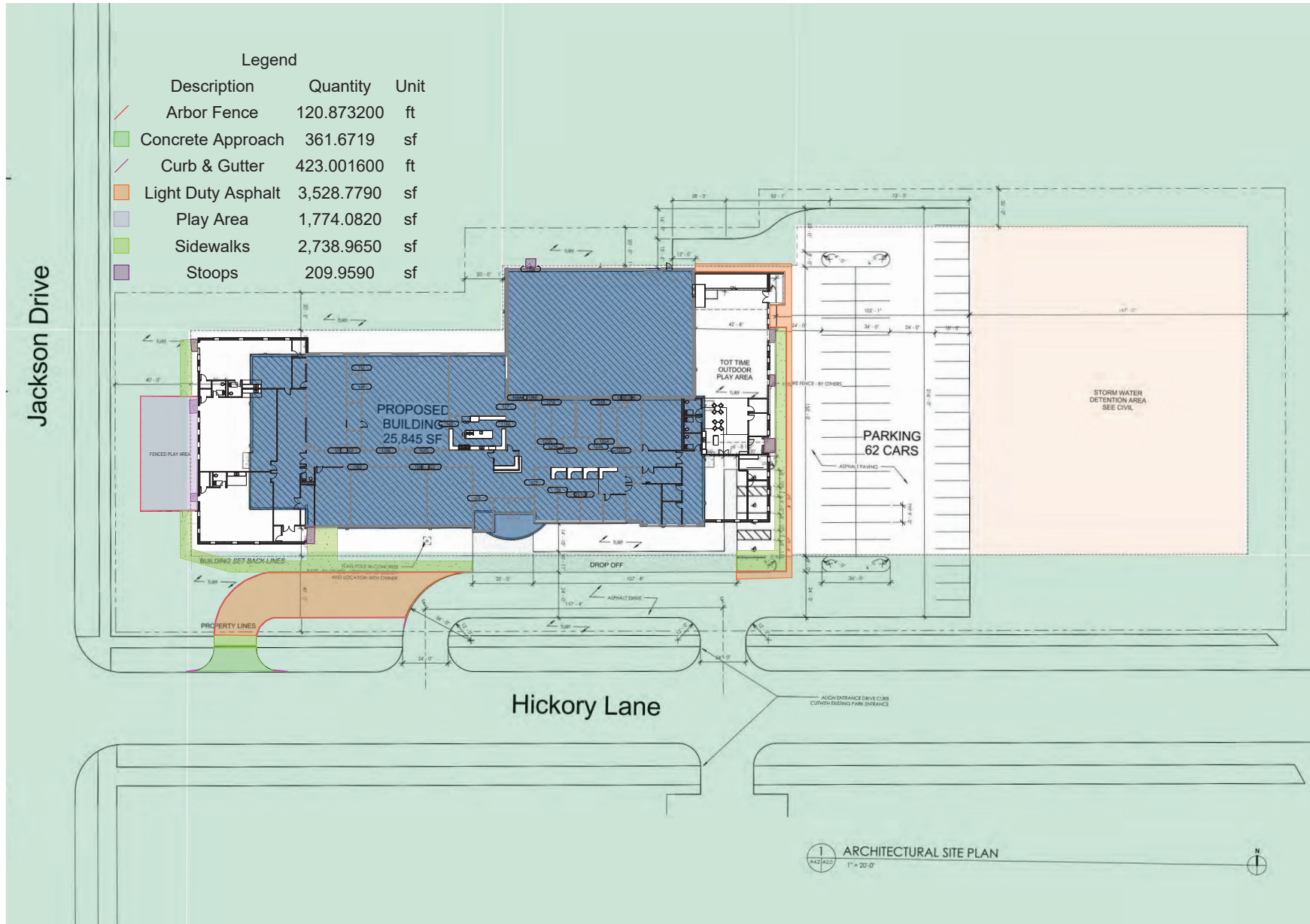
Date:

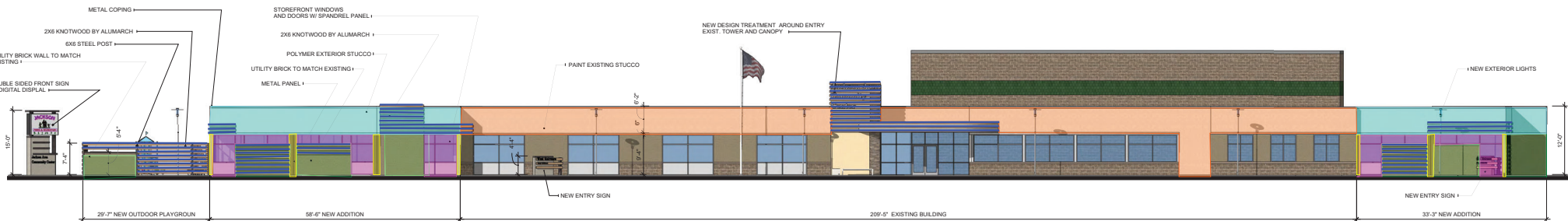
Issue Date

Project No.: 230026.00 (Owner) Project No.:
Owner Proj. No.

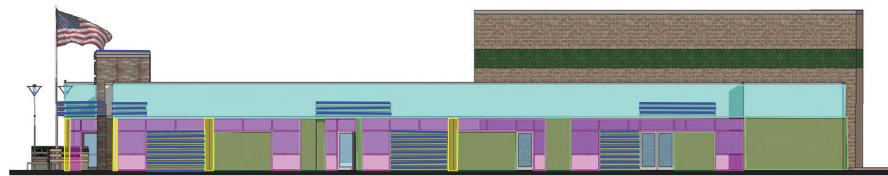
Sheet No.:

A001

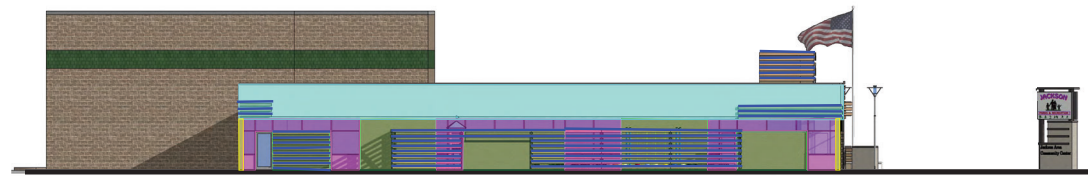




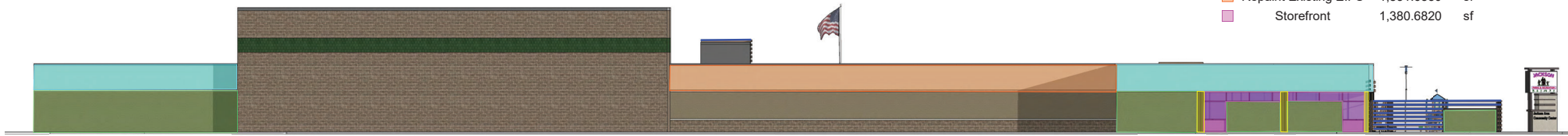
1 SOUTH ELEVATION
3/32"=1'-0"



2 EAST ELEVATION
3/32"=1'-0"



3 WEST ELEVATION
3/32"=1'-0"



4 NORTH ELEVATION
3/32"=1'-0"

Legend

Description	Quantity	Unit
Alumarch	1,994.247000	ft
Brick	2,747.7810	sf
EIFS	2,801.7940	sf
Metal Panel	173.0205	sf
Repaint Existing EIFS	1,831.6330	sf
Storefront	1,380.6820	sf

Ja Ason Area Community Center Addition
N165W20330 Hickory Ln
Jackson, WI 53037

Schematic Concept Design
FOR AMINATORY & CONC. PT. A/D. B/C/D. T/A/B. B/U. CT TO CHANC.

DATE 04/13/2023

zimmerman
ARCHITECTURAL STUDIOS, INC.

00
A



















Jackson Community Center Additions/Renovations Budget- Summary

Description		Building Addition/Renovations	Site Improvements	TOTALS
Gross Area (SF)		14,209		14,209
Sitework		\$177,526	\$429,105	\$606,631
Concrete		\$187,472	-	\$187,472
Masonry		\$139,424	-	\$139,424
Metals		\$284,700	-	\$284,700
Carpentry		\$277,290	-	\$277,290
Doors & Hardware		\$122,600	-	\$122,600
Glass and Glazing		\$173,000	-	\$173,000
Moisture & Thermal Protection		\$301,048	-	\$301,048
Drywall		\$292,518	-	\$292,518
Acoustical Ceilings		\$103,545	-	\$103,545
Flooring		\$158,792	-	\$158,792
Painting		\$49,545	-	\$49,545
Specialties		\$98,275	-	\$98,275
Signage Allowance		\$23,500	-	\$23,500
Equipment		\$20,000	-	\$20,000
Furnishings		\$70,000	-	\$70,000
Fire Protection		\$49,234	-	\$49,234
Plumbing		\$172,000	-	\$172,000
HVAC		\$306,300	-	\$306,300
Electrical		\$464,025	-	\$464,025
Subtotal		\$3,470,794	\$429,105	\$3,899,898
General Conditions		\$277,664	\$34,328	\$311,992
Building Permit		\$4,973	\$4,291	\$9,264
Over Excavation/Lean Mix Contingency		Not Included	Not Included	Not Included
Subtotal		\$3,753,430	\$467,724	\$4,221,154
Construction Management Fees				
Construction Management Fee	6.0%	\$225,206	\$28,063	\$253,269
Libability Insurance	0.85%	\$33,818	\$4,214	\$38,033
Contingency	10%	\$375,343	\$46,772	\$422,115
Total Costs		\$4,387,798	\$546,774	\$4,934,572
OTHER ITEMS NOT INCLUDED ABOVE				
Testing Services; Soils & Concrete Allowance		7,500	2,500	\$10,000
Soil Borings Allowance		5,000	0	\$5,000
DESIGNER COST				
Preconstruction Budget Fee		\$10,000	0	\$10,000
Architectural & Engineering Fees	6.5%	\$243,973	\$30,402	\$274,375
State Plan Fee & Printing Allowance		7,000	0	\$7,000
Total Project Costs		\$4,661,271	\$579,676	\$5,240,947
	\$/SF	\$ 328.05	\$ 40.80	\$ 368.85

Exclusions

- City Assessment & Impact Fees
- Hazardous Material Abatement , If Any
- WE Energies Charges

Jackson Community Center Addition-Renovation

Building Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework-Demo				
Building Excavation,backfill	11,168	SF	\$2.50	\$27,920
Building Stone	11,168	SF	\$1.00	\$11,168
Site Removals	1	Allow	\$10,000.00	\$10,000
Site Grading & Stone	1	Allow	\$20,000.00	\$20,000
Flooring Removal	11,863	SF	\$1.00	\$11,863
Ceiling Removal	11,863	SF	\$1.00	\$11,863
Exterior Wall Removal	4,080	SF	\$3.50	\$14,280
Roof Structure Removal	8,104	SF	\$8.00	\$64,832
Doors & Frames	8	EA	\$75.00	\$600
Misc. Removals	1	LS	\$5,000.00	\$5,000
Temporary Enclosures		SF		Not Included
			Subtotal	\$177,526
Concrete				
Continuous Footings Perimeter	468	LF	\$35.00	\$16,380
Column Pads	6	EA	\$600.00	\$3,600
Stoop Footings	113	LF	\$40.00	\$4,520
Stoop Walls	452	SF	\$38.00	\$17,176
Stoop SOG	210	SF	\$10.00	\$2,100
Foundation Walls	1,872	SF	\$35.00	\$65,520
Slab on Grade - 6"	11,168	SF	\$6.50	\$72,592
Ashford Concrete Sealer & Sealant (Densifier)	11,168	SF	\$0.50	\$5,584
			Subtotal	\$187,472
Masonry				
Masonry Veneer	2,748	SF	\$38.00	\$104,424
Masonry Interior Patching	1	Allow	\$5,000.00	\$5,000
New Masonry Opening	3	EA	\$10,000.00	\$30,000
			Subtotal	\$139,424
Metals				
Metal Roof Structure & Lintels	11,168	SF	\$25.00	\$279,200
Lintel for two new openings	2	Allow	\$1,500.00	\$3,000
Roof Ladder	1	Allow	\$2,500.00	\$2,500
			Subtotal	\$284,700
Carpentry				
Rough Carpentry				
Roof Blocking - Labor & Material	936	LF	\$15.00	\$14,040
Expansion Joint Blocking	320	LF	\$15.00	\$4,800
New Kitchen Cabinets & Tops				
Base Cabinets	268	LF	\$300.00	\$80,400
Wall Cabinets	138	LF	\$275.00	\$37,950
Solid Surface Tops	333	LF	\$150.00	\$49,950
New Front Desk	1	Allow	\$20,000.00	\$20,000
Raised Stage	1,133	SF	\$50.00	\$56,650
Stage Ramps	1	Allow	\$3,500.00	\$3,500
Bullet Proof Glass Allowance at Reception	1	Allow	\$10,000.00	\$10,000
			Subtotal	\$277,290

Jackson Community Center Addition-Renovation

Building Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Doors & Windows				
Hollow Metal Doors, Frames & Hardware Exterior	37	EA	\$2,500.00	\$92,500
Bullet Resistant Doors	2	EA	\$4,000.00	\$8,000
Borrowed Lites	6	EA	\$600.00	\$3,600
Gym Overhead Door	1	EA	\$3,500.00	\$3,500
Coiling Door	2	EA	\$7,500.00	\$15,000
			Subtotal	\$122,600
Glass and Glazing				
Entrance Doors	11	EA	\$3,000.00	\$33,000
Interior Alum. Doors	3	EA	\$2,750.00	\$8,250
Interior Alum Storefront	440	SF	\$55.00	\$24,200
Folding Glass Partiton	120	SF	\$200.00	\$24,000
Sliding Pass Thru Window	1	EA	\$750.00	\$750
Windows	1,380	SF	\$60.00	\$82,800
			Subtotal	\$173,000
Moisture & Thermal Protection				
New 60Mil Fully Adhered Roof	11,168	SF	\$17.00	\$189,856
Existing Roof				No Work
Expansion Joint	320	LF	\$25.00	\$8,000
Roof Hatch	1	Allow	\$2,500.00	\$2,500
Caviseal Gold Spray foam/AB	5,724	SF	\$6.50	\$37,206
Metal Panel Wraps	174	SF	\$75.00	\$13,050
EIFS	2,802	SF	\$18.00	\$50,436
			Subtotal	\$301,048
Drywall				
Exterior Wall Framing & Sheathing	7,020	SF	\$15.00	\$105,300
Furred Walls on Existing	4,480	SF	\$7.50	\$33,600
Drywall Soffit at Reception	50	LF	\$45.00	\$2,250
Interior Walls	12,614	SF	\$12.00	\$151,368
			Subtotal	\$292,518
Acoustical Ceiling				
New Ceilings	14,210	SF	\$4.50	\$63,945
Acoustical Wall Panels at Gym 330LF x 8'	2,640	SF	\$15.00	\$39,600
			Subtotal	\$103,545
Flooring				
Carpet Tile	1,705	SF	\$5.50	\$9,378
Polished Concrete	6,663	SF	\$5.50	\$36,647
Rebuff Existing Polished Concrete	2,556	SF	\$3.50	\$8,946
Resilent Rubber Flooring	665	SF	\$16.00	\$10,640
LVT	5,597	SF	\$8.00	\$44,776
Vinyl Base	6,463	LF	\$2.50	\$16,156
Refinish Gym & Dance Floors & Restripe	6,450	SF	\$5.00	\$32,250
			Subtotal	\$158,792
Painting				
Paint new walls	23,500	SF	\$0.95	\$22,325
Paint Frames	69	EA	\$95.00	\$6,555
Paint Metal Doors	8	EA	\$95.00	\$760
Repaint & Seal Existing Exterior EIFS	1,832	SF	\$5.00	\$9,160
Repaint Walls of Remodeled Area only	3,042	SF	\$2.50	\$7,605
Repaint Exterior Green Strip on Gym	660	SF	\$4.00	\$2,640
Repaint area by new overhead door	1	Allow	\$500.00	\$500
Repaint All Interior Existing Walls	12,500	SF	\$2.75	Not Included
			Subtotal	\$49,545
Specialties				
Fire Extinguishers	6	EA	\$250.00	\$1,500
FRP at Toile Room Walls	7	EA	\$500.00	\$3,500
Bath Room Accessories	7	EA	\$500.00	\$3,500
2x6 Knotwood Alumarch	1,995	LF	\$45.00	\$89,775
			Subtotal	\$98,275

Jackson Community Center Addition-Renovation Building Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Signage				
Interior Room Signage	1	Allow	\$1,000.00	\$1,000
Reclad Entrance Canopy	1	Allow	\$15,000.00	\$15,000
Replace Front Entrance Sign on Building	1	Allow	\$7,500.00	\$7,500
			Subtotal	\$23,500
Equipment				
New Appliances	1	Allow	\$20,000.00	\$20,000
			Subtotal	\$20,000
Furnishings				
FF&E	1	Allow	\$50,000.00	\$50,000
Cubbies	82	EA	\$200.00	\$16,400
Blackout Shades in Auditorium	120	SF	\$30.00	\$3,600
			Subtotal	\$70,000
Fire Protection				
Fire Sprinkler System	11,168	SF	\$4.00	\$44,672
Relocate Heads	3,041	SF	\$1.50	\$4,562
			Subtotal	\$49,234
Plumbing				
8 ea ADA toilets	1	LS	\$170,000.00	\$170,000
8 ea wall mounted lavs w/sensors	-			
2 ea hub drains				
Remove and replace hand sink prep sink and 3 comp sink in kitchen				
4 ea 3322 SS sinks w/gooseneck faucets				
9 ea floor drains				
2 ea 50 gal water heaters				
Concrete removal				
Replace existing grease trap with new Schier GB3 for new demand				
4 ea roof drains to storm				
4 ea overflows				
Relay existing 10" storm sewer in schedule 40PVC in addition				
Upsize water meter to 2"				
Upsize piping through softner to 2-1/2" for ne demand				
PVC drain and vent				
Copper water piping				
Insulate exposed water pip				
Hose Bib at Playground Area	1	Allow	\$2,000	\$2,000
			Subtotal	\$172,000
HVAC				
Gym Replace (2) 15 ton RTU	1	LS	\$306,300.00	\$306,300
Large Activity Replace (1) 17.5 Ton RTU				Included
Rework & Modify Distribution for Secure Front Desk & Office				Included
15 ton RTU for Multi Purpose/Auditorium				Included
5 ton RTU for Boys & Girls6				Included
7.5 ton RTU for 4K, corridor and West Addition				Included
7.5 ton RTU for 3K and Head Start				Included
Gas Piping				Included
Ceiling Exhaust fans and ducting for rest rooms				Included
Temperature Controls				Included
Test & Balancing				Included
			Subtotal	\$306,300

Jackson Community Center Addition-Renovation

Building Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Electrical				
Building Electrical	1	LS	\$271,140.00	\$271,140
Building Lighting				Included
155 ea 2x4 lay in fixtures				Included
5 ea 4' strip light fixtures				Included
5 ea 8' strip light fixtures				Included
15 ea two head emergency light fixtures w/Battery Backup				Included
24 ea two head exit light fixtures w/battery backup				Included
8 ea two head remote egress light fixtures				Included
Lighting controls				Included
101 ea duplex receptacles				Included
4 ea dedicated duplex receptacles				Included
19 ea GFI				Included
6 ea weatherproof GFCI receptacles				Included
4 ea weatherproof receptacles				Included
2 ea 30 amp hwater heaters circuits				Included
1 ea 100 amp circuit for RTU 11				Included
1 ea 60 amp circuit to RTU 12				Included
1 ea 60 amp circuit to RTU 13				Included
1 ea 60 amp circuit to RTU 14				Included
Disconnect 3 existing RTU's and reconnect new with existing circuits				Included
4 ea 20 amp circuits for roof mounted exhaust fans				Included
2 ea 20amp circuits for 3KW EWH				Included
2 ea 200 amp panels				Included
Upgrade existing Lighting	1	Allow	\$46,000.00	\$46,000
Upgrade Fire Alarm System	1	LS	\$45,945.00	\$45,945
Remove existing fire alarm system				Included
Install 1 main fire alarm control panel				Included
Install 1 smoke detector				Included
Install 4 duct detectors				Included
Install 4 dual input monitot modules				Included
Install 2 weatherproof horn/strobe devices				Included
Install 39 ceiling mounted strobe devices				Included
Install 15 ceiling mounted strobe devices				Included
Install 1 remote annunciator panel				Included
Power to Motorized Shades	6	EA	\$400.00	\$2,400
Low Voltage Security Allowance & Access Control, AV	1	Allow	\$88,540.00	\$88,540
Install 28 wall openings w/2 cat 6 cables				Included
Install 1 wall mounted rack w/2 48-port patch panels				Included
Install 21 access door locations				Included
Install 5 panic.duress buttons				Included
Install 4 ea 4MP exterior dome cameras				Included
Install 48 ea 4 MP interior dome cameras				Included
Install 1 6TB micro server				Included
Furnish & Install speakers and Volume Controls in Mutli/Aud	1	Allow	\$10,000.00	\$10,000
Misc Demo				Included
			Subtotal	\$464,025

Jackson Community Center Additions/Renovations

Site Improvements Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Tree & Landscape Removal	1	LS	\$2,600.00	\$2,600
Remove curb and asphalt drive	1	LS	\$5,800.00	\$5,800
Erosion Control Measures	1	LS	\$3,700.00	\$3,700
Strip Topsoil for reuse	1	LS	\$1,700.00	\$1,700
Rough Grade	1	LS	\$3,900.00	\$3,900
Sign Base Excavation	1	LS	\$1,800.00	\$1,800
Finish Grading	1	LS	\$3,450.00	\$3,450
Site Concrete Stone	1	LS	\$2,800.00	\$2,800
Clean up site and respread topsoil	1	LS	\$2,500.00	\$2,500
Paving				
Asphalt Paving & Stone Base	326	SY	\$50.00	\$16,306
Paving Stone Base	326	SY	\$15.00	\$4,890
Add Asphalt path to new overhead door	1	Allow	\$7,500.00	\$7,500
Site Concrete				
Sidewalks	2,874	SF	\$7.50	\$21,555
Curb & Gutter	455	LF	\$30.00	\$13,650
Concrete Approach	484	SF	\$10.00	\$4,840
Retaining Wall Footing	-	lf	\$30.00	NA
Retaining Wall	-	sf	\$30.00	NA
Retaining Wall Railing	-	lf	\$65.00	NA
Site Utilities & Storm Water Management				
Pavement Patching	1	Allow	\$10,000.00	\$10,000
Sanitary Sewer	1	LS	\$10,000.00	\$10,000
Storm Sewer	1	Allow	\$30,500.00	\$30,500
Outdoor Play Area				
Brick Wall Footing	52	LF	\$40.00	\$2,080
Brick Wall Foundation	208	SF	\$45.00	\$9,360
Brick Wall	364	SF	\$40.00	\$14,560
Concrete Stone Base	1,171	SF	\$2.00	\$2,342
Concrete SOG	1,171	SF	\$10.00	\$11,710
Pourable in Place Rubber surfacing	1,171	SF	\$22.00	\$25,762
Steel Column Framed Arbor & Gates	1	LS	\$25,000.00	\$25,000
Set Steel Columns	20	EA	\$550.00	\$11,000
6' Alumarch Fencing		LF		w/ Bldg Alumarch
Asphalt Bike Path at Interior of Playground	67	SY	\$75.00	\$5,000
Sensory Playground Equipment	1	Allow	\$45,000.00	\$45,000
Plantings	1	Allow	\$5,000.00	\$5,000
Electronic Monument Sign and base	1	Allow	\$45,000.00	\$45,000
New Ground Signage	2	EA	\$10,000.00	\$20,000
Site Lighting				
6 ea LED light pole heads to replace existing(existing poles to remain)				Included
4 ea LED bollards in existing locations				Included
1 ea LED bollard in new location				Included
3 ea LED flagpole light fixtures				Included
4 ea concrete bases				Included
1 ea 20 amp circuit to monument sign				Included
11 ea building mounted wall pack light fixtures				Included
Landscaping	1	ALLOW	\$25,000.00	\$25,000
			Subtotal	\$429,105

JCC EXPANSION PROJECT ESTIMATE BREAKOUT

5/1/2023

	Description	Total
NEW CONSTRUCTION		
<i>(Includes building permits, Design, addl. Engineering, Bid docs.)</i>	Addition/Renovations (approx. 14,209 sq. ft.)	\$4,661,271.00
	Site Improvements	\$579,676.00
	<i>(Front desk-safety, office area, kitchen, 3-HVAC units, fire/burglar alarm, exterior painting, gym, dance & concrete floor maintenance)</i>	
	TOTAL	\$5,240,947.00
DEFERRED MAINTENANCE		
<i>These are maintenance items that are included in the project cost. If the project is not approved, most of these items will need to be budgeted in Capital Projects within the next 1-3 years.</i>	Kitchen cabinets/counters	\$168,300.00
	<i>(cabinets keep falling off, counters are very chipped)</i>	
	Coiling doors for kitchen service area	\$15,000.00
	<i>(need better doors for sound proofing)</i>	
	Rebuff polished concrete	\$8,946.00
	Refinish Gym & Dance Floors, & Line	\$32,250.00
	Repaint Exterior EIFS	\$9,160.00
	<i>(currently white and moldy)</i>	
	Chair & Table Replacement	\$50,000.00
	<i>(for large gathering areas)</i>	
	2-Gym HVAC units and 1-Gathering Hall HVAC unit	\$92,000.00
	Upgrade lighting in Gym, Lobby & Hallways to LED	\$46,000.00
	Upgrade Fire/Burglar Panel	\$45,945.00
	<i>(will not be able to service our unit soon)</i>	
	TOTAL	\$467,601.00
POTENTIAL SHARED COSTS		
	Blackout Shades for Auditorium Windows	\$3,600.00
	<i>(Kettlebrook)</i>	
	Security Access Doors, East & West Wings	\$88,540.00
	<i>(Boys & Girls Club and WBSD)</i>	
	LED JCC Message Sign Board	\$34,800
	<i>(Boys & Girls Club, Kettlebrook and WBSD)</i>	
	TOTAL	\$126,940.00

Notes:

*Approx. \$422,115.00 in contingency



Taking the lead in Washington County.

MEMO

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

FROM: Jen Keller, Village Administrator

RE: Consent Agenda

DATE: June 9, 2023

Background

Items recommended for consideration of approval within a consent agenda are matters that could be classified as either routine via monthly or annual review, or they are an approval that the Board would have previously issued with changes causing the items to come back to the body for consideration. Furthermore, appointments of committee members, or resolutions and ordinances that are not financially significant may be considered.

Included for review are the minutes of past Village Board meetings and the resolution establishing a Jackson Police Department K-9 unit.

Potential Motion

To approve the items listed in the Consent Agenda.

Attachments:

1. Minutes of the April 11, 2023, Special Village Board meeting
2. Minutes of the May 9, 2023, Village Board meeting
3. Minutes of the May 24, 2023, Special Village Board meeting
4. Minutes of the June 1, 2023 Special Village Board meeting
5. Resolution #23-19 – Establishment of a Village of Jackson K-9 Unit – Jackson Police Department

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

www.villageofjacksonwi.gov

DRAFT MINUTES
Special Village Board Organizational Meeting
Tuesday, April 18, 2023 at 6:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order & Roll Call

President Heckendorf called the meeting to order at 6:00 p.m.

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

Staff present: Building Inspector/Code Enforcement Officer Collin Johnson, Administrator Jen Keller, Director of Public Works/Village Engineer Brian Kober, Fire Chief Aaron Swaney, Police Chief Ryan Vossekuil and Clerk Jilline Dobratz.

2. Pledge of Allegiance

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

3. Administration of Oath of Office to the Village President and Trustees

Clerk Dobratz administered the Oath of Office for President Heckendorf, Trustees Randy Matter, Tim Engelhardt and Brian Emmrich.

4. Comments by the Village President

President Heckendorf provided a summary of Village initiatives and accomplishments he is proud to have worked with the Board on and also added goals for the coming term. He also expressed gratitude for the support of the community, and hard work of the Staff to put policy decisions in motion and making the Village a great place.

5. Committee Member Appointments and Administration of Oaths of Office

Budget and Finance Committee

President Heckendorf stated the Budget and Finance Committee is comprised of three members the Village President and two (2) trustees.

Motion by Pres. Heckendorf, second by Tr. Engelhardt, to assign Tr. Matter and Tr. Wells to serve on the Budget and Finance Committee for a term expiring in 2024.

Vote: 6 ayes, 0 nays. Motion carried.

Personnel Committee

President Heckendorf stated the Personnel Committee is comprised of three members, Chairman of the Board and two trustees, currently serving included Tr. Kruepke and Tr. Emmrich.

Motion by Pres. Heckendorf, second by Tr. Engelhardt to reappoint Tr. Kruepke and Tr. Emmrich to the Personnel Committee all for a term expiring in 2024.

Vote: 6 ayes, 0 nays. Motion carried.

Board of Public Works

President Heckendorf stated the Board of Public Works is comprised of seven members. The existing members include citizen members Jeff Mitchell and Chris Sberna.

Motion by Pres. Heckendorf, second by Tr. Emmrich, to assign Tr. Engelhardt and Tr. Matter for a one-year term expiring 2024.

Vote: 6 ayes, 0 nays. Motion carried.

Motion by Pres Heckendorf, second by Tr. Wells to appoint citizen member Don Olson to a one-year term expiring in 2024.

Vote: 6 ayes, 0 nays. Motion carried.

Motion by Pres. Heckendorf, second by Tr. Emmrich to appoint citizen member Stephanie Egner for a three-year term expiring in 2026.

Vote: 6 ayes, 0 nays. Motion carried.

Plan Commission

President Heckendorf stated the Plan Commission is comprised of seven members. The existing members are citizen members Ryan Ganshow and Doug Wilcox.

Motion by Pres. Heckendorf, second by Tr. Emmrich to assign Tr. Emmrich and Kruepke for a term expiring in 2024.

Vote: 6 ayes, 0 nays. Motion carried.

Motion by Pres. Heckendorf, second by Tr. Emmrich to appoint citizen member Jon Molkentin to the Plan Commission for two-year term expiring in 2025.

Vote: 6 ayes, 0 nays. Motion carried.

Motion by Pres. Heckendorf, second by Tr. Emmrich to appoint citizen Member Dan Reik to the Plan Commission for two-year term expiring in 2025.

Vote: 6 ayes, 0 nays. Motion carried.

Police and Fire Commission

President Heckendorf stated the Police and Fire Commission is comprised of five members. The existing members are Chair Mark Phillips, Vice President Doug Alfke, and Jill Washburn.

Motion by Pres. Heckendorf, second by Tr.Emmrich, to appoint Jim Meyers to the Police and Fire Commission for a five-year term expiring in 2028.

Vote: 6 ayes, 0 nays. Motion carried.

Motion by Pres. Heckendorf, second by Tr. Wells, to appoint Jeffrey Latz to the Police and Fire Commission for a five-year term expiring in 2028.

Vote: 6 ayes, 0 nays. Motion carried.

Parks and Recreation

President Heckendorf stated the Parks and Recreation Commission is comprised of five members. The existing members include citizen members Chair Casey Latz and Susan Rank.

Motion by Pres. Heckendorf, second by Tr. Emmrich, to assign Tr. Engelhardt for a one-year term expiring 2024.

Vote: 6 ayes, 0 nays. Motion carried.

Motion by Pres. Heckendorf, second by Tr. Wells, to appoint citizen member Brian Mekka to a three-year term expiring in 2026.

Vote: 6 ayes, 0 nays. Motion carried.

Motion by Pres. Heckendorf, second by Tr. Emmrich, to appoint citizen member Brittany Rathke to a three-year term expiring in 2026.

Vote: 6 ayes, 0 nays. Motion carried.

Tourism Commission

President Heckendorf stated the Tourism Commission is comprised of three members in which Pres. Heckendorf serves as President of the Tourism Commission. Staff members Kelly Valentino and Jen Keller also serve the body.

Motion by Pres. Heckendorf, second by Tr. Emmrich, to appoint hotel/motel member Larry Hamlin to the Tourism Commission for one-year term expiring in 2024.

Vote: 6 ayes, 0 nays. Motion carried.

Motion by Pres. Heckendorf, second by Tr. Emmrich, to appoint citizen member Sarah Malchow for a one-year term expiring in 2024.

Vote: 6 ayes, 0 nays. Motion carried.

Residence Board

President Heckendorf stated the Residence Board has two existing members. Michelle Zak's term expires in 2025, and Michelle Klemp's term expires in 2026. Pres. Heckendorf thanked them for their service.

Motion by Pres. Heckendorf, second by Tr. Emmrich, to reappoint Joe Simon to the Residence Board for a five-year term expiring in 2028.

Vote: 6 ayes, 0 nays. Motion carried.

Community Development Authority

President Heckendorf stated the Community Development Authority is comprised of six members, the existing members are Doug Alfke, Tim Klemp, Jon Molkentin and Don Olson.

Motion by Pres. Heckendorf, second by Tr. Wells to replace Pres. Schwab as Chair with Pres. Heckendorf.

Vote: 6 ayes, 0 nays. Motion carried.

Motion by Pres. Heckendorf, second by Tr. Emmrich to assign Tr. Kruepke to a one-year term Expiring in 2024.

Vote: 6 ayes, 0 nays. Motion carried.

Ethics Committee

President Heckendorf stated the Ethics Committee is comprised of three members. The existing member is Bill Haese.

Motion by Pres. Heckendorf, second by Tr. Wells, to reappoint Larry Hatke to the Ethics Committee for a two-year term expiring in 2025.

Vote: 6 ayes, 0 nays. Motion carried.

Motion by Pres. Heckendorf, second by Tr. Emmrich, to reappoint Mark Nolte to the Ethics Committee for a two-year term expiring in 2025.

Vote: 6 ayes, 0 nays. Motion carried.

Board of Review

President Heckendorf stated the Board of Review is comprised of four members in which Pres. Heckendorf, citizen member Jon Schoeneck and either Clerk Jilline Dobratz or Administrator Jen Keller serve on.

Mid-Moraine Legislative Committee Representative

President Heckendorf stated Tr. Wells is serving as the Mid-Moraine Legislative Committee representative.

West Bend School District Liaison

President Heckendorf stated the School District Liaison role is occupied by Tr. Wells.

Zoning Board of Appeals

President Heckendorf stated the Zoning Board of Appeals is comprised of five members. The existing members are Bob Hoff with a term expiring in 2024 and Chair John Binsfield and Jon Schoeneck with terms expiring in 2025.

Motion by Pres. Heckendorf, second by Tr. Emmrich, to appoint Dave Schleef for three-year term expiring in 2026.

Vote: 6 ayes, 0 nays. Motion carried.

Motion by Pres. Heckendorf, second by Tr. Matter, to appoint Jason Marquardt for three-year term expiring in 2026.

Vote: 6 ayes, 0 nays. Motion carried.

President Heckendorf thanked everyone for their service and appreciates their willingness to serve the Village of Jackson.

Oath of Offices were administered to citizen members Larry Hamlin, Larry Hatke, Jeffrey Latz, Jason Marquardt, Jim Meyers, Jonathan Molkentin, and Dan Reik.

6. Adjourn

Motion by Pres. Heckendorf, second by Tr. Kruepke to adjourn at 6:37 p.m.

Vote: 6 ayes, 0 nays. Motion carried.

Respectfully submitted:

Pamela Wolf
Deputy Clerk/ Treasurer

DRAFT MINUTES
Village Board Meeting
Tuesday, May 9, 2023 at 7:30 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call

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

Members Present: Trustees Emmrich, Engelhardt, Kruepke, Matter 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 Chief Ryan Vossekuil and Village Clerk Jilline Dobratz

Also Present: Phil Cosson of Ehlers Financial Advisors

2. Pledge of Allegiance

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

3. Public Hearing

a. Discussion of Amending the 2023 General Fund Budget

Pres. Heckendorf opened the Public Hearing. No comments were made. Pres. Heckendorf closed the public hearing.

4. Village Citizen Comment on an Agenda Item

No comments were made.

5. Consent Agenda

- a. Approval of Minutes for the Village Board of Meeting of April 11, 2023
- b. 2023-2024 Weights and Measures Inspection Memorandum of Agreement – WADTCP
- c. License Agreement to Farm Public Land, 1st Amendment – Robert Loduha
- d. Jackson Water Utility 2022 Consumer Confidence Report
- e. Memorandum of Agreement, 1st Amendment – Washington County Next Generation Housing Fund
- f. Resolution #23-09 – Amendment to the Village Comprehensive Plan definition of Medium-Density Residential

Motion by Pres. Heckendorf, second by Tr. Engelhardt to approve minutes for the Village Board meeting of April 11, 2023, acceptance of the 2023-2024 Weights and Measures Inspection Memorandum of Agreement for WADTCP, approval of the License Agreement to Farm Public Land, 1st Amendment for Robert Loduha, Acceptance of the Jackson Water Utility 2022 Consumer Confidence Report, approval of the Memorandum of Agreement, 1st Amendment for the Washington County Next Generation Housing Fund, and adoption of Resolution #23-09 to Amend the Village Comprehensive Plan definition of Medium-Density Residential.

Vote: 6 ayes, 0 nays. Motion carried.

6. Resolution #23-11 – Adoption of Amended 2023 General Fund Budget

Motion by Pres. Heckendorf, second by Tr. Emmrich, to approve Resolution #23-11, Adoption of Amended 2023 General Fund Budget.

Vote: 6 ayes, 0 nays. Motion carried.

7. Resolution #23-12 – Honoring Mike Schwab for his Service to the Village

Motion by Pres. Heckendorf, second by Tr. Wells, to approve Resolution #23-12, Honoring Mike Schwab for his Service to the Village.

Vote: 6 ayes, 0 nays. Motion carried.

8. Applications for New Operator's Licenses

a. East Side Mart, Main Street Mart & The Village Mart: Alyssa Kincanon, Kristina Nehring, Paige Ziegler

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

Vote: 5 ayes, 0 nays, 1 abstention (Tr. Kruepke). Motion carried.

