

**AMENDED AGENDA
VILLAGE BOARD MEETING
Tuesday, June 11, 2019 at 7:30 p.m.
Jackson Village Hall
N168 W20733 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Village Citizen Comment on an Agenda Item (Please Sign In)
4. Approval of Minutes for the Village Board Meeting of May 14, 2019
5. Public Hearing – Planned Unit Development (PUD) – Culver’s /
Springfield Sign – Sign
(Plan Commission Draft Minutes)
6. Public Hearing – Planned Unit Development (PUD) – Preliminary Plat –
Sales Sign – Development Agreement – Dittmar Realty – Maplewood
Farms Single Family Subdivision
(Plan Commission Draft Minutes)
7. Public Hearing – Planned Unit Development (PUD) – Premier Rosewood
Jackson LLC – Development Agreement - Rosewood Lane Multi-Family
Development
(Plan Commission Draft Minutes)
8. Resolution #19-14 – Consideration of Resolution Creating Tax
Incremental District No. 7, Approving its Project Plan and Establishing
its Boundaries
9. Resolution #19-12 - Authorizing the Sale of Fermented Malt Beverages
in Village Parks by Village Officers and Employees
10. Resolution #19-13 – Discontinuing Portions of Right-of-Way – Laurel
Springs Subdivision
11. Approval of Developer Agreement – Laurel Springs Addition #1

12. Approval of Licenses

- Liquor Licenses:

Class "B" Fermented Malt Beverages & "Class B" Intoxicating Liquors:

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

KHD LTD, DBA Jimmys Restaurant & Bar, N168W21212 Main St; Agent: Angela Koutsios, N110W16867 Ashbury Cir #2, Germantown WI 53022

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

Timothy Scott Holtz, DBA Pizza Station, N168W22224 Main St Ste D; Agent: Timothy Holtz, 1201 W Decorah Rd, West Bend WI 53095

Class "A" Fermented Malt Beverages & "Class A" Intoxicating Liquors:

Fox Bros Piggly Wiggly Inc, W194N16774 Eagle Dr; Agent: Lori M Byon Fox, N67W30952 Golf Rd, Harland WI 53029

K & A Petroleum LLC, DBA East Side Mart, N168W19490 Main St; Agent: Annette Kruepke, W205N17226 Colonial Ln Jackson, WI 53037

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

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

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

- Operators Licenses:
 - East Side Mart (2019-2020): Daniel Gugg, Jessica Gyuro, Amanda Howell, Bryon Larsh, Joshua Pfeiffer, John Robertson, Melissa Thornton, Lori Yochem
 - Fox Bros. Piggly Wiggly (2019-2020): Timothy Gauger, Ronald Limbach, Sita Ly, Haley Roos, Peter Schroeder, Paul Williams
 - Jackson Pub (2019-2020): Debra Egerer, Susa Hoppe, Gregory Kitner, Samantha Koenig, Lisa La Pine, Angela Meeks, Michelle Meyer, Jennifer Miller, Christine Sauer,
 - Jimmy's Restaurant (2019-2020): Bridget Baehring, Eleni Efremidis, Bonnie Ford, Nichole Kassner, Kaitlyn Martell, Dorene McIntosh, Brittany Sturtz, Agnes Turner, Pamela Wolf
 - Latest Edition (2019-2020): Dennis Nimkie, Jodi Kulis
 - Main Street Mart (2019-2020): Bryan Chuebeyang, Pamela Hildebrandt-Klein, John Linton, Toriano McAfee, Joshua Patten, Keri Schmidt
 - Pizza Station (2019-2020): Amber Doede, Amber Wallace

- Village Mart (2019-2020): Shawnie Baerber, Stephanie Cooley, Jeremy Howard, Olivia Huntowski, James Janka, Stephanie Koby, Stephen Mott, Maureen Ott, Carol Purgett, Anthony Schultz, Tanya Zasada
- Walgreen's (2019-2020): Kathleen Brown, Joan Christian, Jennifer Diels, Nancy Edyvean, Kristen Fassbender, Austin Fitzgerald, Diane Gibas, Emily Goddard, David Grandinetti, David Klein, Jennifer Matasek, Dakota Morsovillo, Renata Oswald, Pranitha Patlolla, Rina Ristic, Timothy Schultz, Mark Seip, Rachel Uhren, Robert Woldt

13. Budget & Finance Committee

- No Recommendations

14. Plan Commission

- Concept Plan – Morning Meadows – Single Family Subdivision
- Certified Survey Map – Premier Rosewood Jackson LLC – Rosewood Lane Multi-Family Development
(Plan Commission Draft Minutes)

15. Board of Public Works

- Review of Maplewood Subdivision Phase 1 – Utility Plans
(Board of Public Works Draft Minutes)

16. Joint Parks & Recreation

- No Recommendations

17. Proposed Public Safety Building – Update

18. Departmental Reports

19. West Bend School District Report

20. Mid-Moraine Municipal Association Report

21. Washington County Board Report

22. Greater Jackson Business Alliance Report

23. Citizens to Address the Village Board

24. Adjourn

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

DRAFT MINUTES
Village Board Meeting
Tuesday, May 14, 2019 at 7:30 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call.

Pres. Schwab called the meeting to order at 7:30 p.m.
Members Present: Trustees Emmrich, Kruepke, Kurtz, Lippold, Malcolm and Olson.
Staff present: Collin Johnson, Brian Kober, Chief Swaney, Kelly Valentino, Chief Vossekuil, John Walther, Jilline Dobratz and Village Attorney Matt Parmentier.

2. Pledge of Allegiance.

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

3. Any Village Citizen Comment on an Agenda Item.

None.

4. Public Hearing – Conditional Use Permit (CUP) – Event Horizon Tattoos – Richard Malnory – Tattoos & Body Piercing

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

Motion by Pres. Schwab, second by Tr. Olson to approve the Conditional Use Permit (CUP) – Event Horizon Tattoos – Richard Malnory – Tattoos & Body Piercing.

Tr. Kurtz inquired on location. Richard Malnory stated they are to the right of Sonya's Rose.
Vote: 7 ayes, 0 nays. Motion carried.

5. Approval of Minutes for the Village Board Meeting of April 9, 2019 and Special Village Board of April 16, 2019.

Motion by Tr. Olson, second by Tr. Lippold to approve the Village Board Minutes of April 9, 2019 and Special Village Board of April 16, 2019.

Vote: 7 ayes, 0 nays. Motion carried.

6. Committee Member Appointment – Plan Commission

Motion by Pres. Schwab, second by Tr. Lippold to approve the Committee Member Appointment - Plan Commission, Dan Reik be appointed to a two-year term to end in 2021.
Vote: 7 ayes, 0 nays. Motion carried.

7. Resolution #19-07 – Approving Appointment of Interim Judge for the Mid-Moraine Municipal Court.

John Walther stated the current Judge of the Mid-Moraine Municipal Court was recently elected as an Ozaukee County Circuit Court Judge. His term will end with Mid-Moraine Municipal Court on July 31, 2019. The Administrative Committee went through interviews and is recommending the appointment of Ms. Christine Ohlis from Waukesha County.

Motion by Pres. Schwab, second by Tr. Olson to approve the Appointment of Interim Judge for the Mid-Moraine Municipal Court.

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

8. Approval of Licenses

- Class B Picnic License:
Jackson Festivals, Inc. – Action in Jackson June 7-June 8, 2019
- Entertainment Licenses:
Jackson Festivals, Inc. – Action in Jackson June 7-June 8, 2019
Jackson Parks & Recreation – Community Events Throughout the Year
- Operators Licenses:
Jackson Pub: William Lomis
East Side Mart: Amanda Howell, John Robertson and Lori Yochem
Village Mart: Shawnie Baerber, Jeremy Howard, Stephanie Koby, Douglas Parkison, Anthony Schultz, Holly Shackelford, Tanya Zasada and James Janka
Motion by Pres. Schwab second by Tr. Malcolm to approve the Licenses.
Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

9. Budget & Finance Committee

- **Audited Financial Statements – December 31, 2018**

Independent Auditor James Frechette was present and reviewed the 2018 Audited Financial Statements. He has started an update of the TIF No. 4 report. As of the end of 2018, TIF No. 4 has about \$6.3 million left to collect in increment and has five years to collect. At the current rate of \$800,000 a year, it will be about \$2.3 million short. In the early years of TIF No. 4, there was no increment. All the debt service payments were paid by Water & Sewer or the debt service levy. Only \$644,000 is left in TIF No. 4 debt so the debt will be paid off. The Village Audit Report there is a change in accounting principal. The Village adopted GASB 75 in 2018 which requires other post-employment benefits be recorded in the financial statements. The hotel/motel fund tax was taken out of General Fund and has its own fund. The Capital Projects fund has \$1.8 million left and can be used for Capital Projects, there is no TIF left in it. Fire and EMS is down but the ladder truck was purchased, and we didn't borrow completely for it. TIF No. 5 had a deficit balance and in 2019 it will go to a positive fund balance. TIF No. 6 had a deficit balance and with the borrowing, it will be taken care of in 2019. Utilities, neither water or sewer has any long-term debt. Debt is down to \$9 million in debt with a debt limit of \$34 million.

Motion by Pres. Schwab, second by Tr. Lippold to approve the Audited Finance Statements – December 31, 2018 and place on file.

Vote: 7 ayes, 0 nays. Motion carried.

- **Resolution #19-08 – Initial Resolution Authorizing General Obligation Bonds in an Amount Not to Exceed \$1,250,000 for Community Development Projects in Tax Incremental District No. 6 .**

Phil Cosson of Ehlers was present and gave information on Tax Incremental District No. 6 which was created last year. In the Development Agreement, the developer put in the public improvements to be reimbursed. A request for reimbursement was submitted. There is significant savings to break the reimbursement into taxable and nontaxable. It is a busy time in bond market and with a lot of competition in bond sales. Recommending the approval of the resolutions as parameter sales. Looking to move the sale off of a regular Village Board meeting night. The sale would be Thursday, June 13 to get a better interest rate with less competition. If all parameters are met, it can be signed off on by the Village President or the Village Administrator.

Motion by Pres. Schwab, seconded by Tr. Lippold to approve Resolution #19-08 – Initial Resolution Authorizing General Obligation Bonds in an Amount Not to Exceed \$1,250,000 for Community Development Projects in Tax Incremental District No. 6.
Vote: 7 ayes, 0 nays. Motion carried.

- **Resolution #19-09 – Resolution Establishing Parameters for the Sale of Not to Exceed \$1,250,000 General Obligation Community Development Bonds, Series 2019A**

Motion by Pres. Schwab, seconded by Tr. Kurtz to approve Resolution #19-09 – Resolution Establishing Parameters for the Sale of Not to Exceed \$1,250,000 General Obligation Community Development Bonds, Series 2019A.

Vote: 7 ayes, 0 nays. Motion carried.

- **Resolution #19-10 – Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$1,050,000 Taxable General Obligation Promissory Notes, Series 2019B**

Motion by Pres. Schwab, seconded by Tr. Lippold to approve Resolution #19-10 – Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$1,050,000 Taxable General Obligation Promissory Notes, Series 2019B.

Vote: 7 ayes, 0 nays. Motion carried.

- **Review of Engineering Services – Chateau Dr & Hickory Lane Project**

Motion by Pres. Schwab, seconded by Tr. Olson to approve Review of Engineering Services – Chateau Drive & Hickory Lane Project to Cedar Corp in an amount not to exceed \$18,500.00 plus incidentals cost.

Brian Kober commented these are the next street projects that will be worked on.

Vote: 7 ayes, 0 nays. Motion carried.

- **Final Pay Request – 2018 Miscellaneous Streets – Stark Pavement**

Motion by Pres. Schwab, second by Tr. Olson to approve Final Pay Request – 2018 Miscellaneous Streets – Stark Pavement in the amount of \$6,706.06.

Vote: 7 ayes, 0 nays. Motion carried.

- **Review of Quote for Reconditioning Business Park Signs**

Motion by Pres. Schwab, second by Tr. Lippold to approve quote for Reconditioning Business Park Signs for \$9,620.87 for the Northwest Passage sign and \$9,399.52 for the Cedar Parkway sign.

Brian Kober stated these signs have faded through out the years and they need to be refurbished. The signs are poorly light and will be replaced with LED lighting. Tr.

Olson clarified this is coming out of hotel/motel tax funds.

Vote: 7 ayes, 0 nays. Motion carried.