9. Selection of Process to Fill Vacant Seat of a Village Trustee to Serve the Remainder of the Term until April of 2024

President Heckendorf stated the agenda item would be acted upon in two segments with the first action needing to determine whether the seat will remain vacant, be filled by way of Village Board appointment, or to be filled by way of special election. It was then stated, should the Board choose to fill the vacant seat, then a second motion would need to be made directing staff to manage the process to either notice the vacancy and accept applications or notice a special election and prepare for such a process.

Decision to Fill the Seat or Remain Open:

Motion by Pres. Heckendorf, second by Tr. Emmrich, to Appoint the Seat of a Village Trustee to Serve the Remainder of the Term until April of 2024.

Vote: 6 ayes, 0 nays. Motion carried.

Discussion ensued as to if there is a standard in the Village Code or could an Ordinance be submitted. Current policy states the Village Board is to decide how to move forward, appointment through application or election by board or to have a special election where residents decide. It was further clarified that should a special election take place, the Village would be responsible for the cost to administer the election and it was possible that there may be a requirement for a primary election as well depending on the number of individuals that would file candidacy forms. Lastly, it was stated the county would decide election date(s)

Direction to Staff to Notice Vacancy:

Motion by Pres. Heckendorf, second by Tr. Kruepke, to direct staff to advertise the vacant position to current appointed officials on committees, commissions and boards requesting anyone interested in applying submit a resume and letter of interest between May 10, 2023 until close of business on May 24, 2023 to the Village Clerk boards; and the Village Board shall review the applications and make an appointment at the June Village Board and the new trustee's first meeting would be the July Village Board meeting.

Discussion ensued regarding the condition to only allow currently appointed committee, commission, and board members. Many trustees voiced support for opening the vacancy to any eligible candidate regardless of their current or past involvement on a committee or as a previous elected official.

Vote: 2 ayes, 4 nays (Tr. Engelhardt, Emmrich, Matter, and Wells). Motion failed.

Motion by Tr. Emmrich, second by Tr. Engelhardt, to direct staff to open applications to any eligible village resident with an email sent to currently appointed committee members, with the deadline to apply as May 24, 2023 and with intention for the Village Board to review the applications and make

an appointment to fill the vacancy at the June Village Board meeting and the new trustee's first meeting will be the July Village Board meeting.

Vote: 5 ayes, 1 nay (Pres. Heckendorf). Motion carried.

10. Land Acquisition Authorization and Review of Transportation Plat for a Roundabout to be constructed at Eagle Drive and STH 60 in 2024

Brian Kober provided background information on the progress of the design efforts of the intersection improvement. At present, the project requires the community to approve two transportation plats, to include one plat with sidewalk and one plat without sidewalk. The approval of both enables the Village to pursue both options, with preference for sidewalk to be included.

Motion by Pres. Heckendorf, second by Tr. Wells, to approve the Transportation Plats for a Roundabout to be constructed at Eagle Drive and STH 60 and to authorize Staff to acquire land for an amount not to exceed \$15,000.

Vote: 6 ayes, 0 nays. Motion carried.

11. Proposed Amendment to the Organization Chart – Fire Department

Chief Swaney provided background information including the rationale for a change in the Fire Department Organizational Chart for the purpose of converting the fulltime paramedic/firefighter position intended to be hired in July to work four, 12-hour days to instead work a 48/96 shift schedule. Further discussion ensued regarding gaps in the schedule since the month of January and changes in parttime and paid on call availability changing in the coming months.

Motion by Tr. Emmrich, second by Tr. Wells, to approve the Proposed Amendment to the Organization Chart for Jackson Fire Department.

Vote: 5 ayes, 0 nays, 1 abstention (Tr. Heckendorf). Motion carried.

12. Budget & Finance Committee

a. Letter of Credit Reduction – Morning Meadows Phase II, Home Path Financial

Motion by Tr. Wells, second by Tr. Emmrich, to approve the Request for Letter of Credit Reduction for the Morning Meadows Phase II, Home Path Financial.

Vote: 6 ayes, 0 nays. Motion carried.

b. Resolution #23-10 Providing for the Sale of Approximately \$5,540,000 Water and Sewer System Revenue Bonds, Series 2023B

Phil Cosson of Ehlers Financial Advisors provided background information on the item.

Motion by Pres. Heckendorf, second by Tr. Emmrich to approve Resolution #23-10 Providing for the Sale of Approximately \$5,540,000 Water and Sewer System Revenue Bonds, Series 2023B.

Vote: 6 ayes, 0 nays. Motion carried.

c. Review of Bids – STH 60 Street Lighting Replacement Project

Director Kober provided background information for the item.

Motion by Pres. Heckendorf, second by Tr. Kruepke to approve the contract with WIL-Surge Electric Inc. in the amount of \$378,175.82 for the STH 60 Street Lighting Replacement Project.

Vote: 6 ayes, 0 nays. Motion carried.

Discussion ensued regarding other capital projects that may be on hold until more funding is available next year due to the project exceeding allocations in the current capital projects budget.

d. Pay Request #3 – STH 60 Utility Upgrade Project

Director Kober provided background information for the item.

Motion by Tr. Matter, second by Tr. Engelhardt to approve Pay Request #3 for the STH 60 Utility Upgrade Project to Advance Construction in the amount of \$876,349.64.

e. Jackson Community Center Expansion Study Phase I Review and Phase II Consideration – Zimmerman Architects

Parks and Recreation Director Kelly Valentino and Jack Blume from Zimmerman Architects provided a presentation to the Board including a review of the conceptual designs to renovate a portion of the facility and expand the building to the east and west of the current footprint. Director Valentino provided information to the Board regarding budget items that were deferred maintenance to the facility within the project estimate and a portion of the estimate which could be eligible for assistance from other stakeholders that use the facility and would benefit from specific improvements to fit their current needs. Discussion ensued regarding the Phase I Study and funding for Phase II work to include the creation of bid specifications, bidding the project and reviewing those bids.

Motion by Pres. Heckendorf, second by Tr. Emmrich, to approve the Jackson Community Center Expansion Study Phase I and to return to the Budget and Finance Committee and Village Board with financing options for Phase II in June.

Vote: 6 ayes, 0 nays. Motion carried.

13. Plan Commission

a. Concept Plan – Jackson Townhouse for properties identified as Tax Parcels: V3_019700N, V3_019700U, V3_019700T – James Kupfer

Discussion included that recommendations were made at the Plan Commission meeting for a variation of the color scheme and changes to the parking lot layout. Additional comments made mentioned a need for more consideration to the single access point and condition of the private road off of Eagle Drive serving the site. Clarification was also provided stating the units are planned to be rentals.

No action was taken.

b. Three-Lot Certified Survey Map (CSM) for properties identified as Tax Key: V3_053600C – Village of Jackson

Motion by Pres. Heckendorf, second by Tr. Kruepke, to approve the Three-Lot Certified Survey Map (CSM) for properties identified as Tax Key: V3_053600C for the Village of Jackson.

Vote: 6 ayes, 0 nays. Motion carried.

14. Personnel Committee

a. Employee Handbook Revision – Health Insurance Opt-Out Stipend

Administrator Keller provided background of the item.

Motion by Tr. Emmrich, second by Tr. Engelhardt to authorize to print and distribute a revised copy of the Village Handbook amending section 5.04 Health Insurance to include a Health Insurance Opt-Out Stipend.

Vote: 6 ayes, 0 nays. Motion carried.

15. West Bend School District Report

Tr. Wells reported there are 150 graduating seniors receiving scholarships.

16. Washington County Board Report

No report was provided.

17. Greater Jackson Business Alliance Report

Tr. Matter stated \$1,0000 scholarships will be awarded five graduating high school seniors and the next meeting will be at HDI Wholesale. It was also shared GJBA is hoping to support businesses by offering advertisement and gift cards to support businesses on main street affected by the closure.

18. Mid-Moraine Municipal Association Report

Tr. Wells stated the next meeting will be May 24, 2023 in Newburg with Mr. Stroebel and on June 8th at the Village of Jackson.

19. Citizens to Address the Village Board (cont.)

No comments were made.

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

Motion by Pres. Heckendorf, second by Tr. Emmrich, to convene into closed session at 9:40 p.m. to include the Village Board and the Village Administrator.

Roll Call Vote: 6 ayes, 0 nays. Motion carried.

21. Reconvene in Open Session with Possible Action Related to the Subject of the Preceding Closed Session

Motion by Pres. Heckendorf, second by Tr. Emmrich to reconvene in open session at 10:27 p.m.

Vote: 6 ayes, 0 nays. Motion carried.

19. Adjourn

Motion by Pres. Heckendorf, second by Tr. Kruepke to adjourn at 10:28 p.m.

Vote: 6 ayes, 0 nays. Meeting was adjourned.

Respectfully submitted:

Jen Keller
Village Administrator

DRAFT MINUTES

Village Board Meeting

Wednesday, May 24, 2023 at 4:00 p.m.

Jackson Municipal Complex

Village Board Room

N168W19851 Main Street

Jackson, WI 53037

1. Call to Order and Roll Call

President Heckendorf called the meeting to order at 4:00 p.m.

Members Present: Trustees Emmrich, Engelhardt, Kruepke and Wells

Staff Present: Administrator Jen Keller

2. Closed Session pursuant to Wis. Stats. §19.85(1) (c) “considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.” The purpose of the closed Session is to discuss or take action regarding matters addressed in close session, including exercising rights of the village board as the appointing authority pursuant to §Wis Stat. 17.13(1), to discuss or address the disposition of the appointment of a specific at pleasure appointee of the Board.

Motion by Pres. Heckendorf, second by Tr. Engelhardt, to convene into closed session at 4:01 p.m. to include the Village Board, the Village Administrator, and the Village Attorney.

Roll Call Vote: 5 ayes, 0 nays. Motion carried.

Editor’s Note: Trustee Matter joined the closed session at 4:03 p.m.

3. Reconvene in Open Session with Possible Action Related to the Subject of the Preceding Closed Session

Motion by Tr. Emmrich, second by Tr. Engelhardt to reconvene in open session at 4:55 p.m.

Vote: 6 ayes, 0 nays. Motion carried.

19. Adjourn

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

Vote: 6 ayes, 0 nays. Meeting was adjourned at 4:56 p.m.

Respectfully submitted:

Jen Keller

Village Administrator

DRAFT MINUTES

Village Board Meeting

Thursday, June 1, 2023 at 5:00 p.m.

Jackson Municipal Complex

Village Board Room

N168W19851 Main Street

Jackson, WI 53037

1. Call to Order and Roll Call

President Heckendorf called the meeting to order at 5:00 p.m.

Members Present: Trustees Emmrich, Engelhardt, Kruepke and Matter

Staff Present: Administrator Jen Keller

2. Closed Session pursuant to Wis. Stats. §19.85(1) (c) “considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.” The purpose of the closed Session is to discuss or take action regarding matters addressed in close session, including exercising rights of the village board as the appointing authority pursuant to §Wis Stat. 17.13(1), to discuss or address the disposition of the appointment of a specific at pleasure appointee of the Board.

Motion by Pres. Heckendorf, second by Tr. Engelhardt, to convene into closed session at 5:01 p.m. to include the Village Board, the Village Administrator, and the Village Attorney.

Roll Call Vote: 5 ayes, 0 nays. Motion carried.

3. Reconvene in Open Session with Possible Action Related to the Subject of the Preceding Closed Session including discussing or taking action regarding the disposition of a specific at pleasure appointee of the Board as provided for under Ordinance Sec. 2-79 and Wis. Stat. 17.13(1)

Motion by Pres. Heckendorf, second by Tr. Emmrich to reconvene in open session at 5:18 p.m.

Vote: 5 ayes, 0 nays. Motion carried.

Motion by Pres. Heckendorf, second by Tr. Kruepke to approve the disposition and agreement of the Village of Jackson and Jilline Dobratz, and to accept the resignation of Jilline Dobratz.

Vote: 5 ayes, 0 nays. Motion carried.

19. Adjourn

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

Vote: 5 ayes, 0 nays. Meeting was adjourned at 5:19 p.m.

Respectfully submitted:

Jen Keller

Village Administrator

RESOLUTION #23-13

A RESOLUTION ESTABLISHING A K-9 UNIT FOR THE JACKSON POLICE DEPARTMENT

WHEREAS, the Jackson Police Department has worked to identify partners to provide donations to establish and sustain the costs of facilitating a K-9 Unit with the Village of Jackson; and

WHEREAS, the Jackson Police Department strives to add a trained police canine to the department to assist with locating illegal drugs in our community, finding lost or missing persons, assist with criminal apprehensions, and promote community partnerships.

NOW, THEREFORE BE IT RESOLVED, that the Village Board of the Village of Jackson, Washington County, Wisconsin, does hereby authorize the establishment of the Jackson Police Department K-9 Unit.

Introduced by: _____

Seconded by: _____

Vote: _____ Ayes _____ Nays

Passed and Approved: _____

VILLAGE BOARD, VILLAGE OF JACKSON

Brian J. Heckendorf – Village President

Attest: _____

Pam Wolf– Village Deputy Clerk/Treasurer

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

	<u>Liquor Licenses</u>	
	Establishment	Police Chief Recommendation
Class "A" and "Class A"	Fox Bros. Piggly Wiggly	Approval
Class "A" and "Class A"	J&M LTD, DBA Village Mart	Approval
Class "A" and "Class A"	K&A Petroleum LLC., DBA East Side Mart	Approval
Class "A" and "Class A"	K&A Petroleum LLC., DBA Main Street Mart	Approval
Class "A" and "Class A"	Walgreens #11676	Approval
Class "B" and "Class B"	Pizza Station	Approval
Class "B" and "Class B"	KHD LTD. DBA Jimmy's Restaurant & Bar	Approval
Class "B" and "Class B"	Jackson Pub	Approval

	<u>Liquor Licenses</u> <u>CLASS "A"</u>	
Agent Name	Establishment	Police Chief Recommendation
Michael S. Olwig	Fox Bros. Piggly Wiggly	Approval
John H. Kruepke	J&M LTD, DBA Village Mart	Approval
Kurt Kruepke	K&A Petroleum LLC., DBA East Side Mart	Approval
Kurt Kruepke	K&A Petroleum LLC., DBA Main Street Mart	Approval
Michael Rodenkirch	Walgreens #11676	Approval
	<u>Liquor Licenses</u> <u>CLASS "B"</u>	
Tim & Barb Holtz	Pizza Station	Approval
Angela Koutsios	Jimmy's Restaurant & Bar	Approval
Jon Zandi	Jackson Pub	Approval

Licenses: June 13,2023 Village Board Meeting

	<u>Operators Licenses</u>	
Name	Establishment	Police Chief Recommendation
Amber L. Wallace	Pizza Station	Approval
Amber L. Doede	Pizza Station	Approval
Marisa N. Lopez	Pizza Station	Approval
Andrea N. Wolff	Jimmy's Bar and Restaurant	Approval
Bridget M. Baehring	Jimmy's Bar and Restaurant	Approval
Nichole M. Kassner	Jimmy's Bar and Restaurant	Approval
Brittany M. Sturtz	Jimmy's Bar and Restaurant	Approval
Pamela M. Wolf	Jimmy's Bar and Restaurant	Approval
Susan E. Hoppe	Jackson Pub	Approval
Geno A. Balistreri	Jackson Pub	Approval
Debra A. Egerer	Jackson Pub	Approval
Michelle L. Meyer	Jackson Pub	Approval
Lisa M. LaPine	Jackson Pub	Approval
Samantha S. Koenig	Jackson Pub	Approval
Jennifer R. Miller	Jackson Pub	Approval
Ronald G. Limbach	Fox Bros. Piggly Wiggly	Approval
Collin J. Mayer	Fox Bros. Piggly Wiggly	Approval
Kelly A. Schopp	Fox Bros. Piggly Wiggly	Approval
Diane L. Buckley	Fox Bros. Piggly Wiggly	Approval
Kenneth W. Lippold	Fox Bros. Piggly Wiggly	Approval
Savannah D. Cwiklinski	Fox Bros. Piggly Wiggly	Approval
Christine M. Gray	Fox Bros. Piggly Wiggly	Approval
Toriano P. McAfee	Village Mart, East Side Mart & Main Street Mart	Approval
Kendra B. Kreis	Village Mart, East Side Mart & Main Street Mart	Approval
Cynthia L. Blackley	Village Mart, East Side Mart & Main Street Mart	Approval

Ryan D. Adair	Village Mart, East Side Mart & Main Street Mart	Approval
Laurie J. Powalish	Village Mart, East Side Mart & Main Street Mart	Approval
Amber L. Bryant	Village Mart, East Side Mart & Main Street Mart	Approval
Maureen A. Ott	Village Mart, East Side Mart & Main Street Mart	Approval
Alyssa M. Kincanon	Village Mart, East Side Mart & Main Street Mart	Approval
Sean D. Budzinski	Village Mart, East Side Mart & Main Street Mart	Approval
Pamela A. Hidebrandt-Klein	Village Mart, East Side Mart & Main Street Mart	Approval
Melissa A. Dickmann	Village Mart, East Side Mart & Main Street Mart	Approval
Bryon J. Larsh	Village Mart, East Side Mart & Main Street Mart	Approval
Jesse DL. Hopfer	Village Mart, East Side Mart & Main Street Mart	Approval
Vincent E. Brabec	Village Mart, East Side Mart & Main Street Mart	Approval
Cheylyn M. Behling	Village Mart, East Side Mart & Main Street Mart	Approval
Adam S. Sojak	Village Mart, East Side Mart & Main Street Mart	Approval
Karina A. Salgado	Village Mart, East Side Mart & Main Street Mart	Approval
Jessica R. Gyuro	Village Mart, East Side Mart & Main Street Mart	Approval
Hans W. Frey	Village Mart, East Side Mart & Main Street Mart	Approval
Jeannine P. Waterson	Village Mart, East Side Mart & Main Street Mart	Approval
Tracey J. Extence	Village Mart, East Side Mart & Main Street Mart	Approval
Nicole L. Budzinski	Village Mart, East Side Mart & Main Street Mart	Approval
Brittany K. Nieman	Village Mart, East Side Mart & Main Street Mart	Approval
Sheryl A. Johnson	Village Mart, East Side Mart & Main Street Mart	Approval

<u>Cigarette & Tobacco Licenses</u>
Establishment
Fox Bros. Piggly Wiggly
J&M LTD, DBA Village Mart
K&A Petroleum LLC., DBA East Side Mart
K&A Petroleum LLC., DBA Main Street Mart
Walgreens #11676
Truvibe DBA The Supply Plus

<u>Hotel/Motel</u>		<u>Licenses</u>	
Establishment		Name	
Jackson Main Street Motel		Larry Hamlin	
AMA Hospitality Inc.		Alkesh Patel	

<u>Tattoo/Piercing</u>		<u>Establishment</u>	
<u>Name of Business</u>		<u>Chief Recommendation</u>	
Bright Beauty Spa LLC		Approval	
Desire to Inspire Salon LLC.		Approval	

	<u>Tattoo/Piercing Operator License</u>	
Name	Establishment	Police Chief Recommendation
Ashley E.B. Novak	Bright Beauty Spa LLC	Approval
Sara M. Dornbrook	Desire to Inspire Salon LLC	Approval



Taking the lead in Washington County.

MEMO

TO: Brian Heckendorf, Village President; Board of Trustees

FROM: Jen Keller, Village Administrator

RE: Appointment to Fill Vacant Seat of Village Trustee

DATE: June 8, 2023

Background:

On April 4th, Trustee Brian Heckendorf was elected as the Village President, which then resulted in the vacancy of his seat as Trustee for a term to expire in April 2024. At the May 9th Village Board meeting, Staff were directed to advertise the vacant Village Trustee position and receive letters of interest and resumes until May 24th at 4:30PM. The vacancy was advertised on the Village website, Main Street digital sign, various village social media accounts and a notice was sent to current committee, commission, and board members advising them of the opportunity to apply. The Village received applications from seven (7) candidates. Those candidates were contacted on Monday, June 5th and were asked to respond to a brief questionnaire by 12PM on Thursday. Staff received three (3) timely submissions.

The Village Board's responsibility is to review the applications and directly appoint a candidate to the office of Village Trustee for a term to expire in April 2024. To clarify, it is not Staff's role to advise the Board as to which candidate is best suited for filling the vacant board positions just as Staff are required and expected to operate in an impartial manner when providing policy advice, or unbiased recommendations, information, and assistance to elected officials or the community.

It is advised Board members carefully and individually review application materials and prepare to arrive to the Board meeting with their top two (2) candidates for discussion purposes and reasons as to why those individuals presented as the stronger candidates compared to the other applicants. Candidates and Trustees individually contacting one another may provide a better chance to consider the opportunity to be appointed, or to appoint a candidate.

Included in the packet materials for the Board's review are the letters of interest, resumes, and questionnaires Staff received from candidates by the prescribed deadlines. The Village Board will consider these materials during an open session conversation on June 13th which is the scheduled decision date for an appointment to be made. The appointment may be deferred to a later date. Once a candidate has been chosen, they will be sworn into office by Deputy Clerk/Treasurer Pam Wolf prior to the next applicable Village Board meeting.

Attachments:

1. Candidate applications for Office of Village Trustee

N168W19851 Main St
Jackson, WI 53037
Phone: 262-677-9001
Fax: 262-677-1710

Mailing Address:
N168W19851 Main St
Jackson WI 53037

www.villageofjacksonwi.gov

John Beringer
W196 N16570 Hawthorn Dr.
Jackson, WI 53037

I submit this resume for consideration for the vacant Village Board Trustee position.

I have a varied work history that includes all facets of production, maintenance and management.

My experience includes:

- Journey Tool and Die Maker
- Union steward
- Negotiating contracts
- 30 years plus experience Tool and Die
- 15 years management of 12 employees

I have dealt with budget planning, both as a union employee, planning and submitting budget requests, and as a manager prioritizing numbers and time tables to complete company plans. My experience includes 5 and 10 year, long term plans, and having to work with deadlines.

I never back down from a challenge, including earning a Medical Assistant certification from Concordia University at the age of 54, and attending WCTC for CNC training at the age of 60.

I have actively volunteered with numerous groups.

I am a 30 year resident of the Village of Jackson. My interest in being on the board is to help Jackson grow and prosper long term. I want to see planned growth while keeping the quality of life we are known for. I believe I would be a good fit and look forward to the chance to work with everyone on the board.

Sincerely,



John Beringer

Pam Wolf

Sent: Thursday, June 8, 2023 10:41 AM
Subject: FW: Village Trustee Questionnaire - Due Thursday 6/8 at 12PM

From: John Beringer [REDACTED]
Sent: Thursday, June 8, 2023 10:10 AM
To: Pam Wolf <pam.wolf@villageofjacksonwi.gov>
Subject: Re: Village Trustee Questionnaire - Due Thursday 6/8 at 12PM

1. Again on my resume I have supervised over a dozen people.
Been in charge of budgets and purchasing and been accountable for a whole department.
2. Better communication with the residents so they have an ideal what is happening and needed in the village . Plus get input from the residents for what is wanted and needed in the village.
Try to make sure all unoccupied buildings and vacant lots are filled.
3. The pallet company vacant lot is occupied and any remaining strip malls are occupied. Make sure everything in the village is standard. Make sure land use is done properly.
4. The growth and development of the village should be slow and with the residents in mind.
5. I agree I like the small town feel but if we use our spaces correctly we can increase our revenues.
(rail road track area)
6. First make sure all unoccupied business are filled, look at our spending and make sure all our employees have function.
7. Yes

On Thursday, June 8, 2023 at 08:12:14 AM CDT, Pam Wolf <pam.wolf@villageofjacksonwi.gov> wrote:

Please see attached. Thank you!

To Whom It May Concern:

I am forwarding my resume for consideration for the open board member position for the Village of Jackson. My wife and I moved to the Village in December of 2017 with our two daughters, as they would soon be attending Kettle Moraine Lutheran High School. We decided on Jackson as the Village has the small town feel with a good amount of growth. Jackson's central location has the benefit of enjoying my hobbies, of fishing and Disc Golf, in all travel directions. Jackson even offers the picturesque disc golf course within walking distance of my house.

I have been in the Information Technology field since 2005. I have been at Wisconsin Lutheran Seminary since 2012 and have been the Director of Information Technology there since 2018. With technology always changing, I have to be an active listener in my work community to evaluate and ensure the short term and long term needs of the Seminary are being met.

My experience of being an active member of many organizations, being a part of several committees, as well as the knowledge I have gained being a part of Jackson's Board of Public Works has provided me with a good foundation to assist the Village board itself.

Thank you for your consideration.

Jeff Mitchell

Jeffrey C. Mitchell
N172W20624 Westfield Dr
Jackson, WI 53037

EDUCATION

Milwaukee Area Technical College
PC Productivity
TGI (Microsoft Sharepoint Training)
Masterlink (Mac OS X Operating System)

Graduated Dec 2002
Dec 2003 – Aug 2004
April 2007
June 2007

SALARY REQUIREMENTS

Negotiable

JOB EXPERIENCE

Wisconsin Lutheran Seminary

April 2012-Present

- Support of laptop, desktop, server hardware
- Networking of computers and updating Computer software
- Troubleshooting equipment software, hardware and repair
- Microsoft Active Directory, Azure Active Directory DNS, DHCP maintenance and support
- Exchange Server Design/Implementation
- Managed Services (LabTech) Implementation and Management
- Livestream equipment set up and Live Production of events
- Video production work for social media

River Run Computers, Inc.
(merged with/bought Techquility's company assets)

February 2012-April 2012

Techquility

January 2010-February 2012

- Imaging/configuration of New computer equipment
- Networking of computers and updating Computer software
- Troubleshooting equipment software, hardware and repair
- Domain creation/migration – Active Directory, DNS, DHCP
- Exchange Server Design/Implementation
- Managed Services (LabTech) Implementation and Management

Computer Technologies of Wisconsin

July 2006 to Sep 2009

- Imaging/configuration of New computer equipment
- Networking of computers and updating Computer software
- Troubleshooting equipment software, hardware and repair
- Domain creation/migration – Active Directory, DNS, DHCP
- Exchange Server Design/Implementation
- Managed Services (Kaseya) Implementation and Management

TekSystems

April 2006 to June 2006

- Imaging/configuration of New computer equipment
- Networking of computers and updating Computer software

Metavante (Insight, Inc)

March 2005 to April 2006

- Shipping/Receiving of New computer equipment and Peripherals
- Imaging/configuration of New computer equipment
- Receiving and Documentation of leased equipment/Return of leased Equipment

COMPUTER EXPERIENCE

Microsoft Knowledge: Windows 95/98/ME/2000/XP/Vista/7/10/11,
Server 2000/2003/2008/2012/2016/2019/2022
Office 97/2000/XP/2003/2007/2013/2016/Microsoft 365,
FrontPage 98/2000/2003, MSQL 2000/2005, SharePoint Designer 2007

Apple Knowledge: Mac OS 9-13

Other Knowledge: Linux OpenSuse, Redhat, Fedora, Debian Web Design (html, php, MySQL), Quicken,
QuickBooks 2000-2008, Lotus Notes, Adobe Creative Suite/Cloud, Kaseya Managed Services Server, ManageEngine
Service Desk, ManageEngine Endpoint Central

Certifications/Tests:

- Windows XP Professional (Microsoft Certified Professional)
- Windows 2000 Server (Microsoft System Administrator)
- Windows 2000 Network Environment (Microsoft System Administrator)
- Azure Active Directory
- Compia A+ Hardware/Software
- Microsoft Office SharePoint Server 2007

ORGANIZATIONS

- | | |
|--|--------------------|
| • American Homebrew Association (Member) | Nov 2004 – Present |
| • Professional Disc Golf Association | 2001-Present |



Village of Jackson

Questions for Candidates Seeking Appointment to the Office of Trustee

1. Why are you applying and what experiences do you have that makes you qualified for the position of Village Trustee?

To be honest, some people seem to complain about things that happen in the village or at any level of government but seldom actually get into the trenches to get their hands dirty to understand why decisions are made and/or assist in those decisions. I have been in my current position as Director of IT for 5 years now and have had to work with many departments to bring the best options to the table and with that I think I bring a set of skills and knowledge that can assist the village. Being able to recognize a problem or see a benefit and to do something that helps my community is a great opportunity.

2. What do you think are the most important issues facing our community?

In a word, growth. To elaborate a bit, how fast and how much growth should be happening. We want to see change but at what cost. The community may want another restaurant in the village but is that the best thing for the village? Do we need another gas station?

3. What would be your top priorities if appointed as Village Trustee?

Balancing the growth of the village in a way that is prosperous without sacrificing the small town feel of Jackson.

4. What is your attitude towards growth and development in the Village of Jackson?

I'm not afraid of growth. However, I think you have to make sure you're growing for the right reasons. Sometimes growth and development can be counterproductive and could have adverse effects on the Village. It happens in businesses all the time. They get too big too fast but then service and quality drops and then the business suffers. We want to grow at a steady pace.

5. People say they like the small town feel of Jackson. How do you feel about the Village the way it is now and what would you like it to look like in the future?

I like the small town feel and like the way it looks now. If I wanted a big city feel I would have stayed in Menomonee Falls. Big box stores and franchise places would look weird here. I would like to see small 'mom and pop' type shops stay around. However, with the increase of the big box stores and franchise places that are in Slinger and West Bend, who knows if that would be possible.

6. How would you manage the Village's budget with respect to rising operational costs, the effects of tax levy limits, declining revenues, and finding and retaining employees?

I think that is a battle that will be a constant. Raising taxes and fees, or assigning new fees instead of looking at spending costs is a place to start. Curbing spending or finding new ways to go about spending. An experience I recently had on the Public Works board was there was only one submission for a new plow truck. With only one submission that doesn't give a fair idea of what the market is for a vehicle like that. Making sure we do our due diligence in those regards can help control operational costs.

In regards to declining revenues, a municipality isn't in the business of making money. But providing the community with the best quality of life possible. If we have to find ways to lower operating costs without raising taxes or fees. Isn't that what we're on the board to do?

Finding and retaining employees is an ongoing issue as well especially when the minimum wage earned is significantly higher. If a starting wage is increased then a skilled trade wage should also be increased. To assist in that, incentives/bonuses could be used to keep employees around. From a government perspective, profit sharing wouldn't work but something like that could be beneficial.

7. If you are appointed as Village Trustee, do you plan on seeking re-election in April of 2024?

Yes

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

To whom it may concern:

As a finance and accounting professional and former Village of Jackson trustee, I am interested in the open trustee position on the Jackson Village Board. I believe my professional, educational, and community service background make me an ideal candidate for this position.

I currently serve as the Senior Manager of Financial Systems for a multi-billion dollar global manufacturing firm (The Manitowoc Company), where I supervise a team of 5 employees and coordinate consolidation, financial systems, and reporting functions. My strengths in improving financial systems, processes, and controls; coupled with strong accounting skills have earned recognition as an innovator and leader. As municipal leadership frequently deals with budgets, projects, debt financing, etc, my finance background will be beneficial in this role. Additionally, my 10 years of service on the Jackson Village Board provides me with the relevant knowledge and background of most aspects of this position and will allow me to make positive contributions to discussions and deliberations immediately. Beyond that, the history of community service shown below demonstrates my commitment to the Village of Jackson during my 17 years as a resident.

Current Community Service:

- Committee Member – Public Works Committee, April 2023 – Present
- Troop Committee Chair – BSA Troop 765 in Jackson, March 2018 – Present
- Softball Coach – Jackson Youth Baseball Association, March 2017 – Present

Past Community Service:

- Trustee and Committee Member – Jackson Village Board, April 2011 - April 2021
- Den Leader – BSA Pack 3787 in Jackson, September 2015 - February 2018
- Soccer Coach – Jackson Soccer Club, March 2013 – June 2021
- Volunteer – Action in Jackson and various other community events

I am confident that I would be a great addition to the Jackson Village Board. My commitment to the Village of Jackson runs deep. I believe my experiences in Jackson as a homeowner, commuter, parent of children in the local school district, parent of children in local activities/organizations, and a volunteer with local groups have allowed me to see life through many viewpoints. It also puts me in touch with many of the constituents I would represent, and I believe would make me more effective at driving positive change in the Village of Jackson. If you have any questions regarding myself as a

candidate for the open trustee position please call me at [REDACTED]
[REDACTED] to discuss my background further. Thank you for your time, and I look forward to hearing from you.

Sincerely,

Donald M Olson

Enclosure: Resume

Donald M Olson
W210 N16481 Dundee Ct
Jackson, WI 53037



EXPERIENCE:

The Manitowoc Company – Milwaukee WI

Manitowoc is a global crane manufacturer with annual revenue of \$2 billion.

Sr Manager of Financial Systems – Corporate Accounting

2/18 – Present. Responsible for administration of Hyperion Financial Management, the key financial and consolidation system for the organization. Manage the consolidation process. Supervise the Financial Systems team. Additionally responsible for administration of the SAP general ledger, administration of the SAGE fixed assets accounting software, and administration of LeaseQuery lease accounting software. Create, test, and run key internal and external financial reports. Validate integrity of data being reported. Support corporate accounting and the business units with using the application and providing useful data and reports. Assist with complex equity and foreign exchange accounting. Work directly with IT on server, security, and application issues. Lead project to select next generation consolidation system. Assist with SEC reporting.

Accomplishments:

- Created and lead internal training programs for HFM and Smart View to enhance the use of the application within the organization.
- Identified and lead effort to resolve equity accounting issues regarding foreign currency translations for investments.
- Implemented end user support system that did not previously exist to provide users with a wide range of training documents, training videos, data submission templates, metadata files, access/change management forms, etc.

Quad Graphics - Sussex WI

Quad Graphics is an industry leader in print with annual revenue of \$4.1 billion.

HFM and Consolidations Administrator – Corporate Accounting

4/12 – 2/18. Responsible for administration of Hyperion Financial Management, the key financial and consolidation system for the organization. Responsible for key consolidation tasks and documentation on a monthly basis. Supervise the HFM team. Manage the consolidation process. Create, test, and run key internal and external financial reports. Validate integrity of data being reported. Support corporate accounting and the business units with using the application and providing useful data and reports. Assist with complex equity and foreign exchange accounting. Work directly with IT on server, security, and application issues. Also support existing Hyperion Enterprise application as the Administrator as that application is being worked out of commission.

Accomplishments:

- Lead successful implementation of new HFM application in 2016-2017 with new chart of accounts. Made major changes to application providing greater analysis capabilities in conjunction with better application performance.
- Created a complete system of internal controls around consolidation processes that did not exist previously, cleaning up audit issues that existed prior to my arrival.

- Created and lead internal training programs for HFM and Smart View to enhance the use of the application within the organization.

Prior to Quad Graphics I worked various accounting roles with increasing responsibility from 5/98 – 4/12

EDUCATION:

BS in Accounting, December 2000, University of Wisconsin - Milwaukee

COMPUTER SKILLS:

Very proficient with Microsoft **EXCEL**, **WORD**, and **ACCESS**. System Administrator for **HFM** Consolidation System, **SAP** General Ledger, **SAGE** Fixed Assets Accounting Software, and **LeaseQuery** Lease Accounting Software.

PERSONAL:

Eagle Scout with the Boy Scouts of America. President of the National Honor Society at Sussex-Hamilton High School in 1995-1996.



Village of Jackson

Questions for Candidates Seeking Appointment to the Office of Trustee

1. Why are you applying and what experiences do you have that makes you qualified for the position of Village Trustee?

I'm applying because I care about the community that I call home and want to serve in this capacity in order to help keep this a great place to live. I believe the spirit of service makes for a strong community which is why I have been active in helping serve this community in a variety of ways over the year. I believe I am qualified as I have 10 years of prior experience serving on the Jackson Village Board and various committees. I have a good base of knowledge of the operations of the various municipal functions and am familiar with most of the staff, allowing me to contribute immediately.

2. What do you think are the most important issues facing our community?

The most important issue facing the village are providing the level of service the residents have come to expect while staying within the levy limits in this inflationary environment. Additionally managing and growing the village in an environment where the State and Federal governments further inject themselves into local decisions and retaining staff in the tightest labor market of my life are very important issues as well.

3. What would be your top priorities if appointed as Village Trustee?

My top priority would be working with the Board and staff on any efforts to increase the efficiency in which government services are provided. Going back to my answers on question #2, inflation is high, the levy limits are tight, and labor is scarce. As a result, we need to be creative and think outside the box. Beyond that I will be focused on smart residential and business growth to deliver a Jackson that has additional dining/entertainment/retail opportunities that have been a complaint of residents for years.

4. What is your attitude towards growth and development in the Village of Jackson?

I believe growth and development are needed. We are a suburb of the largest city in the state. This area will grow whether we want it to or not, so I think it is important to embrace it. Additionally, growth will provide additional opportunities for the residents whether it is job/career opportunities or recreation type activities.

5. People say they like the small town feel of Jackson. How do you feel about the Village the way it is now and what would you like it to look like in the future?

I love the village the way it is now, however I believe it needs to grow a bit. The reason being is that the most common complaint I hear about Jackson is that it is lacking in dining, entertainment, and retail and you have to drive to a neighboring community for these. While I've heard some people say that the board should be reaching out to certain chains to get them to locate here, I know that is a wasted effort. Most dining, entertainment, and retail developments occur when market analysis has determined they are likely to be successful. In order to foster that, the board needs to be receptive to residential developments and responsibly grow the community. I believe we are close to seeing a boom in this area as we are approaching 10,000 residents. While the community will be a little bigger, I believe it would actually enhance the small town feel by providing more places for the residents to recreate while out of their houses instead of usually heading to West Bend, Hartford, Grafton, etc.

6. How would you manage the Village's budget with respect to rising operational costs, the effects of tax levy limits, declining revenues, and finding and retaining employees?

Typically most candidates for public office claim they will lower taxes with respect to governmental budgets without an actual plan on how to do so. My answer is that I would be judicious when it comes to spending taxpayer dollars and work towards driving as much value as possible when it comes to providing services to the residents. Some examples of the capital improvements fund and the yard waste drop off site. For the capital improvements fund as we had retired a TID we had the opportunity to create this fund of which I was an early proponent. This allowed us to have a continuous amount of money budgeted toward primarily road repairs and we were able to stay within the levy limits set by the state allowing us to still collect expenditure restraint funding from the state. The primary benefit is that while most communities fund their road repairs by borrowing, we were able to provide road repairs at a lower cost to the taxpayer by not having debt issuance costs as well as interest payments. The yard waste drop off site was another project I was an early supporter of. While there was an initial capital investment. It saves on labor costs and vehicle costs while at the same time providing a convenient drop off site for the residents. On a professional level, I'm one of 6 people appointed to the Finance Transformation Committee tasked with creating efficiencies, leveraging financial systems, improving processes, building standardization, etc. at a \$2 billion crane manufacturing company in order to be competitive in an era of tight budgets and a difficult labor environment. Part of this effort is to work on employee retention, so I'm very open to retention efforts as I know good employees are impossible to replace in this environment.