- **Review of Quote for Relocation of Structure**

John Walther explained a bid was in the packet for moving the cream city brick farm house that was built in 1866. The idea is to relocate the house 800 feet to stay on the original farmstead. It is a historic building to the County. Another bid is forthcoming. The building could be given to someone who would relocate it to the corner of the property. They would have to pay for moving it, pay to put a

foundation in and buy the lot. Asking the Board to consider this possibility. Moving the house could potentially become a TIF expense if there are no takers for the building. He asked the Budget & Finance Committee for no recommendation to the Village Board as he would like to continue working on getting another quote. Tr. Lippold asked if there was a timeline developed. John Walther stated for the initial quote, a timeframe of June or July to move the house. This is a more difficult move as it has thick brick walls, it's the heaviest type of structure to move. There is not a lot of interest at this time. The Slinger Historical Society contacted him, and he is developing historically friendly contacts.

- **Review of Proposal for Hickory Lane Sand Play Area**

Motion by Pres. Schwab, second by Tr. Malcolm to approve the proposal of Hickory Lane Sand Play Area, for the amount of \$16,407.00 which has been raised by the Friend's group and donations.

Kelly Valentino gave background on the play area. This would complement the whole structure and cleans up that portion of the park.

Vote: 7 ayes, 0 nays. Motion carried.

10. Plan Commission

- **Review of Sign/Banner Ordinance**

John Walther stated Collin Johnson has been working on this. Plan Commission had asked staff to come up with fees. There are certain things in the sign ordinance that need revisions. Village Attorney Matt Parmentier spoke on current laws and conditional use permits of signs.

Motion by Pres. Schwab, second by Tr. Emmrich to refer Review of Sign/Banner Ordinance back to Plan Commission and after discussion at Plan Commission either direct it to staff or the Village Attorney for resolution.

Vote: 7 ayes, 0 nays. Motion carried.

- **Concept Plan – Maplewood Farms – Single Family Subdivision**

Motion by Pres. Schwab, second by Tr. Olson to approve Concept Plan – Maplewood Farms – Single Family Subdivision per staff comments.

Tr. Malcom asked if the concept includes sidewalks and curbs. Pres. Schwab explained the location of the sidewalks and curbs.

Vote: 7 ayes, 0 nay. Motion carried.

11. Board of Public Works

- **Resolution #19-06 – Discontinuing Public Way – Sylvester Circle**

Motion by Pres. Schwab, second by Tr. Olson to approve Resolution #19-06 Discontinuing Public Way – Sylvester Circle.

Village Attorney Matt Parameter spoke on the resolution and gave background on the process. A final resolution will be acted on in July to complete the process.

Vote: 7 ayes, 0 nays. Motion carried.

- **Review of Water Application – Sherman Road – Brian Behrens Property**

Motion by Pres. Schwab, second by Tr. Lippold to deny Water Application – Sherman Road – Brian Behrens Property. Tr. Olson comment the owner doesn't intend to build

himself, this is for sale of a property and there are no construction plans. This is a limited water service area. A water study is currently being completed in that area.
Vote: 7 ayes, 0 nays. Motion carried

12. Joint Parks & Recreation.

- No Recommendations

13. Proposed Public Safety Building - Update.

Cory Scheidler, Ron Dalton and Kristopher Dressler of Cedar Corporation were present. Cory Scheidler spoke on the site plan and the design options of adding Village offices. Layout, parking and flow will be the next steps of the design. Option 1B, the biggest change is to the fire department. Noise from police and fire trainings will carry over into the Board Room. Option 5B, the Village space is in its own wing with the center of the building being the shared space including training rooms. The cost of Option 1B is \$12.4 To \$12.6 million due to square footage. Option 5B is \$12.7 to \$12.9 million and is the recommendation from Cedar Corporation. Tr. Kurtz asked what it would cost without adding Village Hall. Cory stated the range is from \$10 to \$11.3 million. Tr. Emmrich asked if Village Hall could be moved to the farmstead home. Cory commented to move and renovate an older space could be as much as new construction. Pres. Schwab stated an appraisal was completed on the Village Hall property. The land was appraised at \$260,000 and with the building the appraisal is \$300,000 to sell quickly. To take two years to sell it, the appraisal is \$400,000. Motion by Pres Schwab, second by Tr. Lippold to direct Cedar Corporation to proceed with incorporating Village office space into the new Municipal building.

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

14. Departmental Reports.

Parks and Recreation Director Kelly Valentino stated they had a great turnout at the Fish Derby. Thanks to Jackson Auto for continuing to sponsor the event and thank you to all the volunteers. The longest fish was a 23" Northern and a 13 3/4" Crappie, they practice catch and release. Action in Jackson is June 7th and June 8th and they are looking for volunteers. Fireworks are on Saturday night, June 8th. This Saturday is the 38th annual Rummage Sale.

Fire Chief Swaney reported they took delivery of the ladder truck, anyone can go to the Fire Department to look at it. A ceremony will be held in the future.

Director of Public Works Brian Kober reported they collected 18,000 pounds of electronics on Spring Clean-up Day. The rubber matting at the park will be installed on Saturday. The plan is to open the Splash Pad Memorial Day weekend. The Sand Play area might be a phase two project.

John Walther stated the Village qualified for the \$10,583.00 recycling grant.

15. West Bend School District - Update.

John Walther stated Superintendent Don Kirkegaard wanted to make it to the meeting tonight but had a conflict. He will be at the June Village Board meeting to give an update.

16. Mid-Moraine Municipal Association Report.

Tr. Kurtz stated the Mid-Moraine dinner is on Wednesday, May 22nd at Galimoto's Twelve 21 in Cedarburg at 6:00 p.m. and the speaker is James Blise.

17. Washington County Board Report.

None.

18. Greater Jackson Business Alliance Report.

Brian Heckendorf commented the general membership meeting will be held tomorrow at the Community Center.

19. Citizens to Address the Village Board.

None.

20. Closed Session pursuant to Wis. Stats. §19.85(1)(f) for the purpose of considering financial, medical, social, or personal histories or disciplinary data of specific persons that, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data. During the closed session the Board will discuss personal histories of specific individuals who may be affected by proposed amendments to the Village's Sex Offender Residency Ordinance. The Village Board intends to reconvene into open session at the completion of the closed session.

Motion by Pres. Schwab, second by Tr. Olson to convene into closed session at 9:10 p.m. and to include the Village Board, Police Chief Vossekuil, Village Clerk, Village Attorney and Village Administrator.

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

Reconvene into Open Session with Possible Amendments to the Sex Offender Residency Ordinance

The Village Board reconvened into open session at 9:18 p.m.

Village Attorney Matt Parmentier explained the Village's current ordinance is outdated in regulating sex offender residency. The current ordinance and map were reviewed.

Discussion ensued on revisions to the ordinance.

Motion by Pres. Schwab, second by Tr. Emmrich to direct staff to come up with a distance that will get the Village to the 20 percent threshold and begin to take steps to add the Review Board for those exceptions.

Vote: 7 ayes, 0 nays. Motion carried.

21. Adjourn.

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

Vote: 7 ayes, 0 nays. Meeting was adjourned at 9:42 p.m.

Respectfully submitted:

Jilline Dobratz, *CMC/WCMC*
Village Clerk

DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday, May 23, 2019 at 7:00 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call

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

Members present: Keith Berben, Tr. Emmrich, Dan Herro, Tr. Kruepke, Dan Reik and Jon Weil.

Member Absent: Tr. Emmrich.

Staff present: Collin Johnson, Brian Kober and Jilline Dobratz.

Also present: Jonathan Schatz, Ehlers.

Pres. Schwab introduced Dan Reik, the newest member of the Plan Commission, who was sworn in prior to tonight's meeting.

2. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 7

Pres. Schwab opened the Public Hearing. This item was considered previously at a Joint Review Board meeting immediately preceding the Plan Commission meeting and information has been published. No one spoke. Pres Schwab closed the Public Hearing.

3. Consideration of Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 7, Village of Jackson, Wisconsin

Jonathon Schatz distributed and reviewed the draft project plan that has been moved forward by the Joint Review Board. This is a mixed use proposed TID district of commercial and residential planned uses. The proposed Municipal Building is not included in the boundaries of the TID. The proposed TID has a 20-year life with a 15-year expenditure period. The Village does not currently have a developer or any proposed developer. Pres. Schwab stated since the Village is going to have a Municipal/Public Safety Building, this is one of the most efficient ways to get the infrastructure in a way that would benefit the Village in the long term.

Motion by Pres. Schwab, second by Jon Weil the Plan Commission recommend Village Board approve the creation of Tax Incremental District No. 7.

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

4. Approval of the Plan Commission minutes of April 25, 2019

Motion by Pres. Schwab second by Dan Herro to approve the Plan Commission minutes of April 25, 2019.

Vote: 6 ayes, 0 nays. Motion carried.

5. Planned Unit Development – Culver's / Springfield Sign - Sign

Mark Wessell, CSO and founder of Springfield Sign was present and spoke on the proposal. Competitively they are behind as McDonalds and Dairy Queen have pylon structures. They want to enjoy in the same advantages they have. They see some safety concerns with the manual changeable copy boards. The problems they have with a shared resource is it is very difficult to manage it with other businesses. There is no cost sharing by the development and time sharing a device is difficult. Brian Kober commented the code has not changed since the franchise was built. They are allowed one free standing sign on their property. Culver's has a sign on Highway 45. When the franchise was built in 1998-1999 there was a request to have a sign along Highway 60. The negotiation was a multi-use sign with Subway, BMO Harris and Culver's which has the Flavor of the Day listed. Motion by Pres. Schwab, second by Dan Herro to recommend Village Board deny the Planned Unit Development for Culver's / Springfield Sign - Sign. Vote: 6 ayes, 0 nays. Motion carried.

6. Concept Plan – Morning Meadows – Single Family Subdivision

Bill Carity was present and spoke on the proposal. He purchased the property in 2005 and at the time worked with the Town of Jackson on zoning the proposed subdivision. With the recession he decided to shelf it. He recognizes the parcel would need to be annexed into the Village and understands the adjoining 21-acre parcel owned by the DNR associated with Cedar Creek would need to be annexed as well. Sewer and water are immediately adjacent to this parcel on Sherman Road. The parcel is 65 acres, 51 tillable acres, and Cedar Creek runs through the northeast corner. The wetlands have been delineated. The intent of the proposed development, which is single family residential, would be to create a conservation type subdivision with 50 percent of the 65 acres to be preserved. The proposed lots are approximately 10,000 square feet with green space except for some corner lots. He would like to establish walking trails. Brian Kober commented a county permit for access into County P would be required. Dan Herro spoke in favor of preserving the green space around Cedar Creek. Bill Carity is requesting open ditches and is looking for feedback. Pres. Schwab stated it would be nice to have connectivity with the Village, but it is his understanding that the property to the north is owned by the DNR and the DNR would oppose a pathway to the property even if they allow annexation. Tr. Kruepke inquired on street lighting for safety. Bill Carity stated he is aware there will be requirements by engineering for lighting at entrances, bends in the street, at the ends of cul-de-sacs, spacing requirements and residential lighting in front of each home.

Motion by Jon Weil, second by Keith Berben to recommend the Village Board approve the Concept Plan for Morning Meadows – Single Family Subdivision per staff comments.

Vote: 6 ayes, 0 nays. Motion carried

7. Planned Unit Development – Preliminary Plat – Dittmar Realty – Maplewood Farms – Single Family Subdivision

Kevin Dittmar from Dittmar Realty, Inc. was present and stated there aren't changes from the Concept Plan. If the bidding process is favorable, they would like to start construction mid to late June.

Motion by Pres. Schwab, second by Tr. Kruepke to recommend the Village Board approve the Planned Unit Development– Preliminary Plat – Dittmar Realty – Maplewood Farms – Single Family Subdivision per staff comments. Keith Berben asked about the four phases. Kevin Dittmar explained Phase 1 has infrastructure already. They are minimizing offsite disturbance. Tr. Kruepke asked about the trail system, what is the area between the lots? Kevin Dittmar said it will be mowed turf and unmowed prairie grass in the remainder of the green space. Vote: 6 ayes, 0 nays. Motion carried.

8. Planned Unit Development – Premier Rosewood Jackson LLC – Rosewood Lane Multi-Family Subdivision

Sarah Hillenbrand from Premier and Jared Schmidt with Robert E. Lee & Associates were present. Sarah Hillenbrand gave a presentation on the proposed subdivision located on the northeast corner of County Highway P and Rosewood Lane. They are intending to construct six 12-unit buildings for a total of 72 units on site. Jared Schmidt spoke on the site plan changes they incorporated from comments made by the Plan Commission. Brian Kober stated the reduced number of hydrants will be discussed with the Fire Chief. Jon Weil inquired on the sequence in which the building will be built. Sarah Hillenbrand commented that they have not established the sequence yet. Dan Herro questioned if they will have an on-site care taker. Sarah Hillenbrand stated they have an office and maintenance garage on the plan and will have an on-site manager. Motion by Pres. Schwab, second by Tr. Kruepke recommend the Village Board approve the Planned Unit Development– Premier Rosewood Jackson LLC – Rosewood Lane Multi-Family Subdivision per staff comments. Vote: 6 ayes, 0 nays. Motion carried.

9. Certified Survey Map – Premier Rosewood Jackson LLC – Rosewood Lane Multi-Family Subdivision

Brian Kober clarified due to the process of removing Sylvester Circle, this Certified Survey Map is being created to sell the parcel, lot one, to Premier so they can develop the property. Kevin Dittmar will quick claim a portion of property to the Village. Motion by Pres. Schwab, second by Jon Weil recommend the Village Board approve the Certified Survey Map – Premier Rosewood Jackson LLC – Rosewood Lane Multi-Family Subdivision per staff comments. Vote: 6 ayes, 0 nays. Motion carried.

10. Citizens to Address the Plan Commission
None.

11. Adjourn

Motion by Pres. Schwab, second by Dan Herro to adjourn.
Vote: 6 ayes, 0 nays. Meeting adjourned at 7:49 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk

144 in

96 in

COMING FALL OF 2019

GERMANTOWN SCHOOLS

MAPLEWOOD FARMS

Dittmar REALTY, INC.

- Choose Your Own Builder
- Water/Sewer
- Lot Sizes
11,250 SF. to 23,400 SF
- 24 Acres of Open Space

www.drilots.com 262-251-5800

120 in

96 in

COMING FALL OF 2019

GERMANTOWN SCHOOLS

MAPLEWOOD FARMS

Dittmar REALTY, INC.

- Choose Your Own Builder
- Water/Sewer
- Lot Sizes
11,250 SF. to 23,400 SF
- 24 Acres of Open Space

www.drilots.com 262-251-5800

SIGNworks
CUSTOM SIGNS & DIGITAL GRAPHICS

34
years
1985 - 2019

501 West Sumner Street
Hartford, Wisconsin

262-673-7318

signworkswi.com

Job Name:

Dittmar Realty

Sales Person:

Jim Schaefer
jim@signworkswi.com

Date:

6/6/2019

Revision:

FINAL II

EST #:

-

Designer: Jim

2019 Sketches/Dittmar/ Maplewood Farms

RESOLUTION #19-14

RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 7, APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES VILLAGE OF JACKSON, WISCONSIN

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

WHEREAS, Tax Incremental District No. 7 (the "District") is proposed to be created by the Village as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

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

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

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

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 23, 2019 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Village Board that it create such District and approve the Project Plan.

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

1. The boundaries of the District shall be named "Tax Incremental District No. 7, Village of Jackson", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2019.
3. The Village Board finds and declares that:
 - a) Not less than 50% by area of the real property within the District is suitable for a combination of commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm).
 - b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
 - e) That there are no parcels to be included within the District that were annexed by the Village within the three-year period preceding adoption of this Resolution.
 - f) The Village estimates that approximately 20% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - h) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - i) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

4. The Project Plan for "Tax Incremental District No. 7, Village of Jackson" (attached as Exhibit B) is approved, and the Village further finds the Plan is feasible and in conformity with the master plan of the Village.

BE IT FURTHER RESOLVED THAT the Village Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2019, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

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

Adopted this _____ day of _____, 2019.

Introduced by: _____

Seconded by: _____

Vote: ____Ayes ____ Nays

Michael E. Schwab – Village President

Attest: _____
Jilline S. Dobratz - Village Clerk

Proof of Posting:

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

Village Official

Date

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

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

June 11, 2019

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



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

Tax Incremental District No. 7 Creation Project Plan

Village of Jackson Officials

Village Board

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

Village President
Trustee
Trustee
Trustee
Trustee
Trustee
Trustee

Village Staff

Jilline Dobratz
John M. Walther
John St. Peter

Village Clerk - Treasurer
Village Administrator
Village Attorney

Plan Commission

Mike Schwab
Keith Berben
Brian Emmrich
Dan Herro

John Kruepke
Dan Reik
Jon Weil

Joint Review Board

Mike Schwab
Ethan Hollenberger
Laurie Barz
Andy Sarnow
Brian Heckendorf

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

Table of Contents

EXECUTIVE SUMMARY	4
TYPE AND GENERAL DESCRIPTION OF DISTRICT	6
PRELIMINARY MAP OF PROPOSED DISTRICT BOUNDARY	7
MAP SHOWING EXISTING USES AND CONDITIONS	8
PRELIMINARY PARCEL LIST AND ANALYSIS	9
EQUALIZED VALUE TEST	10
STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS	11
MAP SHOWING PROPOSED IMPROVEMENTS AND USES	16
DETAILED LIST OF PROJECT COSTS	17
ECONOMIC FEASIBILITY STUDY, FINANCING METHODS, AND THE TIME WHEN COSTS OR MONETARY OBLIGATIONS RELATED ARE TO BE INCURRED	19
ANNEXED PROPERTY	25
ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS	25
PROPOSED ZONING ORDINANCE CHANGES	25
PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND VILLAGE OF JACKSON ORDINANCES	25
RELOCATION	26
ORDERLY DEVELOPMENT OF THE VILLAGE OF JACKSON	26
LIST OF ESTIMATED NON-PROJECT COSTS	26
OPINION OF ATTORNEY FOR THE VILLAGE OF JACKSON ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES 66.1105	27
CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS	28

SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

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

Estimated Total Project Expenditures.

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

Economic Development

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

Expected Termination of District

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

Summary of Findings

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

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

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

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

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

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

SECTION 2: Type and General Description of District

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

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

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

SECTION 3: Preliminary Map of Proposed District Boundary



Washington County GIS



SECTION 5: Preliminary Parcel List and Analysis

[illegible]

SECTION 6: Equalized Value Test

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

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

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

SECTION 7:

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

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

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

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

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

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

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

Stormwater Management System Improvements

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

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

Miscellaneous

Cash Grants (Development Incentives)

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

Projects Outside the Tax Increment District

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

Professional Service and Organizational Costs

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

Administrative Costs

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

Financing Costs

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

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

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

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

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

SECTION 9: Detailed List of Project Costs

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

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

Proposed TIF Project Cost Estimates

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

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

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

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

Available Financing Methods

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

General Obligation (G.O.) Bonds or Notes

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

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

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

Tax Increment Revenue Bonds

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

Special Assessment "B" Bonds

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

Plan Implementation

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

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

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

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

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

Implementation and Financing Timeline

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

Development Assumptions

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

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

Increment Revenue Projections

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

Construction	Valuation	Inflation	Total	Revenue	Tax	Tax Exempt	Taxable
Year	Value Added	Year	Increment	Year	Rate	NPV	NPV
						Calculation	Calculation
1 2019	0	2020	0	2021	\$20.00	0	0
2 2020	3,000,000	2021	0	2022	\$20.00	60,000	56,531
3 2021	3,500,000	2022	15,000	2023	\$20.00	130,300	177,483
4 2022	3,800,000	2023	32,575	2024	\$20.00	206,952	366,749
5 2023	5,500,000	2024	51,738	2025	\$20.00	317,986	653,263
6 2024	5,800,000	2025	79,497	2026	\$20.00	435,576	1,039,929
7 2025	5,558,800	2026	108,894	2027	\$20.00	548,930	1,520,019
8 2026	300,000	2027	137,233	2028	\$20.00	557,675	2,000,549
9 2027	0	2028	139,419	2029	\$20.00	560,463	2,476,345
10 2028	300,000	2029	140,116	2030	\$20.00	569,265	2,952,471
11 2029	0	2030	142,316	2031	\$20.00	572,112	3,423,907
12 2030	300,000	2031	143,028	2032	\$20.00	580,972	3,895,569
13 2031	0	2032	145,243	2033	\$20.00	583,877	4,362,584
14 2032	300,000	2033	145,969	2034	\$20.00	592,797	4,829,726
15 2033	0	2034	148,199	2035	\$20.00	595,761	5,292,266
16 2034	300,000	2035	148,940	2036	\$20.00	604,739	5,754,838
17 2035	0	2036	151,185	2037	\$20.00	607,763	6,212,853
18 2036	300,000	2037	151,941	2038	\$20.00	616,802	6,670,810
19 2037	0	2038	154,200	2039	\$20.00	619,886	7,124,255
20 2038	0	2039	154,971	2040	\$20.00	622,985	7,573,233
Totals	28,958,800		2,190,464	Future Value of Increment		9,384,841	

Notes:

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

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

Cash Flow

Village of Jackson, Wisconsin																		
Tax Increment District # 7																		
Cash Flow Projection																		
Year	Projected Revenues				Expenditures										Balances			Year
	Tax Increments	Interest Earnings at 0.25%	Capitalized Interest	Total Revenues	State Trust Fund Loan 335,000			G.O. Promissory Note 2,730,000			Developer Incentives Admin. + 2%			Total Expenditures	Principal			
					Dated Date:	09/01/19		Dated Date:	03/01/20						Other	Annual	Cumulative	
					Principal	Est. Rate	Interest	Principal	Est. Rate	Interest								
2019				0									0	0	0	335,000	2019	
2020				0									0	0	0	3,065,000	2020	
2021	0		140,898	140,898		4.25%	14,238		4.25%	126,661			140,898	(0)	(0)	3,065,000	2021	
2022	60,000	(0)	104,519	164,519	10,000	4.25%	14,025	25,000	4.25%	115,494			164,519	0	0	3,030,000	2022	
2023	130,300	0	45,125	175,425	15,000	4.25%	13,494	25,000	4.25%	114,431			175,425	0	0	2,990,000	2023	
2024	206,952	0		206,952	25,000	4.25%	12,644	45,000	4.25%	112,944			7,650	203,238	3,714	3,714	2,920,000	2024
2025	317,986	9		317,996	35,000	4.25%	11,369	150,000	4.25%	108,800			7,803	312,972	5,024	8,738	2,735,000	2025
2026	435,576	22		435,598	45,000	4.25%	9,669	155,000	4.25%	102,319			7,959	319,947	115,651	124,389	2,535,000	2026
2027	548,930	311		549,241	45,000	4.25%	7,756	155,000	4.25%	95,731	500,000		8,118	811,606	(262,365)	(137,975)	2,335,000	2027
2028	557,675	(345)		557,330	50,000	4.25%	5,738	155,000	4.25%	89,144			8,281	308,162	249,168	111,193	2,130,000	2028
2029	560,463	278		560,741	55,000	4.25%	3,506	160,000	4.25%	82,450			8,446	309,402	251,339	362,531	1,915,000	2029
2030	569,265	906		570,172	55,000	4.25%	1,169	160,000	4.25%	75,650	500,000		8,615	800,434	(230,262)	132,269	1,700,000	2030
2031	572,112	331		572,442				165,000	4.25%	68,744			8,787	242,531	329,911	462,180	1,535,000	2031
2032	580,972	1,155		582,128				165,000	4.25%	61,731			8,963	235,694	346,433	808,614	1,370,000	2032
2033	583,877	2,022		585,899				170,000	4.25%	54,613	500,000		9,142	733,755	(147,856)	660,757	1,200,000	2033
2034	592,797	1,652		594,448				170,000	4.25%	47,388			9,325	226,713	367,736	1,028,493	1,030,000	2034
2035	595,761	2,571		598,332				170,000	4.25%	40,163			9,512	219,674	378,657	1,407,150	860,000	2035
2036	604,739	3,518		608,257				170,000	4.25%	32,938			9,702	212,640	395,618	1,802,768	690,000	2036
2037	607,763	4,507		612,270				170,000	4.25%	25,713			9,896	205,609	406,661	2,209,429	520,000	2037
2038	616,802	5,524		622,325				170,000	4.25%	18,488			10,094	198,582	423,744	2,633,173	350,000	2038
2039	619,886	6,583		626,469				170,000	4.25%	11,263			10,296	191,558	434,910	3,068,084	180,000	2039
2040	622,985	7,670		630,655				180,000	4.25%	3,825			10,502	194,327	436,329	3,504,412	0	2040
Total	9,384,841	36,714	290,542	9,712,097	335,000		93,606	2,730,000		1,388,486	0	1,500,000	160,592	6,207,684				Total
Notes:															Projected TID Closure			

SECTION 11: Annexed Property

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

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

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

SECTION 13: Proposed Zoning Ordinance Changes

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

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

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

SECTION 15: Relocation

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

SECTION 16: Orderly Development of the Village of Jackson

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

SECTION 17: List of Estimated Non-Project Costs

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

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

PARTNERS:
TIMOTHY M. DEMPSEY
CHARLES J. HERTEL
JOHN A. ST. PETER
PAUL W. ROSENFELDT
BRIAN D. HAMILL
PETER J. CULP
MATTHEW PARMENTIER
HEATH G. MYNSBERGE
TERRENCE J. BYRNE

**DEMPSEY, EDGARTON, ST. PETER,
PETAK, & ROSENFELDT
LAW FIRM**

A DIVISION OF DEMPSEY LAW FIRM, LLP
A WISCONSIN LIMITED LIABILITY PARTNERSHIP

Established in 1849

10 Forest Avenue, Suite 200, Fond du Lac, WI 54935
920-922-0470 (office) 920-922-9091 (facsimile) (jsp@dempseylaw.com)

OF COUNSEL:
RONALD L. PETAK
RYAN M. PLISCH

ASSOCIATES:
ELIZABETH A. HARTMANN
ALEX R. ACKERMAN
DEJAN ADZIC

RETIRED:
A.D.(DAN) EDGARTON
ROBERT V. EDGARTON

May 31, 2019

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

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

Dear Mr. Schwab:

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

Respectfully,

DEMPSEY, EDGARTON, ST. PETER,
PETAK & ROSENFELDT



John A. St. Peter

JSP:mjk
cc: Village Administrator
Ehlers

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

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

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

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

RESOLUTION #19-12

A RESOLUTION AUTHORIZING THE SALE OF FERMENTED MALT BEVERAGES IN VILLAGE PARKS BY VILLAGE OFFICERS AND EMPLOYEES

WHEREAS, the Department of Parks and Recreation sponsors programs and events in Village parks at which the sale of fermented malt beverages is appropriate; and

WHEREAS, Wisconsin Statutes §125.06(6) provides that no license or permit for the sale of fermented malt beverages is required if the sales take place in a public park operated by a municipality, the sales are conducted by officers or employees of the Village, and the sales are authorized by an ordinance, resolution, rule or regulation enacted by the Village Board; and

WHEREAS, the Village Board wish to authorize such sales; and

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

The sale of fermented malt beverages without permit or license in Village parks by officers or employees of the Village is authorized, pursuant to Wisconsin Statutes §125.06(6).