7. If you are appointed as Village Trustee, do you plan on seeking re-election in April of 2024?

That would be a decision I would make in the fall of this year.

Ethan J. Hollenberger

N169W20140 Georgetown Drive #4, Jackson, WI 53037

May 24, 2023

Village of Jackson Board of Trustees
Attn: Ms. Jilline Dobratz, Village Clerk
N168W19851 Main Street
Jackson, WI 53037

Dear Trustees,

Thank you for the opportunity to submit my name for consideration for the trustee vacancy created by President Heckendorf. I have lived in the village of Jackson since 2019; however, served the citizens of the village from 2015 – 2021 – first as a legislative aide to State Senator Stroebel and then as an employee in the Washington County Executive's Office.

Jackson is a community facing challenges which are not unique to our village. The population of Jackson has grown over three times in the past three decades – with more growth coming. I apply for this position to be involved with the community.

As Jackson grows, so do the demand for services – especially for quality-of-life items such as parks & recreation, local events, and our community center.

Most of my professional career has spent in government service. In the legislature, I clerked a committee which reviewed legislation on government operations, technology, and consumer protection. I served as Washington County's representative on Jackson's TID joint review boards numerous times. And now, as I continue in county government have worked with legislators and local government leaders across the state on the shared revenue reform and funding increase.

Repeatedly people ask why I work in Winnebago County, where I grew up, but continue to live in Jackson and commute the hour each day. After moving to Southeast Wisconsin in 2008, I have grown to love the area. Jackson has opportunity for the city amenities of Milwaukee, with the small-town community. Jackson is a great place to live.

Getting more involved in the community in which I live is important and I hope that I can offer some of my perspective to the village board.

Thank you for your consideration.



Ethan Hollenberger

Ethan J. Hollenberger

NI69W20140 Georgetown Drive #4, Jackson, WI 53037



PROFESSIONAL EXPERIENCE

Assistant to the County Executive, Winnebago County Executive's Office (April 2021 - present)

- Serve as the leading aide for the chief elected official in one of the largest Wisconsin counties
- Develop and manage policy and projects for the county executive
- Autonomously execute the county executive's strategic plan through collaboration with 25 departments
- Organize department head meetings to ensure a cohesive work environment
- Establish new processes to ensure community involvement and efficient orchestration of county government
- Train and coach other county employees in leadership and development opportunities

Public Affairs Coordinator and Lobbyist, Washington County Executive's Office (September 2018 - February 2021)

- Represented the county before the White House, Congress, the State Legislature, and other governments
- Implemented communications strategy including earned media and social media
- Lobbied for several key local government reforms before split party government
- Maintained relationships with political, community, business and other organizations
- Represented and told the county's story as the spokesman before the media and other organizations
- Researched and developed resolutions for board action to articulate the county's positions

Committee Clerk and Communications Director, Senator Duey Stroebel (April 2015 - June 2018)

- Developed and distributed press releases, op-eds, 70,000 piece newsletter and other correspondence
- Managed media relations to ensure near weekly interviews and press coverage
- Developed and maintained social media, website, and other communication tools
- Worked with local elected officials, stakeholders, businesses and other constituents on government affairs issues
- Led constituent services staff to ensure adequate, accurate, and quick constituent responses and resolutions
- Followed pieces of legislation through drafting and introduction, to passage and signing

Communications and Political Consultant, Various Clients (February 2012 - Present)

- Political candidates include Deb Kerr, Duey Stroebel, Rick Gundrum and Josh Schoemann
- Business clients include start-up Rent College Pads and the Brandon Thielke Foundation
- Innovate new social media, community outreach, and press interviews
- Develop fundraising and paid advertising campaigns

Field Director, Duey Stroebel for Congress: Cedarburg, WI (May 2014 - August 2014)

- Managed the candidate's schedule, call sheets and time
- Secured endorsements district wide while planning multi-county small business tour
- Developed a battle plan in three counties by creating an infrastructure of support
- Recruited dozens of campaign volunteers for lit drops, phone calls, parades
- Trained headquarters office staff on phones, check scanning, and correspondence

EDUCATION

Marquette University Milwaukee, WI

Attended: Fall 2008, Fall 2010 - Fall 2011

University of Wisconsin - Oshkosh Oshkosh, WI

Attended: Spring 2009 - Spring 2010

Ethan J. Hollenberger

N169W20140 Georgetown Drive #4, Jackson, WI 53037



References:

Aaron Daul, Jackson Resident
(920) 517-5212

Dr. Jamie Luehring, President of Kettle Moraine Lutheran High School
(262) 339-3960

Jeff Schleif, County Board Chair
(262) 993-0776

State Senator Duey Stroebel
(262) 377-4050

State Representative Rick Gundrum
(608) 237-9158

Jon Doemel, Winnebago County Executive
(920) 232-3451

Josh Schoemann, Washington County Executive
(262) 306-2200

Jamie Ludovic, Washington County Natural Resources
(262) 335-4448

Julie Driscoll, Washington County Health & Human Services
(262) 335-4800

Heather Foust, Winnebago County Human Services Behavioral Health Manager
(920) 236-1194

Kimberly Kunz

W206N16497 Marshland Drive

Jackson, WI 53037

To Whom It May Concern,

I would like to take this opportunity to declare my interest in serving the people of Jackson by being considered for the vacant trustee position.

My name is Kim S. Kunz. I, along with my husband Scott, my son Parker, and my daughter Abby, have resided in the Village for the last 10 years.

I'm a Director of Care Management for a Family Care Partnership, Dual Advantage, and SSI program in the State of Wisconsin. I hold a bachelor's degree of science in social work from the University of Wisconsin-Milwaukee. I'm a licensed social worker within the state of Wisconsin. I have extensive experience with frail elderly, individuals with physical and developmental disabilities. I've also participated in many State of Wisconsin workgroups due to my role.

I feel confident that my educational background and unique skillset would be an asset to the Village Board.

Please reach out with any questions.

Thank you in advance for your careful consideration of my letter of interest.

Kim Kunz

Kimberly Kunz

Director of Care Management for Health Plan Programs.

Experience Managing Programs

I have 19 years of experience in care management with a demonstrated history of working in long term care and integrated care models. I have experience in managing multiple product line oversight. I have experience with managing cost, utilization, improvement in health plan performance and risk mitigation. I have experience with working closely with care management leadership and quality to assist in improve care for populations with chronic and complex conditions and building accountability of high quality of care.

Technical Knowledge

Auditing	New Business Development	Quality Improvement
Business Planning	Policy Development	Relationship Building
Leadership and Supervision	Process Improvement	RFP Development
Managed Care Principles	Program Development and Execution	Start Ups
Collaborative Leadership	Program Evaluation	Utilization Review

Education

Bachelor of Science Social Work | University of Wisconsin Milwaukee

Associate of Liberal Arts | University of Wisconsin Waukesha

Current Faculty Member – Integrated Care Community of Practice with Community Catalyst

Employment History

MY CHOICE WISCONSIN | January 2021 – Present

Director of Care Management Family Care Partnership and SSI programs

- Oversee care management administration and program planning.
- Oversee and lead employees including training, ongoing feedback, coaching, developing and disciplining in area(s) of responsibility.
- Provide leadership to other department and care management administration to ensure success of health plan programs.
- Maintain knowledge of Medicare and Medicaid contractual requirements related to Health Plan functions.
- Support regulatory and compliance initiatives.
- Research, facilitate and project manage key initiatives and health plan growth activities, including new program development.
- Manage external contracts relative to care management administration areas.

Director of Health Plan Operations | January 2020-January 2021

- Provide leadership to other department and health plan operational areas to ensure success of health plan programs.
- Maintain knowledge and provide organizational education of Medicare and Medicaid contractual requirements related to Health Plan operations and functions.

- Support regulatory and compliance initiatives by developing appropriate content material, interpreting regulatory language and facilitating operational implementation (RFPs, Medicare, Medicaid, models of care, etc.).
- Research, facilitate and project manage key initiatives and health plan growth activities, including new program development.
- Manage external contracts relative to operational areas, to include call management, clinical guidelines and Pharmacy Benefits Manager.

CARE WISCONSIN | October 2008 – December 2020

Director of Health Plan Operations

- Oversee and lead employees including recruiting, hiring, training, ongoing feedback, coaching, developing and disciplining in area(s) of responsibility.
- Oversee Health Plan operations and program planning.
- Provide leadership to other department and health plan operational areas to ensure success of health plan programs.
- Maintain knowledge and provide organizational education of Medicare and Medicaid contractual requirements related to Health Plan operations and functions.
- Support regulatory and compliance initiatives by developing appropriate content material, interpreting regulatory language and facilitating operational implementation (RFPs, Medicare, Medicaid, models of care, etc.).
- Research, facilitate and project manage key initiatives and health plan growth activities, including new program development.
- Manage external contracts relative to operational areas, to include: call management, clinical guidelines and Pharmacy Benefits Manager.

Regional Director

- Oversee and lead employees including recruiting, hiring, training, ongoing feedback, coaching, developing and disciplining in area(s) of responsibility.
- Oversee Family Care operations and program planning for assigned regions.
- Maintain knowledge and provide organizational education of Medicare and Medicaid contractual requirements related to Health Plan operations and functions.
- Support regulatory and compliance initiatives by developing appropriate content material, interpreting regulatory language and facilitating operational implementation (RFPs, Medicare, Medicaid, models of care, etc.).
- Research, facilitate and project manage key initiatives and health plan growth activities, including new program development.

May 22, 2023

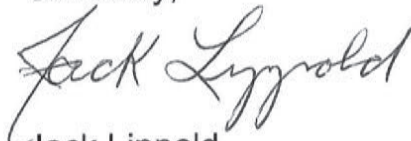
Jilline Dobratz
N168W19851 Main Street
Jackson, WI 53037
ATTN: Village Board

Village Trustees:

The resignation of Trustee Heckendorf to become village president created a vacancy on the village board. I would like to be considered for this open position. I was a village trustee for eight years. Furthermore, I believe it is essential to fill this vacancy with someone who is familiar with how the board functions and interacts with all aspects village government.

Thank you for your consideration in this position.

Sincerely,



Jack Lippold

John M. Lippold

W203N16261 White Oak Cir.
Jackson, WI 53037

j

Objective.

Fill vacancy on Board of Trustees in the Village of Jackson.

Education

2013 Associate Degree Applied Science Interactive Media Design

2011 Associate Degree Applied Science Graphic Communication

Skills

- Knowledge of Adobe Master Design Suite
- Microsoft Office Products

Work Experience

2020 – Present DQ Jackson & West Bend

2018 – 2020 Pizza Station West Bend

2015 – 2018 Culvers Jackson

2013 - 2020 Elected Village of Jackson Board of Trustees for four terms,
Jackson, WI

- Department Public Works Committee
- Planning Commission

2010 - 2013 Tutor and note taker at MPTC

1990 - 2009 Department Supervisor Marshall & Ilsley Bank, Milwaukee, WI

- Transit Department Supervisor – coordinated the processing and distribution of 500K - 900K documents per day.
- Retail Collections Supervisor – directed diverse staff in the maintenance of retail auto and real estate loans.
- Private Label (American TV & Appliance) Credit Operations Supervisor – responsibilities included granting and collection of over \$200 million in receivables

Achievements & Awards

2011 Moraine Park Student of the Year

2013 Who's Who In American Colleges

2011, 2012 & 2013 MPTC Meritorious Service Award

Phi Theta Kappa National Honor Society

Clubs & Activities

2011 - 2012 WSG Vice-President

2011 - 2013 MPTC WSG Governor

2011 - 2013 Member MPTC District Student Government
2011 & 2013 President West Bend Student Senate
2012 - 2013 President STEM Club
2010 - 2013 President MPTC Graphics Club

Volunteer

2013 MPTC Student of the Year Selection Committee
2012 WTCS Student Showcase MPTC Exhibit Capitol Rotunda Madison
2012 MPTC Disciplinary Review Board
2013 President of MPTC STEM Club coordinated and produced with other club members promotional video for Free SPIRIT Riders of Fond du Lac
2012 Member Ad Hoc Village of Jackson Centennial Committee
Created all posters, signs and brochures for the Centennial events
1975 - 1980 Milwaukee County Foster Parent Program
1985 Sheboygan Mayoral Proclamation for Volunteer Efforts in City of Sheboygan
1979 - 1985 Worked with the Accents of Sheboygan in the role of lead instructor, designer, and choreographer. Group won numerous state and national titles.

NICOLE STRUEBING

N167W20948 South Street Jackson WI 53037 · [REDACTED]
[REDACTED]

Letter of Intent

Re: Village Trustee Position

Village of Jackson, Wisconsin

DEAR JACKSON VILLAGE BOARD,

This letter is regarding the recently available vacancy for the Trustee position within the Village of Jackson, Wisconsin .

I have resided in the Village of Jackson for 7 years, originally I lived in Milwaukee where I spent a majority of my professional life working within my “family business”. I moved to Jackson because it shared the same values and represented what I wanted my children to be exposed too.

I have over 23 years of extensive business operations and Human Resource management within small to medium size companies in different stages of growth, and have worked directly with CEO’s litigating work flow throughout most of my career. I am strategic, clever, and fiscally minded, and have gathered real life experience that is becoming less and less common in society these days.

Professionally, after the decision to leave the family business, and change directions completely, I started with a small agency servicing youth within the Milwaukee Wraparound and Comprehensive Community Services network. I began working a few hours a week, and after assisting the CEO directly, we are now a large agency where I operate as the Chief Operating Officer. My contributions have assisted my agency to triple in size and operate in Ozaukee contract as well as contracts within the Department of Workforce Development (DVR programs). A majority of my role is overseeing operations, budgeting, and maintaining compliance which requires extensive review and policy creation surround local and federal Forward Health regulations. I am familiar with government verbiage and how the system works.

Being able to contribute as a village board member is in my wheelhouse and I feel I can make massive contributions creating and implementing long-term solutions the village of Jackson needs as growth and expansion continue.

I require no hand holding, work well in ambiguous settings, thrive in positions where wearing multiple hats is required and pride myself in my adaptability. I am a loyal and diligent workhorse, who sees the “big picture” needs of younger organizations, applying a strategic lens to current systems, analyzing, and dissecting where the bottlenecks are. I find great satisfaction in solving complex problems by implementing clever and needed solutions, and sharing a perspective that I feel represents many others in this community.

My goal is to assist the village that I call home, with their goals of the future, finding items left on the table, saving tax payers’ funds and putting real boots to the ground when it comes to turning ideas into action.

I appreciate the opportunity to showcase my abilities and assist the Village of Jackson with the growth and continued success, especially as we embark on the new housing project and the good and (sometimes) complicated situations it will bring.

I appreciate your time to review my application. I can be reached at [REDACTED]
[REDACTED]

Thank you,

Nicole Struebing

Nicole Struebing

Chief Operations Officer

N167W20948 South Street Jackson WI 53037 [REDACTED] -
[REDACTED]

SKILLS

Competent and adaptable leader applying common sense, eye for detail and problem solving skills to all business operations. Extensive experience in human resources, operations, regulations and compliance, SOP creation, team building, office administration and project management within small and large companies. Adapt and learn quickly, thriving in challenging and ever changing work environments.

EXPERIENCE

Educates LLC, Mequon WI – *Chief Operations Officer, Human Resources & Compliance*

Aug 2018 - PRESENT

- *Ran full scale operations for federal funded agency contracted by Department of Health and Human Services Milwaukee County. Applied strategic business operations, "big picture" mindset with unwavering work ethic to a young company, developing staple day to day policies, increasing billings from \$50,000 a year to \$1,000,000 projected for 2022.*
- *Key player in the fundamental growth of the agency, collaborating directly with CEO and solely responsible for keeping business alive.*
- *Independently developed policies decoding multiple, complicated federal compliance regulations into company procedures that employees can follow and understand, resulting in less turnover and 100% audit scores.*
- Spearheaded large scale tech project, identified need for streamlined data accessibility; Invented and sourced IT to create an Educates mobile application/interface to reducing errors and increase managerial performance by 25%.
- Human Resources Manager; Prepared and evaluated staff performance plans, recruiting, wrote handbook & job descriptions, onboard and trained new hires, handled disciplinary and performance issues, managed staff workloads, processed intricate Payroll via Paychex, managed UI claims, benefits and tax/regulatory duties.
- Maintained all regulatory compliance with Medicaid rule DHS 36. This includes all preparatory and finishing work for federal compliance audits, site visits, RFI contract renewals, fiscal audits and other county state and federal reviews
- Performed risk management; wrote and maintained agency CCS policies and procedures that are reflective of and upholding of DHS 36 requirements to promote continuity within the CCS program across the lifespan of the agency.

- Audited, analyzed, inspected, and reviewed files, records, contracts, agreements, and other agency documents ensuring policies and procedures are being followed, reports are complete and submitted on time, and all legal, organizational, and contractual requirements were being met.
- Completed detailed fiscal reporting/auditing, billing, invoicing and accounts receivable. Collaborated with CEO for use of funding and billing projections.
- Detected gaps in areas where growth was needed to operate more efficiently and implemented systems to improve overall performance.
- Represented the company across all county partners, attending state and county wide meetings and required trainings.
- Showcased the ability to maintain multiple positions simultaneously with little to no direct oversight with changing daily needs. Completed time sensitive tasks according to business needs and government contract deadlines.
- Experienced with Paychex, Unemployment portals, Microsoft Office 365, Microsoft Azure, PowerApps, Google Workspace, Cloud Base File Sharing, Government EHR/Background Check portals, DocuSign, and QuickBooks.

Sullivan Medical Clinic, Milwaukee, WI - *Intake Specialist (Temporary Position)*

Sept 2018 - April 2019 (office closed)

- Prioritized needs of mental health and substance abuse patients by creating a safe space; excelled at communicating with patients and provided basic therapy before seen by doctor implementing empathy and integrity.
- Collected urine samples, took vitals, medication concerns, medical history and entered into patient charts complying with HIPAA and medical regulations.
- Transcribed written patient notes into EHR profile; assisted with phone calls, faxes, scheduling, prescription refills and sensitive documents.

The Feed Bag Pet Supply Mequon, WI - *Operations Manager, Human Resources*

March 2011 - September 2018

- Operated as CEO of North Shore Aquarium Maintenance service company, a business of my own that I sold to the The Feed Bag Pet Supply in March of 2016
- Managed a retail staff of 15 and over 30 external client accounts in SE Wisconsin, 40 vendors and over \$100,000 in livestock
- Comprehensive background leading all aspects of business (Purchase Order Management, Invoicing, Inventory Management, Social Media)
- Human Resources; Prepared and evaluated staff performance plans, interviewed and hired new staff, staff training and orientation, handled disciplinary and performance issues, managed staff workloads, managed benefits and claims and conferred directly with CEO on my recommendations.
Design, Advertising Campaigns, Onboarding and Customer Relations)
- Assisted The Feed Bag to earning the 2017 "Milwaukee A- List" Award and Ozaukee County Small Business of the Year award in 2015.
- My department was recognized nationally and awarded the "Diamond Dealer Award" in 2017, only given to 12 stores nationwide.

- Traveled throughout the country cultivating vendor relationships, negotiating terms for product purchasing and ensuring quality inventory was received.
- Developed multiple new lines of business, merged own aquarium maintenance business with The Feed Bag doubling sales in 6 months.
- In addition to purchasing and management, I was solely responsible for handling all aspects of a 24/7 aquarium maintenance division requiring complex ability to adapt and utilize resources to ensure company workflow, and use time wisely to complete paperwork, billing, scheduling and fit square pegs into round holes constantly.
- Excelled with staff management, onboarding, training, complex scheduling, driving sales, reducing overhead, marketing, maintaining vendor lists, purchasing, negotiating sales terms and leading by example in all work performed.

Quality Tropics DBA The Fish Factory, WI - (Family Business; Manager/Operations)

March 2001 - September 2010; Sept 2017 - July 2018

- Family retail business; Independently ran sales floor at young age. Managed the largest custom aquarium service fleet in SE Wisconsin and a retail store by age 17.
- Developed and maintained online retail division, including creating all division policies, posting items, customer contact, preparing items for shipping, negotiating terms with third parties and handling returns.
- Developed policies to reduce loss, increase sales, drive business and uphold high customer service standards.
- Identified my niche for operations; performed well with an ability to adjust and solve problems while creating new systems to avoid reoccurring pitfalls and improve workflow. Continued to plan, project ahead and analyze possible business system outcomes and how to avoid bottlenecks within a smaller company with limited staff and resources.
- Responsible for invoicing via QuickBooks, billing, cash handling, fiscal reporting, compiling reports, marketing campaigns and company metrics.
- Responsible for day-to-day HR needs such as hiring, employee reviews, payroll submission, managing staff expectations, recruiting, onboarding and disciplinary action.
- Provided exceptional written and verbal communication skills to customers, staff and vendors.
- Responsible business-related purchasing, pricing, inventory/purchase order management and policy and procedure implementation.
- As worked in family business; I was responsible for any and all business needs working directly under CEO and as acting CEO; creating a solid foundation and work ethic to apply to any position I hold.

EDUCATION

University of Wisconsin Milwaukee - Milwaukee, WI - *Business Administration*

August 2006 - June 2010

Minor in Spanish

RESOLUTION NO. 23-14

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF \$5,540,000 WATER AND SEWER SYSTEM REVENUE BONDS, SERIES 2023B OF THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, AND PROVIDING FOR THE PAYMENT OF THE BONDS AND OTHER DETAILS WITH RESPECT TO THE BONDS

WHEREAS, the Village of Jackson, Washington County, Wisconsin (the "Village") owns and operates a Water System and a Sewer System which are operated for public purposes as separate public utilities by the Village and which are hereby combined for the purposes of this financing (hereinafter, the Village's Water System and Sewer System shall be referred to collectively as the "System"); and

WHEREAS, under the provisions of Section 66.0621, Wisconsin Statutes, any municipality in the State of Wisconsin may, by action of its governing body, provide funds for extending, adding to and improving a public utility from the proceeds of bonds, which bonds are payable only from the income and revenues derived from any source by such utility and are secured by a pledge of the revenues of the utility; and

WHEREAS, on May 9, 2023, the Village Board of the Village adopted a resolution providing for the issuance of Water and Sewer System Revenue Bonds, Series 2023B to finance certain additions, improvements and extensions to the System; and

WHEREAS, the Village has determined that certain additions, improvements and extensions to the System (the "Project") are necessary to adequately supply the needs of the Village and the residents thereof; and

WHEREAS, it is necessary, desirable and in the best interests of the Village to authorize and sell revenue bonds (the "Bonds") for such purpose payable solely from the revenues of the System, which bonds are to be authorized and issued pursuant to the provisions of Section 66.0621, Wisconsin Statutes; and

WHEREAS, the Village has no bonds or obligations outstanding which are payable from the income and revenues of the System; and

WHEREAS, the Village has directed Ehlers & Associates, Inc. ("Ehlers") to take the steps necessary to sell the Bonds; and

WHEREAS, Ehlers, in consultation with the officials of the Village, prepared a Notice of Sale (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) setting forth the details of and the bid requirements for the Bonds and indicating that the Bonds would be offered for public sale on June 13, 2023; and

WHEREAS, the Village Administrator (in consultation with Ehlers) caused a form of notice of the sale to be published and/or announced and caused the Notice of Sale to be distributed to potential bidders offering the Bonds for public sale on June 13, 2023; and

WHEREAS, the Village has duly received bids for the Bonds as described on the Bid Tabulation attached hereto as Exhibit B and incorporated herein by this reference (the "Bid Tabulation"); and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by the financial institution listed first on the Bid Tabulation fully complies with the bid requirements set forth in the Notice of Sale and is deemed to be the most advantageous to the Village. Ehlers has recommended that the Village accept the Proposal. A copy of said Proposal submitted by such institution (the "Purchaser") is attached hereto as Exhibit C and incorporated herein by this reference.

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

Section 1A. Ratification of the Notice of Sale and Offering Materials. The Village Board of the Village hereby ratifies and approves the details of the Bonds set forth in Exhibit A attached hereto as and for the details of the Bonds. The Notice of Sale and any other offering materials prepared and circulated by Ehlers are hereby ratified and approved in all respects. All actions taken by officers of the Village and Ehlers in connection with the preparation and distribution of the Notice of Sale and any other offering materials are hereby ratified and approved in all respects.

Section 1B. Authorization of Bonds. For the purpose of paying the cost of the Project, the Village shall borrow on the credit of the Revenues of the System the sum of \$5,540,000. Negotiable, fully-registered bonds of the Village, in the denomination of \$5,000, or any whole multiple thereof, shall be issued in evidence thereof. The Bonds shall be designated "Water and Sewer System Revenue Bonds, Series 2023B", shall be numbered from R-1 upward and shall be dated July 6, 2023. The Bonds shall bear interest at the rates per annum set forth in the Proposal and shall mature on May 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit D-1 and incorporated herein by this reference.

Interest on the Bonds shall be payable on May 1 and November 1 of each year, commencing May 1, 2024. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

The schedule of principal and interest payments due on the Bonds is set forth on the Debt Service Schedule attached hereto as Exhibit D-2 and incorporated herein by this reference (the "Schedule").

The Bonds maturing on May 1, 2032 and thereafter shall be subject to redemption prior to maturity, at the option of the Village, on May 1, 2031 or on any date thereafter. Said Bonds shall be redeemable as a whole or in part, and if in part, from maturities selected by the Village and within each maturity, by lot, at the principal amount thereof, plus accrued interest to the date of redemption. If the Proposal specifies that any of the Bonds are subject to mandatory redemption, the terms of such mandatory redemption are set forth on an attachment hereto as Schedule MRP and incorporated herein by this reference. Upon the optional redemption of any of the Bonds subject to mandatory redemption, the principal amount of such Bonds so redeemed shall be credited against the mandatory redemption payments established in Schedule MRP for such Bonds in such manner as the Village shall direct.

The schedule of maturities is found to be such that the amount of annual debt service payments is reasonable in accordance with prudent municipal utility practices.

Section 1C. Security for the Bonds. The Bonds, together with interest thereon, shall not constitute an indebtedness of the Village nor a charge against its general credit or taxing power. The Bonds, together with interest thereon, shall be payable only out of the Special Redemption Fund provided for in Section 4 herein, and shall be a valid claim of the registered owner or owners thereof only against the Special Redemption Fund and the Revenues of the System pledged to such fund. Sufficient Revenues are hereby pledged to said Special Redemption Fund, and shall be used for no other purpose than to pay the principal of, premium, if any, and interest on the Bonds as the same becomes due.

Section 2. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit E and incorporated herein by this reference.

Section 3. Definitions. In addition to the words defined elsewhere in this Resolution, the following words shall have the following meanings unless the context or use indicates another or different meaning or intent:

"Annual Debt Service Requirement" means the total amount of principal and interest due in any Fiscal Year on the Bonds and Parity Bonds.

"Bond Year" means the Fiscal Year.

"Code" means the Internal Revenue Code of 1986, as amended.

"DTC" means The Depository Trust Company, New York, New York, or any successor securities depository for the Village with respect to the Bonds.

"Fiscal Year" means the fiscal year adopted by the Village for the System, which is currently the calendar year.

"Net Revenues" means the Revenues minus all Operation and Maintenance Expenses of the System.

"Operation and Maintenance Expenses" means the reasonable and necessary costs of operating, maintaining, administering and repairing the System, including salaries, wages, costs of materials and supplies, insurance and audits, but excluding depreciation, debt service, tax equivalents and capital expenditures.

"Parity Bonds" means additional bonds or obligations issued on a parity as to pledge and lien with the Bonds in accordance with the provisions of Section 7 of this Resolution.

"Reserve Requirement" means an amount, determined as of the date of issuance of the Bonds, equal to the least of (a) 10% of the stated principal amount of the Bonds (to the extent permitted pursuant to Section 148(d)(1) of the Code and Regulations); (b) the maximum annual debt service on the Bonds in a Bond Year; and (c) 125% of average annual debt service on the Bonds in a Bond Year; provided, however, that on an ongoing basis it shall never exceed the remaining maximum annual principal and interest due on the outstanding Bonds in any Bond Year. If Parity Bonds which are to be secured by the Reserve Account are issued, the Reserve Requirement shall mean an amount, determined as of the date of issuance of the Parity Bonds, equal to the least of (a) the amount required to be on deposit in the Reserve Account prior to the issuance of such Parity Bonds, plus the amount permitted to be deposited therein from proceeds of the Parity Bonds pursuant to Section 148(d)(1) of the Code and Regulations; (b) the maximum annual debt service on outstanding obligations secured by the Reserve Account and the Parity Bonds to be issued; and (c) 125% of average annual debt service on the outstanding obligations secured by the Reserve Account and the Parity Bonds to be issued; provided, however, that on an ongoing basis it shall never exceed the remaining maximum annual principal and interest due on the outstanding obligations secured by the Reserve Account and Parity Bonds in any Bond Year.

"Regulations" means the Regulations of the Commissioner of Internal Revenue under the Code.

"Revenues" means all income and revenue of the System, including the revenues received from the Village for services rendered to it and all moneys received from any other source, including moneys appropriated by the Village Board pursuant to Section 5 herein and income derived from investments.

"System" means the entire Water System and Sewer System of the Village specifically including that portion of the Project owned by the Village and including all property of every nature now or hereafter owned by the Village for the extraction, collection, storage, treatment, transmission, distribution, metering and discharge of industrial and potable public water, and the collection, transmission, treatment, storage, metering and disposal of domestic, industrial and public sewage, including all improvements and extensions thereto made by the Village while any of the Bonds and Parity Bonds remain outstanding, including all real and personal property of every nature comprising part of or used or useful in connection with such Water System and Sewer System and including all appurtenances, contracts, leases, franchises and other intangibles.

Section 4. Income and Revenue Funds. When the Bonds shall have been delivered in whole or in part, the Revenues shall be set aside into the Water and Sewer System Revenue Fund and then transferred to the following separate and special funds in the order of priority listed below, which funds are hereby created, to be used and applied as described below:

- Revenues of the Water System in amounts sufficient to provide for the reasonable and proper operation and maintenance of the Water System through the payment of Operation and Maintenance Expenses shall be set aside into the Water System Operation and Maintenance Fund (the "Water System Operation and Maintenance Fund").

- Revenues of the Sewer System in amounts sufficient to provide for the reasonable and proper operation and maintenance of the Sewer System through the payment of Operation and Maintenance Expenses shall be set aside into the Sewer System Operation and Maintenance Fund (the "Sewer System Operation and Maintenance Fund" and collectively with the Water System Operation and Maintenance Fund, the "Operation and Maintenance Funds").

- Revenues in amounts sufficient to pay the principal of and interest on the Bonds and Parity Bonds and to meet the Reserve Requirement shall be set aside into the Water and Sewer System Revenue Bond and Interest Special Redemption Fund (the "Special Redemption Fund"), to be applied to the payment of the principal of and interest on the Bonds and Parity Bonds and to meet the Reserve Requirement. The monies standing in the Special Redemption Fund are irrevocably pledged to the payment of principal of and interest on the Bonds and Parity Bonds.

- Revenues of the Water System in amounts sufficient to provide a proper and adequate depreciation account for the Water System shall be set aside into the Water System Depreciation Fund (the "Water System Depreciation Fund").

- Revenues of the Sewer System in amounts sufficient to provide a proper and adequate depreciation account for the Sewer System shall be set aside into the Sewer

System Depreciation Fund (the "Sewer System Depreciation Fund" and collectively with the Water System Depreciation Fund, the "Depreciation Funds").

The Operation and Maintenance Funds and Depreciation Funds shall be deposited as received in public depositories to be selected by the Village Board in the manner required by Chapter 34, Wisconsin Statutes and may be invested in legal investments subject to the provisions of Section 66.0603(1m), Wisconsin Statutes.

Money in the Operation and Maintenance Funds shall be used to pay Operation and Maintenance Expenses as the same come due; money not immediately required for Operation and Maintenance Expenses shall be used to accumulate a reserve in the Operation and Maintenance Funds equal to estimated Operation and Maintenance Expenses for one month. Any money then available and remaining in the Operation and Maintenance Funds may be transferred to the Surplus Fund, which fund is hereby created.

Revenues of the Water System and Sewer System shall be deposited in the respective Depreciation Funds each month until such amount as the Village Board may from time to time determine to constitute an adequate and reasonable depreciation account for the System (the "Depreciation Requirement") is accumulated therein. Money in the Depreciation Funds shall be available and shall be used, whenever necessary, to restore any deficiency in the Special Redemption Fund and for the maintenance of the Reserve Account therein. When the Special Redemption Fund is sufficient for its purpose, funds in the Depreciation Funds may be expended for repairs, replacements, new construction, extensions or additions to the respective Water System or Sewer System. Any money on deposit in the Depreciation Funds in excess of either Depreciation Requirement which is not required during the current Fiscal Year for the purposes of the Depreciation Funds may be transferred to the Surplus Fund.

It is the express intent and determination of the Village Board that the amount of Revenues to be set aside and paid into the Special Redemption Fund (including the Reserve Account) shall in any event be sufficient to pay principal of and interest on the Bonds and Parity Bonds and to meet the Reserve Requirement, and the Village Treasurer shall each Fiscal Year deposit at least sufficient Revenues in the Special Redemption Fund to pay promptly all principal and interest falling due on the Bonds and Parity Bonds and to meet the Reserve Requirement.

The Revenues so set aside for payment of the principal of and interest on the Bonds and Parity Bonds shall be set apart and shall be paid into the Special Redemption Fund not later than the 10th day of each month. The amount deposited each month shall be not less than one-sixth of the interest next coming due, plus one-twelfth of the principal next maturing.

The minimum amounts to be so deposited for debt service on the Bonds are set forth on the Schedule.

The Special Redemption Fund shall be used for no purpose other than the payment of interest upon and principal of the Bonds and Parity Bonds promptly as the same become due and payable or to pay redemption premiums. All money in the Special Redemption Fund shall be deposited in a special account and invested in legal investments subject to Section 66.0603(1m), Wisconsin Statutes, and the monthly payments required to be made to the Special Redemption Fund shall be made directly to such account.

To additionally secure the payment of principal of and interest on the Bonds and Parity Bonds, an account designated the Debt Service Reserve Account (the "Reserve Account") is hereby established within the Special Redemption Fund. The Village shall, upon the issuance of the Bonds, deposit an amount equal to the Reserve Requirement into the Reserve Account, and an amount equal to the Reserve Requirement shall be maintained in the Reserve Account.

The Village covenants and agrees that at any time that the Reserve Account is drawn on and the amount in the Reserve Account shall be less than the Reserve Requirement, an amount equal to one-twelfth of the Reserve Requirement will be paid monthly into the Reserve Account from those funds in the Special Redemption Fund, the Operation and Maintenance Funds, the Depreciation Funds and the Surplus Fund which are in excess of the minimum amounts required by the preceding paragraphs to be paid therein until the Reserve Requirement will again have accumulated in the Reserve Account. No such payments need be made into the Reserve Account at such times as the monies in the Reserve Account are equal to the highest remaining annual debt service requirement on the Bonds and Parity Bonds secured by the Reserve Account in any Bond Year. If at any time the amount on deposit in the Reserve Account exceeds the Reserve Requirement, the excess shall be transferred to the Special Redemption Fund and used to pay principal and interest on the Bonds. If for any reason there shall be insufficient funds on hand in the Special Redemption Fund to meet principal or interest becoming due on the Bonds or Parity Bonds secured by the Reserve Account, then all sums then held in the Reserve Account shall be used to pay the portion of interest or principal on such Bonds or Parity Bonds becoming due as to which there would otherwise be default, and thereupon the payments required by this paragraph shall again be made into the Reserve Account until an amount equal to the Reserve Requirement is on deposit in the Reserve Account.

Funds in the Special Redemption Fund in excess of the minimum amounts required to be paid therein plus reserve requirements may be transferred to the Surplus Fund.

Money in the Surplus Fund shall first be used when necessary to meet requirements of the Operation and Maintenance Funds including the one month reserve, the Special Redemption Fund including the Reserve Account, and the Depreciation Funds. Any money then remaining in the Surplus Fund at the end of any

Fiscal Year may be used only as permitted and in the order specified in Section 66.0811(2), Wisconsin Statutes. Money thereafter remaining in the Surplus Fund may be transferred to any of the funds or accounts created by this section.

Section 5. Service to the Village. The reasonable cost and value of any service rendered to the Village by the System by furnishing water and sewer services for public purposes shall be charged against the Village and shall be paid by it in monthly installments as the service accrues, out of the current revenues of the Village collected or in the process of collection, exclusive of the Revenues, and out of the tax levy of the Village made by it to raise money to meet its necessary current expenses. It is hereby found and determined that the reasonable cost and value of such service to the Village in each year shall be in an amount which, together with Revenues of the System, will produce Net Revenues equivalent to not less than 1.25 times the Annual Debt Service Requirement. Such compensation for such service rendered to the Village shall, in the manner provided hereinabove, be paid into the separate and special funds described in Section 4 of this Resolution. However, such payment is subject to (a) annual appropriations by the Village Board therefor, (b) approval of the Wisconsin Public Service Commission, or successors to its function, if necessary, and (c) applicable levy limits, if any; and neither this Resolution nor such payment shall be construed as constituting an obligation of the Village to make any such appropriation over and above the reasonable cost and value of services rendered to the Village and its inhabitants or to make any subsequent payment over and above such reasonable cost and value.