Introduced by: _____ Seconded by: _____

Vote: _____ Ayes _____ Nays _____ Passed and Approved: _____

Michael E. Schwab – Village President

Attest: _____
Jilline S. Dobratz - Village Clerk

Proof of Posting:

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

Village Official

Date

RESOLUTION #19-13

A RESOLUTION FOR DISCONTINUING PORTIONS OF RIGHT-OF-WAY LAUREL SPRINGS SUBDIVISION

BE IT RESOLVED, that the Village Board of the Village of Jackson, Washington County, Wisconsin, introduces the following Resolution regarding the discontinuation of portions of right-of-way:

The legal description is attached hereto, marked "Exhibit A" and made a part hereof.

This Resolution affects the Village streets known as Crestview Dr. (within the area described in Exhibit A); Aster Ct., White Aves Dr., and Windmere Way.

The map is attached hereto, marked "Exhibit B" and made a part hereof.

The owner of record of lands through which the streets pass, the owner of lands abutting the streets, and the owner of lands serviced by the public ways is as follows:

See attached "Exhibit C."

This Resolution will be referenced by date and notation on the Plat of Laurel Springs Subdivision.

Introduced by:_____

Seconded by:_____

Vote: _____ Ayes _____ Nays

Passed and Approved:_____

Attest:_____

Jilline S. Dobratz – Village Clerk

Michael E. Schwab – Village President

Proof of Posting:

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

Village Official

Date

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY
"LAUREL SPRINGS ADDITION NO. 1"

LEGAL DESCRIPTION:

Being a redivision of Lots 9-46, Lots 60-68, Outlots 1-4, and Discontinued Roads by Resolution Doc. No. 19-13, dated June 11, 2019, of "Laurel Springs" Subdivision, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, now being more particularly bounded and described as follows:

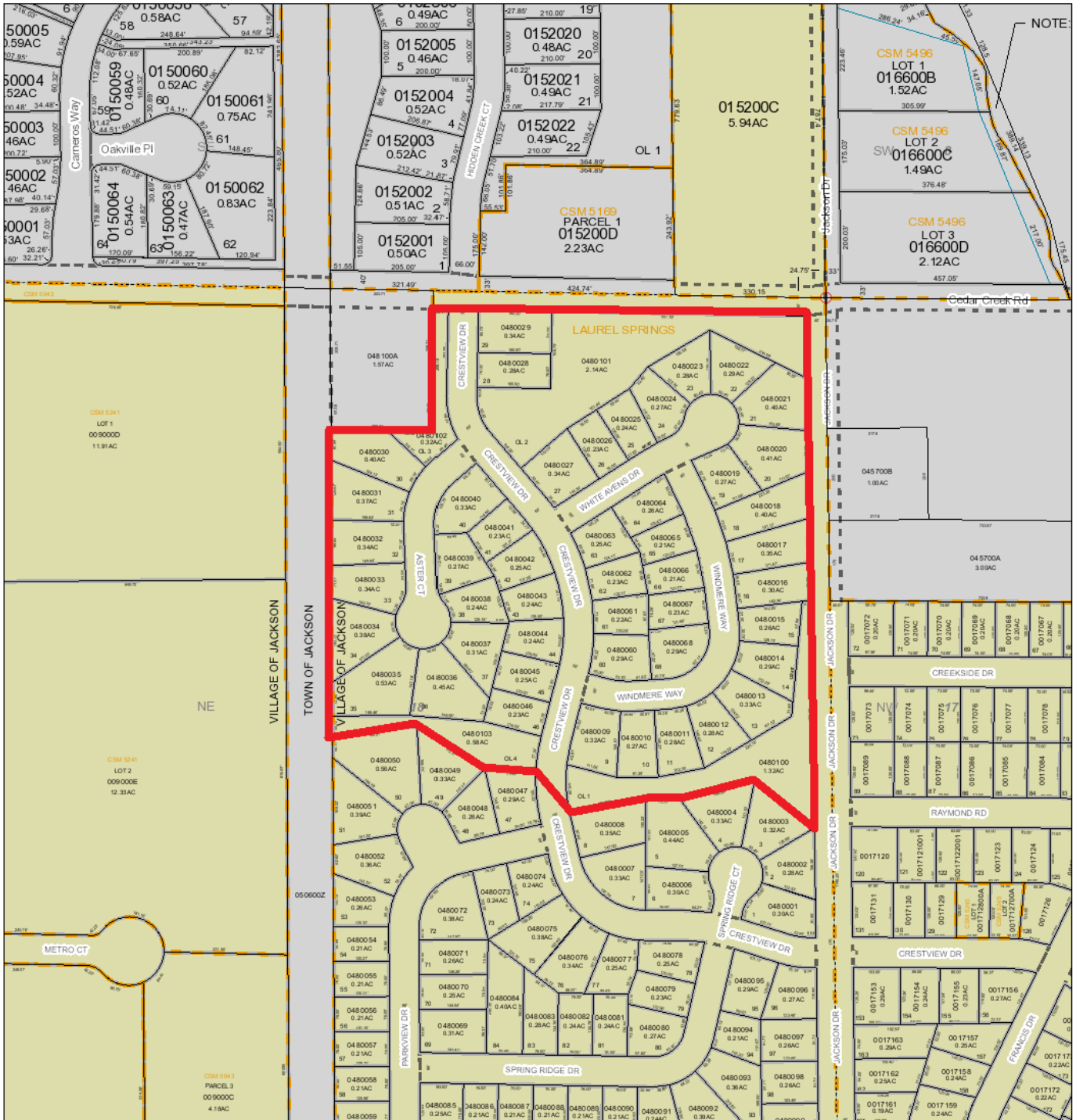
Commencing at the Northeast corner of the said Section 18; Thence North 88°54'08" West and along the North line of the said Northeast 1 /4 Section and the centerline of "Cedar Creek Road", 40.02 feet to a point; Thence South 00°46'47" East, 40.02 feet to a point where the North Right-of-Way line of said "Cedar Creek Road" meets the West Right-of-Way line of "Jackson Drive", said point being the place of beginning of lands hereinafter described;

Continuing thence South 00°46'47" East and along the said West Right-of Way line being parallel to and at a right angle distance of 40.00 feet from the East line of the said Northeast 1/4 Section, 1115.14 feet to a point; Thence North 50°34'03" West and along the Northeast line of Lot 3 of said "Laurel Springs" Subdivision, 167.79 feet to a point; Thence South 74°33'32" West and along the North line of Lot 4 of said "Laurel Springs" Subdivision, 168.94 feet to a point; Thence North 84°38'36" West and along the North line of Lot 5 of said "Laurel Springs" Subdivision, 75.77 feet to a point; Thence South 77°05'22" West and along the North line of Lot 8 of said "Laurel Springs" Subdivision, 169.39 feet to a point on the East Right-of-Way line of "Crestview Drive"; Thence North 12°54'38" West and along the said East Right-of-Way line, 3.10 feet to a point of curvature; Thence Northwesterly 87.18 feet along the said East Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 317.00 feet, whose central angle is 15°45'26", and whose chord bears North 05°01'55" East, 86.91 feet to a point; Thence North 87°09'13" West and along the North line of Lot 47 of said "Laurel Springs" Subdivision and the Easterly extension thereof, 177.59 feet to a point; Thence North 57°37'23" West and along the Northeasterly line of Lot 49 of said "Laurel Springs" Subdivision, 172.37 feet to a point; Thence South 84°26'51" West and along the North line of Lot 50 of said "Laurel Springs" Subdivision, 184.51 feet to a point on the East Right-of-Way line of the "Fox Valley & Western Railroad"; Thence North 00°17'24" West and along the said East Railroad Right-of-Way line, 665.10 feet to a point; Thence South 88°54'08" East and along the South line of Unplatted Lands, 223.59 feet to a point; Thence North 00°16'25" West and along the East line of said Unplatted Lands, 266.15 feet to a point on the said South Right-of-Way line of "Cedar Creek Road"; Thence South 88°54'08" East and along the said South Right-of-Way line being parallel to and at a right angle distance of 40.00 feet from the said North line of the said Northeast 1/4 Section, 813.96 feet to the point of beginning of this description.

Said Parcel contains 992,017 Square Feet (or 22.7736 Acres) of land, more or less.



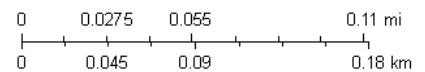
Laurel Springs Addition #1



May 30, 2019

1:2,581

- Trails
- ⋮ Public Open Spaces
- ⋮ Current Parcel
- ⋈ PLSS Monument
- ⋮ Parcel Retired YTD
- ⋮ Right-of-Way
- Text Leader Lines



Road Centerline I, USH
Road Centerline STH, CTH
Road Centerline TWN, CVS, PVT



**Owners of Record of Lands Through Which the Streets Pass
Owners of Land Abutting the Streets
Owners of Land Serviced by the Streets**

1. Outlots #1-4

Parcels V3_0480100 – V3_0480103

**BIELINSKI HOMES INC
1830 MEADOW LN STE A
PEWAUKEE WI 53072**

2. Remaining Parcels

Parcels V3_0480009 – V3_0480046

Parcels V3_0480060 – V3_0480068

**BIELINSKI HOMES INC
1830 MEADOW LN STE A
PEWAUKEE WI 53072**



DEVELOPMENT AGREEMENT

THIS AGREEMENT is made this 11th day of June, 2019, by and between Bielinski Homes, Inc. ("Developer"), and the Village of Jackson, a municipal corporation of the State of Wisconsin, located in Washington County, ("Village").

WHEREAS, the Developer is the owner of 22.77 acres which has been zoned and approved for single-family development in the Village of Jackson, Washington County, Wisconsin, as follows:

**LAUREL SPRINGS Addition No. 1
See EXHIBIT "A" Attached Hereto
for legal description**

WHEREAS, the Developer has completed Laurel Springs Phase I per the Development Agreement dated July 10, 2007; and

WHEREAS, the Village Board has approved the plan for the development of the property ("Plan") on the condition that Developer enter into an Agreement with the Village relative to the manner and method by which the Plan will be developed in accordance with the Village of Jackson Municipal Code; and

WHEREAS, the parties agree that Developer shall be responsible for installing the public improvements on the site, as outlined below, but that all remaining improvements, including structures, private roadways, and private landscaping shall become the responsibility of the builder(s) who is developing the real property that is the subject of this Agreement;

NOW, THEREFORE, in consideration of the approval by the Village of the Plan prior to the completion and installation of all required improvements, it is agreed as follows:

SECTION I. IMPROVEMENTS

A. Phasing The public improvements within the project shall be completed in Phase 1 in accordance with the plan attached hereto (see Exhibit "B").

B. Streets

1. Developer shall complete the re-construction of Jackson Drive and Cedar Creek Road in accordance with **Exhibit B** by December 31, 2019, and the construction of Hidden Creek Road and Laurel Springs Circle, except the final course of asphalt, including underground utilities prior to issuance of building permits within the site, other than the building permits for the model homes referred to in Section IV, D.3.

2. The second course of asphalt shall be installed no earlier than 12 months and no later than 24 months following the installation of the first course of asphalt, or as directed by the Village Engineer.

C. Sanitary Sewer

1. Developer shall furnish, construct, and install sanitary sewer system in accordance with the design plans prepared by Trio Engineering and as approved by the Village Engineer.
2. All sanitary sewer main and lateral construction shall be done in accordance with standard specifications of the Village and shall be completed prior to the application of the first lift of asphalt street paving.
3. Developer or subsequent builders are responsible for connecting sanitary sewer laterals to the sanitary sewer system.
4. Sanitary sewer connections shall be determined to occur at the time each building permit is issued and shall be paid according to the connection fee in effect at the time each building permit is issued, by the builder requesting each permit.

D. Water Distribution

1. Developer shall furnish, construct and install water mains in accordance with the design plans prepared by Trio Engineering and as approved by the Village. If a water main in excess of 12 inches is required, the Village is responsible for the cost of oversizing. Costs shall be paid within 45 days of receiving a detailed billing from Developer.
2. All water main and service lateral construction by Developer shall be done in accordance with standard specifications of the Village and shall be completed prior to the application of the first lift of asphalt street paving.
3. Water connection charges shall be determined at the time each building permit is issued and shall be paid by the builder requesting the connection according to the connection/impact fee in effect at the time each building permit issued.
4. The Developer shall cooperate with the Village in the extension of the water main for the use of the general public from the eastern boundary of Developer's site to the east right of way line of the Canadian National railroad tracks.

E. Storm Sewer

1. Developer shall furnish, construct, and install surface/storm water system in accordance with the design plans prepared by Trio Engineering and as approved by the Village Engineer.
2. All storm water system construction shall be done in accordance with Village standards and shall be completed prior to the application of the first lift of asphalt street paving.

F. Bicycle/Pedestrian Path

Developer shall cause to be installed a 10-foot wide bicycle/pedestrian path along the western edge of Jackson Drive at Developer's expense, constructed with a gravel base and asphalt surface as per plans approved by the Village Engineer.

G. Sidewalks

Developer agrees to construct and install sidewalks on both sides of the streets as per the approved Engineering plans in accordance with the standard specifications of the Village.

H. Erosion Control Plan

Developer shall comply with the erosion control plan prepared by Trio Engineering, which conforms to the provisions of the Village of Jackson Municipal Code.

I. Grading Plan

The site shall be graded in conformity with Developer's grading plan as approved by the Village Engineer. Following completion of all public improvements, Developer shall provide the Village with an as-built grading plan.

J. Landscaping

Developer shall comply with the landscaping plan, which is to be submitted to and approved by the Village.

K. Completion Date

All public improvements on the site for which a completion date is not otherwise specified, other than the final lift of asphalt paving, shall be completed prior to the issuance of building permits, other than for the model homes referred to in Section IV.D.2., as per Village Code.

L. Installation of Improvements

Following the completion date set forth in the preceding paragraph, the Village may replace, repair, or construct, or arrange for the replacement, repair, or construction, of any public improvements not installed by Developer, in accordance with this Agreement and the Village's standard specifications. Prior to proceeding with such replacement, repair, or construction, the Village shall give Developer notice of any deficiency in Developer's performance and allow not less than 30 days for Developer to correct such deficiency. Developer shall reimburse the Village for its costs in connection with such replacement, repair, or construction.

M. Signs

Developer may apply for and place its temporary promotional signs on Developer's property, if approved by the Village, until the models are sold.

N. Street Lamps

Developer agrees to pay the cost of the installation of the street lamps and the restoration required due to the installation of underground wiring per the Village developed plan. The Village of Jackson will select and design the type and location of the street lamps used for the Subdivision. The Village of Jackson will hire a contractor for the installation. The Street Lamps will be owned and maintained by the Village of Jackson.

SECTION II. APPROVAL AND TRANSFER OF IMPROVEMENTS

A. Inspection

All utility construction shall be inspected and tested by the Village Engineer or a consultant retained by him to assure that it complies with all construction and improvement requirements of the Village. Before any sureties are released to Developer, the Village Engineer shall report the satisfactory completion and recommend acceptance of all improvements to the Board of Public Works and Village Board. The Village Engineer shall review any written requests from Developer and respond in writing within 30 days of receiving said letter indicating acceptance or reasons for denial of acceptance of said improvements. Developer shall pay the actual cost of such inspections as required by Section 38.14(f) of the Village of Jackson Municipal Code (**see Exhibit “C”**).

B. As-Built

After completion of all public improvements within the site, and prior to final acceptance of said improvements by the Village, Developer shall prepare and present as-built documents in accordance with Section 38-209 of the Village of Jackson Municipal Code. As-builts shall be submitted on electronic media compatible with the Village’s CAD system software, in addition to providing a reproducible medium to the Village Engineer.

C. Dedication

Subject to all of the other provisions of this Agreement and the exhibits hereto attached, Developer shall, upon completion of all of the above described public improvements, unconditionally, and without charge to the Village, grant, convey, and fully dedicate the same to the Village, its successors and assigns forever, free and clear of all encumbrances whatsoever; together with (without limitation because of enumeration) all land, structures, mains, conduits, pipes, lines, plant machinery, equipment, and appurtenances which may in any way be a part of or pertain to such improvements, together with any and all necessary easements for access thereto.

D. Acceptance

Following completion and dedication of the improvements and upon written request by Developer, the Village shall report inspection and completion of the improvements to the next scheduled meetings of the Board of Public Works and Village Board. The Village shall thereupon accept such improvements in accordance with Section 15.05 of the Village of Jackson Municipal Code. The Village shall thereafter have the right to connect or integrate other utility facilities with the facilities provided hereunder without payment or award to, or consent required of, Developer. The Village Clerk shall provide Developer with a certified copy of the Village Board Resolutions accepting improvements hereunder which Developer may record to evidence compliance with this Agreement.

E. Street and Bicycle/Pedestrian Path Grades

Prior to construction, the Village shall establish the grade of all streets and bicycle/pedestrian path in accordance with Section 36-26 of the Village of Jackson Municipal Code, and as approved by the Village Engineer.

F. Improvement Guarantee

Developer agrees to guarantee all improvements installed by it against defects in materials or workmanship which appear within a period of one year from the date of acceptance by the Village as herein provided and shall pay for any damages resulting therefrom to Village property.

G. Title Evidence

Prior to recording of the Final Plat, Developer shall provide the Village with title evidence acceptable to the Village showing that upon recording, the Village shall have good, indefeasible title to all interests in land dedicated or conveyed to the Village by the Plat, this Agreement, or other instruments required by this Agreement.

H. As-Built Alterations or Repairs

If the public improvements as installed by Developer, even if in accordance with the approved plans, do not function or perform properly in the field as determined by the Village Engineer within the 1-year guarantee period, Developer shall, at its expense, make such repairs or alterations as required by Village Engineer. If Developer fails to make such alterations or repairs as reported during the 1-year guarantee period, the Village will make the same and charge Developer and/or draw on Developer's letter of credit.

SECTION III. FINANCIAL GUARANTEE

A. Letter of Credit

Prior to the commencement of any public improvements, Developer shall provide to the Village a formal letter of credit issued pursuant to Wisconsin Statutes which shall assure the faithful performance of Developer's obligations under this Agreement as itemized in **Exhibit D**, attached hereto and incorporated herein by reference. The amount of the letter of credit shall be 115% of the amount of the estimated total of the contracts for the installation of public improvements as approved by the Village Engineer. The amount of the letter of credit may be reduced from time to time by the Village Administrator in amounts equal to the value of improvements, which have been installed, completed, and accepted by the Village. The letter of credit shall be payable to the Village and shall be conditioned upon and guarantee to the Village the performance by Developer of its obligations under this Agreement. The letter of credit shall be approved as to form by the Village Attorney.

B. Preservation of Assessment Rights

In the event of a default by Developer under this agreement, and in addition to other remedies provided to the Village by this Agreement, the Village shall have the right without notice or hearing, to impose special assessments for any amount to which the Village is entitled by virtue of this Agreement. This provision constitutes Developer's consent to the installation by the Village of all public improvements required by this Agreement and constitutes Developer's waiver of notice and consent to all special assessment proceedings as described in Sec. 66.0701, Wis. Stats. In addition, if any of the common areas within the site are not maintained by the homeowner's association created by Developer in a manner acceptable to the Village, the Village shall have the authority to provide the maintenance and charge the proportionate costs thereof against each unit within the Development as a special assessment or special charge pursuant to Section 66.0701 Wis. Stats.

C. Remedies Not Exclusive

The remedies provided in this section are not exclusive. The Village may use any other remedies available to it under the Agreement or in law or equity in addition to, or in lieu of, the remedies provided above.

SECTION IV. PERMITS AND FEES

A. Park Fees

Developer agrees the park impact fees shall be paid according to the connection/impact fee in effect at the time each building permit is issued and shall be paid at the time of building permit issuance, by the builder making the permit application.

B. Police and Fire Impact Fees

Developer agrees the Police and Fire impact fees shall be paid according to the impact fee in effect at the time each building permit is issued and shall be paid at the time of building permit issuance, by the builder making the permit application.

C. Washington County Special Assessment

Developer agrees the Washington County Special for sewer and water shall be paid according to the assessment in effect at the time each building permit is issued and shall be paid at the time of building permit issuance, by the builder making the permit application.

D. Building Permits

1. Laurel Springs is zoned PUD-Residential with the minimum requirements of the R-5 zoning. Homes will have the minimum setback requirements:

- Road Setback = 25' on local streets
- Rear Yard = 25'
- Side Yard = 8'

2. Building permits within the site, other than building permits for model homes pursuant to subsection 2 below, will not be issued by the Village for residential construction until Developer has installed, and the Village has accepted, all improvements within the phase, except the final course of asphalt.

3. Notwithstanding anything contained herein to the contrary, Developer is authorized to receive up to **three** early issue building permits to facilitate model home construction. All such homes shall be initially planned for model home use. The model homes may not be occupied for residential living purposes until Developer has installed, and the Village has accepted, all public improvements within the phase, except the final course of asphalt. The model homes may continue as model homes until sold.

E. Developer's Responsibility for Work

The Work within the site shall be under the charge and care of Developer until the public improvements serving the site have been accepted by the Village.

F. Insurance Requirements

General Developer shall obtain insurance acceptable to the Village as required under this section. Developer shall maintain all required insurance under this section until improvements have been accepted and during any subsequent period in which Developer does work under this Agreement pursuant to the improvement guarantee or otherwise.

Certificates of Insurance Where the Village does not specify other limits for liability insurance, the minimum limits of liability shall be as follows:

Employer's Liability (if applicable)	\$100,000.00 per occurrence
Comprehensive Motor Vehicle Liability, Bodily Injury and Property Damage combined (if applicable)	\$1,500,000.00 per accident
Comprehensive General Liability	
Bodily Injury	\$1,500,000.00 per accident
Property Damage Combine	\$1,000,000.00 aggregate

Developer may furnish coverage for bodily injury and property damage for Comprehensive Motor Vehicle Liability and Comprehensive General Liability through the use of primary liability policies or in a combination with an umbrella excess third party liability.

SECTION V. LEGAL REQUIREMENTS AND PUBLIC RESPONSIBILITY

A. Laws to be Observed

Developer shall at all times observe and comply with all federal, state, and local laws, regulations, and ordinances which are in effect or which may be placed in effect, which may affect the conduct of the work to be accomplished under this Agreement ("Work"). Developer shall indemnify and save harmless, the Village and all its agents, officers, and employees,

against any claims or liability arising from or based on the violation of any such law, ordinance, regulation, or order, whether by himself or his agents, employees, or contractors. Developer shall procure all permits and licenses and pay all charges and fees and give all notices necessary and incident to the lawful prosecution of the work to be completed under this Agreement.

B. Public Protection and Safety

Developer shall be responsible for all damage, bodily injury, or death arising out of the Work, whether from maintaining an “attractive nuisance” or otherwise. Where apparent or potential hazards occur, incident to his conduct of the Work, Developer shall provide other reasonable safeguards.

Owner’s Protective Liability (Independent Contractor Insurance):

The liability limits shall be the same as those of the Comprehensive General Liability Policy.

Insurance required under this Agreement shall be carried with an insurer authorized to do business in Wisconsin by the Wisconsin State Insurance Department. The Village reserves the right to disapprove any insurance company.