Section 6. Operation of System; Village Covenants. It is covenanted and agreed by the Village with the owner or owners of the Bonds, and each of them, that:

(a) The Village will faithfully and punctually perform all duties with reference to the System required by the Constitution and Statutes of the State of Wisconsin, including the making and collecting of reasonable and sufficient rates lawfully established for services rendered by the System, and will collect and segregate the Revenues of the System and apply them to the respective funds and accounts described hereinabove;

(b) The Village will not sell, lease, or in any manner dispose of the System, including any part thereof or any additions, extensions, or improvements that may be made part thereto, except that the Village shall have the right to sell, lease or otherwise dispose of any property of the System found by the Village Board to be neither necessary nor useful in the operation of the System, provided the proceeds received from such sale, lease or disposal shall be paid into the Special Redemption Fund or applied to the acquisition or construction of capital facilities for use in the normal operation of the System, and such payment shall not reduce the amounts otherwise required to be paid into the Special Redemption Fund;

(c) The Village will cause the improvements to the System financed by the Bonds to be made as expeditiously as reasonably possible;

(d) The Village will pay or cause to be paid all lawful taxes, assessments, governmental charges, and claims for labor, materials or supplies which if unpaid could become a lien upon the System or its Revenues or could impair the security of the Bonds;

(e) The Village will maintain in reasonably good condition and operate the System, and will establish, charge and collect such lawfully established rates and charges for the service rendered by the System, so that in each Fiscal Year Net Revenues shall not be less than 125% of the Annual Debt Service Requirement, and so that the Revenues of the System herein agreed to be set aside to provide for the payment of the Bonds and Parity Bonds and the interest thereon as the same becomes due and payable, and to meet the Reserve Requirement, will be sufficient for those purposes;

(f) The Village will prepare a budget not less than sixty days prior to the end of each Fiscal Year and, in the event such budget indicates that the Net Revenues for each Fiscal Year will not exceed the Annual Debt Service Requirement for each corresponding Fiscal Year by the proportion stated hereunder, will take any and all steps permitted by law to increase rates so that the aforementioned proportion of Net Revenues to the Annual Debt Service Requirement shall be accomplished as promptly as possible;

(g) The Village will keep proper books and accounts relative to the System separate from all other records of the Village and will cause such books and accounts to be audited annually by a recognized independent firm of certified public accountants including a balance sheet and a profit and loss statement of the System as certified by such accountants. Each such audit, in addition to whatever matters may be thought proper by the accountants to be included therein shall include the following: (1) a statement in detail of the income and expenditures of the System for the Fiscal Year; (2) a statement of the Net Revenues of the System for such Fiscal Year; (3) a balance sheet as of the end of such Fiscal Year; (4) the accountants' comment regarding the manner in which the Village has carried out the requirements of this Resolution and the accountants' recommendations for any changes or improvements in the operation of the System; (5) the number of connections to the System at the end of the Fiscal Year, for each user classification (i.e., residential, commercial, public and industrial); (6) a list of the insurance policies in force at the end of the Fiscal Year setting out as to each policy the amount of the policy, the risks covered, the name of the insurer, and the expiration date of the policy; and (7) the volume of water used as the basis for computing the service charge; and

(h) So long as any of the Bonds are outstanding the Village will carry for the benefit of the owners of the Bonds insurance of the kinds and in the amounts normally carried by private companies or other public bodies engaged in the operation of similar systems. All money received for loss of use and occupancy shall be

considered Revenue of the System payable into the separate funds and accounts named in Section 4 of this Resolution. All money received for losses under any casualty policies shall be used in repairing the damage or in replacing the property destroyed provided that if the Village Board shall find it is inadvisable to repair such damage or replace such property and that the operation of the System has not been impaired thereby, such money shall be deposited in the Special Redemption Fund, but in that event such payments shall not reduce the amounts otherwise required to be paid into the Special Redemption Fund.

Section 7. Additional Bonds. No bonds or obligations payable out of the Revenues of the System may be issued in such manner as to enjoy priority over the Bonds. Additional obligations may be issued if their lien and pledge is junior and subordinate to that of the Bonds. Additional obligations may be issued on a parity with the Bonds as to the pledge of Revenues of the System ("Parity Bonds") only if all of the following conditions are met:

- a. Either:
 - i. The Net Revenues for the last completed Fiscal Year preceding the issuance of such Parity Bonds must have been at least equal to 1.25 times the average combined annual principal and interest requirements on all Bonds and any Parity Bonds then outstanding payable from the revenues of the System (other than Bonds and any Parity Bonds being refunded), and the Parity Bonds proposed to be issued, for any succeeding Fiscal Year in which there shall be a principal maturity on such outstanding bonds; provided, however, that if prior to the authorization of such additional obligations the Village shall have adopted and put into effect a revised schedule of rates, then the Net Revenues of the System for the last completed Fiscal Year which would, in the calculations of an independent consulting engineer, registered municipal advisor or independent certified public accountant employed for that purpose, have resulted from such rates had they been in effect for such period may be used in lieu of the actual Net Revenues for the last completed Fiscal Year; or
 - ii. An independent certified public accountant, registered municipal advisor or consulting professional engineer provides calculations setting forth for each of the three Fiscal Years commencing with the Fiscal Year following that in which the projects financed by such additional obligations are to be completed, the projected Net Revenues and the maximum annual interest and principal requirements on all bonds outstanding payable from the Gross Revenues of the System and on the Parity Bonds proposed to be

issued (the "Maximum Annual Debt Service Requirement"); and demonstrating that for each of the three Fiscal Years the projected Net Revenues will be in an amount not less than 125% of such Maximum Annual Debt Service Requirement;

b. The payments required to be made into the funds and accounts enumerated in Section 4 of this Resolution (including the Reserve Account, but not the Surplus Fund) must have been made in full.

c. The Parity Bonds must have principal maturing on May 1 of each year in which principal falls due and interest falling due on May 1 and November 1 of each year.

d. If the Parity Bonds are to be secured by the Reserve Account, the amount on deposit in the Reserve Account must be increased to an amount equal to the Reserve Requirement applicable upon the issuance of Parity Bonds as defined in Section 3 of this Resolution.

e. The proceeds of the Parity Bonds must be used only for the purpose of providing additions, extensions or improvements to the System, or to refund obligations issued for such purpose.

Section 8. Sale of Bonds. The bid of the Purchaser for the purchase price set forth in the Proposal be and it hereby is accepted and the President and Deputy Clerk are authorized and directed to execute an acceptance of the offer of said successful bidder on behalf of the Village. The good faith deposit of the Purchaser shall be applied in accordance with the Notice of Sale, and any good faith deposits submitted by unsuccessful bidders shall be promptly returned. The officers of the Village are authorized and directed to do any and all acts necessary to conclude delivery of the Bonds to the Purchaser, upon receipt of the purchase price, as soon after adoption of this Resolution as is convenient.

Section 9. Application of Bond Proceeds. All accrued interest received from the sale of the Bonds shall be deposited into the Special Redemption Fund. An amount of proceeds of the Bonds equal to the Reserve Requirement shall be deposited in the Reserve Account. The balance of the proceeds, less the expenses incurred in authorizing, issuing and delivering the Bonds, shall be deposited in a special fund designated as "Water and Sewer System Improvement Fund." Said special fund shall be adequately secured and used solely for the purpose of meeting costs of extending, adding to and improving the System, as described in the preamble hereof. The balance remaining in said Improvement Fund after paying said costs shall be transferred to the Special Redemption Fund for use in payment of principal of and interest on the Bonds.

Section 10. Amendment to Resolution. After the issuance of any of the Bonds, no change or alteration of any kind in the provisions of this Resolution may be made

until all of the Bonds have been paid in full as to both principal and interest, or discharged as herein provided, except:

a. The Village may, from time to time, amend this Resolution without the consent of any of the owners of the Bonds, but only to cure any ambiguity, administrative conflict, formal defect, or omission or procedural inconsistency of this Resolution; and

b. This Resolution may be amended, in any respect, with the written consent of the owners of not less than two-thirds of the principal amount of the Bonds then outstanding, exclusive of Bonds held by the Village; provided, however, that no amendment shall permit any change in the pledge of Revenues derived from the System, or in the maturity of any Bond issued hereunder, or a reduction in the rate of interest on any Bond, or in the amount of the principal obligation thereof, or in the amount of the redemption premium payable in the case of redemption thereof, or change the terms upon which the Bonds may be redeemed or make any other modification in the terms of the payment of such principal or interest without the written consent of the owner of each such Bond to which the change is applicable.

Section 11. Defeasance. When all Bonds have been discharged, all pledges, liens, covenants and other rights granted to the owners thereof by this Resolution shall cease. The Village may discharge all Bonds due on any date by depositing into a special account on or before that date a sum sufficient to pay the same in full; or if any Bonds should not be paid when due, it may nevertheless be discharged by depositing into a special account a sum sufficient to pay it in full with interest accrued from the due date to the date of such deposit. The Village, at its option, may also discharge all Bonds called for redemption on any date when they are prepayable according to their terms, by depositing into a special account on or before that date a sum sufficient to pay them in full, with the required redemption premium, if any, provided that notice of redemption has been duly given as required by this Resolution. The Village, at its option, may also discharge all Bonds of said issue at any time by irrevocably depositing in escrow with a suitable bank or trust company a sum of cash and/or bonds or securities issued or guaranteed as to principal and interest of the U.S. Government, or of a commission, board or other instrumentality of the U.S. Government, maturing on the dates and bearing interest at the rates required to provide funds sufficient to pay when due the interest to accrue on each of said Bonds to its maturity or, at the Village's option, if said Bond is prepayable to any prior date upon which it may be called for redemption, and to pay and redeem the principal amount of each such Bond at maturity, or at the Village's option, if said Bond is prepayable, at its earliest redemption date, with the premium required for such redemption, if any, provided that notice of the redemption of all prepayable Bonds on such date has been duly given or provided for. Upon such payment or deposit, in the amount and manner provided by this Section, all liability of the Village with respect to the Bonds shall cease, terminate and be

completely discharged, and the owners thereof shall be entitled only to payment out of the money so deposited.

Section 12. Investments and Arbitrage. Monies accumulated in any of the funds and accounts referred to in Sections 4 and 9 hereof which are not immediately needed for the respective purposes thereof, may be invested in legal investments subject to the provisions of Sec. 66.0603(1m), Wisconsin Statutes, until needed. All income derived from such investments shall be credited to the fund or account from which the investment was made; provided, however, that at any time that the Reserve Requirement is on deposit in the Reserve Account, any income derived from investment of the Reserve Account shall be deposited into the Special Redemption Fund and used to pay principal and interest on the Bonds. A separate banking account is not required for each of the funds and accounts established under this Resolution; however, the monies in each fund or account shall be accounted for separately by the Village and used only for the respective purposes thereof. The proceeds of the Bonds shall be used solely for the purposes for which they are issued but may be temporarily invested until needed in legal investments. No such investment shall be made in such a manner as would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations.

An officer of the Village, charged with the responsibility for issuing the Bonds, shall, on the basis of the facts, estimates and circumstances in existence on the date of closing, make such certifications as are necessary to permit the conclusion that the Bonds are not "arbitrage bonds" under Section 148 of the Code or the Regulations.

Section 13. Resolution a Contract. The provisions of this Resolution shall constitute a contract between the Village and the owner or owners of the Bonds, and after issuance of any of the Bonds no change or alteration of any kind in the provisions of this Resolution may be made, except as provided in Section 10, until all of the Bonds have been paid in full as to both principal and interest. The owner or owners of any of the Bonds shall have the right in addition to all other rights, by mandamus or other suit or action in any court of competent jurisdiction, to enforce such owner's or owners' rights against the Village, the governing body thereof, and any and all officers and agents thereof including, but without limitation, the right to require the Village, its governing body and any other authorized body, to fix and collect rates and charges fully adequate to carry out all of the provisions and agreements contained in this Resolution.

Section 14. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Village agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations which the Village Administrator or other authorized representative of the Village is authorized and directed to execute and deliver to DTC on behalf of the Village to the extent an

effective Blanket Issuer Letter of Representations is not presently on file in the Village Clerk's office.

Section 15. Payment of the Bonds; Fiscal Agent. The principal of and interest on the Bonds shall be paid by Bond Trust Services Corporation, Roseville, Minnesota, which is hereby appointed as the Village's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The Village hereby authorizes the President and Deputy Clerk or other appropriate officers of the Village to enter into a Fiscal Agency Agreement between the Village and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Section 67.10(2)(a) to (j), Wisconsin Statutes, where applicable, with respect to the Bonds.

Section 16. Persons Treated as Owners; Transfer of Bonds. The Village shall cause books for the registration and for the transfer of the Bonds to be kept by the Fiscal Agent. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the President and Village Clerk shall execute and deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Bond surrendered for transfer.

The Village shall cooperate in any such transfer, and the President and Village Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

Section 17. Record Date. The fifteenth day of each calendar month next preceding each interest payment date shall be the record date for the Bonds (the "Record Date"). Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the Village at the close of business on the Record Date.

Section 18. Compliance with Federal Tax Laws. (a) The Village represents and covenants that the projects financed by the Bonds and the ownership, management and use of the projects will not cause the Bonds to be "private activity bonds" within the meaning of Section 141 of the Code. The Village further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the

tax-exempt status of the interest on the Bonds including, if applicable, the rebate requirements of Section 148(f) of the Code. The Village further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The officers of the Village charged with the responsibility of issuing the Bonds shall provide an appropriate certificate of the Village certifying that the Village can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The Village also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Bonds provided that in meeting such requirements the Village will do so only to the extent consistent with the proceedings authorizing the Bonds and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

The foregoing covenants shall remain in full force and effect, notwithstanding the defeasance of the Bonds, until the date on which all of the Bonds have been paid in full.

Section 19. Designation as Qualified Tax-Exempt Obligations. The Bonds are hereby designated as "qualified tax-exempt obligations" for purposes of Section 265 of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

Section 20. Payment of Issuance Expenses. The Village authorizes the Purchaser to forward the amount of the proceeds of the Bonds allocable to the payment of issuance expenses to a financial institution selected by Ehlers at Closing for further distribution as directed by Ehlers.

Section 21. Official Statement. The Village Board hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the Village in connection with the preparation of such Preliminary Official Statement or Final Official Statement and any addenda to it are hereby ratified and approved. In connection with the closing of the Bonds, the appropriate Village official shall certify the Preliminary Official Statement or Final Official Statement and any addenda. The appropriate Village official shall cause copies of the Preliminary Official Statement or Final Official Statement and any addenda to be distributed to the Purchaser.

Section 22. Undertaking to Provide Continuing Disclosure. The Village hereby covenants and agrees, for the benefit of the owners of the Bonds, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Bonds or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the Village to comply with the provisions of the Undertaking shall not be an event of default with respect to the Bonds).

To the extent required under the Rule, the officers of the Village charged with the responsibility for issuing the Bonds, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the Village's Undertaking.

Section 23. Record Book. The Village Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Bonds in the Record Book.

Section 24. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Bonds, the officers of the Village are authorized to take all actions necessary to obtain such municipal bond insurance. The President and Deputy Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the President and Deputy Clerk including provisions regarding restrictions on investment of Bond proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Bonds by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Bond provided herein.

Section 25. Execution of the Bonds; Closing; Professional Services. The Bonds shall be issued in printed form, executed on behalf of the Village by the manual or facsimile signatures of the President and Deputy Clerk, authenticated, if required, by the Fiscal Agent, sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Bonds may be imprinted on the Bonds in lieu of the manual signature of the officer but, unless the Village has contracted with a fiscal agent to authenticate the Bonds, at least one of the signatures appearing on each Bond shall be a manual signature. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the Closing, such

signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Bonds and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The Village hereby authorizes the officers and agents of the Village to enter into, on its behalf, agreements and contracts in conjunction with the Bonds, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Bonds is hereby ratified and approved in all respects.

Section 26. Conflicting Ordinances or Resolutions. All prior ordinances, resolutions, rules, or orders, or parts thereof heretofore enacted, adopted or entered, in conflict with the provisions of this Resolution, are hereby repealed and this Resolution shall be in effect from and after its passage.

Adopted, approved and recorded June 13, 2023.

Brian Heckendorf
President

ATTEST:

Pamela Wolf
Deputy Clerk/Treasurer

(SEAL)

EXHIBIT A

Notice of Sale

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT C

Winning Bid

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-1

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-2

Debt Service Schedule

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

[SCHEDULE MRP

Mandatory Redemption Provision

The Bonds due on May 1, ____, ____, ____ and ____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from special redemption fund deposits which are required to be made in amounts sufficient to redeem on May 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on May 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on May 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on May 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on May 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)]

EXHIBIT E

(Form of Bond)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
WASHINGTON COUNTY
NO. R-____ VILLAGE OF JACKSON \$_____
WATER AND SEWER SYSTEM REVENUE BOND, SERIES 2023B

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
May 1, _____ July 6, 2023 _____% _____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$_____)

FOR VALUE RECEIVED, the Village of Jackson, Washington County, Wisconsin (the "Village"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), solely from the fund hereinafter specified, on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on May 1 and November 1 of each year commencing on May 1, 2024 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by Bond Trust Services Corporation, Roseville, Minnesota (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding the semi-annual interest payment date (the "Record Date"). This Bond is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

The Bonds maturing on May 1, 2032 and thereafter are subject to redemption prior to maturity, at the option of the Village, on May 1, 2031 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the Village and within each maturity, by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

【The Bonds maturing in the years _____, _____ and _____ are subject to mandatory redemption by lot as provided in the Resolution referenced below at the redemption price of par plus accrued interest to the date of redemption and without premium.】

In the event the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Bonds called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Bonds shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

This Bond is one of an issue aggregating \$5,540,000, issued to finance additions, improvements and extensions to the Village's Water System and Sewer System (collectively, the "System"), pursuant to Article XI, Section 3, of the Wisconsin Constitution, Section 66.0621, Wisconsin Statutes, acts supplementary thereto and a Resolution adopted June 13, 2023, and entitled: "Resolution Authorizing the Issuance and Sale of \$5,540,000 Water and Sewer System Revenue Bonds of the Village of Jackson, Washington County, Wisconsin and Providing for the Payment of the Bonds and Other Details with Respect to the Bonds" (the "Resolution") and is payable only from the income and revenues of the System. Such revenues have been set aside and pledged as a special fund for that purpose and identified as "Special Redemption Fund", created by a resolution adopted by the Village on June 13, 2022. This Bond does not constitute an indebtedness of the Village within the meaning of any constitutional or statutory debt limitation or provision.

This Bond has been designated by the Village Board as a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Bond is transferable only upon the books of the Village kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Bonds, and the Village appoints another depository, upon surrender of the Bond to the Fiscal Agent, by the registered owner in person or his duly

authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the Village for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The Fiscal Agent and Village may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Bonds are issuable solely as negotiable, fully-registered Bonds without coupons in the denomination of \$5,000 or any integral multiple thereof.

It is hereby certified, recited and declared that all conditions, things and acts required by law to exist, happen, and be performed precedent to and in the issuance of this Bond have existed, have happened and have been performed in due time, form and manner as required by law; and that sufficient of the income and revenue of the Village's System has been pledged to and will be set aside into a special fund for the payment of the principal of and interest on this Bond.

This Bond shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

IN WITNESS WHEREOF, the Village of Jackson, Washington County, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the manual or facsimile signatures of its duly qualified President and Deputy Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN

By: _____
Brian Heckendorf
President

(SEAL)

By: _____
Pamela Wolf
Deputy Clerk/Treasurer

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the issue authorized by the within-mentioned Resolution of the Village of Jackson, Wisconsin.

BOND TRUST SERVICES CORPORATION,
ROSEVILLE, MINNESOTA

By _____
Authorized Signatory

DRAFT

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

MEMORANDUM

TO: Village of Jackson – Community Center Building Financing
 FROM: Ehlers
 DATE: 6-13-23
 SUBJECT: USDA Loan Program

The Village has asked Ehlers to evaluate funding options for its Community Center Building Expansions. The Village would have the option to issue General Obligation Refunding Bonds (“Option 1”) or the USDA Community Facilities Direct Loan (CFDL) & Grant Program (“Option 2”). In both options the Village would need to take out Interim Financing. For Option 1, the Village would either need to issue Interim Financing or complete a referendum since non-Public Safety Facilities are not an enumerated purpose under state statute for “new money” GO Bonds. For Option 2, the Village would need to issue Interim Financing since the USDA Program requires it. Further details of the USDA Program are highlighted under “Option 2” Section below.

Option 1

Notes	Reference Table	Impact
Issuing G.O. Bonds would count against the Statutory G.O. Debt Limit of 5% of Total Equalized Value	Table 2	<u>Statutory Limit (5% EV)</u> Max. % of limit: 41% Min. Residual Capacity: \$34.5M <u>Recommended Limit (2.5% EV)</u> Max. % of limit: 41% Min. Residual Capacity: \$34.5M
The repayment source of the debt would be tax levy. The Village would be limited to 20 years but has debt service levy capacity to issue for less years (15).	Table 1	Current Tax Rate for Debt Service: \$1.91 Max. Proj. Tax Rate for Debt Service: \$2.05 Total cost to Sample Taxpayer: \$1,192 Avg. Annual Tax Rate Impact: \$0.40 <i>To calculate impact on certain property value = \$0.40*15*Property Value÷1,000</i>

Option 2

Notes	Reference Table	Impact
Issuing through USDA the Village can issue RDA Lease Revenue Bonds that would not count against the Statutory G.O. Debt Limit of 5% of Total Equalized Value	Table 4	<u>Statutory Limit (5% EV)</u> Max. % of limit: No impact Min. Residual Capacity: No Impact <u>Recommended Limit (2.5% EV)</u> Max. % of limit: No impact

		Min. Residual Capacity: No impact
The repayment source of the debt would be a lease payment from the Village to the RDA. The Village would need to issue a short term bank note annually to create tax levy and make lease payment. The Village would be limited to 40 years.	Table 3	Current Tax Rate for Debt Service: \$1.91 Max. Proj. Tax Rate for Debt Service: \$1.91 Total Proj. cost to Sample Taxpayer: \$1,093 Avg. Annual Tax Rate Impact: \$0.13 <i>To calculate impact on certain property value = \$0.13*40*Property Value÷1,000</i> <i>Additional interest costs would likely increase the impacts highlighted above but would be unknown due to market conditions.</i>

Here is a quick summary of the USDA program:

Program Eligibility:	The Village of Jackson/RDA meets the eligibility requirements of the program.
Project Eligibility:	The proposed Community Center Building is an eligible project.
Current Rate:	The current market rate is 3.75% which is lower than if the Village issued GO Bonds. The market rates are set quarterly and are based on the bond index, the current rates are good through March 2023 and will reset after that date. A grant is unlikely due to the Village's median household income. Grants are typically for smaller projects in communities with an MHI of 80%.
Application Process:	The Village/RDA can apply at any time, but funding is based annual Congressional appropriations. The State obtains their allocation typically in November/December – when projects would be funded.
Funding:	The program is competitive; projects are funded based upon underwriting and scoring by the USDA. However, 100% of eligible projects in WI have been funded over the last 4 years and they anticipate having adequate funding to do so again in 2023.
Loan Term:	40-year maximum which is callable at any time. So, the Village could lock in for 40-years and then prepay on the loan or pay it off at any time; and
Loan Amount:	Full project amount, plus estimated cost of interim financing. They allow for a 10% contingency without going through another application.
Loan Type:	The USDA CFDL program is permanent financing. The Village/RDA will need to secure interim financing (const. loan) until the Village takes occupancy of the building.
Process:	Due to complexities with the loan being made and running through the RDA the site where the building is to be constructed needs to identify as blighted. This will need to be vetted with Quarles and Brady.

Levy Limits:

Since the loan is anticipated to be made to the RDA, it won't count against the Village's borrowing capacity. This also will require an extra step to have the payments be eligible under levy limits. Annually, the Village will need to take out a short-term GO issue in the amount of the USDA payment to qualify under levy limits.

Table 1
Financing Plan Tax Impact OPTION 1

Village of Jackson, WI

Year Ending	Existing Debt					Proposed Debt						Year Ending
	Net Debt Service Levy	Change From Prior Year Levy	Assessed Value (TID OUT) ¹	Tax Rate Per \$1,000	Annual Taxes \$200,000 Home	2024 G.O. Bonds 5,570,000 Dated: 6/12/2024 Total Principal and Interest	Debt Service Levy		Taxes			
							Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$200,000 Home	Annual Taxes Difference From Existing	
2020	1,984,588		607,625,802	\$3.27	\$653.23							
2021	2,000,858	16,269	615,053,917	\$3.25	\$650.63							
2022	2,459,313	458,455	839,697,175	\$2.93	\$585.76							
2023	1,632,859	(826,454)	854,830,503	\$1.91	\$382.03	0	1,632,859		\$1.91	\$382	\$0	2023
2024	1,543,617	(89,242)	893,780,264	\$1.73	\$345.41	0	1,543,617	(89,242)	\$1.73	\$345	\$0	2024
2025	1,514,840	(28,776)	934,504,744	\$1.62	\$324.20	401,736	1,916,576	372,960	\$2.05	\$410	\$86	2025
2026	1,511,185	(3,655)	977,084,807	\$1.55	\$309.33	400,949	1,912,134	(4,442)	\$1.96	\$391	\$82	2026
2027	1,457,870	(53,316)	1,021,605,001	\$1.43	\$285.41	403,203	1,861,072	(51,062)	\$1.82	\$364	\$79	2027
2028	1,402,861	(55,009)	1,068,153,727	\$1.31	\$262.67	454,405	1,857,266	(3,806)	\$1.74	\$348	\$85	2028
2029	1,177,990	(224,871)	1,116,823,414	\$1.05	\$210.95	542,933	1,720,923	(136,344)	\$1.54	\$308	\$97	2029
2030	929,490	(248,500)	1,167,710,701	\$0.80	\$159.20	627,993	1,557,483	(163,440)	\$1.33	\$267	\$108	2030
2031	968,494	39,004	1,220,916,632	\$0.79	\$158.65	567,063	1,535,556	(21,926)	\$1.26	\$252	\$93	2031
2032	960,953	(7,541)	1,276,546,855	\$0.75	\$150.55	556,853	1,517,805	(17,751)	\$1.19	\$238	\$87	2032
2033	952,886	(8,066)	1,334,711,831	\$0.71	\$142.79	546,355	1,499,241	(18,564)	\$1.12	\$225	\$82	2033
2034	944,065	(8,821)	1,395,527,053	\$0.68	\$135.30	535,569	1,479,634	(19,608)	\$1.06	\$212	\$77	2034
2035	939,540	(4,525)	1,459,113,279	\$0.64	\$128.78	528,841	1,468,381	(11,253)	\$1.01	\$201	\$72	2035
2036	934,360	(5,180)	1,525,596,767	\$0.61	\$122.49	516,165	1,450,525	(17,856)	\$0.95	\$190	\$68	2036
2037	928,515	(5,845)	1,595,109,530	\$0.58	\$116.42	502,950	1,431,465	(19,060)	\$0.90	\$179	\$63	2037
2038	921,995	(6,520)	1,667,789,593	\$0.55	\$110.56	489,193	1,411,188	(20,278)	\$0.85	\$169	\$59	2038
2039	885,158	(36,838)	1,743,781,274	\$0.51	\$101.52	474,881	1,360,039	(51,149)	\$0.78	\$156	\$54	2039
2040	453,375	(431,783)	1,823,235,462	\$0.25	\$49.73	0	453,375	(906,664)	\$0.25	\$50	\$0	2040
2041	0	(453,375)	1,906,309,926	\$0.00	\$0.00	0	0	(453,375)	\$0.00	\$0	\$0	2041
2042	0	0	1,993,169,621	\$0.00	\$0.00	0	0	0	\$0.00	\$0	\$0	2042
Total	20,060,052					7,549,086					\$ 1,191.96	Total

Total Cost to Sample Taxpayer over the life of the loan

Notes:

1) Assumes 4.5% annual inflation beyond 2023.

AVG. Tax Rate

\$0.40

Table 2

General Obligation Debt Capacity Analysis - Impact of Financing Plan OPTION 1

Village of Jackson, WI

Existing Debt					Proposed Debt						
Year Ending	Projected Equalized Value (TID IN) ¹	Debt Limit (5% EV)	Existing Principal Outstanding	% of Limit	Combined Principal Existing		Statutory Limit		Recommended Limit (2.5% EV)		Year Ending
					2024 G.O. Bonds	& Proposed	% of Limit	Residual Capacity	% of Limit	Residual Capacity	
2022	1,069,281,100	53,464,055	21,297,114	40%		\$21,297,114	40%	\$32,166,941	80%	\$5,434,913	2022
2023	1,118,852,027	55,942,601	19,860,899	36%		\$19,860,899	36%	\$36,081,702	71%	\$8,110,401	2023
2024	1,170,721,018	58,536,051	18,433,587	31%	5,570,000	\$24,003,587	41%	\$34,532,464	82%	\$5,264,439	2024
2025	1,224,994,610	61,249,730	16,974,893	28%	5,480,000	\$22,454,893	37%	\$38,794,837	73%	\$8,169,972	2025
2026	1,281,784,277	64,089,214	15,463,713	24%	5,285,000	\$20,748,713	32%	\$43,340,500	65%	\$11,295,894	2026
2027	1,341,206,663	67,060,333	13,943,171	21%	5,080,000	\$19,023,171	28%	\$48,037,163	57%	\$14,506,996	2027
2028	1,403,383,819	70,169,191	12,430,000	18%	4,815,000	\$17,245,000	25%	\$52,924,191	49%	\$17,839,595	2028
2029	1,468,443,452	73,422,173	11,225,000	15%	4,450,000	\$15,675,000	21%	\$57,747,173	43%	\$21,036,086	2029
2030	1,536,519,193	76,825,960	10,245,000	13%	3,985,000	\$14,230,000	19%	\$62,595,960	37%	\$24,182,980	2030
2031	1,607,750,865	80,387,543	9,200,000	11%	3,565,000	\$12,765,000	16%	\$67,622,543	32%	\$27,428,772	2031
2032	1,682,284,774	84,114,239	8,140,000	10%	3,140,000	\$11,280,000	13%	\$72,834,239	27%	\$30,777,119	2032
2033	1,760,274,009	88,013,700	7,075,000	8%	2,710,000	\$9,785,000	11%	\$78,228,700	22%	\$34,221,850	2033
2034	1,841,878,756	92,093,938	6,005,000	7%	2,275,000	\$8,280,000	9%	\$83,813,938	18%	\$37,766,969	2034
2035	1,927,266,627	96,363,331	4,920,000	5%	1,830,000	\$6,750,000	7%	\$89,613,331	14%	\$41,431,666	2035
2036	2,016,613,005	100,830,650	3,825,000	4%	1,380,000	\$5,205,000	5%	\$95,625,650	10%	\$45,210,325	2036
2037	2,110,101,402	105,505,070	2,720,000	3%	925,000	\$3,645,000	3%	\$101,860,070	7%	\$49,107,535	2037
2038	2,207,923,838	110,396,192	1,580,000	1%	465,000	\$2,045,000	2%	\$108,351,192	4%	\$53,153,096	2038
2039	2,310,281,235	115,514,062	450,000	0%	0	\$450,000	0%	\$115,064,062	1%	\$57,307,031	2039
2040	2,417,383,831	120,869,192	0	0%	0	\$0	0%	\$120,869,192	0%	\$60,434,596	2040

Notes:

- 1) Projected TID IN EV based on 5-year average at 4.64% annual inflation.
- 2) Recommended limit is 50% of Statutory Limit or 2.5% of annual TID IN EV based on current Moody's Rating Methodology.

Table 3
Financing Plan Tax Impact OPTION 2

Village of Jackson, WI

Year Ending	Existing Debt					Proposed Debt						Year Ending
	Net Debt Service Levy	Change From Prior Year Levy	Assessed Value (TID OUT) ¹	Tax Rate Per \$1,000	Annual Taxes \$200,000 Home	2024 USDA Loan 5,555,100 Dated: 10/1/2024 Total Principal and Interest	Debt Service Levy		Taxes			
							Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Annual Taxes \$200,000 Home	Annual Taxes Difference From Existing	
2020	1,984,588		607,625,802	\$3.27	\$653.23							
2021	2,000,858	16,269	615,053,917	\$3.25	\$650.63							
2022	2,459,313	458,455	839,697,175	\$2.93	\$585.76							
2023	1,632,859	(826,454)	854,830,503	\$1.91	\$382.03	0	1,632,859		\$1.91	\$382	\$0	2023
2024	1,543,617	(89,242)	893,780,264	\$1.73	\$345.41	0	1,543,617	(89,242)	\$1.73	\$345	\$0	2024
2025	1,514,840	(28,776)	934,504,744	\$1.62	\$324.20	269,244	1,784,085	240,468	\$1.91	\$382	\$58	2025
2026	1,511,185	(3,655)	977,084,807	\$1.55	\$309.33	269,218	1,780,403	(3,682)	\$1.82	\$364	\$55	2026
2027	1,457,870	(53,316)	1,021,605,001	\$1.43	\$285.41	269,203	1,727,072	(53,331)	\$1.69	\$338	\$53	2027
2028	1,402,861	(55,009)	1,068,153,727	\$1.31	\$262.67	269,198	1,672,059	(55,014)	\$1.57	\$313	\$50	2028
2029	1,177,990	(224,871)	1,116,823,414	\$1.05	\$210.95	269,197	1,447,187	(224,872)	\$1.30	\$259	\$48	2029
2030	929,490	(248,500)	1,167,710,701	\$0.80	\$159.20	269,297	1,198,787	(248,400)	\$1.03	\$205	\$46	2030
2031	968,494	39,004	1,220,916,632	\$0.79	\$158.65	269,292	1,237,786	38,999	\$1.01	\$203	\$44	2031
2032	960,953	(7,541)	1,276,546,855	\$0.75	\$150.55	269,182	1,230,134	(7,651)	\$0.96	\$193	\$42	2032
2033	952,886	(8,066)	1,334,711,831	\$0.71	\$142.79	269,265	1,222,151	(7,983)	\$0.92	\$183	\$40	2033
2034	944,065	(8,821)	1,395,527,053	\$0.68	\$135.30	269,132	1,213,197	(8,954)	\$0.87	\$174	\$39	2034
2035	939,540	(4,525)	1,459,113,279	\$0.64	\$128.78	269,283	1,208,823	(4,374)	\$0.83	\$166	\$37	2035
2036	934,360	(5,180)	1,525,596,767	\$0.61	\$122.49	269,208	1,203,568	(5,255)	\$0.79	\$158	\$35	2036
2037	928,515	(5,845)	1,595,109,530	\$0.58	\$116.42	269,305	1,197,820	(5,748)	\$0.75	\$150	\$34	2037
2038	921,995	(6,520)	1,667,789,593	\$0.55	\$110.56	269,268	1,191,263	(6,557)	\$0.71	\$143	\$32	2038
2039	885,158	(36,838)	1,743,781,274	\$0.51	\$101.52	269,195	1,154,353	(36,910)	\$0.66	\$132	\$31	2039
2040	453,375	(431,783)	1,823,235,462	\$0.25	\$49.73	269,280	722,655	(431,698)	\$0.40	\$79	\$30	2040
2041	0	(453,375)	1,906,309,926	\$0.00	\$0.00	269,215	269,215	(453,440)	\$0.14	\$28	\$28	2041
2042	0	0	1,993,169,621	\$0.00	\$0.00	269,198	269,198	(17)	\$0.14	\$27	\$27	2042
2043	0	0	2,083,987,018	\$0.00	\$0.00	269,224	269,224	26	\$0.11	\$22	\$22	2043
2044	0	0	2,178,942,446	\$0.00	\$0.00	269,281	269,281	57	\$0.11	\$21	\$21	2044
2045	0	0	2,278,224,453	\$0.00	\$0.00	269,165	269,165	(116)	\$0.10	\$20	\$20	2045
2046	0	0	2,382,030,176	\$0.00	\$0.00	269,273	269,273	108	\$0.10	\$20	\$20	2046
2047	0	0	2,490,565,735	\$0.00	\$0.00	269,294	269,294	21	\$0.09	\$19	\$19	2047
2048	0	0	2,604,046,642	\$0.00	\$0.00	269,221	269,221	(72)	\$0.09	\$18	\$18	2048
2049	0	0	2,722,698,228	\$0.00	\$0.00	269,252	269,252	31	\$0.09	\$17	\$17	2049
2050	0	0	2,846,756,091	\$0.00	\$0.00	269,174	269,174	(78)	\$0.08	\$16	\$16	2050
2051	0	0	2,976,466,566	\$0.00	\$0.00	269,185	269,185	11	\$0.08	\$16	\$16	2051
2052	0	0	3,112,087,208	\$0.00	\$0.00	269,173	269,173	(12)	\$0.07	\$15	\$15	2052
2053	0	0	3,253,887,311	\$0.00	\$0.00	269,228	269,228	55	\$0.07	\$15	\$15	2053
2054	0	0	3,402,148,438	\$0.00	\$0.00	269,241	269,241	13	\$0.07	\$15	\$15	2054
2055	0	0	3,557,164,981	\$0.00	\$0.00	269,206	269,206	(34)	\$0.07	\$15	\$15	2055
2056	0	0	3,719,244,745	\$0.00	\$0.00	269,311	269,311	105	\$0.07	\$15	\$15	2056
2057	0	0	3,888,709,562	\$0.00	\$0.00	269,246	269,246	(65)	\$0.07	\$15	\$15	2057
2058	0	0	4,065,895,927	\$0.00	\$0.00	269,204	269,204	(43)	\$0.07	\$15	\$15	2058
2059	0	0	4,251,155,665	\$0.00	\$0.00	269,174	269,174	(29)	\$0.07	\$15	\$15	2059
2060	0	0	4,444,856,636	\$0.00	\$0.00	269,245	269,245	71	\$0.07	\$15	\$15	2060
2061	0	0	4,647,383,457	\$0.00	\$0.00	269,203	269,203	(43)	\$0.07	\$15	\$15	2061
2062	0	0	4,859,138,273	\$0.00	\$0.00	269,238	269,238	35	\$0.07	\$15	\$15	2062
2063	0	0	5,080,541,551	\$0.00	\$0.00	269,235	269,235	(2)	\$0.07	\$15	\$15	2063
2064	0	0	5,312,032,916	\$0.00	\$0.00	269,186	269,186	(49)	\$0.07	\$15	\$15	2064
Total	20,060,052					10,769,134				\$ 1,092.59	Total	

Notes:

1) Assumes 4.5% annual inflation beyond 2023.

Total Cost to Sample Taxpayer over the life of the loan

AVG. Tax Rate Bldg. Only

\$0.13

Table 4**General Obligation Debt Capacity Analysis - Impact of Financing Plan OPTION 2***Village of Jackson, WI*

Existing Debt				
Year Ending	Projected Equalized Value (TID IN) ¹	Debt Limit	Existing Principal Outstanding	% of Limit
2022	1,069,281,100	53,464,055	21,297,114	40%
2023	1,118,852,027	55,942,601	19,860,899	36%
2024	1,170,721,018	58,536,051	18,433,587	31%
2025	1,224,994,610	61,249,730	16,974,893	28%
2026	1,281,784,277	64,089,214	15,463,713	24%
2027	1,341,206,663	67,060,333	13,943,171	21%
2028	1,403,383,819	70,169,191	12,430,000	18%
2029	1,468,443,452	73,422,173	11,225,000	15%
2030	1,536,519,193	76,825,960	10,245,000	13%
2031	1,607,750,865	80,387,543	9,200,000	11%
2032	1,682,284,774	84,114,239	8,140,000	10%
2033	1,760,274,009	88,013,700	7,075,000	8%
2034	1,841,878,756	92,093,938	6,005,000	7%
2035	1,927,266,627	96,363,331	4,920,000	5%
2036	2,016,613,005	100,830,650	3,825,000	4%
2037	2,110,101,402	105,505,070	2,720,000	3%
2038	2,207,923,838	110,396,192	1,580,000	1%
2039	2,310,281,235	115,514,062	450,000	0%
2040	2,417,383,831	120,869,192	0	0%

Proposed Debt				
2024 USDA Loan	Combined Principal Existing & Proposed	% of Limit	Residual Capacity	Year Ending
	\$21,297,114	40%	\$32,166,941	2022
	\$19,860,899	36%	\$36,081,702	2023
	\$18,433,587	31%	\$40,102,464	2024
	\$16,974,893	28%	\$44,274,837	2025
	\$15,463,713	24%	\$48,625,500	2026
	\$13,943,171	21%	\$53,117,163	2027
	\$12,430,000	18%	\$57,739,191	2028
	\$11,225,000	15%	\$62,197,173	2029
	\$10,245,000	13%	\$66,580,960	2030
	\$9,200,000	11%	\$71,187,543	2031
	\$8,140,000	10%	\$75,974,239	2032
	\$7,075,000	8%	\$80,938,700	2033
	\$6,005,000	7%	\$86,088,938	2034
	\$4,920,000	5%	\$91,443,331	2035
	\$3,825,000	4%	\$97,005,650	2036
	\$2,720,000	3%	\$102,785,070	2037
	\$1,580,000	1%	\$108,816,192	2038
	\$450,000	0%	\$115,064,062	2039
	\$0	0%	\$120,869,192	2040

Notes:

1) Projected TID IN EV based on 5-year average at 4.64% annual inflation.

2) Option 2 reflects USDA Loan as RDA Lease Revenue Bonds. Therefore, it would not count against GO Capacity.

MEMO

DATE 5/9/2023

TO	FROM	REGARDING
*Jackson Parks & Recreation Commission	Kelly Valentino, CPRP Jackson Parks & Recreation Director	Jackson Community Center Expansion: Phase I
*Jackson Village Board/Budget & Finance	kelly.valentino@villageofjacksonwi.gov	Completion and Phase II Bid & Construction
*Jen Keller, Village Administrator	Phone Ext: (262) 677-9665 x113	
*Brian Kober, Public Works Director		

In May of 2022, the Board was presented with a feasibility study demonstrating the need for an expansion of the Jackson Community Center. The study showed data from the Cedar Corp. Village Facilities Analysis as well as the community survey results from the 2020 Jackson Parks, Recreation & Open Space plan. The highest rating in the survey of 268 responses, was 77.74% that valued the Jackson Community Center. This study lead to the RFP, and the results within this proposal.

Attached please find the completed PHASE I support materials for the Jackson Community Center Expansion Project. I would like to thank Mr. Jack Blume and his team from Zimmerman Architects and Moore Construction for their thoughtful, thorough, and creative work on this project. In addition, much thanks to the staff, partner groups (Boys & Girls Club, Kettlebrook Church, West Bend School District, ADRC), patrons and residents for their feedback and valuable contributions throughout this planning process. It took many meetings and much collaboration to reach a design that met everyone needs while keeping the cost low by using simple, utilitarian options.

What's next? Should the JPRC make the recommendation to the Village Board/Budget & Finance, and the Village Board approve PHASE I, the next step for the Village Board/Budget & Finance is to approve moving to Phase II, which means we are moving forward with the expansion of the Jackson Community Center. We begin the bid process with Zimmerman, bring the final bids back to the JPRC and then the Village Board/Budget & Finance for approval, at which point we prepare for construction.

Funding for Phase I was approved out of the Capital Projects budget. If approved to move to Phase II, the funding would be a borrow based on the recommendation from Ehler's & Associates providing the best course of action for the Village to move forward. As a point of reference, the original Community Center was funded through a Community Development Authority loan, which at the time offered the best rates and structure for this type of project.

Sample Motion: Move to approve the Jackson Community Center PHASE I documents as presented and proceed to PHASE II bid and construction preparation, authorizing the Village Administrator to work with staff and Ehler's to prepare funding options for the Board to consider along with final construction bids.

Thank you for helping to make Jackson a place to call HOME!



JACKSON PARKS & RECREATION



JACKSON COMMUNITY CENTER EXPANSION FEASIBILITY REPORT



Building Overview



April 8, 2008

GROTH
DESIGN
GROUP

Jackson Community Center

JACKSON, WISCONSIN

May 26, 2022

OVERVIEW

The ultimate purpose of this report is to be approved to go out for RFP for the Design & Bid of the Jackson Community Center Expansion Project.

The Joint Parks & Recreation Dept. was formed in 2001 in a collaborative effort with the Village of Jackson, Town of Jackson and the Boys & Girls Club of Washington County (BGC). From 2001 to 2008, the department held programs and events in the local churches, schools and Village/Town Halls. It became very clear early on that a designed space was needed to serve the community properly.

In the fall of 2008, there was a ground-breaking for the construction of the new Jackson Community Center (JCC). This brought with it new partners in the Washington County Aging & Disability Resource Center (ADRC) and Kettlebrook Church (KC). And then eventually even included the West Bend School District (WBSD).

NEEDS ASSESSMENT

It became very clear, that the space was very much needed for the Community as a whole. The JCC soon became the “hub” for the Jackson. As the growth and revenue continue to grow so do the expectations and space requirements.

Most people in the Community that utilize the JCC witness the stresses of the rooms with multiple room uses. Examples are strong with our Early Learning Programs, where the Head Start Program uses the Art Room, and 3K uses the meeting room and Adult Lending Library. The 4K space also hosts many fitness programs in the evening including Yoga and Pilates. We are in a constant state of reshuffling the senior meal program from the Gathering Hall to accommodate meetings and other programs. This list could go on and on and on!

In 2016, the Village contracted with Cedar Corporation to complete a Space Needs Analysis for all Village Departments. The JCC was included in the analysis. Included is the summary page and below is the segment on the Parks & Recreation Department from that document:

“Parks & Recreation Department

While the Community Center and the Parks and Recreation Department are not a focus of this analysis, we feel that it is important to note this group. The Community Center, as for mentioned, is out of space for the current programming they are offering to the public. In the event of relocating the Police Department, it could be considered to add additional Community Center function space within the existing Village facilities. This could also be considered along with a town square or event center that could become a focal point for the community and hold events such as Action in Jackson, Music in the Park, Sprecher Beer Garden and other community functions.

The Parks & Recreation Department is located at the Community Center at N165 W20330 Hickory Lane near the intersection of Hickory Lane and Jackson Drive and Hickory Lane Park. The Community Center was built in 2010 to house the Park & Recreation Department, Boys & Girls Club, Early Childhood Center, Senior Meals, and many other events. With the large number of events and functions of the 26,000 square foot Community Center, staff is forced to use

spaces as multi-function spaces which were not originally designed for. With the addition of the 4K contract with the West Bend School District, it has become apparent that the Community Center is expanding its services to the community and is out of space.

In summary, additional consideration for future Community Center expansion and programing should be considered. The current facilities are utilized to and in some periods over their capacity.”

In the fall of 2019, the JPR Director met with the BGC Executive Director and the Pastor of the KC. The meeting was called by the (2) partner groups, and the topic was potential expansion. Discussions happened with the Village Administrator at the time and the JPR Director to explore if this would be something to continue discussing, and it was strongly felt that it was at the time. In February of 2020, the original team reconvened to discuss the concept deeper and identify what each group was envisioning. We got as far as an extremely preliminary design concept (included) with the help of Jim Blise and Design2Construct, who were the project managers for the construction of the JCC in 2008. Things were moving forward internally and then the COVID Pandemic hit, which brought the forward motion to a halt. It's definitely time to get back to it!

DESIGN SUMMARY

Several key needs were incorporated into that preliminary design. From KC, the most important was an auditorium type space with a stage and large storage areas that would be used for services and also considered “shared” space with the JCC as a whole. From the BGC, a separate and secured entrance area on the west portion of the building, which included their private office space and storage. The KC, BGC and JPR agreed (2) Family Type Restrooms were needed on the west end of the building. In addition to the restroom addition the JPR also identified the need to expand the fitness center along the gym and create an additional program space was needed. In addition, converting what is now being used for the BGC Teen Room back to a general meeting room and moving the adult lending library to that space would allow for the “Technology Room” to be converted to an early learning center (which is currently being used for the 3K during the day and meetings and library in the evenings). The project would allow for the finishing of the administrative office area, creating separate offices and file areas. Also included in the JPR discussion was incorporating the needed repairs and maintenance of an aging building. For example, painting of the exterior, which is discoloring and molding, carpet replacement, kitchen cabinet replacement (most are falling off the hinges). And most importantly, redesigning the front desk area to be a secured and safe space for staff.

Although, these key needs were discussed, it would take more detailed analysis to define exactly what the expansion would look like. However, this gives us a pretty good start with some very good stakeholder feedback and input.

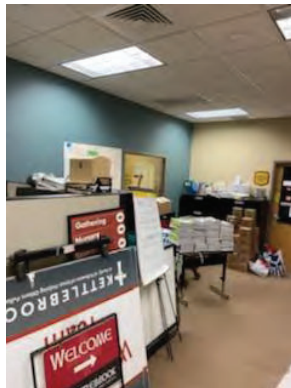
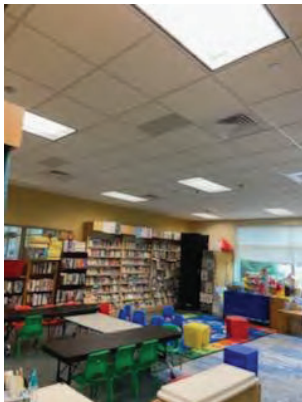
ECONOMICS

This project is a continued investment in quality of life in Jackson. In the last Parks, Recreation & Open Space Plan a survey was conducted and when asked in Question #5 to prioritize the need for amenities (JCC, Splash Park, Playgrounds, Walking/Hiking Trails, Biking Trails, Paved Trails, Sports Fields, Farmer’s

Market, Dog Park, Pavilions, and Main Street Beautification), the highest rated with 265 responses (out of 268) and a 77.74% rating was the Jackson Community Center.

The funding of the expansion would most likely be the responsibility of the Village. There may be opportunities for contributions from partner groups. What that would look like, would need to be further discussed during the Design & Bid phases.

In 2019, along with the design concepts, D2C provided a rough estimate. The estimate came in at \$1,343,071 and when you add in the owner costs it jumped to approx. \$1,643,071, and then when you estimate building repairs and replacements, we were looking at a total of \$2 million. It's safe to assume that since 2019, these costs have all increased. But we won't know until we go out for formal Design & Bid.



Thank You



Jackson Community Center

Study Report

Architecture, HVAC, and Electrical
Zimmerman Project No. 230026.00

DRAFT | April 12, 2023

Prepared by

Zimmerman Architectural Studios, Inc.
2122 West Mt. Vernon Ave., Milwaukee, WI 53233
414.476.9500 • www.zastudios.com

and

Harwood Engineering Consultants
255 North 21st Street, Milwaukee, WI 53233
414.475.5554 • www.hecl.com

Table of Contents

Executive Summary	3
Basis of Design	5
A. Substructure	5
B. Shell	6
C. Interiors	8
D. Services	10
E. Furnishings	16
F. Special Construction & Demolition	16
Conceptual Site Plan	17
Floor Plans	18
Renderings	Error! Bookmark not defined.

Executive Summary

Project Description

Project Summary

- A. The scope of the project is to evaluate the conditions of the existing 25,845 square foot Jackson Community Center (JCC), and determine if renovations and/or additions are suggested. Zimmerman reviewed the existing programs with the JCC as well as the condition of the building, which was constructed in 2008.
- B. The JCC's usage needs exceed spaces available, which results in spaces being used for multiple programs, some of which have no relation to the other. This problem suggests a solution which would include minor alterations within the existing building and additions to the existing primary building. Zimmerman worked with Kelly Valentino, JCC Director, to assemble a scheme which solves these problems.
- C. The preferred scheme includes an addition on the west end of the JCC, which would consist of early childhood educational classrooms and an outdoor Sensory Playground, as well as a modification to the office area to allow for more storage space. The existing drop off area is extended to the west, which allows for longer queueing at pick up and drop off times, and positions the end of the area close to a new west entrance.
- D. The east end of the building also would be added to in this scheme. The addition would consist of two primary activity areas, which would be separated by a central circulation area. This allows each activity area to function separately if needed.
- E. The following information in this report is intended to assist in identifying proposed improvements, which would be used by Moore Construction to assemble a cost estimate. The construction materials proposed for improvements are generally similar to those which are in the existing JCC. Additionally, there are a few maintenance items listed for this existing building.
- F. The existing primary building was designed under the International Building Code. New construction would be designed in accordance with the International Existing Building Code. Code commentary in this document will be based on the 2015 edition.

Proposal, Bidding and Contracting

Delivery Method

- A. The project will be designed conceptually with a cost estimate delivered by Moore Construction. The Community Center will use the information for facilities planning and fundraising.

Approvals

Village of Jackson

- A. The existing building is located in the Village of Jackson. As such, any improvement would require approval by the Village of Jackson Plan Review Department. The Community Center and Zimmerman will secure a conceptual plan approval as part of

Community Center – Study Report
Architecture, HVAC, and Electrical

the conceptual design effort, but final approval will be needed when the project is fully designed.

- B. A traditional plan examination review will also be performed by DSPS at the conclusion of the future Construction Document phase.

Basis of Design

A. Substructure

Foundations

Standard Foundations

- A. The existing building contains continuous wall footings around the perimeter of the building.
- B. The addition would include similar footings.

Slab On Grade

- A. The existing building is slab on grade construction.
- B. The addition would also be slab on grade construction.

B. Shell

This system includes all structural slabs and decks and supports above grade. Note that the structural work will include both horizontal items (slabs, decks, etc.) and vertical structural components (columns and interior structural walls). Exterior load bearing walls are not included in this system; see Exterior Enclosure-Exterior Walls.

Superstructure

Floor Construction

- A. The existing floor consists of a slab on grade with multiple flooring finishes.
- B. The flooring in the addition would be similar construction of the existing building.

Roof Construction

- A. The existing structural frame consists of steel joists, columns, and a metal deck.
- B. The addition would have a similar structural frame.

Exterior Enclosure

Exterior Walls

- A. The existing exterior walls are comprised of multiple wall types, including metal stud framing with batt insulation with EIFS or brick/block veneer, and concrete block cavity wall with rigid insulation and block veneer.
- B. New construction would be metal stud framing, with rigid or spray foam insulation outboard of the studs, which is more energy efficient than traditional 2008 construction methods. The finish material would match and compliment the existing finishes.

Exterior Windows

- A. The existing exterior windows are aluminum storefront with low-e insulated glazing.
- B. New windows would be of similar materials; mullion patterns would match the existing windows and would be installed within the glazing.

Exterior Doors

- A. The existing exterior doors consist of insulated hollow metal doors, and insulated aluminum storefront doors.
- B. Doors in the addition would be a combination of insulated hollow metal at back door locations and anodized aluminum storefronts at main entrances and occupied room exits.

Exterior Finish

- A. The existing EIFS walls require repainting and sealing.
- B. Replace front entrance sign on building.

Roofing

Roof Coverings

- A. The existing roof consists of ballasted EPDM roofing over tapered rigid insulation on metal deck. Parts of the existing roof have known issues, and the existing roof needs to

Community Center – Study Report
Architecture, HVAC, and Electrical

be evaluated for possible repairs and possibly replacement with fully adhered EPDM roofing.

- B. The roof for the additions would consist of fully adhered EPDM roofing over tapered rigid insulation on metal deck.

Exterior / Landscape

Outdoor Areas

- A. Add 6 ft tall safety fencing around playground area, and construct a screened aluminum or steel arbor around play area for playground sun shading.
- B. Install poured in place rubber surfacing at playground area, with 5ft wide asphalt bicycle path around the interior perimeter of play area.
- C. Sensory Playground Equipment within the area.
- D. Install turf between new sidewalks and building.
- E. Demolish existing green front entrance canopy, and replace with new steel arbor to match new play area arbor.
- F. New ground signage at east and southwest entrances.

C. Interiors

Interior Construction

Partitions

- A. Fire Ratings: because the building is fully sprinklered, the building does not contain fire rated walls. The additions will also tie into the existing fire suppression system and be fully sprinkled.
- B. Fixed Partitions: The existing building has interior metal stud walls filled with batt insulation with either 5/8" mold-resistant gypsum board type -X, or standard 5/8" gypsum board, and 12" concrete block walls around the perimeter of the gym. New partitions shall match existing.

Interior Doors

- A. Standard interior door to be stained solid core flush wood doors with hollow metal frames and standard hardware. Select office doors may have narrow vision lite. Wood veneer cut and species to be determined.
- B. Two doors at front desk to be bullet resistant level III cores.
- C. Provide acoustical treatment at kitchen concessions pass through rollup doors, or replace with acoustical rated coiling doors.

Fittings

- A. Standard soap dispensers, toilet paper holders, towel dispensers, grab bars, and mirrors.
- B. Room signage per room.
- C. Semi-recessed fire extinguisher cabinets throughout.
- D. Solid surface counters throughout.
- E. Laminate faced cabinets with pulls and gliding hardware with solid surface tops throughout, include replacement cabinets and tops in existing kitchen.

Interior Finishes

Wall Finishes

- A. Gypsum Wallboard Finishes (GWB)
 - 1. GWB type as noted in C.
 - 2. Level 4 finish.
 - 3. One coat primer and two coats paint throughout.
- B. Painted concrete masonry block where exposed.
- C. Paint on corridor walls.
- D. Rigid sheet wall protection on toilet room walls.
- E. Add acoustical wall panel treatment around walls in gymnasium.

Floor Finishes

Community Center – Study Report

Architecture, HVAC, and Electrical

- A. Resilient rubber flooring and rubber base in kitchens, and corridors.
- B. Luxury vinyl tile and rubber base in transitional housing in public lobby, toilet rooms, offices and conference rooms. Seams to be heat welded.
- C. Polished concrete floor at storage and utility rooms.
- D. Polished concrete and carpet tile in classrooms.
- E. Existing building finish types to be matched where not noted above.
- F. Refinish existing Gym and Dance wood floors.
- G. Diamond polish all existing stained concrete floors.
- H. Luxury Vinyl Tile in auditorium.

Ceiling Finishes

- A. Acoustic ceiling tile (ACT) and grid system throughout, except no ceiling in utility and storage rooms. ACT type to be standard in office area and wet rated in toilet rooms.

Furniture, Furnishings, and Equipment

- A. Install new commercial refrigerator, freezer, tap beer cooler, beverage cooler, and dishwasher in existing kitchen.
- B. Provide all new chairs for large activity /gathering hall.
- C. Install blackout roller shades at auditorium windows.
- D. Provide new 8ft tables in new auditorium.

D. Services

Civil

- A. Civil Design was not requested and is not included in the scope of services for this project.

Fire Protection

Applicable Codes, Guidelines, And Standards

- A. Fire Protection design was not requested and not included in the scope of services for this project. Typically, a fire protection contractor shall be brought onto the project near the end of design, or early in construction by the general contractor to design the fire protection system. The new additions and alterations shall be fully sprinkled and tie into the existing fire protection system.

Plumbing

- A. Plumbing design was not requested, and is not included in the scope of services for this project. New plumbing fixtures will be added in the additions, and we believe the existing plumbing system has capacity to accommodate the new fixtures.

HVAC (Mechanical)

General

- A. Harwood Engineering visited the site on March 21, 2023 to assess the existing mechanical systems and provide recommendations for the building expansion/addition. The current building is served by single zone, rooftop packaged air conditioning units with gas heat (RTUs). Each unit has a standalone space thermostat, and the building does not have a building automation or central control system. Natural gas piping at 2 psi is routed across the roof to each RTU from a gas meter located on the north side of the building.

Natural Gas Service

- A. Existing Conditions
 - a. The existing gas piping from the meter is a 2", 2 psi line, which goes up to the roof to serve all of the RTUs, along with a drop down into the building to serve the Domestic Water Heater. Its load is approximately 2,216 CFH at approximately 400 feet of developed length. Per 2015 IFGC table 402.4(5) for 2 psi gas, a 2", 2 psi gas line at 500 feet of developed length (for the east expansion) has a capacity of 4,250 CFH.
- B. Design Modification Requirements
 - a. We would recommend budgeting for a new 1-1/2" line connecting to the 2" line on the roof on the west side of the building and routed across the roof to the east addition, and a new 1-1/2" line connecting to the 2" line on the roof on the west side of the building and routed to the west addition—both to serve the new RTUs we've discussed above. The meter capacity will need to be discussed with the utility company during design, but with the minimal additional load and the gas substation just to the north, we are assuming there is adequate pressure and capacity available at the meter for these additions.

Rooftop Equipment

A. Existing Conditions

1. It was reported by building staff that the RTUs have required extensive maintenance over the years, and each year they are spending \$10,000-\$15,000 on maintenance costs to keep the units operational. Per the ASHRAE Equipment Life Expectancy Chart, Rooftop Air Conditioning Units median years in life expectancy is 15 years. These units are closing in on that 15-year life expectancy. However, based on conversations with the building owner and operator, due to the large variety of functions and temperature requirements in these spaces, these units have likely had more wear and tear on them than a standard installation, which decreases the life expectancy. Due to the amount of functions in this building (hence the need for expansion), many spaces are used for many different types of functions. For example, one space will have elderly occupants playing cards that want the space warm and heated, and the immediate next use may be a dance group that wants it nice and cool. This causes the unit to switch between heating and cooling, cycle more often, and ultimately put more wear and tear on the equipment. Additionally, the approximately 24,500 SF of building is served by 102 tons worth of RTUs, which comes out to about 240 SF/ton, which is fairly low for a building of this occupancy and usage. This is likely due to the fact that the original engineer wanted to make sure each area was covered for its worst-case design scenario based on what he or she knew, but increased sizing will lead to more cycling when loads are not at peak, which adds to the wear and tear of the units. The more that units cycle, the harder it is to control humidity as well.

B. Design Modification Requirements

1. For the existing building, the units will all likely need to be replaced over the next number of years as they reach that life expectancy and begin to fail at a higher rate. However, it was reported that the three units that have required the most maintenance are RTU-3 (Large Activity 104), RTU-9 (Gym), and RTU-10 (Gym), and those should be replaced as part of this building project. RTU-3 is a 17.5-ton unit and RTU-9 and RTU-10 are 15-ton units.
2. For RTU-3 that serves the Large Activity, or Gathering Space, the Kitchen, and Storage 108, the unit appears to be sized for a large quantity of people and higher loads than the space may typically see. The space was designed at approximately 1.9 CFM/SF and 165 SF/ton, which both likely exceed the loads that the room typically sees. With a single compressor, it likely cycles quite often as loads are likely never what it was designed for, since it was likely designed for worst case scenario with the room full packed for activities. This adds wear and tear to the unit, as it causes the compressor to cycle more often. We'd recommend replacing the unit with a new, more efficient unit of the same 17.5-ton size that features multiple compressors (multiple stages of cooling) or a variable speed compressor to help with lower load conditions, humidity, and minimize cycling. While the initial unit may have an increased cost, the decreased maintenance and increased control of the space will be worth the investment.
3. For RTU-9 and RTU-10 that both serve the Gym, the units are likely sized for the whole gym to be full of people and spectators, which is likely rarely the case, so the units likely cycle fairly consistently during part load conditions, leading to higher

Community Center – Study Report

Architecture, HVAC, and Electrical

failure rates. Between the two units, the space was designed at 1.6 CFM/SF and 216 SF/ton. We'd recommend replacing these units with new, more efficient units of the same 15-ton sizes that features multiple compressors (multiple stages of cooling) or a variable speed compressor to help with lower load conditions, humidity, and minimize cycling. While the initial unit may have an increased cost, the decreased maintenance and increased control of the space will be worth the investment. Additionally, we'd recommend adding a control interface to allow each unit's thermostat to communicate with the other. By doing so, if only 15 tons of cooling are needed (or less), only one unit is cooling while the other unit would just be ventilating, which would decrease the cycling of the units during part load scenarios. This would not be necessary, but would allow the units to work in tandem and minimize the wear and tear on the units that may not be needed.

Building Addition

B. Mechanical Equipment

1. For the expansion, we would recommend continuing the single zone, packaged rooftop unit approach to match the rest of the building. Based on the architectural concept plans provided at this point, we would recommend providing the following in terms of units and zoning for budgeting (final loads during design will hone in on tonnages):
 - a. East Addition
 1. RTU-11 – Multi-Purpose, Storage, Office-Ryan – 3,200 SF – 15 tons.
 2. RTU-12 – Boys & Girls Club, Storage – 1,600 SF – 5 tons.
 - b. West Addition
 1. RTU-13 – 4K, Interior Corridor - 3,100 SF – 7.5-10 tons. Option to re-utilize existing RTU-1 for 4K and interior corridor. This unit may be oversized for this amount of space, which would lead to increased cycling, but would avoid purchasing a new unit. Our thought was to include a new unit in budgeting and re-utilize unit if loads dictate that to be possible.
 2. RTU-14 – 3K, Head Start – 2,800 SF – 7.5 tons.
 3. Vestibule – Provide electric wall heater w/ integral thermostat. 3kW.
2. New RTUs to have standard, single zone controls with standalone thermostats. Units to be standard efficiency packaged rooftop units with multiple stages of cooling and heating (where available) to minimize cycling and help with controllability, with 24" vibration curbs. Provide with ducted supply and returns to grilles within each space. Exhaust fans to be provided for the (4) new restrooms. For budgeting, plan for a single, powered roof ventilator fan with exhaust duct between each, but could also be standalone ceiling exhaust fans on light switches for a more cost-effective approach, with ducts up through the roof to a curbed roof cap.

Community Center – Study Report

Architecture, HVAC, and Electrical

Electrical

General

- A. The following is a report of the electrical systems serving The Jackson Community Center in the Town of Jackson, WI, based on existing documents and general observations made on March 21, 2023.

Electrical Service and Distribution

A. Existing Conditions

1. Electric service from the utility (WE Energies) is provided to a 208Y/120V, 1200A metered service. The service is distributed throughout the building via a 1,200 Amp Square D I-Line distribution board. This switchboard appears to be in good shape with plenty of space to feed new loads.
2. Based on a rough watts per square foot estimate, the Square D switchboard appears to have plenty of capacity to serve the proposed addition.

B. Design Modification Requirements

1. For pricing purposes, assume that two new 200 amp feeders would be installed to serve the proposed addition. New breakers in the main switchboard, conduit, wiring, a new 54 circuit panelboard and a connection to a new rooftop unit.
2. Existing panelboards are in good condition, however, there isn't an ample number of spare breakers in most of them. For pricing purposes, a new 42 circuit, 100 amp panelboard should be added to accommodate new loads in the existing building.
3. Provide power to a new monument sign at the corner of Hickory and Jackson.
4. Provide power to new kitchen equipment including a new commercial freezer, refrigerator, beer/beverage cooler and commercial dishwasher.
5. Add receptacles at the existing kitchen island and other select locations in the existing building.
6. Install power and controls for motorized roller shades in the auditorium/multi-purpose space.

Lighting

A. Existing Conditions

1. There appears to be a variety of lighting types: Fluorescent, HID, LED and incandescent.
2. Lighting is in fair condition.

B. Design Modification Requirements

1. The owner would like the two exterior bollards removed.
2. The exterior pole fixtures should have the fixture heads replaced with LED heads. At the very least, the HID lamps and ballasts should be removed and replaced with Line voltage LED lamps.

Community Center – Study Report

Architecture, HVAC, and Electrical

3. The four “disc” fixtures in the lobby area should be replaced with new LED fixtures with up/down optics and a more modern look.
4. The hanging pendants at the reception area should be replaced with new LED pendants.
5. Some money should be budgeted to re-lamp or replace some of the existing fluorescent fixtures/lamps with LED technology. Consider prescriptive rebates offered by Focus on Energy for these replacements. [2023 Lighting Catalog \(focusonenergy.com\)](https://www.focusonenergy.com)
6. All lighting in new spaces shall be LED and shall have automatic controls as required by the Energy Code.

Fire Alarm

A. Summary

1. The existing fire alarm system is a Simplex 4100U. The CPU is at end of life. This system should be replaced with a new addressable fire alarm system. The existing system should be removed. Existing back-boxes and cabling may be re-used if appropriate for the new system.
2. The new system shall be ADA compliant and shall include all provisions and equipment needed for central station monitoring.
3. Extend coverage to the proposed new addition.

Telecommunications

A. Existing Conditions

1. The existing telecommunications system appears to be adequate for its current use. The owner's IT group may need to add some head-end hardware to accommodate the new addition.

B. Design Modification Requirements

1. New horizontal cabling, wall outlets, patch panel(s) and wifi outlets will be needed for the new addition.
2. Assume minimum Category 5e.
3. Install a new A/V system in the new auditorium/multi-purpose space.

Security Systems

A. Summary

1. A new CCTV system shall be installed:
 - a. For pricing purposes, assume 12 high definition POE cameras.
 - b. Store all views for 30 days. Compression, motion sensing and other techniques may be used to limit memory storage size.
 - c. System shall be capable of being viewed by users given specific access. The views may be accessed via the users' workstation or cell phone.
2. A new Access Control System shall be installed:

Community Center – Study Report
Architecture, HVAC, and Electrical

- a. All new and existing exterior doors shall be controlled.
- b. Assume about 10 interior doors to be controlled.
- c. Controlled doors shall have motion sensor egress, fobs and proximity readers. Coordinate with new door hardware being installed and use new mag-locks when necessary.
- d. Provide under desk or under counter duress alarms.
- e. Provide all provisions and equipment needed for central station monitoring.
- f. Remove the existing intrusion detection alarm system.

E. Furnishings

Furnishings

- A. Manual roller shades in windows.
- B. Modular office furniture in offices.
- C. Conference room table and office chairs in Conference rooms.
- D. Industrial shelving at janitor closets.

F. Special Construction & Demolition

Selective Building Demolition

- A. Selective demolition would need to occur where new construction meets the existing building, and in existing spaces receiving alterations.

Interior Drywall Partitions	941.303900	ft
Perimeter Walls	468.756500	ft
Repaint Existing Walls	6,450.7090	sf
Stage	1,133.5470	sf
Wall Cabinet	137.642500	ft

NEW SIDEWALK

ALUM. SCREENING 6'H

OUTDOOR PLAY AREA

HOSE BIB

HEAD STREET

STORAGE

NET STORAGE

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILET

TOILE

zimmerman
ARCHITECTURAL STUDIOS, INC.

2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zimmerman.com
TELEPHONE (414) 775 9500
FACSIMILE (414) 775 8582

A100

Consultant:

Project:

Jackson Community Center
Addition

Location:
NE CORNER OF JACKSON DR. &
HICKORY LANE

Key Plan:

Sheet:

ARCHITECTURAL SITE
PLAN

Scale:
1" = 20'-0"

Revisions:

No.	Date	Description

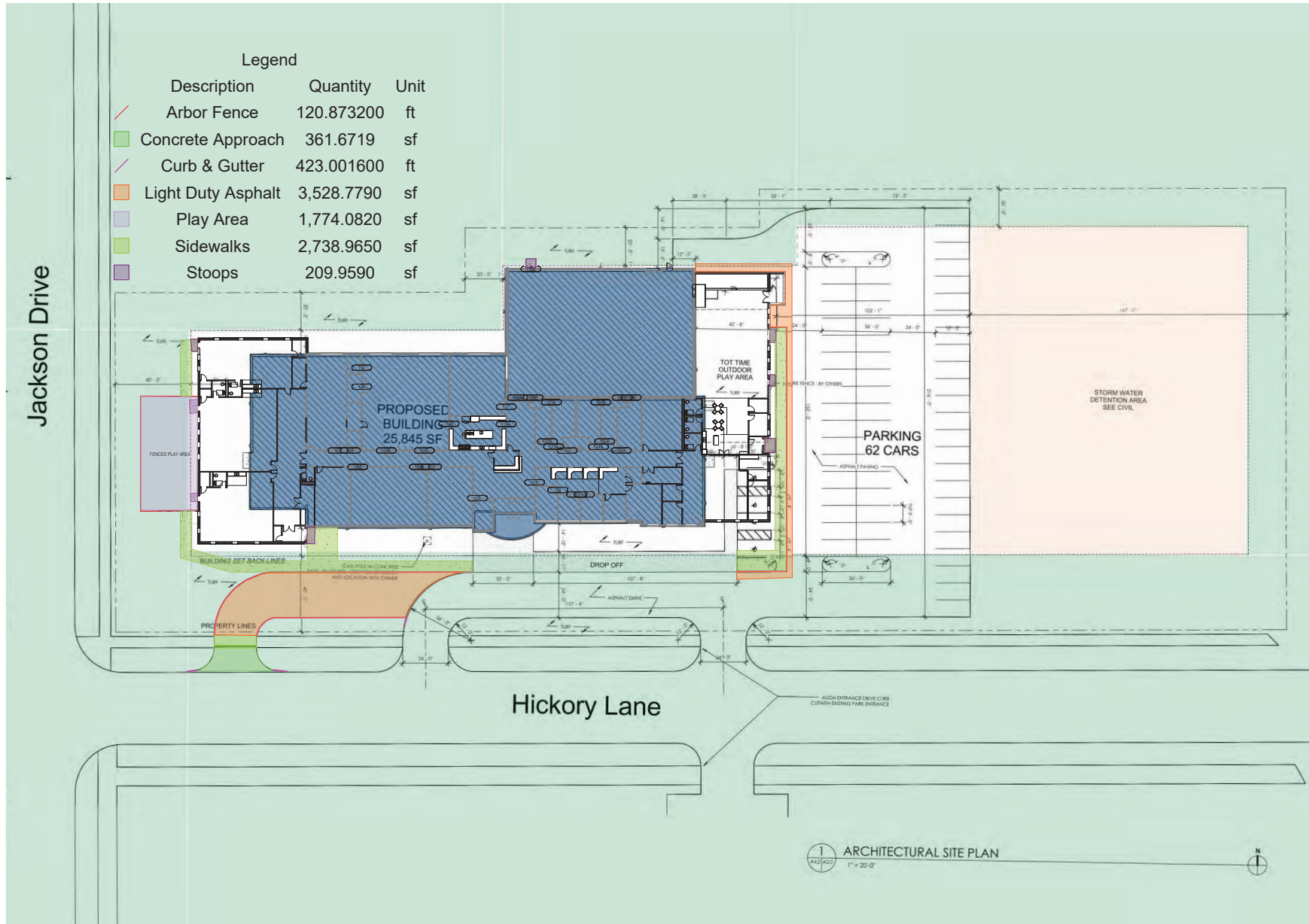
Date:

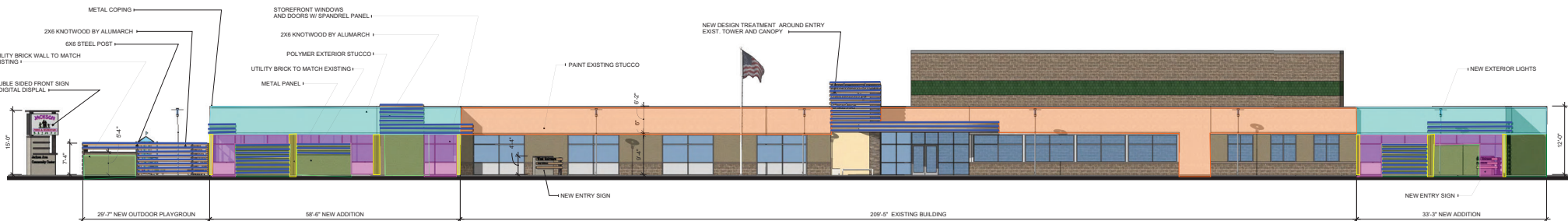
Issue Date

Project No.: 230026.00 (Owner) Project No.:
Owner Proj. No.

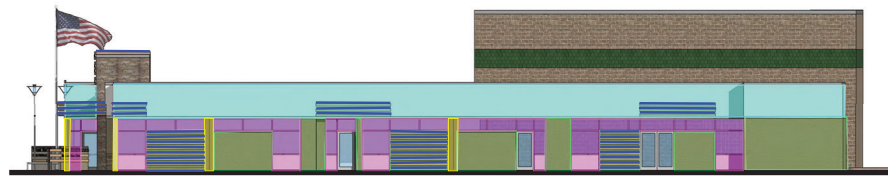
Sheet No.:

A001

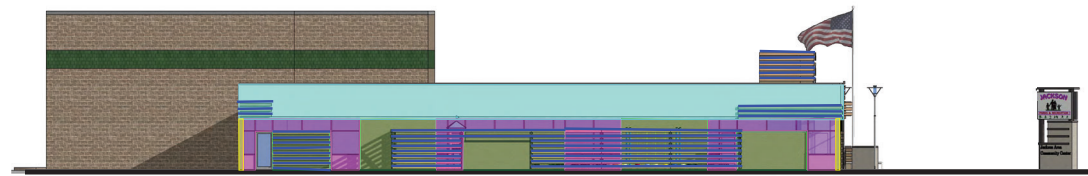




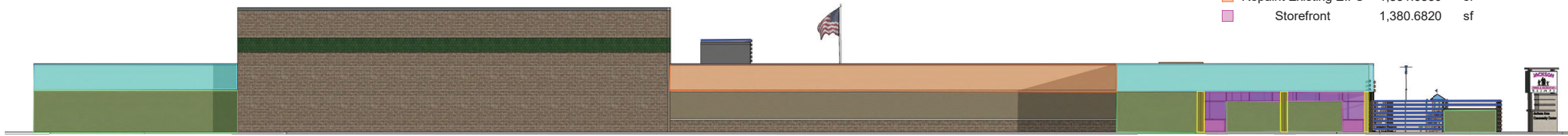
1 SOUTH ELEVATION
3/32"=1'-0"



2 EAST ELEVATION
3/32"=1'-0"



3 WEST ELEVATION
3/32"=1'-0"



4 NORTH ELEVATION
3/32"=1'-0"

Legend

Description	Quantity	Unit
Alumarch	1,994.247000	ft
Brick	2,747.7810	sf
EIFS	2,801.7940	sf
Metal Panel	173.0205	sf
Repaint Existing EIFS	1,831.6330	sf
Storefront	1,380.6820	sf

Ja Ason Area Community Center Addition
N165W20330 Hickory Ln
Jackson, WI 53037

Schematic Concept Design
FOR AMINATORY & CONC. PT. A/D. B/C/D. T/A/B. B/J. CT. TO CHANC.