E. Indemnification

Developer shall indemnify and hold harmless the Village, its officers, agents, and employees from and against all claims, damages, losses, and expenses, including attorney’s fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss, or expense (a) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom, and (b) is caused in whole or in part, by any negligent act or omission of Developer, his Contractor, any Subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder; provided, however, that such indemnification shall not extend to directions by the Village of its employees to perform acts if the acts are performed in accordance with such direction. A claim for indemnification under this section shall be conditioned upon the Village giving to Developer, within five business days of receiving the same, written notice of any claim made against the Village which indemnification is sought, and if requested to do so by Developer’s insurance carrier, the Village shall tender the defense of such claim to Developer’s insurance carrier. In any and all claims against the Village, its officers, agents, and employees, by any employee of Developer, his Contractor, and Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Developer, the Contractor, or any Subcontractor under Workers’ Compensation Acts, disability benefit acts, or other employee benefits acts.

F. Personal Liability of Public Officials

In carrying out any of the provisions of this Agreement or in exercising any power or authority granted to them thereby, there shall be no personal liability of the Village officers, agents, or employees, it being understood and agreed that in such matters they act as agents and representatives of the Village.

SECTION VI. REIMBURSEMENT OF WATER MAIN EXTENSIONS

A. Jackson Drive

It is agreed and understood by the parties that the Village of Jackson is requesting Developer to install water main within the reconstructed Jackson Drive during Addition No. 1 of the Laurel Springs Development. The east side of Jackson Drive right of way is currently located within the Town of Jackson. It is agreed by the Village that the public improvements being installed by Developer will serve and benefit the Village of Jackson, as well as future development within the area. Therefore, the parties agree that after installation of the water main extended by Developer, and the acceptance of the dedication of the water main within Jackson Drive by the Village, the Village shall reimburse Developer for the improvements associated with said extension. Said improvements shall include, but not be limited to, all costs of grading, paving, water extension, water laterals, engineering, and legal fees, surveying fees, or any other fees associated with the installation of the water main within Jackson Drive. Costs shall be paid to Developer within 30 days of acceptance of the dedication of water main and receipt of detailed billings regarding said improvement (see **Exhibit “E”**).

B. Industrial Park Water Connection

It is agreed and understood by the parties that the Village of Jackson, as the Jackson Water Utility is requesting Developer to install water main from Northwest Business Park, being on the west side of the railroad tracks, to the Laurel Springs Subdivision. It is agreed by the Village that the public improvements being installed by Developer will serve and benefit the Village of Jackson, as well as future development within the area. Therefore, the parties agree that Developer shall assume the cost of all water supply facilities within the proposed subdivision, except for the added cost of installing water mains greater than twelve (12) inches in diameter, which are necessary to serve areas lying outside the proposed development. The Jackson Water Utility is responsible for the difference in cost between a 12-inch pipe and a 16-inch pipe. Costs shall be paid to Developer within 30 days of acceptance of the dedication of water main and receipt of detailed billings regarding said improvement, as in **Exhibit E**.

C. Cedar Creek Road

It is agreed and understood by the parties that the Village of Jackson, as the Jackson Water Utility, is requesting Developer to install a 12” water main on the north side of Cedar Creek Road from Jackson Drive to the proposed Crestview Drive. It is agreed by the Village that the public improvements being installed by Developer will serve and benefit the Village of Jackson, as well as future development within the area. Therefore, the parties agree that after the installation of the water main along the north side of Cedar Creek Road by Developer, and the acceptance of the water main by the Village, the Village shall reimburse Developer for the

improvements associated with said water main, except for improvements installed on adjacent lands owned by Developer. Said improvements shall include, but not be limited to, all costs of grading, boring, water extension, road crossing, asphalt patching, utility adjustments or relocations, engineering and legal fees, surveying fees, permit fees, or any other fees associated with the water main installation. Costs shall be paid to Developer within 30 days of acceptance of the dedication of water main and receipt of detailed billings regarding said improvement, as in **Exhibit E**.

SECTION VII. MISCELLANEOUS PROVISIONS

A. Survey Monuments

Developer has certified that all survey or other monuments required by statute or ordinance will be properly placed and installed. Any monuments disturbed during construction of improvements shall be restored by Developer.

B. Zoning

The Village does not guarantee or warrant that the lands subject to this Agreement will not at some later date be rezoned, nor does the Village agree to rezone the lands into a different zoning district. It is further understood that any rezoning that may take place shall not void this Agreement.

C. Indemnification for Environmental Contamination

Developer shall indemnify, defend, and hold the Village and its officers, employees, and agents harmless from any claims, judgments, damages, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the Village by, under, pursuant to, or in connection with the Plat or this agreement (including, but not limited to, street right of way and park land) of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of all improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air, or any other receptor.

The Village agrees that it will immediately notify Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in or on the real property. The Village also agrees that following notification to Developer that contamination may exist, the Village shall make all reasonable accommodations to allow Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state, or federal agencies to comply with applicable laws.

D. Easements

All water, sanitary sewer, storm water drainage, and utility easements dedicated to the Village on the Plat grant the Village the right to construct, install, maintain, inspect, repair, and replace the designated improvements in, on, over or under the easement or permit others to do so. No use of the property shall be made which interferes with the Village rights. The Village's only obligation to restore the property after any use by the Village shall be to grade the soil, replace topsoil, and plant grass seed.

E. Trash Container

A standard Village trash container and recycling bin will be provided by the Village at the time the Certificate of Occupancy is issued for each residential unit contracted for trash and recycling pickup.

F. Pond and Common Areas

Detention ponds as approved by the Village for this development shall be transferred to a homeowner's association created by Developer. Developer shall maintain the detention pond and the common areas until they are transferred to the homeowner's association. Upon transfer to the homeowner's association, the homeowner's association shall be responsible for maintaining the pond and the common areas. The Village shall be a party entitled to enforce the obligations of all members of the homeowner's association.

G. Exhibits

- "A" Legal Description of Property
- "B" Site Plan / Phasing Plan
- "C" Section 38-14 of Municipal Code
- "D" Itemization of Letter of Credit (updated 05/06/2019)
- "E" Other Improvements Village to Reimburse Developer (updated 05/29/2019)

SECTION VII. APPROVAL

The Village shall, contemporaneously, with the approval of this Agreement, approve the Plat and cause the same to be signed and endorsed by the appropriate officers. Developer shall thereupon provide the Village with a conformed mylar copy of the Plat in accordance with Section 38-85 of the Village of Jackson Municipal Code.

SECTION VIII. AMENDMENTS

The Village and Developer may, by mutual consent, amend this Developer's Agreement.

SECTION IX. BINDING EFFECT

Developer warrants that it is the owner of all property described in **Exhibit A** and has full right and authority to make this Agreement. This Agreement and the grants, consents, and waivers contained herein shall run with the land and be binding upon Developer and its successors and assigns including all individual lot owners within the plat.

BIELINSKI HOMES, INC.

Dated: _____

By: _____
Frank Bielinski, Vice President

Subscribed and sworn to before me

on: _____, 2019

Notary Public – State of Wisconsin (print name)

Notary signature

My commission expires: _____

VILLAGE OF JACKSON

Dated: _____

By: _____
Michael E. Schwab, Village President

Subscribed and sworn to before me

on: _____, 2019

Notary Public – State of Wisconsin (print name)

Notary signature

My commission expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY
"LAUREL SPRINGS ADDITION NO. 1"

LEGAL DESCRIPTION:

Being a redivision of Lots 9-46, Lots 60-68, Outlots 1-4, and Discontinued Roads by Resolution Doc. No. 19-13, dated June 11, 2019, of "Laurel Springs" Subdivision, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of the said Section 18; Thence North 88°54'08" West and along the North line of the said Northeast 1 /4 Section and the centerline of "Cedar Creek Road", 40.02 feet to a point; Thence South 00°46'47" East, 40.02 feet to a point where the North Right-of-Way line of said "Cedar Creek Road" meets the West Right-of-Way line of "Jackson Drive", said point being the place of beginning of lands hereinafter described;

Continuing thence South 00°46'47" East and along the said West Right-of Way line being parallel to and at a right angle distance of 40.00 feet from the East line of the said Northeast 1/4 Section, 1115.14 feet to a point; Thence North 50°34'03" West and along the Northeast line of Lot 3 of said "Laurel Springs" Subdivision, 167.79 feet to a point; Thence South 74°33'32" West and along the North line of Lot 4 of said "Laurel Springs" Subdivision, 168.94 feet to a point; Thence North 84°38'36" West and along the North line of Lot 5 of said "Laurel Springs" Subdivision, 75.77 feet to a point; Thence South 77°05'22" West and along the North line of Lot 8 of said "Laurel Springs" Subdivision, 169.39 feet to a point on the East Right-of-Way line of "Crestview Drive"; Thence North 12°54'38" West and along the said East Right-of-Way line, 3.10 feet to a point of curvature; Thence Northwesterly 87.18 feet along the said East Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 317.00 feet, whose central angle is 15°45'26", and whose chord bears North 05°01'55" East, 86.91 feet to a point; Thence North 87°09'13" West and along the North line of Lot 47 of said "Laurel Springs" Subdivision and the Easterly extension thereof, 177.59 feet to a point; Thence North 57°37'23" West and along the Northeasterly line of Lot 49 of said "Laurel Springs" Subdivision, 172.37 feet to a point; Thence South 84°26'51" West and along the North line of Lot 50 of said "Laurel Springs" Subdivision, 184.51 feet to a point on the East Right-of-Way line of the "Fox Valley & Western Railroad"; Thence North 00°17'24" West and along the said East Railroad Right-of-Way line, 665.10 feet to a point; Thence South 88°54'08" East and along the South line of Unplatted Lands, 223.59 feet to a point; Thence North 00°16'25" West and along the East line of said Unplatted Lands, 266.15 feet to a point on the said South Right-of-Way line of "Cedar Creek Road"; Thence South 88°54'08" East and along the said South Right-of-Way line being parallel to and at a right angle distance of 40.00 feet from the said North line of the said Northeast 1/4 Section, 813.96 feet to the point of beginning of this description.

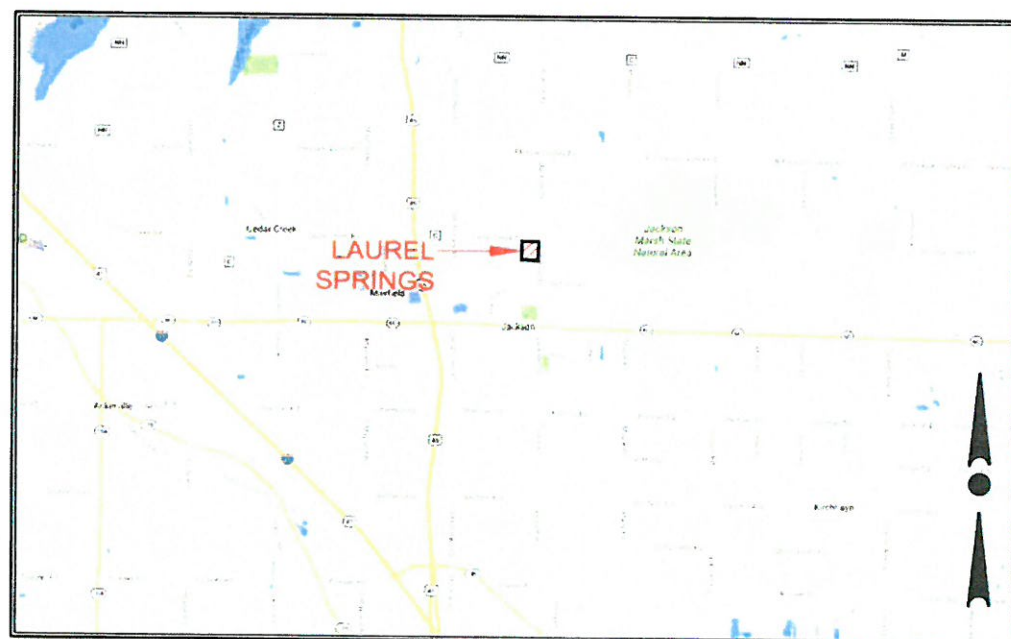
Said Parcel contains 992,017 Square Feet (or 22.7736 Acres) of land, more or less.



Exhibit "B"

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWC6)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WQWR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - VILLAGE OF JACKSON STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS AS REQUIRED BY MUNICIPAL ORDINANCE.
12. NOTIFY ENGINEER IF DRAIN TILE ARE ENCOUNTERED DURING SITE CONSTRUCTION. RECONNECT ANY BROKEN OR DAMAGED DRAIN TILE DURING CONSTRUCTION.



LOCATION MAP
NOT TO SCALE



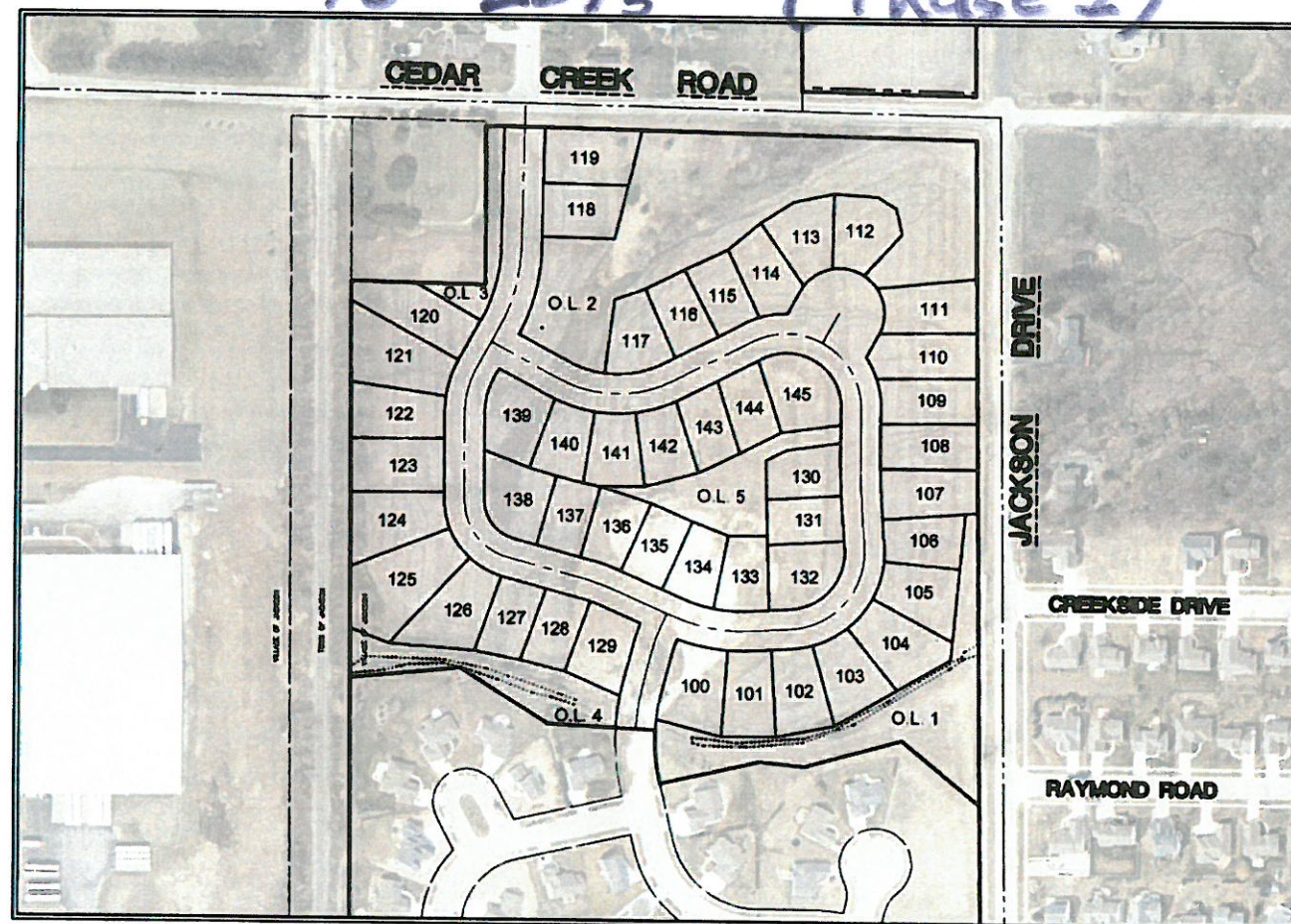
CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-848-0861

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

LAUREL SPRINGS ADDITION NO. 1 SINGLE FAMILY SUBDIVISION SITE DEVELOPMENT PLANS

VILLAGE OF JACKSON, WISCONSIN

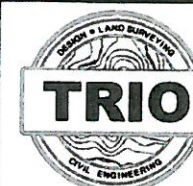
46 Lots (Phase I)



SITE PLAN
SCALE: 1" = 150'

SHEET INDEX

T1	- COVER SHEET
C1.00	- OVERALL GRADING PLAN
C1.01-C1.02	- MASTER GRADING & DRAINAGE PLANS
C1.03-C1.04	- POND DETAIL PLANS
C2.00	- EROSION CONTROL PLAN
C3.00	- OVERALL SANITARY SEWER & WATER MAIN SYSTEM PLAN
C3.01-C3.05	- SANITARY SEWER & WATER MAIN PLAN AND PROFILES
C4.00	- OVERALL STORM SEWER SYSTEM PLAN
C4.01-C4.04	- ROADWAY & STORM SEWER PLAN AND PROFILES
C4.04-C4.07	- STORM SEWER PLAN AND PROFILES
C4.08	- ROADWAY GRADING AND PAVING PLANS
C5.00-C5.01	- INTERSECTION AND CUL-DE-SAC DETAIL PLANS
C6.00-C6.01	- CONSTRUCTION NOTES & DETAILS



12660 W. NORTH AVE.
BROOKFIELD, WI 53005
PHONE: (262) 793-1400
FAX: (262) 793-1451
EMAIL: j.pudelko@trioeng.com

PROJECT:
LAUREL SPRINGS ADD. NO. 1
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF JACKSON, WISCONSIN
BY: BIELINSKI HOMES
1830 MEADOW LN, SUITE A
PEWaukee, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
01/28/2018	INITIAL SUBMITTAL

DATE:
JANUARY 28, 2018

JOB NUMBER:
18020

DESCRIPTION:
**COVER
SHEET**

SHEET

T1

EXHIBIT C

- (a) *Generally*. The subdivider shall pay the village all fees required at the times specified. All fee and penalty amounts shall be specified by resolution of the village board.
- (b) *Preliminary plat fee review fee*. The subdivider shall pay an application fee and a fee for each lot or parcel within the preliminary plat, as set forth by resolution, to the village treasurer at the time of first application for review of any preliminary plat to assist in deferring the cost of review. The application fee shall be paid to the village treasurer at the time of reapplication for approval of any preliminary plat which has been previously reviewed.
- (c) *Final plat review fee*. The subdivider shall pay a fee, as set forth by resolution, for the application and for each lot within the final plat, to the village treasurer at the time of application for approval of the plat to assist in defraying the cost of review. A reapplication fee, as set forth by resolution, shall be paid to the village treasurer at the time of a reapplication of any plat for approval which has been previously reviewed.
- (d) *Certified survey map review fee*. The subdivider shall pay a fee, as set forth by resolution, to the village treasurer at the time of application for approval of a certified survey map to assist in defraying the cost of review.
- (e) *Plan review fee*. The subdivider shall pay a fee at the time of submission of improvements plans and specifications to partially cover the cost to the village of checking and reviewing such plans and specifications. This fee shall be estimated, using actual costs by staff. The fee may be recomputed upon demand of the subdivider or village engineer, after completion of improvement construction in accordance with the actual cost of such improvements, and the difference, if any, shall be paid by or remitted to the subdivider. Evidence of cost shall be in such detail and form as provided by the village engineer.
- (f) *Inspection fee*. The subdivider shall pay a fee equal to the actual cost to the village for such inspection as the village engineer deems necessary to assure that the construction of the required improvements is in compliance with the plans, specifications and ordinances of the village or any other governmental authority. Inspection fees shall be paid as they are accrued.
- (g) *Engineering fee*. The subdivider shall pay a fee equal to the actual cost to the village for all engineering work incurred by the village in connection with the plat and such fees shall be paid as they accrue. Engineering work may include the preparation of construction plans and standard specifications. The village engineer may permit the subdivider to furnish all, some or part of the required construction plans and specifications, in which case no engineering fees shall be levied for the preparation of such plans and specifications, except that fees shall be leviable for the review of plans submitted in accordance with this chapter.
- (h) *Administrative fee*. The subdivider shall pay a fee equal to the cost of any legal, administrative or fiscal work which may be undertaken by the village in connection with the

EXHIBIT C

plat and such fees shall be paid as they accrue. Legal work shall include the drafting of contracts between the village and the subdivider.

- (i) *Erosion control fee.* The subdivider shall pay a fee, as set forth by resolution, for the application and for each lot within the final plat, to the village treasurer at the time of application for construction of said plat to assist in defraying the cost of review.

(Prior Code, § 15.07)

EXHIBIT "D"

Letter Of Credit On Total Improvement Costs

Laurel Springs Addition #1, Village of Jackson, WI

Item	Amount
Grading, Erosion Control & Final Site Stabilization	\$451,650.00
Complete Sanitary Sewer Construction	\$391,000.00
Complete Water System Construction	\$493,000.00
Complete Storm Sewer Construction	\$306,000.00
Concrete Curb & Gutter	\$105,405.00
Asphalt Road Paving (Base, Stone and Binder Course Subd. Only)	\$214,835.00
Asphalt Road Work Area IV Jackson Dr.	\$35,975.00
Asphalt Trail (10') Area III Jackson Dr.	\$27,500.00
Asphalt Road Work Area II Cedar Creek Rd.	\$21,250.00
Concrete Sidewalks	\$114,055.00
Surface Course Asphalt Paving (Subdivision Only)	\$90,010.00
Street Trees	\$30,000.00
Subtotal	\$2,280,680.00
Contingencies (15%)	\$342,102.00
Letter of Credit Amount	\$2,622,782.00

Exhibit E
Laurel Springs Subdivision Additional No. 1
Estimated Offsite Improvements Village to Reimburse Developer

5/29/2019

Items for Reimbursement	Bielinski Homes Proposals	Bielinski Homes 2019 Proposals	Village of Jackson Proposals	Village of Jackson Comments	Bielinski Response 4/23/2018
PERMITS and FEES					
Other Fees/Permits	\$500.00		Not included	Show details of fees and permits paid	Estimated costs
ENGINEERING					
Civil Engineering & As-Built (TRIO)	\$9,518.00	\$8,210.50	\$8,210.50	Provide fee and hours and details of work	Attached bill of \$7,517.50/\$2,000 est.
Engineering Inspections	\$5,000.00		Not included	Remove Village will not charge for hired inspector	Separate hours to be logged
Legal Fees	\$500.00		Not included	Remove Village will not pay your legal fees	Ok
SITE WORK					
Jackson Drive Reconstruction					
Survey/Stake Out (TRIO)	\$2,500.00	\$2,500.00	\$2,500.00	Provide fee and hours of work	Estimated Costs
Rough & Finish Grading/Erosion/Top Soil/Seeding	\$11,750.00	\$11,750.00	\$11,750.00	Is this for backfilling curb?	Yes a portion of the total
Water Main (669 LF 8" PVC)	\$70,600.00	\$80,000.00	\$80,000.00	\$119.58 per foot	
Compaction Testing - PSI	\$2,250.00		Not included	Proof rolling will be done - remove cost	
Granular Backfill Roadways	Included				
Dewatering	Not Included				
Crushed Stone (P&D)	Included				
Curb/Gutter Jackson Drive (730 L.F.)	\$10,220.00	\$12,228.00	\$12,228.00	\$16.75 per foot	
Asphalt Work Area IV Jackson Drive	\$32,250.00	\$35,975.00	\$35,975.00	Provide details of cost per ton or S.Y.	9" stone base/5" asphalt 1135 SY (\$28.41)
Pavement Marking	\$3,000.00		Not included	Village will hire Washington County	Ok
Cedar Creek Road Reconstruction					
Survey/Stake Out (TRIO)	\$2,150.00	\$2,150.00	\$2,150.00	Provide fee & hours of work	
Rough & Finish Grading/Erosion/Top Soil/Seeding	\$9,950.00	\$9,950.00	\$9,950.00		
Water Main (280 LF 8" & 12" PVC)	\$60,300.00	\$64,000.00	\$64,000.00	\$228.57 per foot	
Compaction Testing - PSI	\$1,750.00			Proof rolling will be done - remove cost	
Granular Backfill Roadways	Included				
Dewatering	Not Included				
Crushed Stone (P&D)	Included				
Asphalt Work Area II Cedar Creek Road	\$19,675.00	\$21,250.00	\$21,250.00	Provide details of cost per ton or S.Y.	9" stone base/5" asphalt 450 SY (\$43.72)
Pavement Marking	\$2,000.00		Not included	Village will hire Washington County	Ok
Rail Road Water Main Construction (Industrial Park)					
Recap 16" vs 12" Water Main Under RR (272 LF)	\$7,000.00	\$7,000.00	\$7,000.00		
SITE WORK TOTAL	\$250,913.00	\$255,013.50	\$255,013.50		

Note: The Village of Jackson will reimburse actual cost of construction and not a lump sum bid cost.