DATE 04/13/2023

zimmerman
ARCHITECTURAL STUDIOS, INC.

00
A



















Jackson Community Center Additions/Renovations Budget- Summary

Description		Building Addition/Renovations	Site Improvements	TOTALS
Gross Area (SF)		14,209		14,209
Sitework		\$177,526	\$429,105	\$606,631
Concrete		\$187,472	-	\$187,472
Masonry		\$139,424	-	\$139,424
Metals		\$284,700	-	\$284,700
Carpentry		\$277,290	-	\$277,290
Doors & Hardware		\$122,600	-	\$122,600
Glass and Glazing		\$173,000	-	\$173,000
Moisture & Thermal Protection		\$301,048	-	\$301,048
Drywall		\$292,518	-	\$292,518
Acoustical Ceilings		\$103,545	-	\$103,545
Flooring		\$158,792	-	\$158,792
Painting		\$49,545	-	\$49,545
Specialties		\$98,275	-	\$98,275
Signage Allowance		\$23,500	-	\$23,500
Equipment		\$20,000	-	\$20,000
Furnishings		\$70,000	-	\$70,000
Fire Protection		\$49,234	-	\$49,234
Plumbing		\$172,000	-	\$172,000
HVAC		\$306,300	-	\$306,300
Electrical		\$464,025	-	\$464,025
Subtotal		\$3,470,794	\$429,105	\$3,899,898
General Conditions		\$277,664	\$34,328	\$311,992
Building Permit		\$4,973	\$4,291	\$9,264
Over Excavation/Lean Mix Contingency		Not Included	Not Included	Not Included
Subtotal		\$3,753,430	\$467,724	\$4,221,154
Construction Management Fees				
Construction Management Fee	6.0%	\$225,206	\$28,063	\$253,269
Libability Insurance	0.85%	\$33,818	\$4,214	\$38,033
Contingency	10%	\$375,343	\$46,772	\$422,115
Total Costs		\$4,387,798	\$546,774	\$4,934,572
OTHER ITEMS NOT INCLUDED ABOVE				
Testing Services; Soils & Concrete Allowance		7,500	2,500	\$10,000
Soil Borings Allowance		5,000	0	\$5,000
DESIGNER COST				
Preconstruction Budget Fee		\$10,000	0	\$10,000
Architectural & Engineering Fees	6.5%	\$243,973	\$30,402	\$274,375
State Plan Fee & Printing Allowance		7,000	0	\$7,000
Total Project Costs		\$4,661,271	\$579,676	\$5,240,947
	\$/SF	\$ 328.05	\$ 40.80	\$ 368.85

Exclusions

- City Assessment & Impact Fees
- Hazardous Material Abatement , If Any
- WE Energies Charges

Jackson Community Center Addition-Renovation

Building Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework-Demo				
Building Excavation,backfill	11,168	SF	\$2.50	\$27,920
Building Stone	11,168	SF	\$1.00	\$11,168
Site Removals	1	Allow	\$10,000.00	\$10,000
Site Grading & Stone	1	Allow	\$20,000.00	\$20,000
Flooring Removal	11,863	SF	\$1.00	\$11,863
Ceiling Removal	11,863	SF	\$1.00	\$11,863
Exterior Wall Removal	4,080	SF	\$3.50	\$14,280
Roof Structure Removal	8,104	SF	\$8.00	\$64,832
Doors & Frames	8	EA	\$75.00	\$600
Misc. Removals	1	LS	\$5,000.00	\$5,000
Temporary Enclosures		SF		Not Included
			Subtotal	\$177,526
Concrete				
Continuous Footings Perimeter	468	LF	\$35.00	\$16,380
Column Pads	6	EA	\$600.00	\$3,600
Stoop Footings	113	LF	\$40.00	\$4,520
Stoop Walls	452	SF	\$38.00	\$17,176
Stoop SOG	210	SF	\$10.00	\$2,100
Foundation Walls	1,872	SF	\$35.00	\$65,520
Slab on Grade - 6"	11,168	SF	\$6.50	\$72,592
Ashford Concrete Sealer & Sealant (Densifier)	11,168	SF	\$0.50	\$5,584
			Subtotal	\$187,472
Masonry				
Masonry Veneer	2,748	SF	\$38.00	\$104,424
Masonry Interior Patching	1	Allow	\$5,000.00	\$5,000
New Masonry Opening	3	EA	\$10,000.00	\$30,000
			Subtotal	\$139,424
Metals				
Metal Roof Structure & Lintels	11,168	SF	\$25.00	\$279,200
Lintel for two new openings	2	Allow	\$1,500.00	\$3,000
Roof Ladder	1	Allow	\$2,500.00	\$2,500
			Subtotal	\$284,700
Carpentry				
Rough Carpentry				
Roof Blocking - Labor & Material	936	LF	\$15.00	\$14,040
Expansion Joint Blocking	320	LF	\$15.00	\$4,800
New Kitchen Cabinets & Tops				
Base Cabinets	268	LF	\$300.00	\$80,400
Wall Cabinets	138	LF	\$275.00	\$37,950
Solid Surface Tops	333	LF	\$150.00	\$49,950
New Front Desk	1	Allow	\$20,000.00	\$20,000
Raised Stage	1,133	SF	\$50.00	\$56,650
Stage Ramps	1	Allow	\$3,500.00	\$3,500
Bullet Proof Glass Allowance at Reception	1	Allow	\$10,000.00	\$10,000
			Subtotal	\$277,290

Jackson Community Center Addition-Renovation

Building Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Doors & Windows				
Hollow Metal Doors, Frames & Hardware Exterior	37	EA	\$2,500.00	\$92,500
Bullet Resistant Doors	2	EA	\$4,000.00	\$8,000
Borrowed Lites	6	EA	\$600.00	\$3,600
Gym Overhead Door	1	EA	\$3,500.00	\$3,500
Coiling Door	2	EA	\$7,500.00	\$15,000
			Subtotal	\$122,600
Glass and Glazing				
Entrance Doors	11	EA	\$3,000.00	\$33,000
Interior Alum. Doors	3	EA	\$2,750.00	\$8,250
Interior Alum Storefront	440	SF	\$55.00	\$24,200
Folding Glass Partiton	120	SF	\$200.00	\$24,000
Sliding Pass Thru Window	1	EA	\$750.00	\$750
Windows	1,380	SF	\$60.00	\$82,800
			Subtotal	\$173,000
Moisture & Thermal Protection				
New 60Mil Fully Adhered Roof	11,168	SF	\$17.00	\$189,856
Existing Roof				No Work
Expansion Joint	320	LF	\$25.00	\$8,000
Roof Hatch	1	Allow	\$2,500.00	\$2,500
Caviseal Gold Spray foam/AB	5,724	SF	\$6.50	\$37,206
Metal Panel Wraps	174	SF	\$75.00	\$13,050
EIFS	2,802	SF	\$18.00	\$50,436
			Subtotal	\$301,048
Drywall				
Exterior Wall Framing & Sheathing	7,020	SF	\$15.00	\$105,300
Furred Walls on Existing	4,480	SF	\$7.50	\$33,600
Drywall Soffit at Reception	50	LF	\$45.00	\$2,250
Interior Walls	12,614	SF	\$12.00	\$151,368
			Subtotal	\$292,518
Acoustical Ceiling				
New Ceilings	14,210	SF	\$4.50	\$63,945
Acoustical Wall Panels at Gym 330LF x 8'	2,640	SF	\$15.00	\$39,600
			Subtotal	\$103,545
Flooring				
Carpet Tile	1,705	SF	\$5.50	\$9,378
Polished Concrete	6,663	SF	\$5.50	\$36,647
Rebuff Existing Polished Concrete	2,556	SF	\$3.50	\$8,946
Resilent Rubber Flooring	665	SF	\$16.00	\$10,640
LVT	5,597	SF	\$8.00	\$44,776
Vinyl Base	6,463	LF	\$2.50	\$16,156
Refinish Gym & Dance Floors & Restripe	6,450	SF	\$5.00	\$32,250
			Subtotal	\$158,792
Painting				
Paint new walls	23,500	SF	\$0.95	\$22,325
Paint Frames	69	EA	\$95.00	\$6,555
Paint Metal Doors	8	EA	\$95.00	\$760
Repaint & Seal Existing Exterior EIFS	1,832	SF	\$5.00	\$9,160
Repaint Walls of Remodeled Area only	3,042	SF	\$2.50	\$7,605
Repaint Exterior Green Strip on Gym	660	SF	\$4.00	\$2,640
Repaint area by new overhead door	1	Allow	\$500.00	\$500
Repaint All Interior Existing Walls	12,500	SF	\$2.75	Not Included
			Subtotal	\$49,545
Specialties				
Fire Extinguishers	6	EA	\$250.00	\$1,500
FRP at Toile Room Walls	7	EA	\$500.00	\$3,500
Bath Room Accessories	7	EA	\$500.00	\$3,500
2x6 Knotwood Alumarch	1,995	LF	\$45.00	\$89,775
			Subtotal	\$98,275

Jackson Community Center Addition-Renovation Building Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Signage				
Interior Room Signage	1	Allow	\$1,000.00	\$1,000
Reclad Entrance Canopy	1	Allow	\$15,000.00	\$15,000
Replace Front Entrance Sign on Building	1	Allow	\$7,500.00	\$7,500
			Subtotal	\$23,500
Equipment				
New Appliances	1	Allow	\$20,000.00	\$20,000
			Subtotal	\$20,000
Furnishings				
FF&E	1	Allow	\$50,000.00	\$50,000
Cubbies	82	EA	\$200.00	\$16,400
Blackout Shades in Auditorium	120	SF	\$30.00	\$3,600
			Subtotal	\$70,000
Fire Protection				
Fire Sprinkler System	11,168	SF	\$4.00	\$44,672
Relocate Heads	3,041	SF	\$1.50	\$4,562
			Subtotal	\$49,234
Plumbing				
8 ea ADA toilets	1	LS	\$170,000.00	\$170,000
8 ea wall mounted lavs w/sensors	-			
2 ea hub drains				
Remove and replace hand sink prep sink and 3 comp sink in kitchen				
4 ea 3322 SS sinks w/gooseneck faucets				
9 ea floor drains				
2 ea 50 gal water heaters				
Concrete removal				
Replace existing grease trap with new Schier GB3 for new demand				
4 ea roof drains to storm				
4 ea overflows				
Relay existing 10" storm sewer in schedule 40PVC in addition				
Upsize water meter to 2"				
Upsize piping through softner to 2-1/2" for ne demand				
PVC drain and vent				
Copper water piping				
Insulate exposed water pip				
Hose Bib at Playground Area	1	Allow	\$2,000	\$2,000
			Subtotal	\$172,000
HVAC				
Gym Replace (2) 15 ton RTU	1	LS	\$306,300.00	\$306,300
Large Activity Replace (1) 17.5 Ton RTU				Included
Rework & Modify Distribution for Secure Front Desk & Office				Included
15 ton RTU for Multi Purpose/Auditorium				Included
5 ton RTU for Boys & Girls6				Included
7.5 ton RTU for 4K, corridor and West Addition				Included
7.5 ton RTU for 3K and Head Start				Included
Gas Piping				Included
Ceiling Exhaust fans and ducting for rest rooms				Included
Temperature Controls				Included
Test & Balancing				Included
			Subtotal	\$306,300

Jackson Community Center Addition-Renovation

Building Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Electrical				
Building Electrical	1	LS	\$271,140.00	\$271,140
Building Lighting				Included
155 ea 2x4 lay in fixtures				Included
5 ea 4' strip light fixtures				Included
5 ea 8' strip light fixtures				Included
15 ea two head emergency light fixtures w/Battery Backup				Included
24 ea two head exit light fixtures w/battery backup				Included
8 ea two head remote egress light fixtures				Included
Lighting controls				Included
101 ea duplex receptacles				Included
4 ea dedicated duplex receptacles				Included
19 ea GFI				Included
6 ea weatherproof GFCI receptacles				Included
4 ea weatherproof receptacles				Included
2 ea 30 amp hwater heaters circuits				Included
1 ea 100 amp circuit for RTU 11				Included
1 ea 60 amp circuit to RTU 12				Included
1 ea 60 amp circuit to RTU 13				Included
1 ea 60 amp circuit to RTU 14				Included
Disconnect 3 existing RTU's and reconnect new with existing circuits				Included
4 ea 20 amp circuits for roof mounted exhaust fans				Included
2 ea 20amp circuits for 3KW EWH				Included
2 ea 200 amp panels				Included
Upgrade existing Lighting	1	Allow	\$46,000.00	\$46,000
Upgrade Fire Alarm System	1	LS	\$45,945.00	\$45,945
Remove existing fire alarm system				Included
Install 1 main fire alarm control panel				Included
Install 1 smoke detector				Included
Install 4 duct detectors				Included
Install 4 dual input monitot modules				Included
Install 2 weatherproof horn/strobe devices				Included
Install 39 ceiling mounted strobe devices				Included
Install 15 ceiling mounted strobe devices				Included
Install 1 remote annunciator panel				Included
Power to Motorized Shades	6	EA	\$400.00	\$2,400
Low Voltage Security Allowance & Access Control, AV	1	Allow	\$88,540.00	\$88,540
Install 28 wall openings w/2 cat 6 cables				Included
Install 1 wall mounted rack w/2 48-port patch panels				Included
Install 21 access door locations				Included
Install 5 panic.duress buttons				Included
Install 4 ea 4MP exterior dome cameras				Included
Install 48 ea 4 MP interior dome cameras				Included
Install 1 6TB micro server				Included
Furnish & Install speakers and Volume Controls in Mutli/Aud	1	Allow	\$10,000.00	\$10,000
Misc Demo				Included
			Subtotal	\$464,025

Jackson Community Center Additions/Renovations

Site Improvements Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Tree & Landscape Removal	1	LS	\$2,600.00	\$2,600
Remove curb and asphalt drive	1	LS	\$5,800.00	\$5,800
Erosion Control Measures	1	LS	\$3,700.00	\$3,700
Strip Topsoil for reuse	1	LS	\$1,700.00	\$1,700
Rough Grade	1	LS	\$3,900.00	\$3,900
Sign Base Excavation	1	LS	\$1,800.00	\$1,800
Finish Grading	1	LS	\$3,450.00	\$3,450
Site Concrete Stone	1	LS	\$2,800.00	\$2,800
Clean up site and respread topsoil	1	LS	\$2,500.00	\$2,500
Paving				
Asphalt Paving & Stone Base	326	SY	\$50.00	\$16,306
Paving Stone Base	326	SY	\$15.00	\$4,890
Add Asphalt path to new overhead door	1	Allow	\$7,500.00	\$7,500
Site Concrete				
Sidewalks	2,874	SF	\$7.50	\$21,555
Curb & Gutter	455	LF	\$30.00	\$13,650
Concrete Approach	484	SF	\$10.00	\$4,840
Retaining Wall Footing	-	lf	\$30.00	NA
Retaining Wall	-	sf	\$30.00	NA
Retaining Wall Railing	-	lf	\$65.00	NA
Site Utilities & Storm Water Management				
Pavement Patching	1	Allow	\$10,000.00	\$10,000
Sanitary Sewer	1	LS	\$10,000.00	\$10,000
Storm Sewer	1	Allow	\$30,500.00	\$30,500
Outdoor Play Area				
Brick Wall Footing	52	LF	\$40.00	\$2,080
Brick Wall Foundation	208	SF	\$45.00	\$9,360
Brick Wall	364	SF	\$40.00	\$14,560
Concrete Stone Base	1,171	SF	\$2.00	\$2,342
Concrete SOG	1,171	SF	\$10.00	\$11,710
Pourable in Place Rubber surfacing	1,171	SF	\$22.00	\$25,762
Steel Column Framed Arbor & Gates	1	LS	\$25,000.00	\$25,000
Set Steel Columns	20	EA	\$550.00	\$11,000
6' Alumarch Fencing		LF		w/ Bldg Alumarch
Asphalt Bike Path at Interior of Playground	67	SY	\$75.00	\$5,000
Sensory Playground Equipment	1	Allow	\$45,000.00	\$45,000
Plantings	1	Allow	\$5,000.00	\$5,000
Electronic Monument Sign and base	1	Allow	\$45,000.00	\$45,000
New Ground Signage	2	EA	\$10,000.00	\$20,000
Site Lighting				
6 ea LED light pole heads to replace existing(existing poles to remain)				Included
4 ea LED bollards in existing locations				Included
1 ea LED bollard in new location				Included
3 ea LED flagpole light fixtures				Included
4 ea concrete bases				Included
1 ea 20 amp circuit to monument sign				Included
11 ea building mounted wall pack light fixtures				Included
Landscaping	1	ALLOW	\$25,000.00	\$25,000
			Subtotal	\$429,105

JCC EXPANSION PROJECT ESTIMATE BREAKOUT

5/1/2023

	Description	Total
NEW CONSTRUCTION		
<i>(Includes building permits, Design, addl. Engineering, Bid docs.)</i>	Addition/Renovations (approx. 14,209 sq. ft.)	\$4,661,271.00
	Site Improvements	\$579,676.00
	<i>(Front desk-safety, office area, kitchen, 3-HVAC units, fire/burglar alarm, exterior painting, gym, dance & concrete floor maintenance)</i>	
	TOTAL	\$5,240,947.00
DEFERRED MAINTENANCE		
<i>These are maintenance items that are included in the project cost. If the project is not approved, most of these items will need to be budgeted in Capital Projects within the next 1-3 years.</i>	Kitchen cabinets/counters	\$168,300.00
	<i>(cabinets keep falling off, counters are very chipped)</i>	
	Coiling doors for kitchen service area	\$15,000.00
	<i>(need better doors for sound proofing)</i>	
	Rebuff polished concrete	\$8,946.00
	Refinish Gym & Dance Floors, & Line	\$32,250.00
	Repaint Exterior EIFS	\$9,160.00
	<i>(currently white and moldy)</i>	
	Chair & Table Replacement	\$50,000.00
	<i>(for large gathering areas)</i>	
	2-Gym HVAC units and 1-Gathering Hall HVAC unit	\$92,000.00
	Upgrade lighting in Gym, Lobby & Hallways to LED	\$46,000.00
	Upgrade Fire/Burglar Panel	\$45,945.00
	<i>(will not be able to service our unit soon)</i>	
	TOTAL	\$467,601.00
POTENTIAL SHARED COSTS		
	Blackout Shades for Auditorium Windows	\$3,600.00
	<i>(Kettlebrook)</i>	
	Security Access Doors, East & West Wings	\$88,540.00
	<i>(Boys & Girls Club and WBSD)</i>	
	LED JCC Message Sign Board	\$34,800
	<i>(Boys & Girls Club, Kettlebrook and WBSD)</i>	
	TOTAL	\$126,940.00

Notes:

*Approx. \$422,115.00 in contingency



May 23, 2023

Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037

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

Subject: Project: VOJ 22-01
STH 60 Utility Upgrades
CTH P – Ridgeway Drive
Pay Request #4

Dear Mr. Kober:

Enclosed you will find Pay Request #4 for the STH 60 Utility Upgrades 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. The maximum retainage was met with this pay request #4. This is per Article 6.02.A.1 Progress Payments; Retainage, of Contract Document 00500, Agreement:

Total work completed to date	= \$2,174,340.89
Work completed, Pay Request # 4	= \$961,609.53
Retainage, Pay Request #4 (5%)	= \$7,199.27
Total Retainage	= \$67,835.84
Amount due to Contractor, Pay Request #3	= \$954,410.26

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

Sincerely,



Todd Drew
Project Inspector
Gremmer & Associates, Inc.

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

Pay Request #4
Advance Construction - Prime Contractor

Item No.	Description	Unit	#	Advance Construction		Pay Request #1		Pay Request #2		Pay Request #3		Pay Request #4		Pay Request #5		Pay Request #6		Cumulative Totals		% Complete
				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 Curb	LF	6	\$7.00	\$42.00			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0%	
100-02	Removing Curb & Gutter	LF	960	\$5.00	\$4,800.00			\$0.00		20.00	\$100.00	192.40	\$962.00		\$0.00		212.40	\$1,062.00	22%	
100-03	Removing Concrete Sidewalk and Driveways	SF	1,205	\$5.00	\$6,025.00	13.34	\$66.70	28.43	\$142.13	22.89	\$114.43	196.91	\$784.55		\$0.00		221.89	\$1,107.83	18%	
100-04	Base Aggregate Dense 1 1/4 inch	TCN	1,875	\$15.80	\$29,625.00			\$0.00		26.70	\$421.86		\$0.00		\$0.00		27	\$421.86	1%	
100-05	Base Aggregate Open-Graded	TCN	1,100	\$23.00	\$25,300.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-06	Concrete Driveway 6-inch	SF	505	\$75.63	\$38,203.25			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-07	Concrete Driveway 8-inch	SF	80	\$77.00	\$6,160.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-08	Grilled Tie Bars	SAC4	525	\$9.00	\$4,725.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-09	HMA Pavement 3 MT SB-28.5	TCN	1,110	\$275.00	\$305,250.00			\$0.00				168.35	\$46,571.25		\$0.00		168.35	\$46,571.25	15%	
100-10	HMA Pavement 4 MT SB-28.5	TCN	67	\$510.00	\$34,170.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-11	Asphaltic Surface	TCN	17	\$510.00	\$8,670.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-12	Asphaltic Surface Driveways and Field Entrances	TCN	50	\$510.00	\$25,500.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-13	Concrete Curb Type D	LF	6	\$48.00	\$288.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-14	Concrete Curb & Gutter 30 inch Type D	LF	860	\$42.75	\$36,585.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-15	Concrete Sidewalk 5-inch	SF	5,520	\$8.00	\$44,160.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-16	Concrete Steps	SF	30	\$55.00	\$1,650.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-17	Pipe Underdrain Wrapped 4-inch	LF	200	\$55.00	\$11,000.00			\$0.00				81.00	\$4,455.00		\$0.00		81	\$4,455.00	41%	
100-18	Mobilization	BAC1	1	\$35,000.00	\$35,000.00			\$0.00				\$0.00	0.75	\$26,250.00		\$0.00	1	\$26,250.00	75%	
100-19	Lawn Restoration	SF	900	\$10.00	\$9,000.00			\$0.00				86.04	\$860.40		\$0.00		86	\$860.40	10%	
100-20	Lines Protection Type C	SAC4	16	\$55.00	\$880.00	12	\$660.00	20	\$1,100.00	10.00	\$550.00		\$0.00		\$0.00		42	\$2,110.00	100%	
100-21	Geotextile Type SAS	SF	845	\$2.50	\$2,112.50			\$0.00				66.33	\$165.83		\$0.00		1	\$165.83	7%	
100-22	Marking Line Paint 4-inch	SF	6,405	\$1.35	\$8,646.75			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-23	Marking Line Paint 8-inch	LF	225	\$2.50	\$567.50			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-24	Marking Arrow Paint	SAC4	5	\$95.00	\$475.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-25	Marking Word Paint	SAC4	1	\$125.00	\$125.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-26	Marking Railroad Crossing Paint	SAC4	2.0	\$450.00	\$900.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-27	Marking Stop Line Paint 18-inch	LF	45	\$5.85	\$263.25			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-28	Marking Diagonal Paint 6-inch	LF	6	\$2.25	\$13.50			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-29	Marking Crosswalk Paint Transverse Line 6-inch	LF	205	\$2.25	\$461.25			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-30	Marking Crosswalk Paint Block Style 24-inch	LF	25	\$7.75	\$193.75			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-31	Conduit Loop Detector	LF	224	\$16.50	\$3,696.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-32	Loop Detector Wire	LF	800	\$2.35	\$1,880.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-33	Sawing Asphalt	LF	8,760	\$2.00	\$17,520.00	15	\$30.00	2274.10	\$4,548.20	3612.50	\$7,225.00	1213.50	\$2,427.00		\$0.00		7115	\$14,280.20	81%	
100-34	Sawing Concrete	SF	7,625	\$3.00	\$22,875.00	25	\$75.00	73	\$21.00	71.00	\$213.00	295.50	\$886.50		\$0.00		464	\$1,190.50	10%	
100-35	Remove and Replace Retaining Wall	LS	1	\$8,900.00	\$8,900.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-36	Traffic Control and Detour	LS	1	\$25,000.00	\$25,000.00	0.25	\$6,250.00	0.25	\$6,250.00	0.25	\$6,250.00	0.25	\$6,250.00		\$0.00		1	\$25,000.00	100%	
100-37	Excavating, Hauling, and Disposal of Contaminated Soil	TCN	900	\$45.00	\$40,500.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-38	Remove and Replace Sanitary Manhole Casting and Adjustment Ring	SAC4	27	\$4,500.00	\$121,500.00			\$0.00		1	\$4,500.00		\$0.00	23.00	\$103,500.00		\$0.00	24	\$108,000.00	89%
100-02	Connect to Existing Sanitary Sewer Manhole	SAC4	1	\$2,000.00	\$2,000.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-03	Connect to Existing Sanitary Sewer Main	SAC4	3	\$2,000.00	\$6,000.00			\$0.00		2	\$4,000.00		\$0.00	2.00	\$4,000.00		\$0.00	4	\$8,000.00	133%
100-04	Sanitary Sewer PVC 10-inch, Granular Backfill	LF	232	\$200.00	\$46,400.00			\$0.00		70	\$14,000.00		\$0.00	201.00	\$40,200.00		\$0.00	271	\$54,200.00	117%
100-05	Sanitary Sewer PVC 8-inch, Slurry Backfill	LF	1,099	\$243.00	\$267,057.00			\$0.00		3	\$729.00	547.00	\$132,621.00	521.00	\$126,603.00		\$0.00	1,071	\$290,253.00	97%
100-06	Sanitary Sewer PVC 10-inch, Slurry Backfill	LF	59	\$200.00	\$11,800.00			\$0.00					\$0.00	60.00	\$12,000.00		\$0.00	119	\$18,800.00	250%
100-07A	Sanitary Sewer PVC 12-inch, Slurry Backfill	LF	1,402	\$325.00	\$455,650.00			\$0.00		166	\$53,950.00	1171.00	\$380,575.00		\$0.00		1,337	\$544,525.00	95%	
100-07B	Sanitary Sewer Lateral 6-inch, Granular Backfill	LF	815	\$145.00	\$118,175.00			\$0.00		31	\$4,455.00	89.50	\$12,877.50	143.00	\$20,735.00		\$0.00	264	\$38,207.50	43%
100-08	Sanitary Sewer Lateral 6-inch, Slurry Backfill	LF	108	\$197.00	\$21,276.00			\$0.00		18	\$3,546.00	228.50	\$45,014.50	188.00	\$36,586.00		\$0.00	366	\$51,146.50	100%
100-09	Sanitary Manholes 4-FT Diameter With Casting	SAC4	10	\$5,500.00	\$55,000.00			\$0.00					\$0.00	3.00	\$16,500.00		\$0.00	13	\$58,500.00	90%
100-10	Sanitary Outside Drop Manholes 4-FT Diameter With Casting	SAC4	2	\$9,518.00	\$19,036.00			\$0.00		1.00	\$9,518.00	1.00	\$9,518.00		\$0.00		2	\$19,036.00	100%	
100-11	Abandon Sanitary Sewer - Jackson Drive	LS	1	\$1,500.00	\$1,500.00			\$0.00					\$0.00	1.00	\$1,500.00		\$0.00	1	\$1,500.00	100%
100-12	Sanitary Sewer Lateral Pipe Bunting	LF	3,000	\$13.90	\$41,700.00			\$0.00		1966.00	\$273,274.00	2280.00	\$309,970.00		\$0.00		4286	\$583,244.00	140%	
100-13	Furnish and install 30" cleaned manhole with casting	SAC1	1	\$3,645.00	\$3,645.00			\$0.00					\$0.00	1.00	\$3,645.00		\$0.00	1	\$3,645.00	100%
100-14	Repair existing storm laterals not shown on plan	SAC4	6	\$448.00	\$2,688.00			\$0.00		10.00	\$4,480.00	4.00	\$1,792.00		\$0.00		14	\$6,272.00	233%	
100-01	Removing Hydrant	SAC4	2	\$1,100.00	\$2,200.00			\$0.00					\$0.00	2.00	\$2,200.00		\$0.00	2	\$2,200.00	100%
100-02	Connect to Existing Water Valve	SAC4	2	\$2,500.00	\$5,000.00			\$0.00					\$0.00	1.00	\$2,500.00		\$0.00	1	\$2,500.00	50%
100-03	Connect to Existing Water Main Pipe	SAC4	3	\$3,850.00	\$11,550.00			\$0.00					\$0.00	1.00	\$3,850.00		\$0.00	4	\$15,400.00	33%
100-04	Remove and Replace Water Service Curb Box	SAC4	100	\$2,800.00	\$280,000.00	41	\$114,800.00	23	\$64,400.00				\$0.00	17.00	\$47,600.00		\$0.00	81	\$226,800.00	81%
100-05	Water Main PVC 6-inch, Slurry Backfill	LF	45	\$115.00	\$5,175.00			\$0.00					\$0.00	13.00	\$4,095.00		\$0.00	13	\$4,095.00	29%
100-06	Water Main PVC 12-inch, Slurry Backfill	LF	12	\$550.00	\$6,600.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-07	Water Service Pipe 1 1/4-inch, Granular Backfill	LF	188	\$150.00	\$28,200.00			\$0.00					\$0.00	20.00	\$3,000.00		\$0.00	208	\$33,000.00	12%
100-08	Water Service Pipe 1 1/4-inch, Slurry Backfill	LF	96	\$200.00	\$19,200.00			\$0.00				42.00	\$8,400.00	113.00	\$22,600.00		\$0.00	155	\$33,000.00	176%
100-09	Stop, Curb Box and Couplings 1 1/4-inch	SAC4	7	\$1,400.00	\$9,800.00			\$0.00					\$0.00	2.00	\$2,800.00		\$0.00	2	\$2,800.00	29%
100-10	Water Gate Valve 12-inch	SAC4	1	\$5,200.00	\$5,200.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-11	Water 45 Degree Bend 6-inch	SAC4	1	\$500.00	\$500.00			\$0.00					\$0.00	1.00	\$500.00		\$0.00	1	\$500.00	100%
100-12	Water 90 Degree Bend 6-inch	SAC4	3	\$530.00	\$1,590.00			\$0.00					\$0.00	1.00	\$530.00		\$0.00	4	\$1,590.00	33%
100-13	Hydrant	SAC4	2.0	\$9,000.00	\$18,000.00			\$0.00					\$0.00	2.00	\$18,000.00		\$0.00	2	\$18,000.00	100%
100-14	Temporary Blow Off 2-inch	SAC4	1	\$900.00	\$900.00			\$0.00					\$0.00		\$0.00		\$0.00		0%	
100-15	Connect to Existing Water Main Pipe with 12-inch Gate Valve	SAC4	1	\$4,480.00	\$4,480.00			\$0.00					\$0.00	1.00						

Contractor's Application for Payment No. 4

	Application Date: 5/18/2023	Application Period: 4/18/23 - 5/12/23
To (Owner): Village of Jackson	From (Contractor): ADVANCE CONSTRUCTION, INC.	Via (Engineer): Gremmer & Associates, Inc.
Contact:	Contact: Paul Kultgen	Contact: Todd Drew
Project: STH 60 Utility Upgrades	Address: 241 Woodale Avenue Green Bay, WI 54313	Address: 93 S. Pioneer Rd, Fond du Lac, WI 54935
Owner's Project No.:	Contractor's Project No.:	Engineer's Project No.:

Change Order Summary

Approved Change Orders			
Number	Additions	Deductions (Enter as Positive Number)	
			1. ORIGINAL CONTRACT PRICE \$ 2,713,433.75
			2. Net change by Change Orders \$
			3. CURRENT CONTRACT PRICE (Line 1 + Line 2) \$ 2,713,433.75
			4. TOTAL COMPLETED & STORED TO DATE
			(Column L Total on Progress Estimates) \$ 2,174,340.89
			5. RETAINAGE:
			a. 5% X \$1,356,716.88 Work Completed \$ 67,835.84
			b. 5% x Stored Materials \$
			6. RETAINAGE REDUCTION TO DATE (Enter as Positive Number) . \$ 67,835.84
			7. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5a. + Line 7) \$ 2,106,505.05
			8. LESS PREVIOUS PAYMENTS (Line 6 from Prior Application) \$ 1,152,094.79
			9. AMOUNT DUE THIS APPLICATION 954,410.26
TOTALS			
NET CHANGE BY CHANGE ORDERS			

Contractor's Certification The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title to all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner per Article 15 of the General Conditions; and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.	By: Paul Kultgen Date: 5.23.23
---	---

\$ 954,410.26

Payment of: (Line 8 or other - attach explanation of the other amount)

Recommended by: (Thomas J. Holtan, Town DPW/ENG) (Date)

\$ _____

Payment of: (Line 8 or other - attach explanation of the other amount)

Approved by: (Daniel W. Hein, Town Chair) (Date)

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

4

For (Project): ST 60								Application Date: 5.23.23				
Application Period: 4/15/23 - 5/18/03												
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Stored Material	Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Value of Stored Materials(\$)	Estimated Quantity Installed	Value of Work Installed (\$)
100-01	Removing curb	LF	6	7.00	42.00							
100-02	Removing Curb & Gutter	LF	960	5.00	4,800.00	20.00	\$100.00	192.40	\$962.00		212.40	\$1,062.00
100-03	Removing Concrete Sidewalk and Driveways	SY	1205	5.00	6,025.00	64.66	\$323.30	156.91	\$784.55		221.57	\$1,107.85
100-04	Base Aggregate Dense 1 1/4-inch	TON	1875	15.80	29,625.00	26.70	\$421.86				26.70	\$421.86
100-05	Base Aggregate Open-Graded	TON	1130	23.00	25,990.00							
100-06	Concrete Driveway 6-inch	SY	505	75.65	38,203.25							
100-07	Concrete Driveway 8-inch	SY	80	77.00	6,160.00							
100-08	Drilled Tie Bars	EA	525	9.00	4,725.00							
100-09	HMA Pavement 3 MT 58-28 S	TON	1110	275.00	305,250.00			169.35	\$46,571.25		169.35	\$46,571.25
100-10	HMA Pavement 4 MT 58-28 S	TON	67	510.00	34,170.00							
100-11	Asphaltic Surface	TON	17	510.00	8,670.00							
100-12	Asphaltic Surface Driveways and Field Entrances	TON	50	510.00	25,500.00							
100-13	Concrete Cur Type D	LF	6	48.00	288.00							
100-14	Concrete Curb & Gutter 30-inch Type D	LF	960	42.75	41,040.00							
100-15	Concrete Sidewalk 5-inch	SF	5520	8.00	44,160.00							
100-16	Concrete Steps	SF	30	55.00	1,650.00							

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

4

For (Project): ST 60								Application Date: 5.23.23				
Application Period: 4/15/23 - 5/18/03												
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Stored Material	Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Value of Stored Materials(\$)	Estimated Quantity Installed	Value of Work Installed (\$)
100-17	Pipe Underdrain Wrppped 4-inch	LF	200	55.00	11,000.00			81.00	\$4,455.00		81.00	\$4,455.00
100-18	Moblization	EA	1	35,000.00	35,000.00			0.75	\$26,250.00		0.75	\$26,250.00
100-19	Lawn Restoration	SY	900	10.00	9,000.00			86.04	\$860.40		86.04	\$860.40
100-20	Inlet Protection Type C	EA	35	55.00	1,925.00	42.00	\$2,310.00				42.00	\$2,310.00
100-21	Geotextile Type SAS	SY	945	2.50	2,362.50			66.33	\$165.83		66.33	\$165.83
100-22	Marking Line Pain 4-inch	LF	6405	1.35	8,646.75							
100-23	Marking Line Pain 8-inch	LF	225	2.55	573.75							
100-24	arking Arrow Paint	EA	5	95.00	475.00							
100-25	Marking Word Paint	EA	1	125.00	125.00							
100-26	Marking Railroad Crossing Paint	EA	2	450.00	900.00							
100-27	Marking Stop Line Paint 18-inch	LF	45	5.85	263.25							
100-28	Marking Diagonal Paint 6-inch	LF	6	2.25	13.50							
100-29	Marking Crosswalk Paint Transverse Line 6-inch	LF	205	2.25	461.25							
100-30	Marking Crosswalk Paint Block Style 24-inch	LF	25	7.75	193.75							
100-31	Conduit Loop Detector	LF	224	16.50	3,696.00							
100-32	Loop Detector Wire	LF	800	2.35	1,880.00							

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

4

For (Project): ST 60								Application Date: 5.23.23				
Application Period: 4/15/23 - 5/18/03												
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Stored Material	Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)		Estimated Quantity Installed	Value of Work Installed (\$)
100-33	Sawing Asphalt	LF	8,760	2.00	17,520.00	5,901.60	\$11,803.20	1,213.50	\$2,427.00		7,115.10	\$14,230.20
100-34	Sawing Concrete	LF	2625	3.00	7,875.00	168.00	\$504.00	295.50	\$886.50		463.50	\$1,390.50
100-35	Remove and Replace Retaining Wall	LS	1	8,990.00	8,990.00							
100-36	Traffic Control and Detour	LS	1	25,000.00	25,000.00	0.75	\$18,750.00	0.25	\$6,250.00		1.00	\$25,000.00
100-37	Excavating, Hauling, and Disposal of Contaminated Soil	TON	990	45.00	44,550.00							
200-01	Remove and Replace Sanitary Manhole Casting and Adjustment Rings	EA	27	4,500.00	121,500.00	1.00	\$4,500.00	23.00	\$103,500.00		24.00	\$108,000.00
200-02	Connect to Existing Sanitary Sewer Manhole	EA	1	2,000.00	2,000.00							
200-03	Connect to Existing Sanitary Sewer Main	EA	3	2,000.00	6,000.00	2.00	\$4,000.00	2.00	\$4,000.00		4.00	\$8,000.00
200-04	Sanitary Sewer PVC 10-inch, Granular Backfill	LF	232	200.00	46,400.00	70.00	\$14,000.00	201.00	\$40,200.00		271.00	\$54,200.00
200-05	Sanitary Sewer PVC 8-inch, Slurry Backfill	LF	1,099	243.00	267,057.00	550.00	\$133,650.00	521.00	\$126,603.00		1,071.00	\$260,253.00
200-06	Sanitary Sewer PVC 10-inch, Slurry Backfill	LF	39	300.00	11,700.00			61.00	\$18,300.00		61.00	\$18,300.00
200-07	Sanitary Sewer PVC 12-inch, Slurry Backfill	LF	1402	325.00	455,650.00	1,337.00	\$434,525.00				1,337.00	\$434,525.00
200-07	Sanitary Sewer Lateral 6-inch, Granular Backfill	LF	615	145.00	89,175.00	120.50	\$17,472.50	143.00	\$20,735.00		263.50	\$38,207.50
200-08	Sanitary Sewer Lateral 6-inch, Slurry Backfill	LF	310	197.00	61,070.00	246.50	\$48,560.50	338.00	\$66,586.00		584.50	\$115,146.50
200-09	Sanitary Manholes 4-Ft Diameter with Casting	EA	10	6,500.00	65,000.00	6.00	\$39,000.00	3.00	\$19,500.00		9.00	\$58,500.00
200-10	Sanitary Outside Deep Manholes 4-FT Diameter with Casting	EA	2	9,518.00	19,036.00	1.00	\$9,518.00	1.00	\$9,518.00		2.00	\$19,036.00

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

4

For (Project): ST 60								Application Date: 5.23.23				
Application Period: 4/15/23 - 5/18/03												
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Stored Material	Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Value of Stored Materials(\$)	Estimated Quantity Installed	Value of Work Installed (\$)
200-11	Abandon Sanitary Sewer - Jackson Drive	LS	1	1,500.00	1,500.00			1.00	\$1,500.00		1.00	\$1,500.00
200-12	Sanitary Sewer Lateral Pipe Bursting	LF	3000	139.00	417,000.00	1,966.00	\$273,274.00	2,230.00	\$309,970.00		4,196.00	\$583,244.00
200-13	Funish and install 36" cleanout manhole with casting	LS	1	3,645.00	3,645.00			1.00	\$3,645.00		1.00	\$3,645.00
200-14	Repair Existing Storm Laterals not shown on plan	EA	6	448.00	2,688.00	10.00	\$4,480.00	4.00	\$1,792.00		14.00	\$6,272.00
300-01	Removing Hydrant	EA	2	1,100.00	2,200.00			2.00	\$2,200.00		2.00	\$2,200.00
300-02	Connect to Existing Water Valve	EA	2	2,500.00	5,000.00			1.00	\$2,500.00		1.00	\$2,500.00
300-03	Connect to Existing Water Main Pipe	EA	3	3,850.00	11,550.00			1.00	\$3,850.00		1.00	\$3,850.00
300-04	Remove and Replace Water Serice Curb Box	EA	100	2,800.00	280,000.00	64.00	\$179,200.00	17.00	\$47,600.00		81.00	\$226,800.00
300-05	Water Main PVC 6-inch, Slurry Backfill	LF	45	315.00	14,175.00			13.00	\$4,095.00		13.00	\$4,095.00
300-06	Water Main PVC 12-inch, Slurry Backfill	LF	12	550.00	6,600.00							
300-07	Water Service Pipe 1 1/4-inch, Granular Backfill	LF	168	150.00	25,200.00			20.00	\$3,000.00		20.00	\$3,000.00
300-08	Water Service Pipe 1 1/4-inch, Slurry Backfill	LF	88	200.00	17,600.00	42.00	\$8,400.00	113.00	\$22,600.00		155.00	\$31,000.00
300-09	Water Service Saddle, Corporation Stop, Curb Stop, Curb Box and Couplings 1 1/4-inch	EA	7	1,400.00	9,800.00			2.00	\$2,800.00		2.00	\$2,800.00
300-10	Water Gate Valve 12-inch	EA	1	5,200.00	5,200.00							
300-11	Water 45 Degree Bend 6-inch	EA	1	500.00	500.00			1.00	\$500.00		1.00	\$500.00
300-12	Water 90 Degree Bend 6-inch	EA	3	530.00	1,590.00			1.00	\$530.00		1.00	\$530.00

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

4

For (Project): ST 60								Application Date: 5.23.23				
Application Period: 4/15/23 - 5/18/03												
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Stored Material	Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)		Estimated Quantity Installed	Value of Work Installed (\$)
100-33	Sawing Asphalt	LF	8,760	2.00	17,520.00	5,901.60	\$11,803.20	1,213.50	\$2,427.00		7,115.10	\$14,230.20
100-34	Sawing Concrete	LF	2625	3.00	7,875.00	168.00	\$504.00	295.50	\$886.50		463.50	\$1,390.50
100-35	Remove and Replace Retaining Wall	LS	1	8,990.00	8,990.00							
100-36	Traffic Control and Detour	LS	1	25,000.00	25,000.00	0.75	\$18,750.00	0.25	\$6,250.00		1.00	\$25,000.00
100-37	Excavating, Hauling, and Disposal of Contaminated Soil	TON	990	45.00	44,550.00							
200-01	Remove and Replace Sanitary Manhole Casting and Adjustment Rings	EA	27	4,500.00	121,500.00	1.00	\$4,500.00	23.00	\$103,500.00		24.00	\$108,000.00
200-02	Connect to Existing Sanitary Sewer Manhole	EA	1	2,000.00	2,000.00							
200-03	Connect to Existing Sanitary Sewer Main	EA	3	2,000.00	6,000.00	2.00	\$4,000.00	2.00	\$4,000.00		4.00	\$8,000.00
200-04	Sanitary Sewer PVC 10-inch, Granular Backfill	LF	232	200.00	46,400.00	70.00	\$14,000.00	201.00	\$40,200.00		271.00	\$54,200.00
200-05	Sanitary Sewer PVC 8-inch, Slurry Backfill	LF	1,099	243.00	267,057.00	550.00	\$133,650.00	521.00	\$126,603.00		1,071.00	\$260,253.00
200-06	Sanitary Sewer PVC 10-inch, Slurry Backfill	LF	39	300.00	11,700.00			61.00	\$18,300.00		61.00	\$18,300.00
200-07	Sanitary Sewer PVC 12-inch, Slurry Backfill	LF	1402	325.00	455,650.00	1,337.00	\$434,525.00				1,337.00	\$434,525.00
200-07	Sanitary Sewer Lateral 6-inch, Granular Backfill	LF	615	145.00	89,175.00	120.50	\$17,472.50	143.00	\$20,735.00		263.50	\$38,207.50
200-08	Sanitary Sewer Lateral 6-inch, Slurry Backfill	LF	310	197.00	61,070.00	246.50	\$48,560.50	338.00	\$66,586.00		584.50	\$115,146.50
200-09	Sanitary Manholes 4-Ft Diameter with Casting	EA	10	6,500.00	65,000.00	6.00	\$39,000.00	3.00	\$19,500.00		9.00	\$58,500.00
200-10	Sanitary Outside Deep Manholes 4-FT Diameter with Casting	EA	2	9,518.00	19,036.00	1.00	\$9,518.00	1.00	\$9,518.00		2.00	\$19,036.00

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

4

For (Project): ST 60								Application Date: 5.23.23				
Application Period: 4/15/23 - 5/18/03												
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Stored Material	Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Value of Stored Materials(\$)	Estimated Quantity Installed	Value of Work Installed (\$)
200-11	Abandon Sanitary Sewer - Jackson Drive	LS	1	1,500.00	1,500.00			1.00	\$1,500.00		1.00	\$1,500.00
200-12	Sanitary Sewer Lateral Pipe Bursting	LF	3000	139.00	417,000.00	1,966.00	\$273,274.00	2,230.00	\$309,970.00		4,196.00	\$583,244.00
200-13	Funish and install 36" cleanout manhole with casting	LS	1	3,645.00	3,645.00			1.00	\$3,645.00		1.00	\$3,645.00
200-14	Repair Existing Storm Laterals not shown on plan	EA	6	448.00	2,688.00	10.00	\$4,480.00	4.00	\$1,792.00		14.00	\$6,272.00
300-01	Removing Hydrant	EA	2	1,100.00	2,200.00			2.00	\$2,200.00		2.00	\$2,200.00
300-02	Connect to Existing Water Valve	EA	2	2,500.00	5,000.00			1.00	\$2,500.00		1.00	\$2,500.00
300-03	Connect to Existing Water Main Pipe	EA	3	3,850.00	11,550.00			1.00	\$3,850.00		1.00	\$3,850.00
300-04	Remove and Replace Water Serice Curb Box	EA	100	2,800.00	280,000.00	64.00	\$179,200.00	17.00	\$47,600.00		81.00	\$226,800.00
300-05	Water Main PVC 6-inch, Slurry Backfill	LF	45	315.00	14,175.00			13.00	\$4,095.00		13.00	\$4,095.00
300-06	Water Main PVC 12-inch, Slurry Backfill	LF	12	550.00	6,600.00							
300-07	Water Service Pipe 1 1/4-inch, Granular Backfill	LF	168	150.00	25,200.00			20.00	\$3,000.00		20.00	\$3,000.00
300-08	Water Service Pipe 1 1/4-inch, Slurry Backfill	LF	88	200.00	17,600.00	42.00	\$8,400.00	113.00	\$22,600.00		155.00	\$31,000.00
300-09	Water Service Saddle, Corporation Stop, Curb Stop, Curb Box and Couplings 1 1/4-inch	EA	7	1,400.00	9,800.00			2.00	\$2,800.00		2.00	\$2,800.00
300-10	Water Gate Valve 12-inch	EA	1	5,200.00	5,200.00							
300-11	Water 45 Degree Bend 6-inch	EA	1	500.00	500.00			1.00	\$500.00		1.00	\$500.00
300-12	Water 90 Degree Bend 6-inch	EA	3	530.00	1,590.00			1.00	\$530.00		1.00	\$530.00

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

4

For (Project): ST 60								Application Date: 5.23.23				
Application Period: 4/15/23 - 5/18/03												
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Stored Material	Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Value of Stored Materials(\$)	Estimated Quantity Installed	Value of Work Installed (\$)
300-13	Hydrant	EA	2	9,000.00	18,000.00			2.00	\$18,000.00		2.00	\$18,000.00
300-14	Temporary Blow off 2-inch	EA	1	506.00	506.00							
300-15	Connect to Existing Water Main lpe with 12-inch Gate Valve	EA	1	4,480.00	4,480.00			1.00	\$4,480.00		1.00	\$4,480.00
300-16	Water Main DI 12-incch with flurocarbon Gaskets, Granular Backfill	LF	247	291.00	71,877.00			73.00	\$21,243.00		73.00	\$21,243.00
300-17	Water 22.5 Degree Bend 12-inch	EA	4	1,004.00	4,016.00							
300-18	Water Cap 12-inch	EA	2	2,216.00	4,432.00							
300-19	HDD Water service connect to main, new curb box	EA	1	4,750.00	4,750.00			1.00	\$4,750.00		1.00	\$4,750.00
300-20	Furnish and Install 1" Curb Stop - If existing one does not fuction while replacing Curb Box	EA	6	750.00	4,500.00							
300-21	Temporary water service on Jackson Drive	LS	1	8,000.00	8,000.00			1.00	\$8,000.00		1.00	\$8,000.00
300-22	Extra wrk involved with repairing the 12" water main near sanitary manhole #1	LS	1	7,939.00	7,939.00	1.00	\$7,939.00				1.00	\$7,939.00
300-23	Abarnndon water service corporation stops not in service	LS	1									
TOTAL BID ITEMS					\$2,834,085.00		\$1,212,731.36		\$961,609.53			\$2,174,340.89

Memo

To: Jen Keller, Village Administrator

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

Subject: 2023 Utility & Streets Improvements Project - Change Order #1

Date: May 26, 2023

CC: Board of Public Works; Village Board

The water main installation along CTH P portion of the 2023 Utility & Streets Improvements Project has been reviewed for changing the installation type along with pipe material. The change is boring HDPE pipe instead of open trench of C-900 Pipe. There is a cost for mobilization directional drill equipment which affects the cost savings with not having the boring casing. Also, there is a cost savings of CTH P road and shoulder restoration, which is not included in the change order, but will be shown as a reduction in the line items.

Recommend approval of Change Order #1 in the amount of a decrease of \$107,991.00. The new Contract Amount is \$2,067,915.55.

If you have any questions, please let me know.

Brian W. Kober, P.E.

DOCUMENT 00560

CONTRACT CHANGE ORDER

Order No.: 1

Date: 5/15/2023

Agreement Date: 5/15/2023

NAME OF PROJECT: VOJ 23-01; 2023 Utility & Street Improvements

OWNER: Village of Jackson

CONTRACTOR: Vinton Construction Co.

The following changes are hereby made to the CONTRACT DOCUMENTS:

Water main along CTH P revised to include the use of directionally drilled HDPE in lieu of PVC. Revised bid items/prices are included in attached Bid Schedule and plan revisions as included as part of attached Addendum #2.

Justification:

The use of directionally drilled HDPE in lieu of PVC within a steel casing pipe was requested at the crossing of Cedar Creek as a method to reduce construction costs by eliminating the steel casing and due to contractor concerns with groundwater. Additional areas of directionally drilled HDPE were requested to minimize restoration areas and potential conflicts with existing underground utilities.

Change to CONTRACT PRICE:

Original Contract Price: \$ \$2,175,906.55

Current Contract Price adjusted by Previous Change Order: \$ N/A

The Contract Price due to this Change Order will be increased by: \$ (\$107,991.00)

The new Contract Price including this Change Order will be: \$ \$2,067,915.55

OK
PXR
5/15/23

Change to CONTRACT TIME:

The CONTRACT TIME will be (increased/decreased) by 0 calendar days.

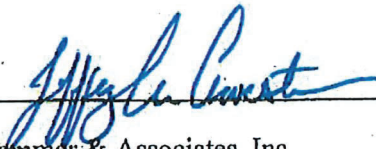
The date for completion of all work will be October 27, 2023.

Accepted By: _____ Owner

Representing: Village of Jackson

Print Name/Title: _____

Date: _____

Recommended By:  Engineer

Representing: Gremmer & Associates, Inc.

Print Name/Title: JEFF CHRISTA, PROJECT ENGINEER

Date: 5/15/2023

Requested By:  Contractor

Representing: Vinton Construction Co.

Print Name/Title: Michael J. Maples - President

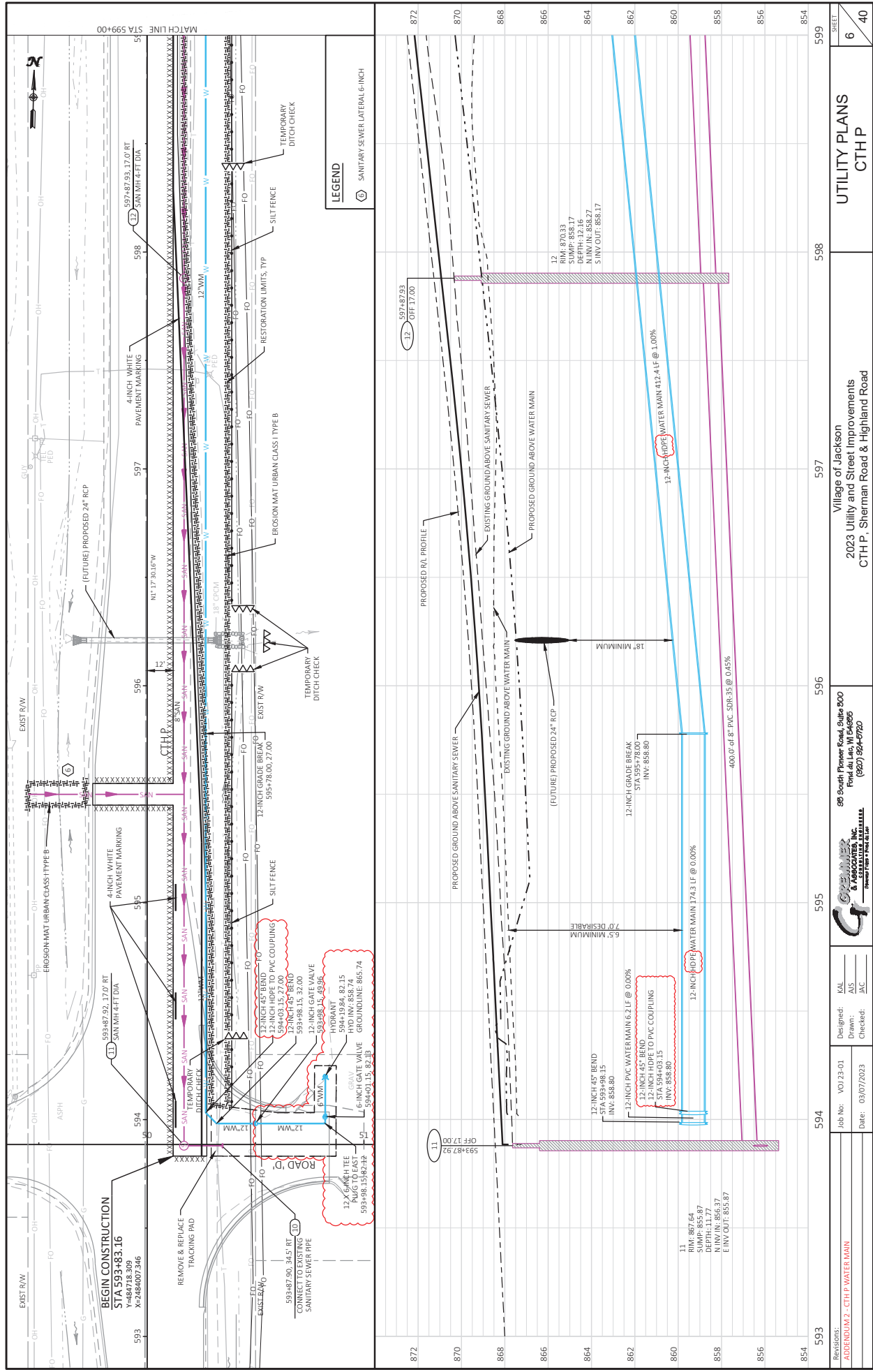
Date: 5-15-23

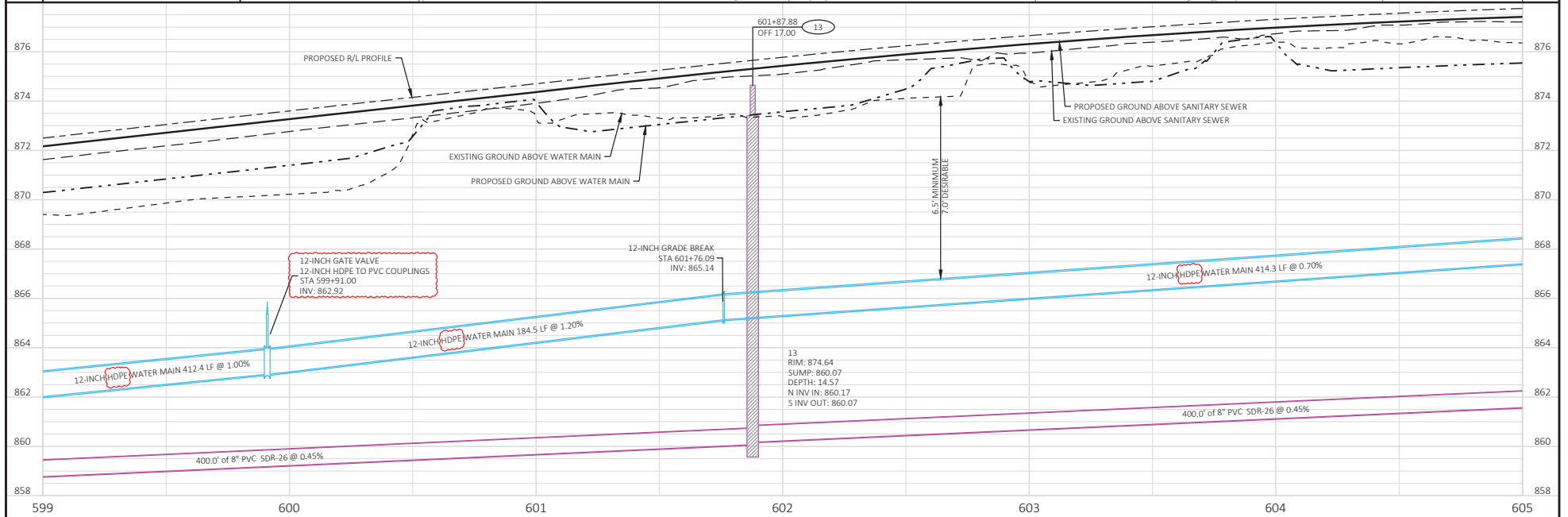
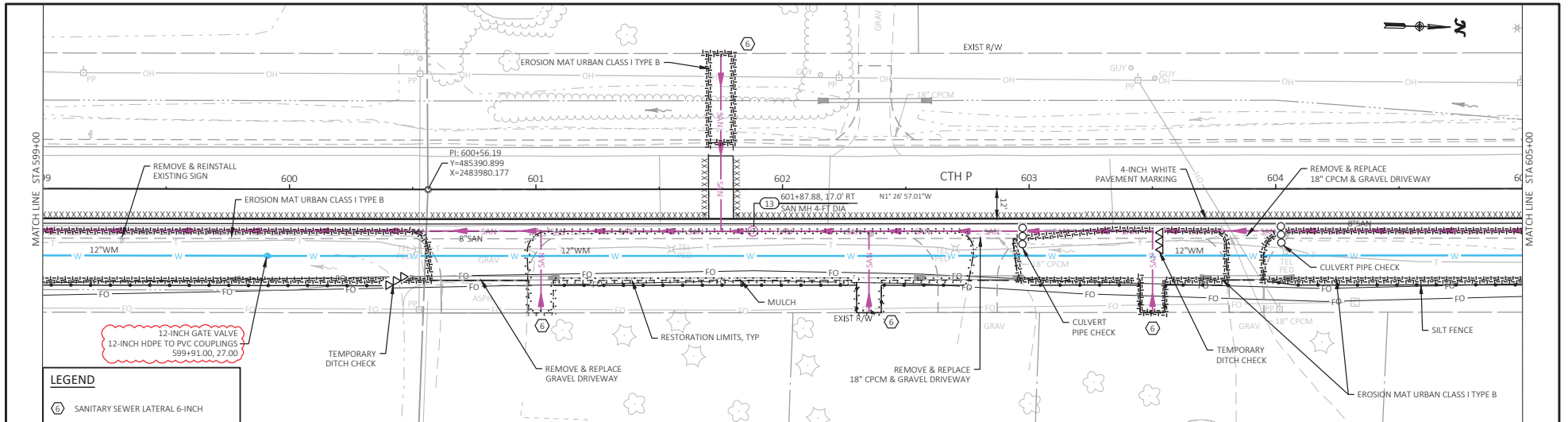
BID SCHEDULE

Item No	Item Description	Units	Quantity	Unit Price	Bid Amount
CTH P					
100-01	Removing Asphaltic Surface	SY	1,376	\$ 9.50	\$ 13,072.00
100-02	Removing Curb & Gutter	LF	62	\$ 10.00	\$ 620.00
100-05	Base Aggregate Dense 3/4-Inch	TON	375	\$ 36.88	\$ 13,830.00
100-06	Base Aggregate Dense 1 1/4-Inch	TON	740	\$ 19.24	\$ 14,237.60
100-07	Asphaltic Surface	TON	325	\$ 134.00	\$ 43,550.00
100-08	Asphaltic Flumes	SY	15	\$ 55.00	\$ 825.00
100-09	Concrete Curb & Gutter 6-Inch Sloped 30-Inch Type J	LF	62	\$ 77.00	\$ 4,774.00
100-11	Traffic Control	LS	1	\$ 8,967.00	\$ 8,967.00
100-14	Sawing Asphalt & Concrete	LF	2,361	\$ 2.50	\$ 5,902.50
100-15	Salvaged Topsoil, Seed No. 40, Fertilizer Type B & Erosion Mat Urban Class I Type B	SY	4,150	\$ 7.04	\$ 29,216.00
100-16	Salvaged Topoil, Seed No. 40, Fertilizer Type B & Mulch	SY	1,500	\$ 6.04	\$ 9,060.00
100-19	Culvert Pipe Checks	EACH	6	\$ 40.00	\$ 240.00
100-20	Temporary Ditch Checks	EACH	18	\$ 27.00	\$ 486.00
100-21	Inlet Protection Type B	EACH	1	\$ 70.00	\$ 70.00
100-23	Silt Fence	LF	2,660	\$ 2.02	\$ 5,373.20
100-24	Remove & Replace Driveway Culverts	EACH	3	\$ 953.00	\$ 2,859.00
100-26	Remove & Replace Tracking Pad	EACH	1	\$ 3,000.00	\$ 3,000.00
100-27	Mobilization	LS	1	\$ 240,000.00	\$ 240,000.00
100-28	Mobilization Directional Drill	LS	1	\$ 19,619.00	\$ 19,619.00
300-02	Connect to Existing Sanitary Sewer Main	EACH	1	\$ 2,177.00	\$ 2,177.00
300-03	Sanitary Manholes 4-FT Diameter With Casting	EACH	5	\$ 8,797.00	\$ 43,985.00
300-05	Sanitary Sewer PVC SDR-35 6-Inch	LF	312	\$ 219.00	\$ 68,328.00
300-06	Sanitary Sewer PVC SDR-35 8-Inch	LF	424	\$ 389.00	\$ 164,936.00
300-07	Sanitary Sewer PVC SDR-26 8-Inch	LF	1,127	\$ 326.00	\$ 367,402.00
400-01	Connect to Existing Water Main Pipe	EACH	2	\$ 4,408.00	\$ 8,816.00
400-02	Water Main Steel Casing 24-Inch	LF	90	\$ 1,380.00	\$ -
400-03	Water Main PVC DR-18 6-Inch	LF	77	\$ 102.00	\$ 7,854.00
400-04	Water Main PVC DR-18 12-Inch	LF	268	\$ 171.00	\$ 45,828.00
400-04B	Water Main HDPE DR-11 Directional Drill	LF	3,100	\$ 169.90	\$ 526,690.00
400-05	Water Gate Valve 6-Inch	EACH	2	\$ 1,929.00	\$ 3,858.00
400-06	Water Gate Valve 12-Inch	EACH	8	\$ 4,877.00	\$ 39,016.00
400-07	Water Tee 12x6-Inch	EACH	2	\$ 866.00	\$ 1,732.00
400-08	Water Tee 12x12-Inch	EACH	1	\$ 1,485.00	\$ 1,485.00
400-09	Water 11.25 Deg Bend 12-Inch	EACH	2	\$ 769.00	\$ 1,538.00
400-10	Water 22.5 Deg Bend 12-Inch	EACH	1	\$ 790.00	\$ 790.00
400-11	Water 45 Deg Bend 12-Inch	EACH	12	\$ 861.00	\$ 10,332.00
400-12	Water Sleeve 12-Inch	EACH	1	\$ 762.00	\$ 762.00
400-13	Water Plug 12-Inch	EACH	1	\$ 342.00	\$ 342.00
400-14	Water Hydrant	EACH	2	\$ 5,895.00	\$ 11,790.00
400-15	Water Manhole 5-FT Diameter with Casting	EACH	1	\$ 7,685.00	\$ 7,685.00
CTH P TOTAL					\$ 1,731,047.30

BID SCHEDULE

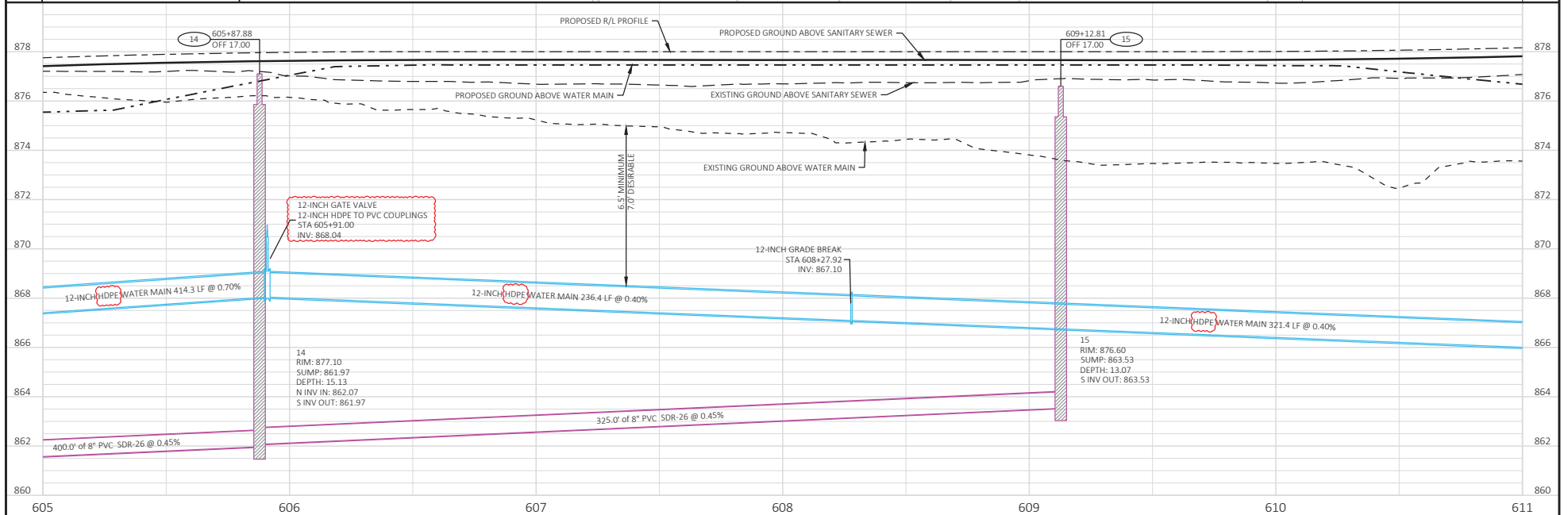
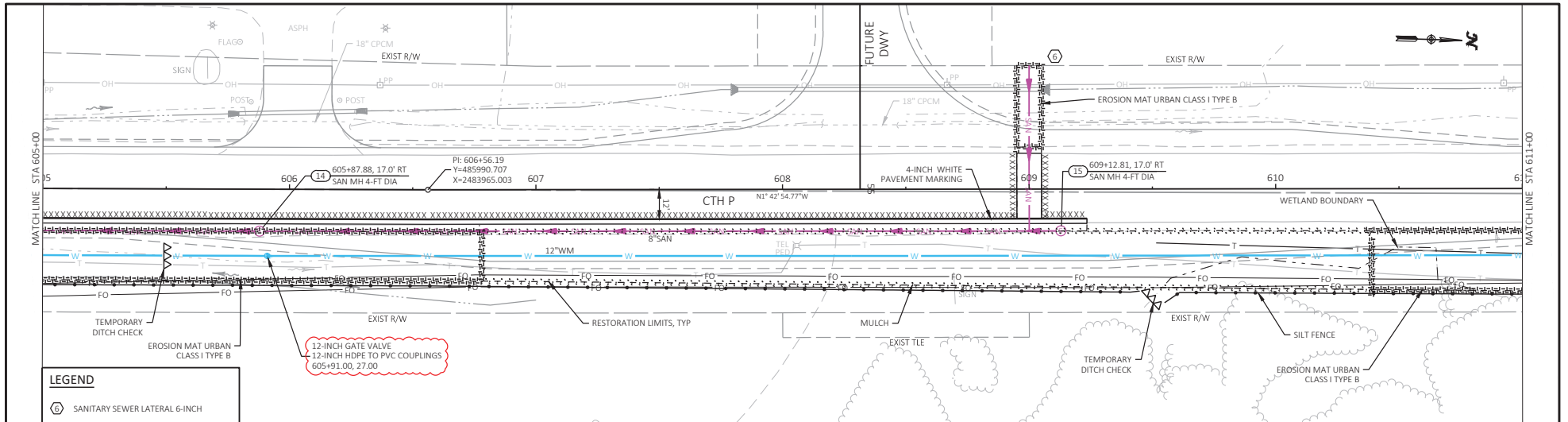
Item No	Item Description	Units	Quantity	Unit Price	Bid Amount
SHERMAN ROAD					
100-01	Removing Asphaltic Surface	SY	111	\$ 9.50	\$ 1,054.50
100-02	Removing Curb & Gutter	LF	23	\$ 10.00	\$ 230.00
100-05	Base Aggregate Dense 3/4-Inch	TON	25	\$ 56.88	\$ 1,422.00
100-06	Base Aggregate Dense 1 1/4-Inch	TON	65	\$ 19.24	\$ 1,250.60
100-07	Asphaltic Surface	TON	32	\$ 265.00	\$ 8,480.00
100-10	Concrete Curb & Gutter 30-Inch Type D	LF	23	\$ 109.00	\$ 2,507.00
100-11	Traffic Control	LS	1	\$ 4,155.00	\$ 4,155.00
100-14	Sawing Asphalt & Concrete	LF	218	\$ 2.50	\$ 545.00
100-17	Topsoil, Seed No. 40, Fertilizer Type B & Erosion Mat Urban Class I Type B	SY	350	\$ 8.50	\$ 2,975.00
100-19	Culvert Pipe Checks	EACH	1	\$ 40.00	\$ 40.00
100-20	Temporary Ditch Checks	EACH	3	\$ 27.00	\$ 81.00
100-23	Silt Fence	LF	243	\$ 3.00	\$ 729.00
100-25	Remove, Salvage & Reinstall Existing Riprap	LS	1	\$ 1,500.00	\$ 1,500.00
100-27	Mobilization	LS	1	\$ 20,000.00	\$ 20,000.00
300-01	Connect to Existing Sanitary Sewer Manhole	EACH	1	\$ 2,177.00	\$ 2,177.00
300-03	Sanitary Manholes 4-FT Diameter With Casting	EACH	1	\$ 9,050.00	\$ 9,050.00
300-05	Sanitary Sewer PVC SDR-35 6-Inch	LF	54	\$ 280.00	\$ 15,120.00
300-06	Sanitary Sewer PVC SDR-35 8-Inch	LF	400	\$ 388.00	\$ 155,200.00
SHERMAN ROAD TOTAL					\$ 226,516.10
HIGHLAND ROAD					
100-01	Removing Asphaltic Surface	SY	515	\$ 4.60	\$ 2,369.00
100-02	Removing Curb & Gutter	LF	42	\$ 10.00	\$ 420.00
100-03	Removing Concrete Sidewalk & Driveway	SY	65	\$ 9.00	\$ 585.00
100-04	Excavation Common	CY	313	\$ 30.70	\$ 9,609.10
100-05	Base Aggregate Dense 3/4-Inch	TON	45	\$ 34.34	\$ 1,545.30
100-06	Base Aggregate Dense 1 1/4-Inch	TON	445	\$ 19.25	\$ 8,566.25
100-07	Asphaltic Surface	TON	150	\$ 115.00	\$ 17,250.00
100-08	Asphaltic Flumes	SY	15	\$ 55.00	\$ 825.00
100-10	Concrete Curb & Gutter 30-Inch Type D	LF	453	\$ 30.00	\$ 13,590.00
100-11	Traffic Control	LS	1	\$ 3,268.00	\$ 3,268.00
100-12	Concrete Sidewalk 4-Inch	SF	1,396	\$ 8.75	\$ 12,215.00
100-13	Concrete Driveway 6-Inch	SY	115	\$ 89.00	\$ 10,235.00
100-14	Sawing Asphalt & Concrete	LF	537	\$ 2.50	\$ 1,342.50
100-18	Topsoil, Seed No. 40, Fertilizer Type B & Mulch	SY	665	\$ 8.20	\$ 5,453.00
100-20	Temporary Ditch Checks	EACH	1	\$ 40.00	\$ 40.00
100-22	Inlet Protection Type C	EACH	2	\$ 70.00	\$ 140.00
100-27	Mobilization	LS	1	\$ 20,000.00	\$ 20,000.00
300-04	Adjusting Sanitary Sewer Manhole Casting	EACH	1	\$ 650.00	\$ 650.00
400-16	Adjusting Hydrant	EACH	1	\$ 1,425.00	\$ 1,425.00
400-17	Adjusting Water Curb Box	EACH	2	\$ 412.00	\$ 824.00
HIGHLAND ROAD TOTAL					\$ 110,352.15
BID TOTAL					\$ 2,067,915.55





Revisions: ADDENDUM 2 - CTH P WATER MAIN	Job No: VOJ 23-01	Designed: KAL	 98 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	UTILITY PLANS CTH P	SHEET 7 40
	Date: 03/07/2023	Drawn: AIS				
		Checked: JAC				

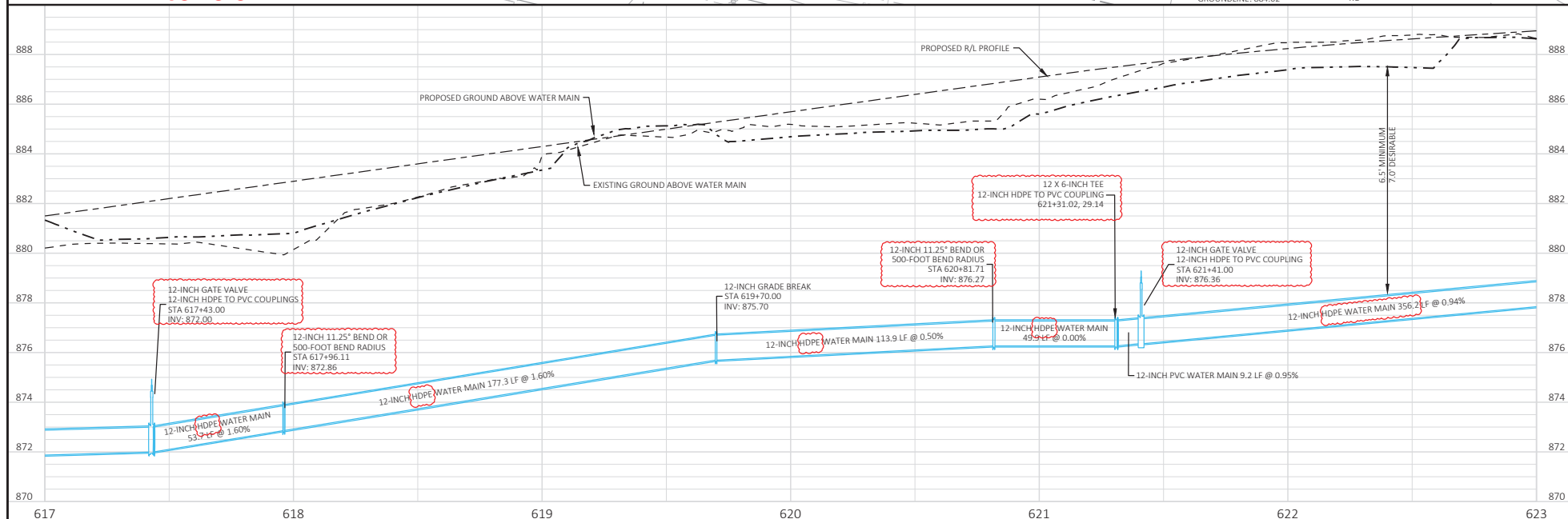
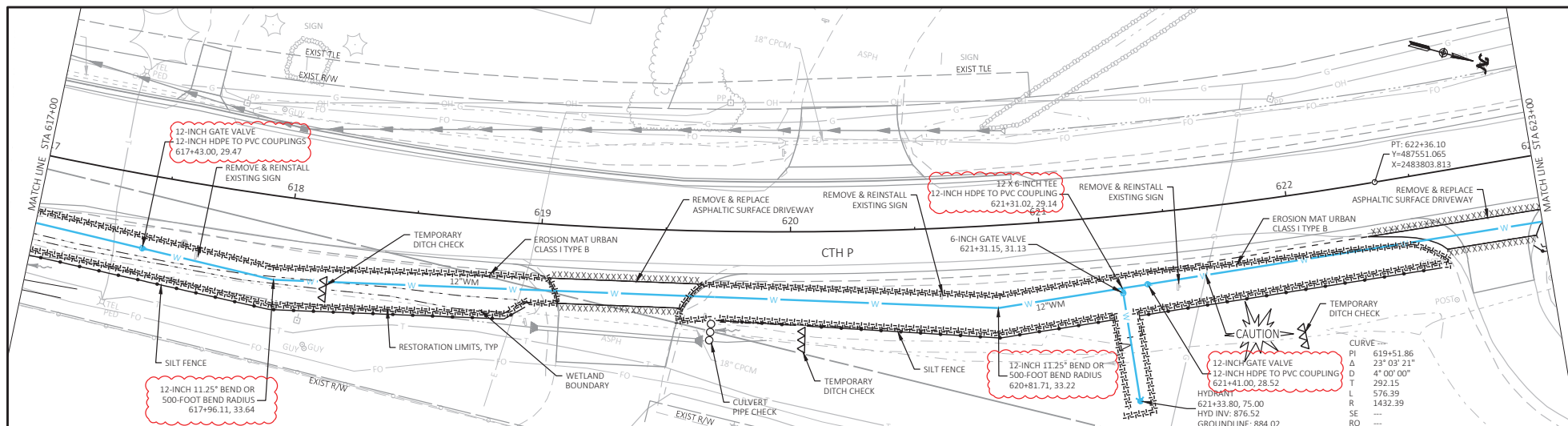
FILE NAME: S:\CURRPROJ\WASHINCO\CTH P_STH 145-STH 60(CVIL3D)\CTH P\SHEETPLAN\VILLAGE\WILLAGE_CTHP-023001-UP.DWG
 LAYOUT NAME: Sheet-02
 PLOT DATE: 4/24/2023 1:07 PM
 PLOT BY: JEFF CHVOSTA
 PLOT SCALE: 1 IN=40 FT



Revisions: ADDENDUM 2 - CTH P WATER MAIN	Job No: VOJ 23-01 Date: 03/07/2023	Designed: KAL Drawn: AIS Checked: JAC	G GRENNER & ASSOCIATES, INC. CONSULTING ENGINEERS 98 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	UTILITY PLANS CTH P	SHEET 8 40
---	---	--	---	--	--------------------------------------	---------------------------------------

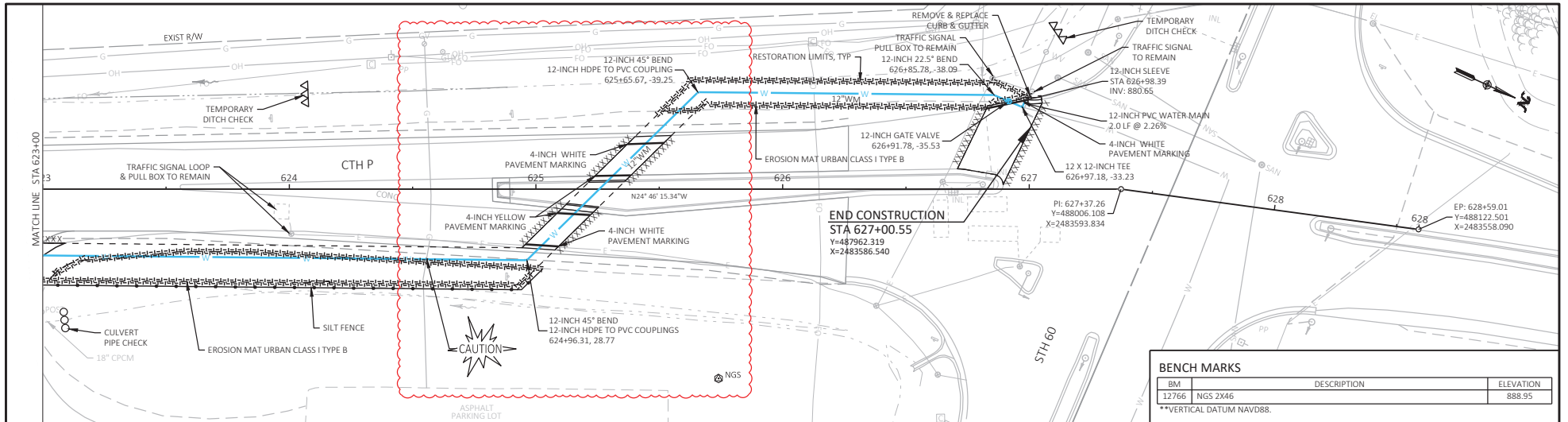
FILE NAME: S:\CURRPROJ\WASHINCO\CTH_P_STH 145-STH 60(CIVIL3D)\CTH_P\SHEETPLAN\VILLAGE\VILLAGE_CTHP-023001-UP.DWG
 LAYOUT NAME: Sheet-03
 PLOT DATE: 4/24/2023 1:07 PM
 PLOT BY: JEFF CHVOSTA
 PLOT SCALE: 1 IN=40 FT





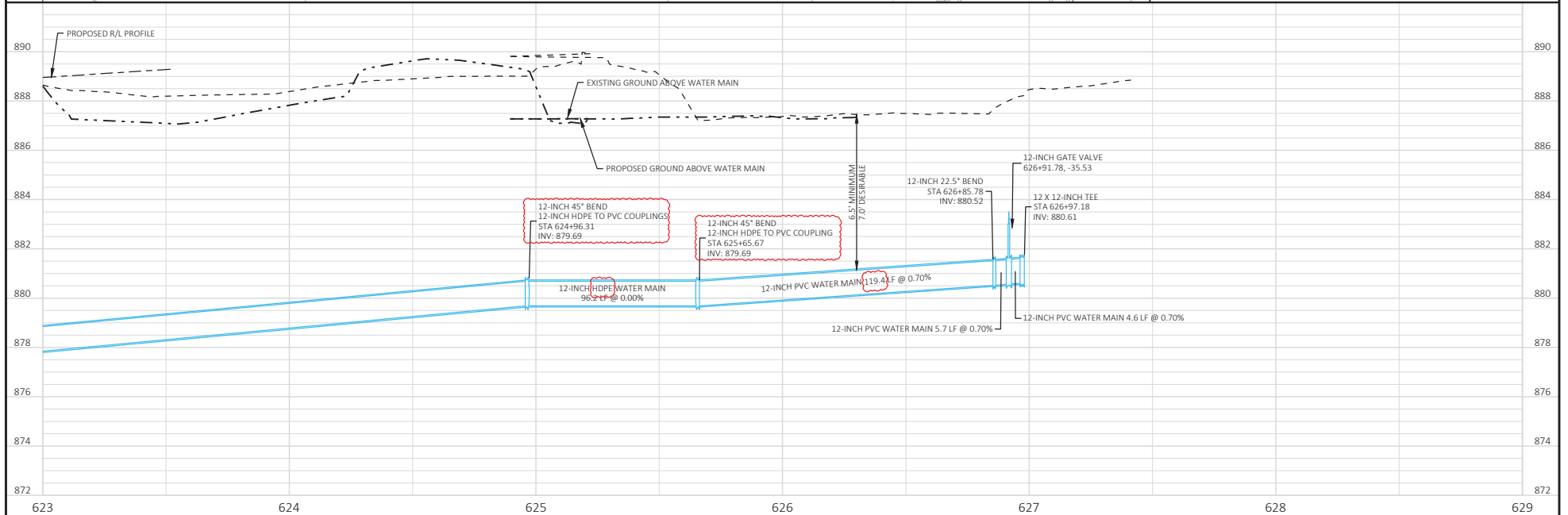
Revisions: ADDENDUM 2 - CTH P WATER MAIN	Job No: VOJ 23-01	Designed: KAL	Drawn: AIS	Checked: JAC	GREINER & ASSOCIATES, INC. CONSULTING ENGINEERS 98 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-8720	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	UTILITY PLANS CTH P	SHEET 10 40
Date: 03/07/2023								

FILE NAME: S:\CURRPROJ\WASHINCO\CTH P_STH 145-STH 60\CVIL3D\CTH P\SHEETPLAN\VILLAGE\VILLAGE_CTHP-023001-UP.DWG
 LAYOUT NAME: Sheet-05
 PLOT DATE: 4/24/2023 1:08 PM
 PLOT BY: JEFF CHVOSTA
 PLOT SCALE: 1 IN=40 FT



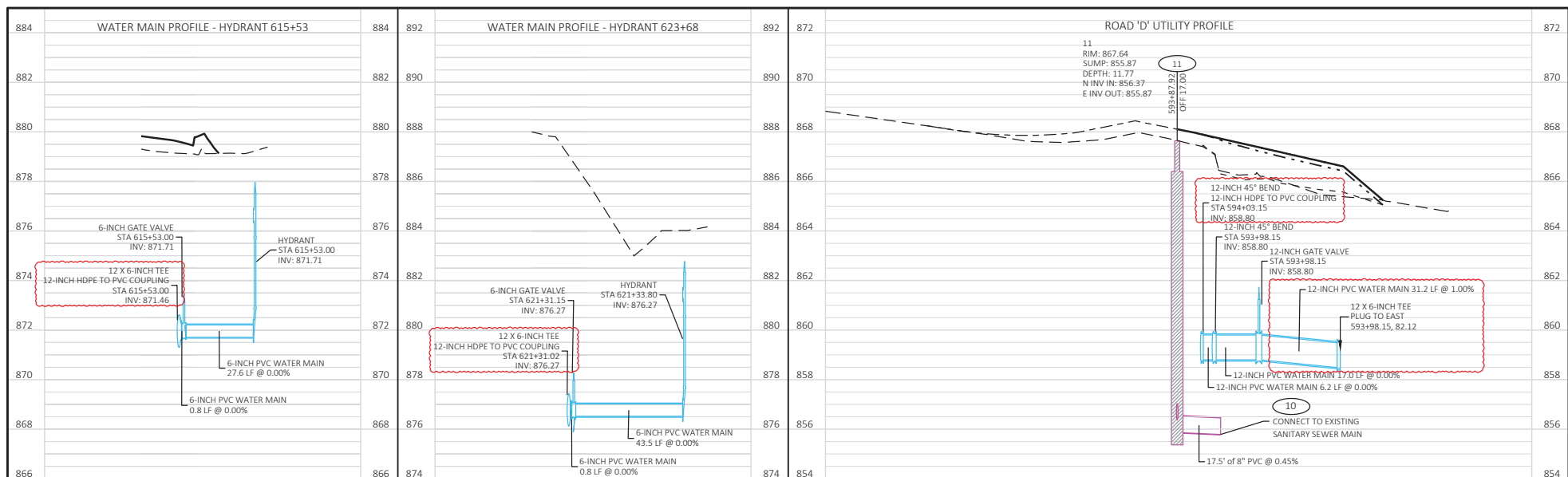
BENCH MARKS		
BM	DESCRIPTION	ELEVATION
12766	NGS 2X46	888.95

**VERTICAL DATUM NAVD88.



Revisions: ADDENDUM 2 - CTH P WATER MAIN	Job No: VOJ 23-01	Designed: KAL	Drawn: AIS	Checked: JAC	98 South Pioneer Road, Suite 300 Fond du Lac, WI 54905 (920) 924-5720	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	UTILITY PLANS CTH P	SHEET 11 40
--	-------------------	---------------	------------	--------------	---	---	------------------------	-------------------

FILE NAME: S:\CURRPROJ\WASHINCO\CTH_P_STH 145-STH 60(CIVIL3D)\CTH_P\SHEETSPLAN\VILLAGE\WILLAGE_CTHP-023001-UP.DWG
LAYOUT NAME: Sheet-06
PLOT DATE: 4/24/2023 1:08 PM
PLOT BY: JEFF CHVOSTA
PLOT SCALE: 1 IN=40 FT



SANITARY SEWER SCHEDULE

STRUCTURE NUMBER	ALIGNMENT	STATION	OFFSET	LOCATION	TYPE	RIM/GRATE ELEVATION	STRUCTURE INV ELEV	TOTAL DEPTH	CONNECTING PIPES	PIPE DIRECTION	PIPE SIZE & TYPE	PIPE INVERT	PIPE ROUTE	PIPE LENGTH	PIPE SLOPE	REMARKS
10	CTH P	593+87.90	34.50	RT	CONNECT TO EXISTING SANITARY SEWER PIPE				11-10 IN	W	8" PVC	855.79	FROM STR: 11	--	--	
11	CTH P	593+87.92	17.00	RT	SAN MH 4-FT DIA	867.64	855.87	11.77	12-11 IN 11-10 OUT	N E	8" PVC 8" PVC	856.37 855.87	FROM STR: 12 TO STR: 10	-- 17.50'	-- 0.45%	
12	CTH P	597+87.93	17.00	RT	SAN MH 4-FT DIA	870.33	858.17	12.16	13-12 IN 12-11 OUT	N S	8" PVC 8" PVC	858.27 858.17	FROM STR: 13 TO STR: 11	-- 400.00'	-- 0.45%	
13	CTH P	601+87.88	17.00	RT	SAN MH 4-FT DIA	874.64	860.07	14.57	14-13 IN 13-12 OUT	N S	8" PVC 8" PVC	860.17 860.07	FROM STR: 14 TO STR: 12	-- 400.00'	-- 0.45%	
14	CTH P	605+87.88	17.00	RT	SAN MH 4-FT DIA	877.10	861.97	15.13	15-14 IN 14-13 OUT	N S	8" PVC 8" PVC	862.07 861.97	FROM STR: 15 TO STR: 13	-- 400.00'	-- 0.45%	
15	CTH P	609+12.81	17.00	RT	SAN MH 4-FT DIA	876.60	863.53	13.07	15-14 OUT	S	8" PVC	863.53	TO STR: 14	325.01'	0.45%	

WATER MANHOLE SCHEDULE

STRUCTURE NUMBER	ALIGNMENT	STATION	OFFSET	LOCATION	TYPE	RIM/GRATE ELEVATION	STRUCTURE INV ELEV	TOTAL DEPTH	PIPE SIZE & TYPE	PIPE INVERT	REMARKS
20	CTH P	614+75.00	27.00	RT	WATER VALVE MANHOLE	878.07	869.88	8.19	8" PVC 8" PVC	870.88 870.88	

Revisions:

ADDENDUM 2 - CTH P WATER MAIN

Job No: VOJ 23-01

Designed: KAL

Drawn: AIS

Date: 03/07/2023

Checked: JAC



98 South Pioneer Road, Suite 300
Fond du Lac, WI 54905
(920) 924-5720

Village of Jackson
2023 Utility and Street Improvements
CTH P, Sherman Road & Highland Road

UTILITY PLANS
CTH P

SHEET
12
40

ORDINANCE #23-06

AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN CHAPTER 48 OF THE VILLAGE OF JACKSON MUNICIPAL CODE FOR A PLANNED DEVELOPMENT DISTRICT (PUD-05)

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

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

WHEREAS, the developer, Home Path Financial, LP has submitted a petition to establish a Planned Unit Development District pursuant to the requirements in Section 48-151 of the zoning regulations; and

WHEREAS, the Village of Jackson Plan Commission reviewed the petition at their meeting on May 18, 2023, and recommended approval as set forth in this ordinance; and

WHEREAS, upon due notice as required by the zoning code, the Village Board conducted a public hearing on June 13, 2023, to accept public input; and

WHEREAS, the Village Board accepted the Plan Commission's recommended code amendment without revision; and

WHEREAS, the Village Board, after careful review and upon consideration of the recommendation of the Plan Commission and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety, and general welfare of the Village of Jackson, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

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

Section 1. Create Section 48-156 in Chapter 48, to read as set forth below.

Sec. 48-156. – PUD-05 Morning Meadows Planned Unit Development District

(a) Generally. The Morning Meadows Planned Unit Development District (PUD-05) was established in 2023 to accommodate the unique needs of a mixed density residential development.

(b) Submitted Plans Adopted by Reference. PUD-05 is created accordance with the approved Preliminary Plat for Phase I, II, & III, attached hereto as Exhibit A, and the revised Preliminary Plat for Phase III (Addition No. 2) attached hereto as Exhibit B. The documents referred to above are hereby made a part of this ordinance.

(c) Land Use and Dimensional Standards.

Phase I & II: Single Family Residential District

(a) *Generally.* The Single-Family Residential District is to provide for a single-family residential development at densities not to exceed 5.4 dwelling units per net acre, served by municipal sewer and water facilities.

(b) *Permitted uses.* Single-family dwellings.

(c) *Permitted accessory uses.* Permitted accessory uses which shall be incidental to the residential use include one private attached garage and one detached shed (utility, storage, etc.), and home occupations and professional home offices as specified in section 48-1.

(d) *Conditional uses.* Conditional uses include group homes, foster homes, and halfway houses, provided there shall be a minimum lot area of 2,000 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

(e) *Lot area and width.* Lots shall have a minimum of 8,000 square feet in area and shall not be less than 70 feet in width at the setback line.

(f) *Building height and area.* No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-bedroom dwelling shall be 800 square feet; the total minimum floor area of a two-bedroom dwelling shall be 900 square feet; and the total minimum floor area of a three-bedroom dwelling shall be 1,000 square feet.

(g) *Setbacks and yards.* There shall be a minimum building setback of 25 feet from the right-of-way of all local streets. There shall be a side yard on each side of all buildings not less than 8 feet in width and a rear yard of not less than 25 feet.

Phase III: Twin Home Residential District (Zero Lot Line)

(a) *Generally.* The Twin Home Residential District is to provide for zero lot line, single-family residential development at densities not to exceed 5.4 dwelling units per net acre, served by municipal sewer and water facilities.

(b) *Permitted uses.* Twin Homes (zero lot line).

(c) *Permitted accessory uses.* Permitted accessory uses which shall be incidental to the residential use include one private attached garage and one detached shed (utility, storage, etc.), and home occupations and professional home offices as specified in section 48-1.

(d) *Conditional uses.* Conditional uses include group homes, foster homes, and halfway houses, provided there shall be a minimum lot area of 2,000 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

(e) *Lot area and width.* Lots shall have a minimum of 4,500 square feet in area and shall not be less than 45 feet in width at the setback line.

(f) *Building height and area.* No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-bedroom dwelling shall be 800 square feet; the total minimum floor area of a two-bedroom dwelling shall be 900 square feet; and the total minimum floor area of a three-bedroom dwelling shall be 1,000 square feet.

(g) *Setbacks and yards.* There shall be a minimum building setback of 20 feet from the right-of-way of all local streets. There shall be a side yard on each side of all buildings not less than 7 feet in width and a rear yard of not less than 15 feet.

(d) Other Development Standards. Development standards not directly addressed by PUD-05 (such as accessory structures, fencing, pools) are subject to applicable Village of Jackson code provisions.

Section 2. The zoning map is hereby amended by designating the subject property as a planned unit development district.

Section 3. This ordinance shall become effective upon passage and posting, or publication as provided by law.

Section 4. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision and shall not affect the validity of any

other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 5. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by: _____ Seconded by: _____

Vote: _____aye _____nay Passed and approved _____

VILLAGE OF JACKSON

By: _____
Brian J. Heckendorf, Village President

Attest:

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

ORDINANCE #23-09

**AN ORDINANCE TO AMEND 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 the definition of "Medium-Density Residential" outlined under the Land Use Categories on pages six (6) through seven (7) 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 published a Class 1 public notice and held a public hearing on June 13, 2023 to obtain public comments regarding the comprehensive plan amendment, as 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

WHEREAS, by a majority vote of the entire Plan Commission recorded in its official minutes on April 20, 2023, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as included in adopted Resolution #23-09 and as set forth herein.

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

Section 1. Amend the Land Use definition of Medium-Density Residential to read as follows:

Medium-Density Residential

The Medium-Density Residential land use category encompasses more acreage than any of the Village's other land use plan categories. Medium-density residential development consists primarily of single-family residential development at a density of up to 5.4 dwelling units per net acre on lots of at least 8,000 square feet and two-family, zero lot-line development at a density of up to 5.4 dwelling units per acre with an average lot size of at least 4,500 square feet.

Section 2. This ordinance shall become effective upon passage and posting, or publication as provided by law.

Section 3. The Village Clerk is directed to send a copy of the amendments to each of the following parties listed below pursuant to Section 66.1001(4)(b) of the Statutes:

- a. the clerk for Washington County;
- b. the clerk for the Town of Jackson;
- c. the clerk for the Town of Polk;
- d. State of Wisconsin Department of Administration;
- e. Southeastern Wisconsin Regional Planning Commission (SEWRPC); and
- f. Slinger Community Library.

Section 4. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 5. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by:_____ Seconded by:_____

Vote: _____aye _____nay Passed and approved_____

VILLAGE OF JACKSON

By:_____
Brian J. Heckendorf, Village President

Attest:

Pam Wolf, Village Deputy Clerk/Treasurer

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



Taking the lead in Washington County.

MEMO

TO: Brian Heckendorf, Village President; Board of Trustees

FROM: Jen Keller, Village Administrator

RE: Revised Temporary Easements for Publicly Owned Land – TC Energy

DATE: June 8, 2023

Background:

On My 30th the Board of Public Works reviewed two (2) draft temporary easement agreements from TC Energy for work expected to occur on Village owned property within the next three years for the purpose of improving ANR Pipeline facilities. The work is anticipated to occur on the southwest corner of the TID 7 residential property and property located along Hickory Lane. The Board of Public Works recommended the Village Board approval of the agreements conditioned upon a sunset clause being included in both documents. The draft temporary easement agreements still lack the sunset date, but TC Energy Representatives will incorporate a date of November 1, 2025 to ensure work is completed in a timely manner on the sites and so as to not delay TID 7 development beyond that point in time. It shall also be noted the agreement includes compensation to the Village for an amount equivalent to that of 3 years of TID increment that would have been generated by 8 townhome units should the site have been developed in 2023.

Recommended Action:

Authorization for Staff to approve the temporary easements for TC Energy for property publicly owned by the Village conditioned upon legal review and receipt of payment in an amount of \$16,500.

Attachments:

1. Draft Temporary Easement Agreements (2) and applicable exhibits
2. Board of Public Works Memo, Brian Kober – 4.21.23

N168W19851 Main St
Jackson, WI 53037
Phone: 262-677-9001
Fax: 262-677-1710

Mailing Address:
N168W19851 Main St
Jackson WI 53037

www.villageofjacksonwi.gov

TEMPORARY EASEMENT

THIS TEMPORARY EASEMENT (this “Agreement”), is made as of this ____ day of _____, 20____, by and between **Village of Jackson** (whether one or more, the “Grantor”), with an address of **N168 W19851 Main Street, Jackson, Wisconsin 53037**, and **ANR Pipeline Company**, a Delaware corporation, with an address of **700 Louisiana Street, Ste. 700, Houston, Texas 77002** (the “Grantee”). Grantor and Grantee are hereinafter sometimes referred to individually as a “Party” and collectively as the “Parties.”

WHEREAS, Grantor is the present owner of certain real property being described in that certain Warranty Deed, dated January 24, 2019, from Schmahl Family Limited Partnership, as to an undivided 1/2 interest to Village of Jackson recorded in the Register of Deeds Office for Washington County, as Document Number 1466506; AND in that certain Trustee’s Deed, dated January 24, 2019, from Reuben J. Schmahl Living Trust Dated February 4, 1994, as amended, as to an undivided 1/2 interest to Village of Jackson recorded in the Register of Deeds Office for Washington County, as Document Number 1466507, all identified as parcel number 053600B, being more particularly described as the NE ¼ of the NW ¼ of Section 20, T10N, R20E, Village of Jackson, Washington County, Wisconsin, EXCEPTING THEREFROM the following tow parcels: 1. That portion thereof described by State of Wisconsin Award of Damages for Fee Simple Title by State Highway Commission recorded in the Washington County Registry in Volume 332 of Records on page 1, as Document No. 248510, and 2. That portion thereof heretofore conveyed to John R. Schmahl and Margaret Schmahl, his wife, as joint tenants, with the right of survivorship as described by deed recorded in the Washington County Registry in Volume 507 of Records on page 592, as Document No. 326509 (the “Property”); and

WHEREAS, Grantee desires the right to use that certain Temporary Easement Area (as defined below) in connection with the construction of Grantee’s Wisconsin Reliability Project (the “Project”) on, over, under, across and/or through Grantor’s Property, in the area more particularly described in Exhibit A attached hereto and incorporated herein.

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and promises contained herein, the Parties hereto, intending to be legally bound, hereby promise and agree as follows:

1. **Grant of Temporary Easement.** Grantor, for itself, its heirs, executors, administrators, successors and assigns, hereby grants, sells and conveys to Grantee, for itself, its employees, agents, contractors, subcontractors, successors and assigns the exclusive right, liberty, privilege and easement to use that portion of Grantor’s Property described and/or depicted in Exhibit A as “Temporary Workspace”, “Additional Temporary Workspace” and/or “Staging Area” (collectively, the “**Temporary Easement Area**”) for all purposes associated with the original construction of the Project, including, without limitation, preparation for, construction of, and Grantee’s reclamation, mitigation and restoration activities related to, the Project. Grantor hereby agrees that Grantee’s rights hereunder include, without limitation, the right to move, park and store vehicles, materials, supplies, equipment, and construction spoil within the Temporary Easement Area. Grantee shall also have all rights and privileges necessary or convenient for the full use of the rights herein granted, including, without limitation reasonably necessary rights of access, ingress and egress to the Temporary Easement Area over and across the Grantor’s Property and any adjoining land owned by Grantor, and Grantor hereby agrees that Grantee’s rights hereunder include, without limitation, the right to open, construct, improve, repair, maintain and use a new and/or existing road for ingress and egress.

2. **Restoration.** At such time as Grantee no longer requires the use of the Temporary Easement Area for the purposes set forth herein, Grantee shall restore the area disturbed by Grantee's construction activities as near as practicable to its condition immediately prior to Grantee's use. In the instance of any claims of damage to Grantor's land or property, Grantor agrees to provide reasonable access to Grantee so that necessary repair, reclamation, or restoration work can be performed.

3. **Location.** Grantor and Grantee acknowledge that the actual location of the Temporary Easement Area may change because of engineering and/or other site or construction related factors. In such event, Grantor agrees to execute and deliver to Grantee any additional documents needed to correct the legal description of the Temporary Easement Area to conform to the actual location of the Temporary Easement Area. If such documents are required, they will be prepared by Grantee and Grantee's expense.

4. **Term.** This Temporary Easement shall commence on the date of this Agreement and terminate upon completion of the original construction of the Project, including, without limitation, completion of Grantee's reclamation, mitigation, and/or construction activities for the Project.

5. **Further Assurances.** Grantor shall execute and deliver such further instruments and take such other actions as may be reasonably requested by Grantee from time to time to effectuate, confirm or perfect the terms and intent of this Agreement and the rights granted to Grantee hereunder, including but not limited to joining in the execution of any and all governmental applications, authorizations, licenses, documents and title curative instruments.

6. **Additional Rights.** In addition to the rights granted herein, should restoration be required on the Property outside the easement granted herein, Grantee shall have the right to take all actions necessary to complete such restoration and such actions shall not constitute a trespass. Grantee shall pay Grantor the market rate to rent such property utilized during restoration.

7. **Successors and Assigns.** This Agreement and the covenants and agreements contained herein are covenants running with the land, shall be assignable in whole or in part, and shall be binding on and shall inure to the benefit of the Parties hereto and their respective heirs, successors, assigns, executors, administrators, and legal representatives. In the event Grantor intends to sell or transfer the Property prior to the termination of this Agreement, Grantor shall make any such transaction subject to this Agreement. Grantor agrees that Grantee shall have the right, but not the obligation, to record this Agreement at Grantee's sole cost and expense.

8. **Severability.** In the event any provision or any portion of any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable by reason of any law or public policy, such provision or portion thereof shall be considered to be deleted, and the remainder of this Agreement shall constitute the agreement between the Parties hereto covering the subject matter hereof.

9. **Entire Agreement; Modification.** This Agreement and any exhibits attached hereto constitutes the full and entire agreement of the Parties regarding the subject matter hereof and supersedes all prior or contemporaneous verbal or written agreements, representations or understandings pertaining thereto. This Agreement may be modified or amended only by a written agreement signed by each of the Parties hereto.

10. **Governing Law.** This Agreement shall be governed by the laws of the State in which the Property is located, without regard to conflicts laws or choice of law rules thereof.

11. **Joint Efforts.** The Parties stipulate and agree that this Agreement shall be deemed and considered for all purposes as prepared through the joint effort of the Parties and shall not be construed

against one or the other as a result of the preparation, submittal, recording, or other event of negotiation, drafting or execution hereof.

12. **Authority.** Each Party and signatory to this Agreement represents and warrants to the other Party that it has full power, authority and legal rights, and has obtained all approvals necessary, to execute, deliver and perform this Agreement. Grantor binds itself, its heirs, successors, assigns, executors, administrators, and legal representatives to warrant and forever defend the interests and rights conveyed herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claims the same or any part thereof.

13. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall constitute an original, but all of which shall constitute but one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

WITNESS:

GRANTOR:

Village of Jackson

By: _____

Name: _____

Title: _____

WITNESS:

GRANTEE:

ANR Pipeline Company,
a Delaware corporation

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

EXHIBIT A



PRELIMINARY – FOR DISCUSSION PURPOSES ONLY
NOT TO BE USED FOR ANY LEGAL RECORDING PURPOSES

LEGEND 		SCALE: 1 INCH = 198 FEET	PAGE: 1 / 1	
				REV: E
				PROJECT: TCE WISCONSIN RELIABILITY
				TAX ID: 053600B DATE: 3/21/2023
				EXISTING CENTERLINE (FEET): 675 ACCESS ROAD CENTERLINE LENGTH (FEET): 0.00
				EXISTING EASEMENT (AC): 1.15 ACCESS ROAD WORKSPACE (25' WIDE) (AC): 0.00
				WORKSPACE IN EXISTING EASEMENT (AC): 0.26 TEMPORARY WORKSPACE (AC): 0.00
				STAGING AREA WORKSPACE (AC): 0.00 ADDITIONAL TEMPORARY WORKSPACE (AC): 0.90
				CONSTRUCTION WORK AREA (AC): 1.16

NOTES:

- 1) This is a workspace exhibit and is not intended to represent a property survey pursuant to the Wisconsin Administrative code, Chapter A-E7, minimum standards for property surveys.
- 2) All measurements and acreages shown are approximate.
- 3) * Represents existing permanent easement impacted during construction.

Confidential Supplemental Agreement

This Confidential Supplemental Agreement ("**Supplemental Agreement**") is entered into as of the ____ day of _____, 20____, by and between **Village of Jackson, Washington County, Wisconsin, a municipal corporation**, whose address is **N168W19851 Main Street, Jackson, Wisconsin 53037**, whether one or more, and their heirs, successors and assigns (the "**Landowner**"), and ANR Pipeline Company, a Delaware corporation, and its successors and assigns ("**ANR**"), with an address of 700 Louisiana Street, Suite 1300, Houston, Texas 77002.

WHEREAS, Landowner and ANR entered into that certain Surface Use Agreement (the "**Agreement**"), attached hereto as Exhibit "A";

WHEREAS, Landowner and ANR desire to memorialize certain independent and collateral covenants related to the Agreement in this Supplemental Agreement; and

WHEREAS, the Construction Work Area ("**CWA**") is defined as the entirety of the Workspaces referenced to and defined in the Agreement, including all Temporary, Permanent, and Staging Workspaces in addition to Access Roads more particularly described and defined in Exhibit A.

NOW THEREFORE, in consideration of mutual promises and agreements herein contained and for other good and valuable consideration, the receipt whereof is hereby acknowledged, Landowner and ANR do hereby agree as follows:

1. **Confidentiality.** Landowner agrees that this Supplemental Agreement is a confidential agreement and Landowner shall not disclose the existence, conditions or the terms of this Supplemental Agreement to third-parties other than to consult with Landowner's legal, tax, financial, and accounting advisors. In no event shall this Supplemental Agreement be recorded.

2. **Miscellaneous.** The terms of the Agreement are incorporated herein by reference and in the event of any conflict between the Agreement and this Supplemental Agreement, the terms of this Supplemental Agreement shall govern and control. Except for purposes of the construction and enforcement of this Supplemental Agreement, the terms and conditions of the Agreement shall remain unmodified. The Agreement, together with this Supplemental Agreement, constitutes the entire agreement between Landowner and ANR with respect to the subject matter hereof, and shall inure to the benefit of and be binding on the Landowner's heirs, successors and assigns and ANR's successors and assigns.

3. **Pre-construction assessments.** Prior to the start of construction, ANR may conduct various pre-construction baseline assessments, including but not limited to, pond turbidity baseline assessments, septic system impact assessments, water well quality and/or quantity baseline assessments and foundation baseline inspections. ANR agrees to provide advance notice of its intention to conduct pre-construction assessments and Landowner agrees to permit the access needed.

4. **De-Watering.** In the event water pumping from ditch lines becomes necessary, ANR may place, at its sole discretion, any appropriate de-watering structures, including but not limited to filter bags, straw bales, and/or filter sock, outside of but immediately adjacent to the CWA, as defined in the Agreement. De-watering will be completed in a manner that avoids damaging adjacent agricultural land, crops, and/or pasture. In the event ANR's de-watering activities create the need for restoration to Landowner's land, crops, pasture, etc., ANR will provide Landowner reasonable compensation to restore such disturbed areas to their pre-construction condition as is nearly practicable.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, intending to be legally bound hereby, the undersigned have duly executed this Supplemental Agreement as of the date set forth above.

WITNESS:

GRANTOR:

**Village of Jackson, Washington County,
Wisconsin, a municipal corporation**

By: _____

Name: _____

Title: _____

WITNESS:

GRANTEE:

**ANR Pipeline Company,
a Delaware corporation**

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

Memo

To: Jen Keller, Village Administrator

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

Subject: ANR Pipeline (TC Energy) Temporary Easement Request
Oaks of Jackson Subdivision

Date: April 21, 2023

CC: Board of Public Works; Village Board

The Village of Jackson has received two temporary easement requests from TC Energy for the ANR Pipeline located on the Oaks of Jackson Subdivision property and the Outlot south to Hickory Lane. Negotiation with TC Energy had begun with the first proposal would restrict Lots 39 and 40 not to be developed for three (3) years until construction is complete on the pipeline.

The new proposal for the temporary easement would restrict eight (8) condo units from being built for three (3) years. The condo restriction has less impact on the Oaks of Jackson Development, although, compensation should be requested for the delay of development.

Also, TC Energy is requesting a temporary easement south of Oaks of Jackson in the existing easement north of Hickory Lane. There is no objection to the use of the property for a temporary easement.

If you have any questions, please let me know.

Brian W. Kober, P.E.

ORDINANCE #23-08

**AMENDING CHAPTER 42 OF THE VILLAGE CODE
REGARDING Sec. 42-26 – STOP AND YIELD INTERSECTION DESIGNATION**

THE VILLAGE BOARD OF THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, does hereby ordain the following changes to the Village Code:

SECTION I. Amending Chapter 42 Article II. Section 26 (a) of the Village Code of the Village of Jackson is hereby changed for the addition of wording to read as follows:

- (a) The following village streets are designated arterial and collector streets. All traffic entering such streets is to stop or yield for the posted signs. Arterial and collector streets are:

Adding: (15) Sherman Parc Court at Sherman Parc Circle

(16) East Gate Court at Sherman Parc Circle

(17) Paloroma Court at Maple Fields Circle

(18) Maple Fields Boulevard at Maple Road

(19) Maple Fields Boulevard at Maple Fields Circle

SECTION II. This Ordinance shall take effect from and after its passage and posting.

Introduced by:_____

Seconded by:_____

Vote:____ aye ____ nay

Passed and Approved:_____

VILLAGE OF JACKSON

By:_____
Brian Heckendorf, Village President

Attest:

Pam Wolf, Village Deputy Clerk/Treasurer

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.

Dated: _____

Village Official: _____