Memo

To: Village Board
From: Collin Johnson, Director of Building Inspection
CC: John Walther, Administrator
Date: 5/30/2019
Re: Annual Liquor License Inspections & Renewals

In anticipation of renewal of Village of Jackson liquor, beer, and wine licenses, staff from the Village Inspection Department and Jackson Fire Department conducted annual inspections on May 9, 2019 on all establishments currently licensed to sell alcoholic beverages.

Staff verified the required type and proper display of licenses and sellers permits issued by both the Village and State, as well as general fire, life safety, and building code related items.

Those establishments with noted violations were provided with a list of those items and advised to correct each one. The violations noted this year were generally of minor concern.

Additionally, staff reviewed all sanitation reports from the Washington County Health Department for the five establishments licensed through them.

Based on the above, I am recommending renewal of all licenses for each of the applicants listed on the attached spreadsheet.

BUSINESS NAME	LEGAL NAME	LOCATION ADDRESS
Main Street Mart	K&A Petroleum, LLC	N168 W22244 Main Street
Pizza Station	Barbara L Holtz	N168 W22224 Main Street
Jimmy's Restaurant & Bar	KHD LTD	N168 W21212 Main Street
Walgreens #11676	Walgreen Co.	N168 W21330 Main Street
Village Mart	J&M LTD.	W213 N16770 Glen Brooke
Latest Edition Saloon	Martha Nimkie	N168 W20788 Main Street
Jackson Pub LLC	Jon Zandi	N168 W20594 Main Street
Jackson Parks	Friends of Jackson Joint Parks & Recreation	N165 W20330 Hickory Lane
Jackson Parks	Friends of Jackson Joint Parks & Recreation	W204 N16901 Jackson Drive
East Side Mart	K&A Petroleum, LLC	N168 W19490 Main Street
Piggly Wiggly	Fox Bros. Piggly Wiggly, Inc.	W194 N16774 Eagle Drive

	CITY	ZIP CODE	AGENT/LICENSEE
N168 W22244 Main Street	Jackson	53037	Kurt Kruepke
N168 W22224 Main Street	Jackson	53037	Barbara L Holtz
PO BOX 512	Jackson	53037	Constintine Demopoulos
N168 W21330 Main Street	Jackson	53037	Michael Rodenkirch
W213 N16770 Glen Brooke	Jackson	53037	John H. Kruepke
N168 W20788 Main Street	Jackson	53037	Martha Nimkie
N168 W20594 Main Street	Jackson	53037	Jon Zandi
N165 W20330 Hickory Lane	Jackson	53037	Kelly Valentino
N165 W20330 Hickory Lane	Jackson	53037	Kelly Valentino
N168 W19490 Main Street	Jackson	53037	Kurt Kruepke
W194 N16774 Eagle Drive	Jackson	53037	Lori Byon Fox

Licenses: June 11, 2019 Village Board Meeting **AMENDED LIST ***

Name	Establishment	Police Chief Recommendation
Danial Gugg	East Side Mart	Approval
Jessica Gyuro	East Side Mart	Approval
Amanda Howell	East Side Mart	Approval
Bryon Larsh	East Side Mart	Approval
Josh Pfeiffer	East Side Mart	Denial *
John Robertson	East Side Mart	Approval *
Melissa Thornton	East Side Mart	Approval
Lori Yochem	East Side Mart	Approval
Timothy Gauger	Fox Bros Piggly Wiggly	Approval
Ronald Limbach	Fox Bros Piggly Wiggly	Approval
Sita Ly	Fox Bros Piggly Wiggly	Approval
Haley Roos	Fox Bros Piggly Wiggly	Approval
Peter Schroeder	Fox Bros Piggly Wiggly	Approval
Paul Williams	Fox Bros Piggly Wiggly	Approval
Debra Egerer	Jackson Pub	Approval
Susan Hoppe	Jackson Pub	Approval
Gregory Kitner	Jackson Pub	Approval
Samantha Koenig	Jackson Pub	Approval
Lisa La Pine	Jackson Pub	Approval
Angela Meeks	Jackson Pub	Approval
Michelle Meyer	Jackson Pub	Approval
Jennifer Miller	Jackson Pub	Approval
Christine Sauer	Jackson Pub	Approval
Bridget Baehring	Jimmy's Restaurant	Approval
Eleni Efremidis	Jimmy's Restaurant	Approval
Bonnie Ford	Jimmy's Restaurant	Approval
Nichole Kassner	Jimmy's Restaurant	Approval
Kaitlyn Martell	Jimmy's Restaurant	Approval
Dorene McIntosh	Jimmy's Restaurant	Approval
Brittany Sturtz	Jimmy's Restaurant	Approval
Agnes Turner	Jimmy's Restaurant	Approval
Pamela Wolf	Jimmy's Restaurant	Approval
Jodi Kulis	Latest Edition Saloon	Approval
Dennis Nimkie	Latest Edition Saloon	Approval
Bryan Chuebeyang	Main Street Mart	Approval
Pamela Hildebrandt-Klein	Main Street Mart	Approval
John Linton	Main Street Mart	Approval
Toriano McAfee	Main Street Mart	Approval
Joshua Patten	Main Street Mart	Approval
Keri Schmidt	Main Street Mart	Approval

Licenses: June 11, 2019 Village Board Meeting

Name	Establishment	Police Chief Recommendation
Amber Doede	Pizza Station	Approval
Amber Wallace	Pizza Station	Approval
Shawnie Baerber	Village Mart	Approval
Stephanie Cooley	Village Mart	Approval
Jeremy Howard	Village Mart	Approval
Olivia Huntowski	Village Mart	Approval
James Janka	Village Mart	Approval
Stephanie Koby	Village Mart	Approval
Stephen Mott	Village Mart	Approval
Maureen Ott	Village Mart	Approval
Carol Purgett	Village Mart	Approval
Anthony Schultz	Village Mart	Approval
Tanya Zasada	Village Mart	Approval
Kathleen Brown	Walgreen's	Approval
Joan Christian	Walgreen's	Approval
Jennifer Diels	Walgreen's	Approval
Nancy Edyvean	Walgreen's	Approval
Kristen Fassbender	Walgreen's	Approval
Austin Fitzgerald	Walgreen's	Approval
Diane Gibas	Walgreen's	Approval
Emily Goddard	Walgreen's	Approval
David Grandinetti	Walgreen's	Approval
David Klein	Walgreen's	Approval
Jennifer Matasek	Walgreen's	Approval
Dakota Morsovillo	Walgreen's	Approval
Reneta Oswald	Walgreen's	Approval
Pranitha Patlolla	Walgreen's	Approval
Rina Ristic	Walgreen's	Approval
Timothy Schultz	Walgreen's	Approval
Mark Seip	Walgreen's	Approval
Rachel Uhren	Walgreen's	Approval
Robert Woldt	Walgreen's	Approval

DRAFT Minutes
Board of Public Works Meeting
Tuesday, May 28, 2019 at 7:00 p.m.
Jackson Village Hall
N168 W20733 Main Street

1. Call to Order and Roll Call.

Chair Olson called the meeting to order at 7:00 p.m.

Members present: Dan Leonard, Tr. Lippold, Sarah Malchow, Tr. Malcolm, and Gloria Teifke

Members excused: Brian Heckendorf

Others present: Tr. Kurtz

Staff present: Brian Kober, John Walther, and Jilline Dobratz

2. Approval of the Board of Public Works Minutes of April 30, 2019.

Motion by Tr. Lippold, second by Dan Leonard to approve the Board of Public Works minutes of April 30, 2019.

Vote: 6 ayes, 0 nays. Motion carried.

3. Review of US Cellular Antenna Reconfiguration – White Water Tower.

Brian Kober explained this is a major reconfiguration of the antennas. Edge Consulting has been hired by the Jackson Water Utility for review of the structural analysis. Chair Olson questioned if this would require the contract to be renegotiated. John Walther stated it certainly looks like it. Brian Kober commented there are a lot of structural changes being proposed. They are replacing at least three antennas. Dan Leonard commented that US cellular has been replacing their antennas through the whole State. Brian Kober recommended to refer this to the next meeting to gather more information. Chair Olson stated if it falls outside of the contract he would like to see a revised contract.

Motion by Chair Olson, second by Tr. Lippold to refer review of US Cellular Antenna Reconfiguration – White Water Tower to the next meeting while waiting for more information.

Vote: 6 ayes, 0 nays. Motion carried.

4. Review of Maplewood Subdivision Phase 1 – Utility Plans.

Brian Kober stated this is the first phase and staff is currently reviewing the plans. This is reconfirming what was done in the past to allow the sewer and water to be extended. It can be labeled Phase 1 instead of the entire 76 acres, 125 lots. The developer's agreement needs to be written, a letter of credit and finalizing the plans. They utilized the storm sewer in the street and provided a lateral. A storm lateral will be required for each lot, even if it's going to a ditch line. Kevin Dittmar was present and gave background information on the project.

Motion by Chair Olson, second by Dan Leonard to recommend to the Village Board approval of Maplewood Subdivision Phase 1 – Utility Plans, pending any other issues that would arise before the June Village Board.

Vote: 6 ayes, 0 nays. Motion carried.

5. Review of Quotes on Jackson Park Alley Reconstruction Project

Brian Kober has had discussions with property owners through the years. The alley serves properties along Main Street. Miller Monument and Jackson Truck Body uses the area for storage and deliveries. We have allowed them to go into the park and they would turn around in the parking lot. The parking lot is torn up because of the truck turning. Since only one lift of asphalt in on half the parking lot, the parking lot is not holding up. The proposal is to take the Scout building away and create a cal-de sac at the end of the alley for the trucks to turn around. Tr. Lippold inquired on what would be done with the Scout building. Brian Kober stated the troop that used it no longer exists. Kelly Valentino, Park & Recreation Director, reached out to the current troop and they are not interested in it. Tr. Lippold questioned if it has historical value, could it be moved. Brian Kober commented if it gets moved is it worth it if there isn't a use for it. Motion by Chair Olson, second by Tr. Lippold to direct staff to gather more information on the Jackson Park Alley Reconstruction Project and bring it back to the next Board of Public Works meeting.

Vote: 6 ayes, 0 nays. Motion carried.

6. Review of Quotes on Creating a Yard Waste and Drop-Off Site.

Brian Kober reported no additional quotes have been received. He will get a fence quote for next month. Chair Olson stated he wants multiple fence quotes.

Motion by Chair Olson, second by Tr. Lippold to refer review of quotes on creating a yard waste and drop-off site to the next meeting while waiting for more information.

Vote: 6 ayes, 0 nays. Motion carried.

7. Discussion of Village Informational Signs.

Brian Kober reported the signs will be 30" wide. Tr. Lippold clarified the signs with multiple listings will be on the edges of the Village. Brian Kober will contact another sign company for a quote. The sign materials will be equal to standard street signs. Gloria Teifke questioned what the weatherability is, will they fade. Brian Kober will ask the sign companies on the durability of the signs. Dan Leonard commented on other street signs in the Village that are weathered and no longer can be read. Brian Kober will speak to the Street Supervisor.

Motion by Chair Olson, second by Tr. Malcom to refer Village Informational signs to the next meeting.

Vote: 6 ayes, 0 nays. Motion carried.

8. Director of Public Works Report.

Brian Kober gave the report. The average flow is up over a million gallons, it has been very wet. Discussion on County P and Highway 60 intersection on what is the greatest land acquisition that would be needed for reconstruction of the intersection, and what can be used in the southwest corner, 1.39 acres of the old Park and Ride lot for development. A request has been made to the DOT for discussion to start. The weather hasn't cooperated for the Hickory Park playground rubber matting. The fence will stay up until it's completed. The Splash Pad will open this Friday.

Motion by Tr. Lippold, second by Chair Olson to place the Director of Public Works report on file.

Vote: 6 ayes, 0 nays. Motion carried.

9. Citizens/Village Staff to Address the Board.

Tr. Kurtz, N169 W20375 Wilshire Drive spoke on concerns of how Jackson Park looks. Brian Kober stated Jackson Park will be the focus in the next two weeks to get it ready for Action in Jackson and the Beer Garden events.

Gloria Teifke asked if they are working on pulling the pump on Jackson Drive well. Brian Kober commented they are waiting for it to dry out. The ground is saturated and bringing in the big equipment will cause more harm.

Tr. Malcolm stated he takes Tr. Kurtz's criticism to heart and specific improvements should be decided on. Brian Kober agreed, and they take it very seriously. The kitchen ceiling was improved with new milk board, and he spoke on future plans on remodeling the shelter next to the kitchen. A plan needs to be made.

10. Adjourn.

Motion by Chair Olson, second by Gloria Teifke to adjourn.
Vote: 6 ayes, 0 nays. Meeting was adjourned 7:40 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk