

****AMENDED AGENDA**
VILLAGE BOARD MEETING
Tuesday, April 11, 2023 at 7:30 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Ceremonial Oath of Office – Matt Grevenow – Firefighter/Paramedic
4. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. Residents wishing to speak on any item on the agenda should present their comments under this agenda item. Each commenter will be limited to 2 minutes, for a total time limit of 15 minutes.)
5. Presentation – Germantown Community Library Annual Report – Trisha Smith, Germantown Library
6. Presentation – TID 7 Commercial Site Development Plan – Christian Tscheschlock, Economic Development Washington County
7. Ordinance #23-04 – Rezoning Parcel #V3_053600C from Planned Unit Development (PUD) to B-1, Community Business District – Village of Jackson (2nd Reading)
(Plan Commission Draft Minutes)
8. Ordinance #23-05 – Amending Ordinance Section 48-177 Pertaining to Parking Requirements (2nd Reading)
(Plan Commission Draft Minutes)
9. Resolution #23-08 – Proclaiming Arbor Day in the Village of Jackson
10. Approval of Minutes for the Village Board Meeting of March 14, 2023
11. Approval of Licenses
 - Class B Picnic License:
 - Jackson Festivals, Inc. – Action in Jackson on June 9 – June 10, 2023
 - Entertainment License:
 - Jackson Festivals, Inc. – Action in Jackson June 9 – June 11, 2023
 - Operator's Licenses:
 - East Side Mart, Main Street Mart, & The Village Mart: Amber Bryant, Jean Budzinski, Joesph Weigl, Monay Thompson

12. Budget & Finance Committee
 - Review of Proposed 2023 Budget Amendment
 - Update to Next Generation Housing TID Analysis
 - Review of Bids for The Oaks of Jackson Subdivision Road and Utility Installation
 - Review of Bids for 2023 Utility and Street Improvements CTH P, Sherman Road and Highland Road
 - Resolution #23-06 Preliminary Intent to Special Assess for Highland Road Improvements
 - Resolution #23-07 Preliminary Intent to Special Assess for Sherman Road Sanitary Sewer Installation
 - Pay Request #2 – STH 60 Utility Upgrade Project
13. Plan Commission
 - Concept Plan – Morning Meadows Subdivision, Phase III – Home Path Financial, LP
 - ** Two-Lot Certified Survey Map (CSM) for properties identified as Tax Key: V3_046500E001 and Tax Key: V3_046500E002 – DFN Properties, LLC
 - ** One-Lot Certified Survey Map (CSM) for properties identified as Tax Key: V3_019700N, V3_019700T, V3_019700U – James Kupfer
(Plan Commission Draft Minutes)
14. West Bend School District Report
15. Washington County Board Report
16. Greater Jackson Business Alliance Report
17. Mid-Moraine Municipal Association Report
18. Citizens to Address the Village Board (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on any item not on the agenda should present their comments now under this agenda item. In addition, although the Board can receive comments on matters not included on this agenda, it cannot discuss or take action on these matters. Each commenter will be limited to 2 minutes, for a total time limit of 15 minutes.)
19. Adjourn

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

ORDINANCE #23-04

**TO REZONE PARCEL V3_053600C IN THE VILLAGE OF JACKSON AND TO
AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO
SECTION 48.34 OF THE MUNICIPAL CODE**

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

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

WHEREAS, the Village of Jackson hereby proposes to amend the zoning classification of Tax Parcel V3_053600C; and

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

WHEREAS, the Village of Jackson Plan Commission considered the matter at its meeting on February 23, 2023, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on March 14, 2023; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of B-1 Community Business District be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the zoning classification is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said zoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the zoning classification will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

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

Section 1. To amend the zoning designation of the subject property, as described above, and depicted as Parcel V3_053600C on Exhibit A, attached hereto, from Planned Unit Development (PUD) to B-1 (Community Business District), and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject property.

Section 2. Effective Date

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

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

Introduced by:_____

Seconded by:_____

Vote: _____aye _____nay

Passed and approved_____

VILLAGE OF JACKSON

By:_____
Michael E. Schwab, Village President

Attest:

Jilline S. Dobratz, Village Clerk

Proof of Posting:

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

Village Official

Date

EXHIBIT A - Parcel V3_053600C



ORDINANCE #23-05

**TO AMEND CHAPTER 48 OF THE MUNICIPAL CODE WITH REGARD TO
PARKING REQUIREMENTS**

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

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

WHEREAS, the Village of Jackson Plan Commission has reviewed the parking requirements and believes changes are warranted; and

WHEREAS, the Plan Commission reviewed a proposed ordinance with such revisions and recommended approval at their meeting on February 23, 2023; and

WHEREAS, the Village Board conducted a public hearing on March 14, 2023; and

WHEREAS, the Village Board having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such zoning amendments on the health, safety and welfare of the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved as well as the impact on the surrounding properties as to noise, dust, smoke and odor, and others, hereby determine that the zoning amendments will not violate the spirit or intent of the Zoning Code for the Village of Jackson, will not be contrary to the public health, safety or general welfare of the Village of Jackson, will not be hazardous, harmful, noxious, offensive and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhoods within the Village and will be consistent with the Village of Jackson Comprehensive Plan.

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

Section 1. Repeal and recreate section 48-177 as revised below.

Sec. 48-177. Parking.

- (a) *Generally.* In all districts and in connection with every use, there shall be provided at the time any use or building is erected, enlarged, extended, or increase off-street parking stalls for all vehicles in accordance with the following:
- (1) Adequate access to a public street shall be provided for each parking space, and driveways shall comply with village standards on file with village engineer.
 - (2) Size of each parking space shall not be less than nine feet wide and 162 square feet in area exclusive of the space required for ingress and egress.
 - (3) Location shall be on the same lot as the principal use or not more than 400 feet from the principal area. No parking stall or driveway except in residential districts shall be closer than 25 feet to a residential district lot line or a street line opposite a residential district.
 - (4) All off-street parking areas or driveways for more than five vehicles shall be surfaced with an asphaltic or Portland cement pavement in accordance with the village standards and specifications so as to provide a durable and dustless surface; shall be so graded and drained as to dispose of all surface water accumulated within the area; and shall be so arranged and marked so as to provide for orderly and safe loading or unloading, parking, and storage of self-propelled vehicles.
 - (5) Curbs and barriers shall be installed so as to prevent the parked vehicles from extending over any lot lines.
- (b) *Minimum number of spaces required.* The following number of parking stalls are required:

<i>Use</i>	<i>Minimum Parking Required</i>
Single-family dwellings, two-family dwellings, and manufactured homes	Two spaces for each dwelling unit
Multiple-family dwellings	Two spaces for each dwelling with two or more bedrooms; one space for each one-bedroom unit or efficiency unit
Community living arrangement	One space for each 6 residents, plus one space for each employee
Motels, hotels	One space for each guestroom, plus one space for each three employees
Bed and breakfast	One space for each guestroom
Rooming houses and boarding houses, fraternity and sorority houses, dormitories, rectories	One space per bed
Retirement homes, orphanages, convents, monasteries	One space per 1,000 feet of principal floor area
Hospitals, institutions, rest and nursing homes	One space for each three beds, plus one space for each three employees, plus one space for each physician
Medical and dental clinics	One space for each 300 square feet of floor area
Place of worship, theaters, auditoriums, community centers, and night schools, and other places of public assembly	One space for each three seats at design capacity
Colleges, secondary and elementary schools	One space for each employee, plus one space for each five students of 16 years of age or more
Restaurants, bars, and places of entertainment	One space for each 250 square feet of floor area, plus one space for each employee on the largest work shift
Retail stores	1 space for each 300 square feet of floor area, excluding areas used for storage
Repair shops	1 space for each 300 square feet of floor area
Manufacturing and processing plants (including meat and processing laboratories)	One space for each 1,500 square feet of floor area devoted to manufacturing, plus parking for administrative offices
Financial institutions, business, and professional offices	One space for each 300 square feet of floor area, plus one space for each employee on the largest work shift
Government	One space for each employee on the largest work shift, plus parking for any area dedicated for public assembly
Funeral homes	Twenty spaces for each viewing room

Bowling alleys	Five spaces for each alley
Lodges and clubs	One space for each five members
Automobile repair garages and service garages	0.5 space for each service bay; plus 1 space for each employee on the largest work shift
Motor vehicle sales (new and used)	One space for each 600 square feet of floor area, plus one space for every 8,000 square feet of display area. For example, 8,000 square feet will accommodate about 40 vehicles, based on an average of 200 square feet per vehicle.
Gasoline filling stations	One space for each 250 square feet of floor area devoted to retail sales

Table Notes:

1. The parking requirements in this section do not apply to non-residential uses located along the Main Street corridor where on-street parking is available.
2. When a single development project that includes various distinguishable uses, the number of required spaces is the total number of stalls required for each of the individual uses except that spaces can be shared when uses have different peak parking demand periods.

- (c) *Uses not listed.* In the case of structures or uses not listed, the provisions for use, which are most similar, shall apply.
- (d) *Deferred installation.* If the developer believes the number of required parking spaces is more than what is actually needed, the developer has the ability to defer construction of no more than 10 percent of the required spaces, provided the site plan shows the area reserved for such parking spaces and the Plan Commission agrees to the deferment.
- (e) *Reduction.* If the developer believes that the number of required parking spaces is more than what is actually needed, the developer can provide documentary evidence to the Plan Commission and the commission can modify the number of required parking spaces based on such information. If approved, the Plan Commission reserves the right to require the property owner to install additional parking if warranted based on the actual parking demand.

Section 2. Create section 49-178 to read as set forth below.

Sec. 48-178 Shared parking.

- A. **Generally.** The zoning administrator, in his/her discretion, may allow shared parking consistent with this section during the site plan review process provided the applicant clearly shows the timeframe for peak parking demand varies between the different land uses that are subject to the shared parking arrangement. By way of example, the table below shows different land uses that could potentially share parking spaces.

Land uses with typical weekday peaks	Land uses with typical evening peaks	Land uses with typical weekend peaks
Banks	Auditoriums	Religious institutions
Schools	Bars and dance halls	Parks
Distribution facilities	Meeting halls	Malls (some types, but not all)
Factories	Restaurants (some types, but not all)	
Medical clinics	Movie theaters	
Offices		
Professional services		

- B. **Maximum.** The maximum amount of required parking spaces that can be shared is 50 percent of the lesser number of required spaces. For example, if the first land use requires 100 parking spaces and the second land use requires 50 spaces, the maximum number of shared spaces is 25.
- C. **Location.** The area of the parking lot designated for shared use, must be located on an adjoining parcel and within 500 feet of the building or use requiring the parking.
- D. **Pedestrian routes.** Pedestrian routes between the shared parking area and the other use, must be direct, clear, and safe.
- E. **Directional signage.** Directional signage must be provided when needed to inform where additional parking is available.
- F. **Shared use agreement.** The parties involved in the joint use of off-street parking facilities must document their agreement for such shared use by a legal instrument approved by the village attorney as to form and content. Such instrument, when approved as conforming to the provisions of this part, must be recorded in the Washington County register of deeds office and a copy filed with the zoning administrator.

Section 3. This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

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

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

Introduced by: _____

Seconded by: _____

Vote: _____aye _____nay

Passed and approved _____

VILLAGE OF JACKSON

By: _____

Michael E. Schwab, Village President

Attest:

Jilline S. Dobratz, Village Clerk

Proof of Posting:

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

Village Official

Date

RESOLUTION #23-08

RESOLUTION PROCLAIMING ARBOR DAY IN THE VILLAGE OF JACKSON

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

WHEREAS, the Village of Jackson has been recognized as a Tree City USA by the National Arbor Day Foundation, and desires to continue its tree planting practice; and

WHEREAS, trees in our Village can increase property values, enhance the economic vitality of our business areas, and beautify our community; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

WHEREAS, the planting of trees can also offer an opportunity to memorialize individuals who have passed;

NOW, THEREFORE, BE IT RESOLVED, I, Michael E. Schwab, President of the Village of Jackson, Washington County, Wisconsin, do hereby proclaim Friday, April 28, 2023, as Arbor Day in the Village of Jackson.

BE IT FURTHER RESOLVED, staff is directed to plant a tree in Jackson Park in the Village of Jackson. I also urge all citizens to plant trees to gladden the hearts and promote the wellbeing of present and future generations.

Introduced by: _____

Seconded by: _____

Vote: ____ Ayes ____ Nays

Passed and Approved: _____

Michael E. Schwab - Village President

Attest: _____
Jilline S. Dobratz - Village Clerk

Proof of Posting:

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

Village Official

Date

DRAFT MINUTES
Village Board Meeting
Tuesday, March 14, 2023 at 7:30 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call

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

Members Present: Trustees Emmrich, Heckendorf, Kruepke, and Matter

Members Excused: Trustees Engelhardt and Wells

Staff Present: Police Lieutenant Todd Fristed, Building Inspector Collin Johnson, Director of Public Works/Village Engineer Brian Kober, Fire Chief Aaron Swaney, Parks and Recreation Director Kelly Valentino, and Village Clerk Jilline Dobratz

Also Present: Lucas Geiger and Emma Watson of MSA, Village Attorney Matt Parmentier, and Christian Tscheschlok of Economic Development Washington County (EDWC)

2. Pledge of Allegiance

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

3. Village Citizen Comment on an Agenda Item

None.

4. Public Hearing – Rezoning Parcel #V3_053600C from Planned Unit Development (PUD) to B-1, Community Business District – Village of Jackson (Ordinance #23-04)

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

Motion by Pres. Schwab, second by Tr. Heckendorf, to introduce Ordinance #23-04 to Rezone Parcel V3_053600C from Planned Unit Development (PUD) to B-1, Community Business District and to amend the zoning map accordingly.

Vote: 5 ayes, 0 nays. Motion carried.

5. Public Hearing – Amending Ordinance Section 48-177 Pertaining to Parking Requirements (Ordinance #23-05)

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

Motion by Pres. Schwab, second by Tr. Heckendorf, to introduce Ordinance #23-05 Amending Section 48-177 of the Village Code regarding Parking Requirements.

Vote: 5 ayes, 0 nays. Motion carried.

6. Approval of Minutes for the Village Board Meeting of February 14, 2023

Motion by Tr. Heckendorf, second by Tr. Emmrich, to approve the minutes for the Village Board Meeting of February 14, 2023.

Vote: 5 ayes, 0 nays. Motion carried.

7. Approval of Licenses

- Operator's Licenses:

- East Side Mart, Main Street Mart & The Village Mart: Jonathan Bell, Keith Fitzpatrick, Laurie Powalish
- Motion by Tr. Heckendorf, second by Tr. Emmrich, to approve the licenses as listed.
Vote: 4 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

8. Budget & Finance Committee

- **Resolution #23-04 – Establishing Rates for Septic and Holding Tank Waste**
Motion by Pres. Schwab, second by Tr. Kruepke, to recommend Village Board approve Resolution #23-04 Establishing Rates for Septic and Holding Tank Waste.
Vote: 5 ayes, 0 nays. Motion carried.
- **Pay Request #1 – STH 60 Utility Upgrade Project**
Motion by Pres. Schwab, second by Tr. Kruepke, to recommend Village Board approve Pay Request #1 for STH 60 Utility Upgrade Project to Advance Construction in the amount of \$115,787.61.
Vote: 5 ayes, 0 nays. Motion carried.
- **Pay Request #5 – Willow Ridge Drive Reconstruction Project**
Motion by Tr. Heckendorf, second by Tr. Kruepke, to recommend Village Board approve Pay Request #5 for Willow Ridge Drive Reconstruction Project in the amount of \$41,865.80.
Director Kober explained the retainage amount for future landscaping.
Vote: 5 ayes, 0 nays. Motion carried.

9. Plan Commission

- **Preliminary Plat – Parcel #V3_053600B – The Oaks of Jackson – Village of Jackson**
Motion by Tr. Heckendorf, second by Tr. Kruepke, to approve the Preliminary Plat for Parcel #V3_053600B The Oaks of Jackson as proposed by the Village of Jackson subject to the following:

General Conditions (1-3)

1. **Staff and Governmental Approval.** Prior to the Village signing the final plat/CSM, the commencement of any construction of any improvement, whether public or private, or any site development, the development shall satisfy all comments, conditions and concerns of the Village engineer, the Village planner and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Administration ch. 236, Wisconsin Statutes and ch. Comm. 85, Wisconsin Administrative Code; and Washington County.
2. **Professional Fees.** The Village shall participate in all costs and expenses of any type in connection with this development, including the cost of professional services incurred by the Village such as engineering, legal, planning, and other consulting fees, for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. **Surveyor's Responsibility.** Although the Village of Jackson has reviewed the subdivision plat/certified survey map, the surveyor is entirely responsible for the thoroughness and accuracy of the survey and related matters and compliance

with all state and local codes, ordinances, and procedures. Modifications to the survey may be required should errors or changed conditions be found at a future date.

Specific Conditions (1-8)

1. The subdivider must obtain the approval of the Village engineer.
2. The Date and name of delineator should be added to the plat with corresponding notes.
3. The Village will confirm the proposed street names are acceptable with Final Plat review and approval.
4. The subdivider must obtain all necessary approvals as specified in s. 236.34(1), Wis. Stats.
5. The subdivider must prepare and submit deed restrictions to the Village and obtain approval of the same
6. Prior to any (1) land-altering activity or (2) the execution of the final plat, the builder or condo developers must enter into a Development Agreement with the Village, upon such terms as determined by the Village Board, and obtain approval of the same. In addition to general provisions in a developer agreement, the agreement must address the following special circumstances:
 - a. Phasing of the development.
 - b. A description of those improvements that are needed to the Village's water and sewer infrastructure, if any, that may be needed to provide service to the subdivision and any cost recovery mechanisms needed to fund such required work.
 - c. At the time of approval of the preliminary plat, the subject property consists of two undeveloped Outlots 6 and 8 parcels. A provision must be added to ensure both parcels remain under the control of the subdivider.
 - d. The Village Engineer shall review and approve all required plans (e.g., construction plans, stormwater management, and erosion control) and all permit applications must be submitted and approved.
 - e. The Engineer shall approve a stormwater management plan to include any necessary access easements which shall be described with a legal description.
 - f. The engineer shall approve a land management plan for Outlots 1, 2 and 7. Such plan must describe vegetation management objectives and permissible uses of such lands within the PUD language.
 - g. Any other conditions determined by the Village Planner, Engineer, or Attorney.
7. A Notice of Intent permit is required by NR 216.42, Wis. Stats. for construction sites of one acre or more of land disturbance. The Engineer must obtain a copy, as that has been issued.
8. The final plat must show all required features listed in the Village's land division regulations and comply with all required standards and procedures unless modifications are approved via PUD review and approval. In particular, the final plat needs to address the following items:
 - a. Any maintenance of paths for Outlots 3, 4 and 5.
 - b. The area of land being dedicated to the public for street purposes must be stated on the face of the plat per s. 236.20(2)(i), Wis. Stats.

- c. Include the following note(s) on the face of the final plat substantially as follows:
- i. The titleholders of Lots 1 through 44 own a 1/44th undivided and nontransferable interest in Outlots 1, 2, 3, 4, 5, 7. The use and maintenance of the outlots is governed by Declaration of Covenants approved by the Village Board.
 - ii. The titleholders of Lots 1 through 44 are responsible for the maintenance of the stormwater facilities in the subdivision consistent with the stormwater management plan.
 - iii. Stormwater management practices are located in one or more of the outlots in the subdivision. There are one or more separate documents recorded on the property title through the Washington County register of deeds entitled "stormwater management practice maintenance agreement" ("maintenance agreement") that apply to outlots. The maintenance agreement subjects this subdivision plat, and all lot owners therein, to covenants, conditions, and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The agreement also outlines a process by which the Village of Jackson may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the maintenance agreement.
- d. Show any existing easements and include the document number of the instrument of origin

Vote: 4 ayes, 1 nay (Tr. Emmrich). Motion carried.

10. Board of Public Works

- **Water Service Request – Parcel #T7_0744 – Mill Road – Derek Strohm (Resolution #23-05)**

Motion by Tr. Heckendorf, second by Tr. Matter, to approve Water Service Request for Parcel #T7_0744 on Mill Road for Derek Strohm.

Vote: 5 ayes, 0 nays. Motion carried.

- **Review of Village Code Mailbox Policy**

Motion by Tr. Heckendorf, second by Pres. Schwab, to approve the increase to the Village Code Mailbox Policy to \$50.00 from \$30.00.

Vote: 5 ayes, 0 nays. Motion carried.

11. Parks & Recreation Commission

- **Hasmer Lake Master Plan**

Director Valentino gave a presentation and provided information on the project. Motion by Tr. Emmrich, second by Tr. Heckendorf, to approve the Hasmer Lake Master Plan as presented.

Vote: 5 ayes, 0 nays. Motion carried.

12. West Bend School District Report

None to report.

13. Washington County Board Report

Pres. Schwab provided an update on Resolutions that were passed including additional funding for Fire, EMS, and Police service radios. A grant was accepted for additional services allowing qualified people to access funds for improvements on their homes. A gentleman was recognized for his 50 years of service to Washington County.

14. Greater Jackson Business Alliance Report

Tr. Matter stated the business meeting is scheduled for tomorrow. Christian Tscheschlok will be providing an update on commercial developments in the Village. Tr. Matter will give an update on projects throughout the Village.

15. Mid-Moraine Municipal Association Report

Clerk Dobratz commented the monthly meeting was last Wednesday. The next dinner meeting will be on March 22, 2023 hosted by the Village of Saukville.

16. Citizens to Address the Village Board

None.

17. Closed Session pursuant to Wis. Stats. §19.85(1)(e) "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session." The purpose of the Closed Session is to discuss Village strategic approaches related to the sale and development of properties publicly owned in TID 7.

Motion by Pres. Schwab, second by Tr. Emmrich, to convene into closed session at 7:56 p.m. to include the Village Board, the Village Engineer, the Village Attorney and Christian Tscheschlok of EDWC.

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

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

Motion by Pres. Schwab, second by Tr. Emmrich, to reconvene into open session at 9:12 p.m.

Vote: 5 ayes, 0 nays. Motion carried.

19. Adjourn

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

Vote: 5 ayes, 0 nays. Meeting was adjourned at 9:13 p.m.

Respectfully submitted:

Jilline Dobratz, *MMC/WCPC*
Village Clerk

2023 Action in Jackson

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ N/C

Application Date: 3/8/2023

☐ Town ☒ Village ☐ City of Jackson

County of Washington County

The named organization applies for: (check appropriate box(es).)

- ☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 6/9/2023 and ending 6/10/2023 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- ☐ Bona fide Club ☐ Church ☐ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☒ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats. 501C3

(a) Name Jackson Festivals Inc., (Action in Jackson)

(b) Address N165 W 20330 Hickory Lane, Jackson
(Street) ☐ Town ☒ Village ☐ City

(c) Date organized 1947 (Formerly Jackson Parks, Inc.)

(d) If corporation, give date of incorporation N/A

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President Scott Mittelsteadt, N161 W19031 Oakland Dr., Jackson

Vice President Janis Sierra, 1845 Sherman Rd. Jackson

Secretary Shelly Bartbin, 4311 Cherokee Trail, Hubertus

Treasurer Brian Heckendorf, W197 N17114 Stonewall Dr. Jackson

(g) Name and address of manager or person in charge of affair: Scott Mittelsteadt
Address Above

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number Jackson Park W204 N16901 Jackson Dr., Jackson 53037

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? Mainly Kitchen + Shelters (Full Park)

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event Action in Jackson Community Festival

(b) Dates of event Friday June 9 + Saturday June 10, 2023

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer

[Signature] 3/14/23
(Signature / Date)

Jackson Festivals, Inc.
(Name of Organization)

Date Filed with Clerk March 15, 2023

Date Reported to Council or Board April 11, 2023

Date Granted by Council _____

License No. _____

2023 Action in Jackson



Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

(262) 677-9001 x 213/jilline.dobratz@villageofjacksonwi.gov

Entertainment License Application
License (Annual) \$150.00 / Per Event \$25.00

I hereby apply for an Entertainment license for one year, starting **January 1, ____ to December 31, ____** inclusive (unless sooner revoked) subject to the limitations imposed by Chapter 10 of the Village of Jackson Code, and all acts amendatory thereof and supplementary thereto, and hereby agree to comply with all laws, resolutions, ordinances, and regulations (federal, state, local) affecting a license granted to me. Incomplete applications will not be considered.

1. Applicant's Name Kelly A Valentino
First Initial Last
2. Date of Birth 8-6-1968 3. Driver's License Number on file
4. Business Legal Name: Jackson Festivals Inc. / Action in Jackson Phone: (262) 677-9665
5. Business Address: N165 W 20330 Hickory Lane Jackson 53037
Street City Zip Code
6. Business Mailing Address If Different Than Above: _____
7. Business E-Mail Address: _____
8. Business Contact Name: _____ Date of Birth: _____ Phone: _____
9. Explain how the license will be used: Entertainment at the Action in Jackson
Community Event.

10. Attach a copy of your Commercial Insurance Policy listing policy coverage and effective date.

My signature certifies that all my responses are true to the best of my knowledge. I also authorize the Jackson Police Department to obtain criminal history and driver record data pertaining to me from any federal, state, and/or local agency deemed necessary by the department. This release is executed as part of my application, and it is understood that any information collected shall be used only in consideration of my application. If approved, my license will be issued and mailed within seven days of board approval.

Kelly Valentino 3/8/2023
Signature of Applicant Date

Police Chief's Recommendation:

[☒] Approve [☐] Approve with Conditions- See attached [☐] Deny- See attached

Ryan Vossekul, Chief of Police

03-31-23
Date

Payment _____ Date Received 3-15-2023 Receipt # _____ CC: Police Dept 3-30-2023

Licenses: April 11, 2023 Village Board Meeting

Name	Establishment	Police Chief Recommendation
ENTERTAINMENT LICENSE		
Kelly Valentino	Jackson Festivals, Inc., Action in Jackson	Approval
OPERATOR'S LICENSES		
Amber Bryant	East Side Mart, Main Street Mart & The Village Mart	Approval
Jean Budzinski	East Side Mart, Main Street Mart & The Village Mart	Approval
Joesph Weigl	East Side Mart, Main Street Mart & The Village Mart	Approval
Monay Thompson	East Side Mart, Main Street Mart & The Village Mart	Denial



Taking the lead in Washington County.

MEMO

TO: Mike Schwab, Village President; Budget and Finance Committee

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

RE: 2023 Budget Amendment

DATE: April 5, 2023

Background

Municipalities that participate in the Expenditure Restraint Program and receive shared revenue from the State of Wisconsin are required to report final budget adoption figures each May to the Wisconsin Department of Revenue to ensure compliance with terms of the program. In 2023, the Village of Jackson is eligible to receive a total of \$111,747 as incentive to minimal budgetary increases, so long as the adopted budget includes less than a 9.2% increase in expenses. So long as a municipality can demonstrate compliance with ERP, the funds are received by July. Due to a rounding error totaling approximately \$120, the Village was notified by Wis DOR that the community can only receive the ERP shared revenue if Jackson proceeds with a budget amendment process, decreasing the General Fund expenditures by \$120, to be completed prior to June 15, 2023. Should the Village Board wish to proceed, Staff would prepare a resolution amending the 2023 budget and notice a public hearing for the monthly Board meeting in May.

Next Steps

Staff request authorization from the Village Board to publish an amended 2023 budget notice and schedule a public hearing for May 9th at 7:30PM.

Attachments:

Draft Amended 2023 Budget Notice

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

www.villageofjacksonwi.gov

Public Notice

There will be a Public Hearing on the Amended 2023 General Fund Budget, on **Tuesday, May 9, 2023** at 7:30 pm at the Jackson Municipal Comptroller's Office, 1168W19851 Main Street, in the Village of Jackson, WI. The entire Amended 2023 Budget Detail may be viewed during regular working hours at the Jackson Municipal Comptroller's Office Administrative Offices before the Public Hearing.

VILLAGE OF JACKSON 2023 GENERAL FUND BUDGET

	2021 ACTUAL	2022 BUDGET	ADOPTED 2023 BUDGET	AMENDED 2023 BUDGET	% CHANGE FROM 2022 BUDGET		
REVENUES							
TAXES	3,127,704	3,418,228	3,848,902	3,848,902	0.00%		
INTERGOVERNMENTAL	1,081,241	701,537	719,715	719,715	0.00%		
LICENSES AND PERMITS	399,797	274,350	263,510	263,390	-0.05%		
FORFEITURES AND PENALTIES	35,875	66,000	65,000	65,000	0.00%		
PUBLIC CHARGES FOR SERVICES	190,407	60,820	44,640	44,640	0.00%		
MISCELLANEOUS REVENUES	115,383	80,729	75,436	75,436	0.00%		
TOTAL REVENUES	4,950,407	4,601,664	5,017,202	5,017,082	0.00%		
EXPENDITURES							
GENERAL GOVERNMENT	711,692	669,223	748,332	748,212	-0.02%		
PUBLIC SAFETY	1,807,152	2,538,637	2,812,877	2,812,877	0.00%		
PUBLIC WORKS	990,784	1,163,573	1,223,183	1,223,183	0.00%		
CULTURE AND RECREATION	215,446	230,231	232,811	232,811	0.00%		
CAPITAL OUTLAY	59,928	0	0	0	0.00%		
TRANSFERS TO OTHER FUNDS	0	0	0	0	0.00%		
TOTAL EXPENDITURES	3,785,002	4,601,664	5,017,202	5,017,082	0.00%		
TAX LEVY WITH TID INCREMENT	5,436,100	6,190,869	5,983,468	-3.35%			
ASSESSED VALUE	665,436,745	903,288,566	923,155,555	2.20%			
TAX RATE PER THOUSAND	8.17	6.85	6.48	-5.40%			
	GENERAL FUND	DEBT SERVICE FUND	RECREATION FUND	FIRE AND RESCUE FUND	CAPITAL PROJECTS	SEWER UTILITY	WATER UTILITY
BUDGET SUMMARY ALL FUNDS:							
TOTAL REVENUES 2023	4,503,510	1,885,898	552,515	1,269,980	1,206,555	2,024,244	1,563,498
TOTAL EXPENDITURES 2023	4,503,510	1,885,898	552,515	1,269,980	1,206,555	2,024,244	1,563,498
FUND BALANCE							
JANUARY 1, 2021	1,807,907	616,039	33,295	545,863	2,153,249	1,068,738	510,052
DECEMBER 31, 2021	2,601,033	865,205	52,222	645,167	2,041,114	4,957,749	420,814
	2021 ACTUAL	2022 ACTUAL	2023 ADOPTED	2023 AMENDED	PERCENT CHANGE		
TAX LEVY SUMMARY:							
GENERAL FUND	2,768,570	3,062,728	3,493,652	3,493,652	0.0000%		
DEBT SERVICE FUND	1,875,577	2,320,042	1,632,859	1,632,859	0.0000%		
RECREATION FUND	194,015	209,185	232,715	232,715	0.0000%		
CAPITAL PROJECTS	186,360	163,000	181,390	181,390	0.0000%		
	5,024,522	5,754,955	5,540,616	5,540,616	0.0000%		
ESTIMATED INDEBTEDNESS AT DECEMBER 31, 2021							
GENERAL OBLIGATION NOTES AND BONDS		19,832,115					
IMPACT FEE BALANCE 10-31-2022:							
PARK	108,783						
POLICE AND FIRE	39,162						

MEMORANDUM

TO: Village of Jackson, Village President & Village Board
CC: Jen Keller, Village Administrator
FROM: Philip Cosson, Ehlers
DATE: 4-5-23
SUBJECT: Next Generation Housing (NGH) Update

As the NGH project continues to evolve, we have been asked to prepare a summary update outlining the recent changes and potential impacts. We have removed both the cost and potential development from the commercial area in the TID from both analyses, to focus attention on just the NGH project. During the closed session on February 14th, we presented our initial cashflow analysis to the Board based upon the following assumptions:

Initial TID Cashflow Analysis

- A total taxable value from the Next Gen Housing Development of \$31M over 8-years.
- Total TID 7 costs which include:
 - Existing debt for Ridgeway Rd and Spruce Street.
 - The Village's share of the roundabout cost.
 - Infrastructure related to the NGH at \$2,015,000.
 - The total amount to be borrowed was \$2,985,000 (including issuance expenses and capitalized interest).
- In addition to the tax increment revenues from the \$31M development, we projected using \$950K from the closure of TID 4, and \$2.3M from lot sales.

This resulted in TID 7 having a positive cumulative cashflow and closing in year 2034 which is 6 years earlier than the maximum life of the TID.

Update TID Cashflow Analysis

No Change – the total taxable value from the NGH Development remains at \$31M over 8-years.

Total TID 7 costs which now include:

- Existing debt for Ridgeway Rd and Spruce Street.
- The Village's share of the roundabout cost.
- Infrastructure related to the NGH is now at \$800K (low Bid + removing the outlot infrastructure)
- The total amount to be borrowed is now \$1,750,000.
- In addition to the tax increment revenues from the \$31M development, we again project using \$950K from the closure of TID 4, and \$2.3M from lot sales.

This resulted in TID 7 having a positive cumulative cashflow and closing as early as 2030 which is 10 years earlier than the maximum life of the TID and 4 years earlier than our original analysis.

Board Direction:

With the significant reduction in infrastructure costs, does the Village Board wish to authorize Staff the latitude to negotiate lot prices for the site and any applicable credits for infrastructure on Outlots 6 and 8, with the expectation that the TID close in 2040 or sooner?

Memo

To: Jen Keller, Village Administrator

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

Subject: Bid Results – The Oaks of Jackson Subdivision Utility Installation

Date: March 24, 2023

CC: Board of Public Works; Village Board

The Oaks of Jackson Subdivision Utility installation received five bids for the project. This was great news for the project. The project was aggressively bid with the five bids from low to high has a difference of roughly \$337,278.

In concurrence with the recommendation by Robert Malzahn, P.E. from SHE, Inc, accept DF Tomasini Contractors, Inc. for the amount of \$1,955,419.53 with Alternate No. 3 for a credit of \$24,000.00 to sell the topsoil from the site.

Also, with the approval of the bid the Village of Jackson is approving the extension of sanitary sewer and water to serve the property.

If you have any questions, please let me know.

Brian W. Kober, P.E.



Building a Better World
for All of Us®

March 21, 2023

RE: Village of Jackson, Wisconsin
The Oaks of Jackson
Recommendation of Award
SEH No. JACKV 170026 64.00

Mr. Brian Kober, P.E.
Director of Public Works & Village Engineer
Village of Jackson
W194N16660 Eagle Drive
Jackson, WI 53037

Dear Brian:

At 10:00 am, on Tuesday, March 21, 2023, the Village of Jackson (Village) received a total of 5 bids for subject project. The base bids ranged from a low of \$1,955,419.53 to a high of \$2,292,697.00. The bid summary below shows that the lowest responsible bidder was DF Tomasini Contractors, Inc.

<u>Contractor</u>	<u>Contract Total</u>	<u>Alternate 1</u>	<u>Alternate 2</u>	<u>Alternate 3</u>
DF Tomasini Contractors, Inc.	\$1,955,419.53	\$26,969.30	\$67,480.00	(\$24,000.00)
Mid City Corporation	\$2,056,288.00	\$26,700.50	\$66,800.00	\$80.00
Wondra Construction, Inc.	\$2,111,781.07	\$22,432.50	\$98,000.00	\$196,000.00
UPI Construction LLC	\$2,235,051.00	\$28,526.00	\$67,200.00	\$160.00
Buteyn-Peterson Construction Co.	\$2,292,697.00	\$49,232.50	\$68,000.00	(\$24,000.00)

The bids received were very competitive and all from reputable contractors. Specifically, DF Tomasini Contractors, Inc. is a well-known and often used general contractor, specializing in utility installation. SEH has done many projects with them in the past. We do not have any concerns using them to complete this project.

Please note the price for Alternate No. 3 is based on a unit price credit of \$3.00 per cubic yard for excess topsoil removal. The quantity provided for bidding purposes was estimated and the actual will be determined during construction, for which the final cost of this alternate may be different than presented. This is a reasonable unit price and comparable to other Village projects.

Accordingly, we recommend that the Village of Jackson award The Oaks of Jackson project to DF Tomasini Contractors, Inc. in the amount of \$1,955,419.53; and accept the unit price credit provided for Alternate No. 3 which upon determination of final quantity will be adjusted with a change order.

Engineers | Architects | Planners | Scientists

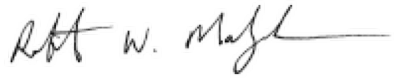
Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

262.646.6855 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

Recommendation of Award
March 21, 2023
Page 2

Sincerely,

A handwritten signature in black ink, appearing to read "R. Malzahn", with a long horizontal flourish extending to the right.

Robert Malzahn, P.E.
Project Engineer

Enclosure: Bid Tabulation

c: Mike Court, P.E. (SEH)

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The Oaks of Jackson - Village of Jackson (#8412855)
Owner: Village of Jackson
Solicitor: SEH - Delafield, WI
03/21/2023 10:00 AM CDT

Buteyn-Peterson Construction															
Company															
Section Title	Line Item	Item Code	Item Description	Units	Quantity	DF Tomasini Contractors, Inc.	Mid City Corporation	Wondra Construction, Inc.	UPI Construction LLC						
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension		
SECTION 100 EROSION CONTROL AND SITE GRADING ITEMS							\$371,907.30		\$387,545.00		\$335,562.78		\$390,771.00		\$377,895.00
	1	100-01	Mobilization	LS	1	\$30,350.00	\$30,350.00	\$68,500.00	\$68,500.00	\$36,820.00	\$36,820.00	\$36,076.00	\$36,076.00	\$35,000.00	\$35,000.00
	2	100-02	Clearing and Grubbing	AC	3	\$13,755.00	\$41,265.00	\$7,250.00	\$21,750.00	\$5,333.33	\$15,999.99	\$14,100.00	\$42,300.00	\$10,000.00	\$30,000.00
	3	100-03	Tree Protection Fence	LF	600	\$3.99	\$2,394.00	\$3.95	\$2,370.00	\$3.90	\$2,340.00	\$4.10	\$2,460.00	\$4.00	\$2,400.00
	4	100-04	Silt Fence	LF	2400	\$1.77	\$4,248.00	\$1.75	\$4,200.00	\$1.65	\$3,960.00	\$2.00	\$4,800.00	\$2.25	\$5,400.00
	5	100-05	Sediment Logs	EA	120	\$126.25	\$15,150.00	\$125.00	\$15,000.00	\$75.00	\$9,000.00	\$130.00	\$15,600.00	\$100.00	\$12,000.00
	6	100-06	Tracking Pad	EA	1	\$4,337.00	\$4,337.00	\$4,294.00	\$4,294.00	\$3,398.79	\$3,398.79	\$4,446.00	\$4,446.00	\$4,300.00	\$4,300.00
	7	100-07	Inlet Protection Type A	EA	4	\$253.00	\$1,012.00	\$250.00	\$1,000.00	\$185.00	\$740.00	\$259.00	\$1,036.00	\$150.00	\$600.00
	8	100-08	Inlet Protection Type C	EA	17	\$65.65	\$1,116.05	\$65.00	\$1,105.00	\$65.00	\$1,105.00	\$68.00	\$1,156.00	\$60.00	\$1,020.00
	9	100-09	Inlet Protection Type D	EA	9	\$126.25	\$1,136.25	\$125.00	\$1,125.00	\$135.00	\$1,215.00	\$130.00	\$1,170.00	\$175.00	\$1,575.00
	10	100-10	Strip and Stockpile Topsoil	LS	1	\$43,831.00	\$43,831.00	\$43,397.00	\$43,397.00	\$77,588.00	\$77,588.00	\$44,927.00	\$44,927.00	\$46,000.00	\$46,000.00
	11	100-11	Site Grading	LS	1	\$134,086.00	\$134,086.00	\$132,758.00	\$132,758.00	\$87,500.00	\$87,500.00	\$137,438.00	\$137,438.00	\$90,000.00	\$90,000.00
	12	100-12	Basin Construction	LS	2	\$3,651.00	\$7,302.00	\$3,618.00	\$7,236.00	\$10,228.00	\$20,456.00	\$3,746.00	\$7,492.00	\$17,000.00	\$34,000.00
	13	100-13	Respread Topsoil, Seed, and Fertilizer	SY	60000	\$0.71	\$42,600.00	\$0.70	\$42,000.00	\$0.78	\$46,800.00	\$0.75	\$45,000.00	\$1.35	\$81,000.00
	14	100-14	Erosion Mat Class I Type A	SY	8000	\$1.57	\$12,560.00	\$1.55	\$12,400.00	\$1.00	\$8,000.00	\$1.65	\$13,200.00	\$1.50	\$12,000.00
	15	100-15	Erosion Mat Class II Type B	SY	2600	\$3.13	\$8,138.00	\$3.10	\$8,060.00	\$1.80	\$4,680.00	\$3.25	\$8,450.00	\$2.25	\$5,850.00
	16	100-16	Erosion Mat Class III Type B	SY	200	\$15.66	\$3,132.00	\$15.50	\$3,100.00	\$13.80	\$2,760.00	\$16.10	\$3,220.00	\$15.00	\$3,000.00
	17	100-17	Straw Mulch	SY	55000	\$0.35	\$19,250.00	\$0.35	\$19,250.00	\$0.24	\$13,200.00	\$0.40	\$22,000.00	\$0.25	\$13,750.00
SECTION 200 ROADWAY ITEMS							\$492,635.26		\$487,853.00		\$509,057.00		\$507,540.00		\$493,880.00
	18	200-01	Base Repair	CY	250	\$50.00	\$12,500.00	\$49.50	\$12,375.00	\$49.68	\$12,420.00	\$51.30	\$12,825.00	\$60.00	\$15,000.00
	19	200-02	Prepare Foundation for HMA Paving	LS	1	\$15,529.76	\$15,529.76	\$15,500.00	\$15,500.00	\$7,500.00	\$7,500.00	\$8,155.00	\$8,155.00	\$13,000.00	\$13,000.00
	20	200-03	Base Aggregate Dense 3/4"	TN	1600	\$15.57	\$24,912.00	\$23.09	\$36,944.00	\$20.34	\$32,544.00	\$24.00	\$38,400.00	\$24.00	\$38,400.00
	21	200-04	Base Aggregate Dense 1-1/4"	TN	6300	\$15.57	\$98,091.00	\$15.42	\$97,146.00	\$17.80	\$112,140.00	\$16.00	\$100,800.00	\$16.00	\$100,800.00
	22	200-05	HMA Pavement 4 LT 58-28 S (3")	SY	8100	\$13.94	\$112,914.00	\$13.80	\$111,780.00	\$13.80	\$111,780.00	\$15.30	\$123,930.00	\$13.80	\$111,780.00
	23	200-06	Concrete Curb & Gutter 30" Vertical Face	LF	5100	\$19.19	\$97,869.00	\$19.00	\$96,900.00	\$20.05	\$102,255.00	\$19.70	\$100,470.00	\$19.00	\$96,900.00
	24	200-07	Concrete Sidewalk 4-Inch	SF	25900	\$4.51	\$116,809.00	\$4.00	\$103,600.00	\$4.52	\$117,068.00	\$4.20	\$108,780.00	\$4.00	\$103,600.00
	25	200-08	Concrete Sidewalk 6-Inch	SF	650	\$8.49	\$5,518.50	\$8.00	\$5,200.00	\$8.52	\$5,538.00	\$8.30	\$5,395.00	\$8.00	\$5,200.00
	26	200-09	Curb Ramp Detectable Warning Field (Yellow)	SF	150	\$40.40	\$6,060.00	\$40.00	\$6,000.00	\$40.00	\$6,000.00	\$41.50	\$6,225.00	\$40.00	\$6,000.00
	27	200-10	Geotextile Type SR	SY	400	\$3.04	\$1,216.00	\$3.01	\$1,204.00	\$2.39	\$956.00	\$3.20	\$1,280.00	\$4.00	\$1,600.00
	28	200-11	Geogrid Type SR	SY	400	\$3.04	\$1,216.00	\$3.01	\$1,204.00	\$2.14	\$856.00	\$3.20	\$1,280.00	\$4.00	\$1,600.00
SECTION 300 SANITARY SEWER ITEMS							\$366,581.79		\$390,500.00		\$428,151.24		\$449,002.00		\$473,400.00
	29	300-01	Connection to Existing Utility	EA	1	\$2,059.14	\$2,059.14	\$2,500.00	\$2,500.00	\$913.57	\$913.57	\$3,123.00	\$3,123.00	\$1,000.00	\$1,000.00
	30	300-02	6-Inch PVC SDR-35 Sanitary Lateral w/ Granular	LF	1675	\$80.42	\$134,703.50	\$80.00	\$134,000.00	\$76.47	\$128,087.25	\$76.00	\$127,300.00	\$86.00	\$144,050.00
	31	300-03	8-Inch PVC SDR-35 Sanitary Sewer Main w/ Grar	LF	2300	\$77.92	\$179,216.00	\$85.00	\$195,500.00	\$98.79	\$227,217.00	\$103.00	\$236,900.00	\$108.00	\$248,400.00
	32	300-04	Sanitary Manhole 4-FT Diameter	EA	13	\$3,492.55	\$45,403.15	\$3,750.00	\$48,750.00	\$5,008.57	\$65,111.41	\$5,384.00	\$69,992.00	\$5,650.00	\$73,450.00
	33	300-05	Sanitary Manhole Internal Chimney Seal	EA	13	\$400.00	\$5,200.00	\$750.00	\$9,750.00	\$524.77	\$6,822.01	\$899.00	\$11,687.00	\$500.00	\$6,500.00
SECTION 400 STORM SEWER ITEMS							\$321,224.35		\$333,540.00		\$392,597.68		\$409,058.00		\$385,977.00
	34	400-01	Connection to Existing Utility	EA	2	\$2,362.14	\$4,724.28	\$1,000.00	\$2,000.00	\$3,122.21	\$6,244.42	\$2,161.00	\$4,322.00	\$400.00	\$800.00
	35	400-02	Storm Sewer RCP Class V 12-Inch	LF	400	\$59.21	\$23,684.00	\$60.00	\$24,000.00	\$62.97	\$25,188.00	\$64.00	\$25,600.00	\$62.00	\$24,800.00
	36	400-03	Storm Sewer RCP Class IV 15-Inch	LF	940	\$63.92	\$60,084.80	\$65.00	\$61,100.00	\$70.19	\$65,978.60	\$69.00	\$64,860.00	\$64.00	\$60,160.00
	37	400-04	Storm Sewer RCP Class III 18-Inch	LF	650	\$66.95	\$43,517.50	\$70.00	\$45,500.00	\$74.12	\$48,178.00	\$73.00	\$47,450.00	\$84.00	\$54,600.00
	38	400-05	Storm Sewer RCP Class III 24-Inch	LF	155	\$90.99	\$14,103.45	\$75.00	\$11,625.00	\$92.81	\$14,385.55	\$90.00	\$13,950.00	\$120.00	\$18,600.00
	39	400-06	Storm Sewer RCP Class III 27-Inch	LF	75	\$104.98	\$7,873.50	\$115.00	\$8,625.00	\$102.21	\$7,665.75	\$105.00	\$7,875.00	\$115.00	\$8,625.00
	40	400-07	Storm Sewer HDPE 12-Inch	LF	550	\$39.94	\$21,967.00	\$35.00	\$19,250.00	\$52.83	\$29,056.50	\$42.00	\$23,100.00	\$42.00	\$23,100.00
	41	400-08	Storm Sewer HDPE 15-Inch	LF	111	\$48.22	\$5,352.42	\$40.00	\$4,440.00	\$55.26	\$6,133.86	\$47.00	\$5,217.00	\$47.00	\$5,217.00

	42	400-09	Storm Reinforced Concrete Endwall 12-Inch	EA	2	\$876.00	\$1,752.00	\$1,250.00	\$2,500.00	\$1,172.74	\$2,345.48	\$1,144.00	\$2,288.00	\$980.00	\$1,960.00
	43	400-10	Storm Reinforced Concrete Endwall 18-Inch	EA	1	\$968.00	\$968.00	\$2,000.00	\$2,000.00	\$1,264.74	\$1,264.74	\$1,418.00	\$1,418.00	\$1,100.00	\$1,100.00
	44	400-11	Storm Reinforced Concrete Endwall 27-Inch	EA	1	\$1,456.00	\$1,456.00	\$3,000.00	\$3,000.00	\$1,558.03	\$1,558.03	\$2,047.00	\$2,047.00	\$1,425.00	\$1,425.00
	45	400-12	Storm PVC SDR-35 Pipe 6-Inch (Sump System)	LF	1275	\$31.78	\$40,519.50	\$40.00	\$51,000.00	\$51.06	\$65,101.50	\$63.00	\$80,325.00	\$49.00	\$62,475.00
	46	400-13	Storm PVC SDR-35 6-Inch Clean-Out (Sump System)	EA	4	\$697.35	\$2,789.40	\$750.00	\$3,000.00	\$728.32	\$2,913.28	\$477.00	\$1,908.00	\$550.00	\$2,200.00
	47	400-14	Storm Catch Basin 3-FT Diameter	EA	4	\$2,091.16	\$8,364.64	\$2,250.00	\$9,000.00	\$2,582.06	\$10,328.24	\$3,112.00	\$12,448.00	\$2,845.00	\$11,380.00
	48	400-15	Storm Inlet Manhole 4-FT Diameter	EA	8	\$2,775.24	\$22,201.92	\$2,750.00	\$22,000.00	\$3,625.28	\$29,002.24	\$3,734.00	\$29,872.00	\$3,670.00	\$29,360.00
	49	400-16	Storm Inlet Manhole 5-FT Diameter	EA	3	\$3,584.22	\$10,752.66	\$3,500.00	\$10,500.00	\$4,781.87	\$14,345.61	\$4,803.00	\$14,409.00	\$5,200.00	\$15,600.00
	50	400-17	Storm Manhole 4-FT Diameter (Doghouse)	EA	1	\$2,778.30	\$2,778.30	\$3,250.00	\$3,250.00	\$3,900.12	\$3,900.12	\$4,121.00	\$4,121.00	\$4,000.00	\$4,000.00
	51	400-18	Storm Inlet 2x3-FT	EA	17	\$2,233.99	\$37,977.83	\$2,250.00	\$38,250.00	\$2,606.32	\$44,307.44	\$3,366.00	\$57,222.00	\$2,900.00	\$49,300.00
	52	400-19	Storm Outlet Structure 4-FT Diameter	EA	1	\$4,127.33	\$4,127.33	\$5,000.00	\$5,000.00	\$7,350.16	\$7,350.16	\$4,563.00	\$4,563.00	\$4,525.00	\$4,525.00
	53	400-20	Storm Outlet Structure 5-FT Diameter	EA	1	\$6,229.82	\$6,229.82	\$7,500.00	\$7,500.00	\$7,350.16	\$7,350.16	\$6,063.00	\$6,063.00	\$6,750.00	\$6,750.00
SECTION 500 WATER MAIN ITEMS							\$403,070.83		\$456,850.00		\$446,412.37		\$478,680.00		\$561,545.00
	54	500-01	Connection to Existing Utility	EA	2	\$4,320.28	\$8,640.56	\$5,000.00	\$10,000.00	\$830.30	\$1,660.60	\$5,498.00	\$10,996.00	\$2,125.00	\$4,250.00
	55	500-02	8-Inch PVC C-900 Water Main w/ Granular Backfill	LF	2600	\$74.19	\$192,894.00	\$80.00	\$208,000.00	\$89.97	\$233,922.00	\$88.00	\$228,800.00	\$118.00	\$306,800.00
	56	500-03	6-Inch PVC C-900 Water Hydrant Lead w/ Granular Backfill	LF	100	\$148.95	\$14,895.00	\$90.00	\$9,000.00	\$102.92	\$10,292.00	\$84.00	\$8,400.00	\$147.00	\$14,700.00
	57	500-04	8-Inch Gate Valve and Box	EA	7	\$2,382.61	\$16,678.27	\$3,000.00	\$21,000.00	\$3,014.31	\$21,100.17	\$2,586.00	\$18,102.00	\$2,900.00	\$20,300.00
	58	500-05	Hydrant Assembly w/ Granular Backfill	EA	6	\$6,653.11	\$39,918.66	\$10,000.00	\$60,000.00	\$7,435.44	\$44,612.64	\$7,552.00	\$45,312.00	\$8,260.00	\$49,560.00
	59	500-06	Existing Hydrant Relocation	EA	2	\$2,359.54	\$4,719.08	\$3,000.00	\$6,000.00	\$1,500.00	\$3,000.00	\$5,757.00	\$11,514.00	\$3,350.00	\$6,700.00
	60	500-07	1-1/4-Inch HDPE SDR-9 Water Service	LF	1875	\$47.35	\$88,781.25	\$40.00	\$75,000.00	\$46.15	\$86,531.25	\$52.00	\$97,500.00	\$64.00	\$120,000.00
	61	500-08	1-1/4-Inch Water Service Tap and Corporation Valve	EA	59	\$304.77	\$17,981.43	\$600.00	\$35,400.00	\$377.34	\$22,263.06	\$496.00	\$29,264.00	\$340.00	\$20,060.00
	62	500-09	1-1/4-Inch Water Curb Valve and Box	EA	59	\$314.62	\$18,562.58	\$550.00	\$32,450.00	\$390.35	\$23,030.65	\$488.00	\$28,792.00	\$325.00	\$19,175.00
Base Bid Total:						\$1,955,419.53		\$2,056,288.00		\$2,111,781.07		\$2,235,051.00		\$2,292,697.00	
ALTERNATE NO. 1 - BASIN A CONSTRUCTION (ADD)							\$26,969.30		\$26,700.50		\$22,432.50		\$28,526.00		\$49,232.50
	63	A1-01	Silt Fence	LF	330	\$1.77	\$584.10	\$1.75	\$577.50	\$1.65	\$544.50	\$1.80	\$594.00	\$2.25	\$742.50
	64	A1-02	Strip and Stockpile Topsoil	LS	1	\$4,786.39	\$4,786.39	\$4,739.00	\$4,739.00	\$2,452.00	\$2,452.00	\$5,924.00	\$5,924.00	\$1,500.00	\$1,500.00
	65	A1-03	Site Grading (Berm Construction)	LS	1	\$12,039.20	\$12,039.20	\$11,920.00	\$11,920.00	\$9,680.00	\$9,680.00	\$12,218.00	\$12,218.00	\$15,000.00	\$15,000.00
	66	A1-04	Basin Construction	LS	1	\$2,364.41	\$2,364.41	\$2,341.00	\$2,341.00	\$4,616.00	\$4,616.00	\$2,400.00	\$2,400.00	\$22,000.00	\$22,000.00
	67	A1-05	Erosion Mat Class I Type A	SY	1600	\$1.57	\$2,512.00	\$1.55	\$2,480.00	\$1.00	\$1,600.00	\$1.60	\$2,560.00	\$1.50	\$2,400.00
	68	A1-06	Erosion Mat Class III Type B	SY	70	\$15.66	\$1,096.20	\$15.50	\$1,085.00	\$13.80	\$966.00	\$16.00	\$1,120.00	\$20.00	\$1,400.00
	69	A1-07	Respread Topsoil, Seed, and Fertilizer	SY	2900	\$1.08	\$3,132.00	\$1.07	\$3,103.00	\$0.78	\$2,262.00	\$1.10	\$3,190.00	\$2.00	\$5,800.00
	70	A1-08	Straw Mulch	SY	1300	\$0.35	\$455.00	\$0.35	\$455.00	\$0.24	\$312.00	\$0.40	\$520.00	\$0.30	\$390.00
ALTERNATE NO. 2 - Contractor Purchase and Haul Excess Common Excavation (ADD/DEDUCT)							\$67,480.00		\$66,800.00		\$98,000.00		\$67,200.00		\$68,000.00
	71	A2-01	Purchase Excess Common and Haul Away	CY	4000	\$16.87	\$67,480.00	\$16.70	\$66,800.00	\$24.50	\$98,000.00	\$16.80	\$67,200.00	\$17.00	\$68,000.00
ALTERNATE NO. 3 - Contractor Purchase and Haul Excess Topsoil (ADD/DEDUCT)							(\$24,000.00)		\$80.00		\$196,000.00		\$160.00		(\$24,000.00)
	72	A3-01	Purchase Excess Topsoil and Haul Away	CY	8000	(\$3.00)	(\$24,000.00)	\$0.01	\$80.00	\$24.50	\$196,000.00	\$0.02	\$160.00	(\$3.00)	(\$24,000.00)

	RIGHT OF WAY
	PERMANENT EASEMENT
	PROPERTY LINE
	HORIZONTAL CONTROL POINT
	BENCHMARK
	SURVEY MARKER
	SOIL BORING
	SANITARY SEWER AND MANHOLE
	FORCE MAIN AND LIFT STATION
	SANITARY SEWER SERVICE & CLEANOUT
	WATER MAIN, HYDRANT, VALVE AND MANHOLE
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	GAS MAIN, VALVE, VENT AND METER
	HANDHOLE
	BURIED FIBER OPTIC CABLE AND MANHOLE
	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
	BURIED TV CABLE, PEDESTAL AND MANHOLE
	BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
	OVERHEAD WIRE, POLE AND GUY WIRE
	LIGHT POLE
	TRAFFIC SIGNAL
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RAILROAD TRACKS
	DECIDUOUS AND CONIFEROUS TREE
	BUSH / SHRUB AND STUMP
	EDGE OF WOODED AREA
	WETLAND
	BUILDING
	FENCE (UNIDENTIFIED)
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	ELECTRIC WIRE FENCE
	WOOD FENCE
	WOVEN WIRE FENCE
	PLATE BEAM GUARDRAIL
	CABLE GUARDRAIL
	POST / BOLLARD
	RETAINING WALL

	STREET CENTERLINE
	RIGHT-OF-WAY
	PERMANENT EASEMENT
	TEMPORARY EASEMENT
	CONSTRUCTION LIMITS
	SANITARY SEWER, BULKHEAD AND MANHOLE
	FORCE MAIN
	SANITARY SERVICE AND CLEANOUT
	WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
	WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	DRAIN TILE
	DITCH / SWALE
	RIPRAP
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RETAINING WALL

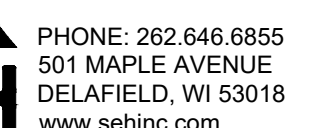
THE CONTRACTOR SHALL CALL THE WISCONSIN ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.



Sheet Number	Sheet Title
	TITLE & DETAILS
T 0.01	TITLE
D 1.00	DETAILS
D 1.01	DETAILS
D 1.02	DETAILS
	EROSION CONTROL & GRADING
C 2.00	INTERIM GRADING AND EROSION CONTROL PLAN
C 2.01	MASTER GRADING PLAN - OVERALL SITE
C 2.02	BASIN A
C 2.03	BASIN B
C 2.04	BASIN C
	ROAD & STORM SEWER
C 3.00	RIDGEWAY DRIVE - STA 1+00 TO 8+00
C 3.01	RIDGEWAY DRIVE - STA 8+00 TO 15+00
C 3.02	RIDGEWAY DRIVE - STA 15+00 TO 20+80
C 3.03	JACKSON OAKS DRIVE
C 3.04	STORM SEWER CROSSINGS
C 3.05	INTERSECTION DETAILS
	SANITARY SEWER & WATER MAIN
C 4.00	RIDGEWAY DRIVE - STA 1+00 TO 8+00
C 4.01	RIDGEWAY DRIVE - STA 8+00 TO 15+00
C 4.02	RIDGEWAY DRIVE - STA 15+00 TO 20+80
C 4.03	JACKSON OAKS DRIVE

VILLAGE OF JACKSON,
WASHINGTON COUNTY

REV #	DATE	COMMENTS
1	03/07/2023	REVISED PER MUNICIPAL COMMENTS



of 19

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THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", MOST RECENT EDITION, AND "STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, INCLUDING ALL SUPPLEMENTAL SPECIFICATIONS AND OTHER REVISIONS TO DATE, UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS.

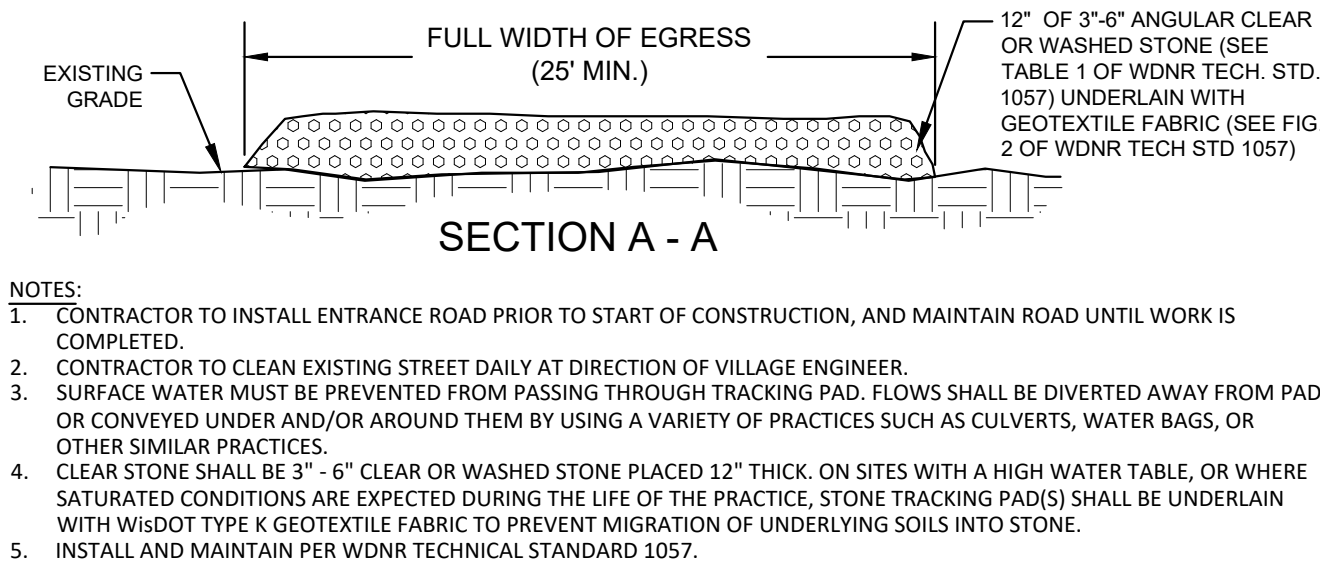
ALL CONTRACTORS SHALL OBTAIN A COPY OF THE VILLAGE OF JACKSON SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.

GENERAL

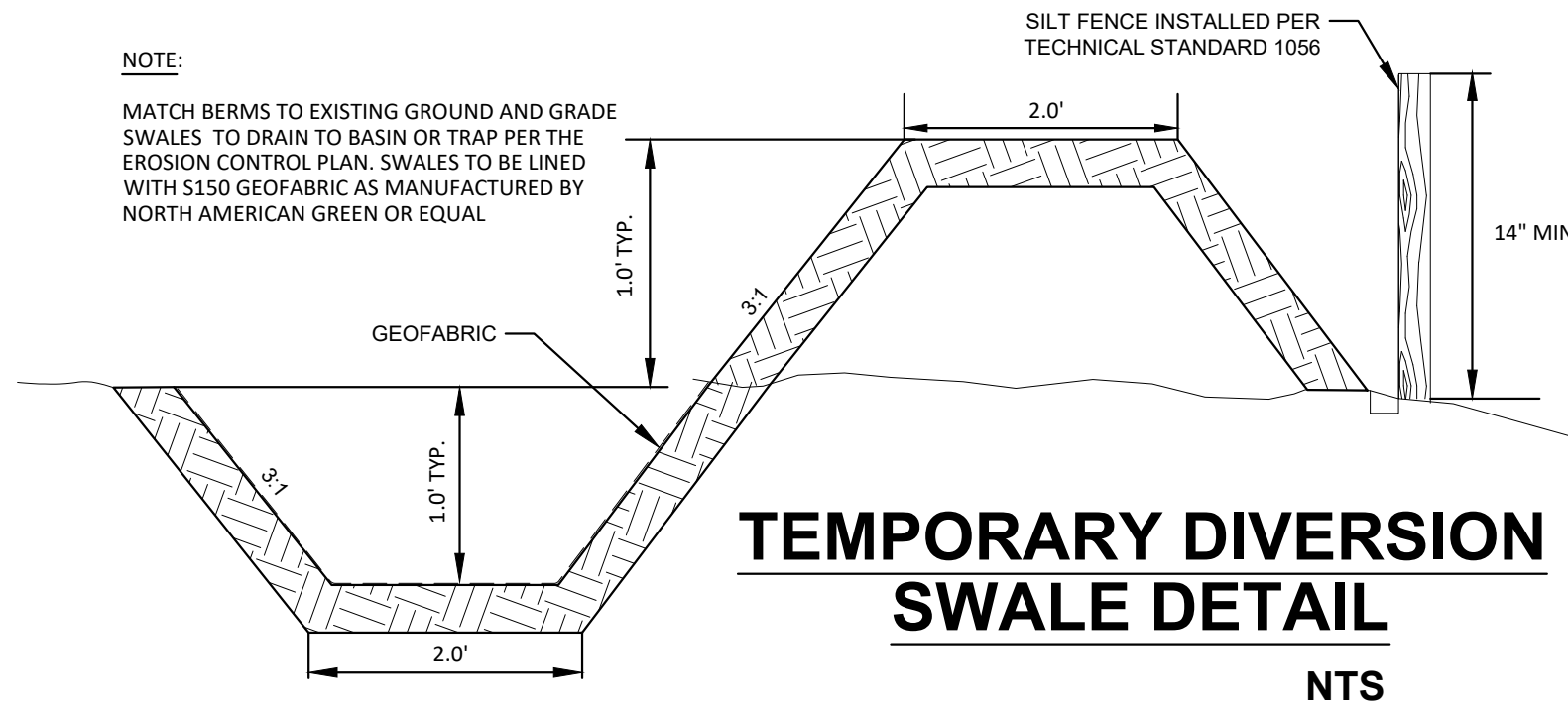
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY AND/OR THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK IN THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THEIR PROPOSAL. THE CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF THEIR INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE BID PRICES.

GRAVEL TRACKING DRIVE DETAIL

NTS



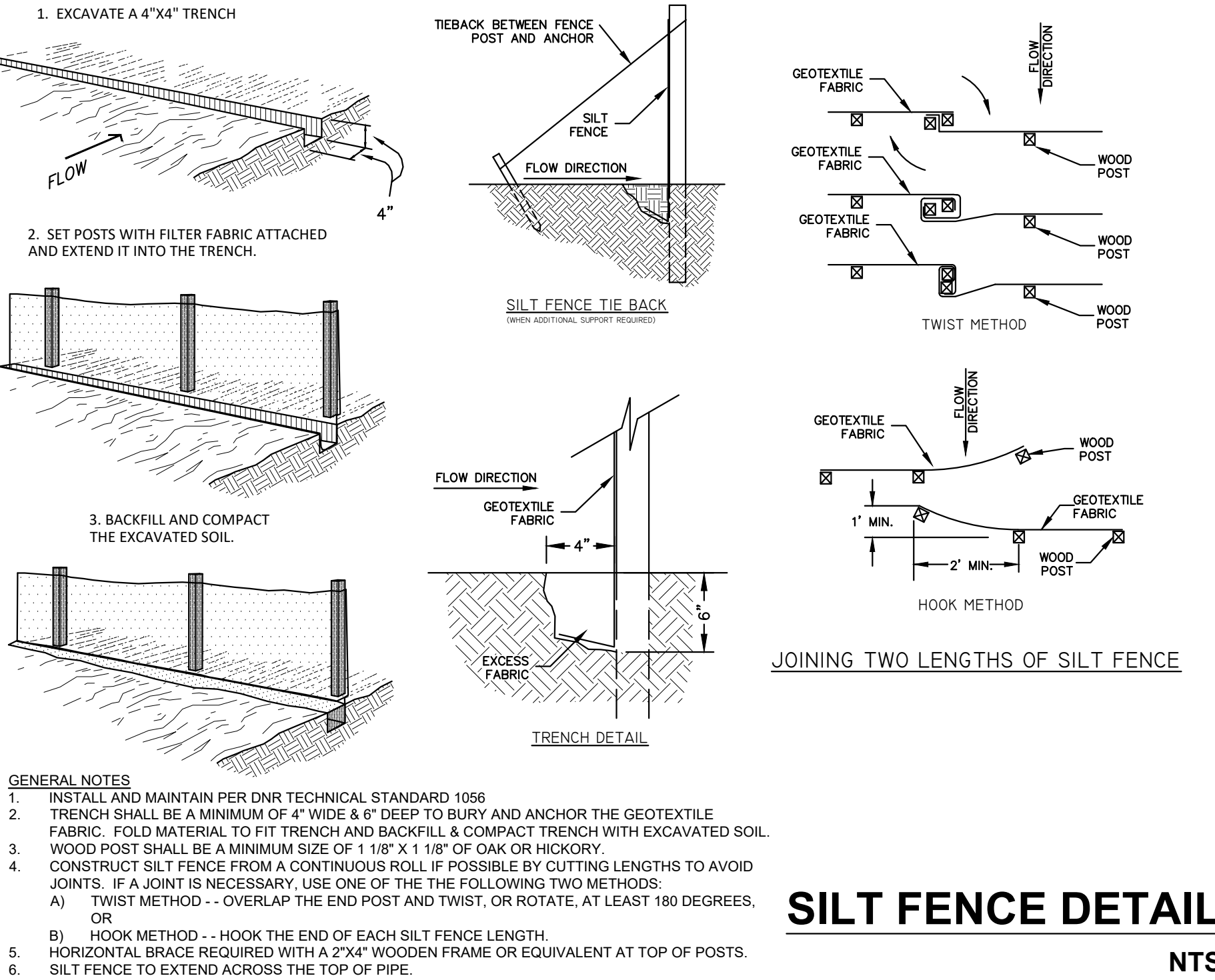
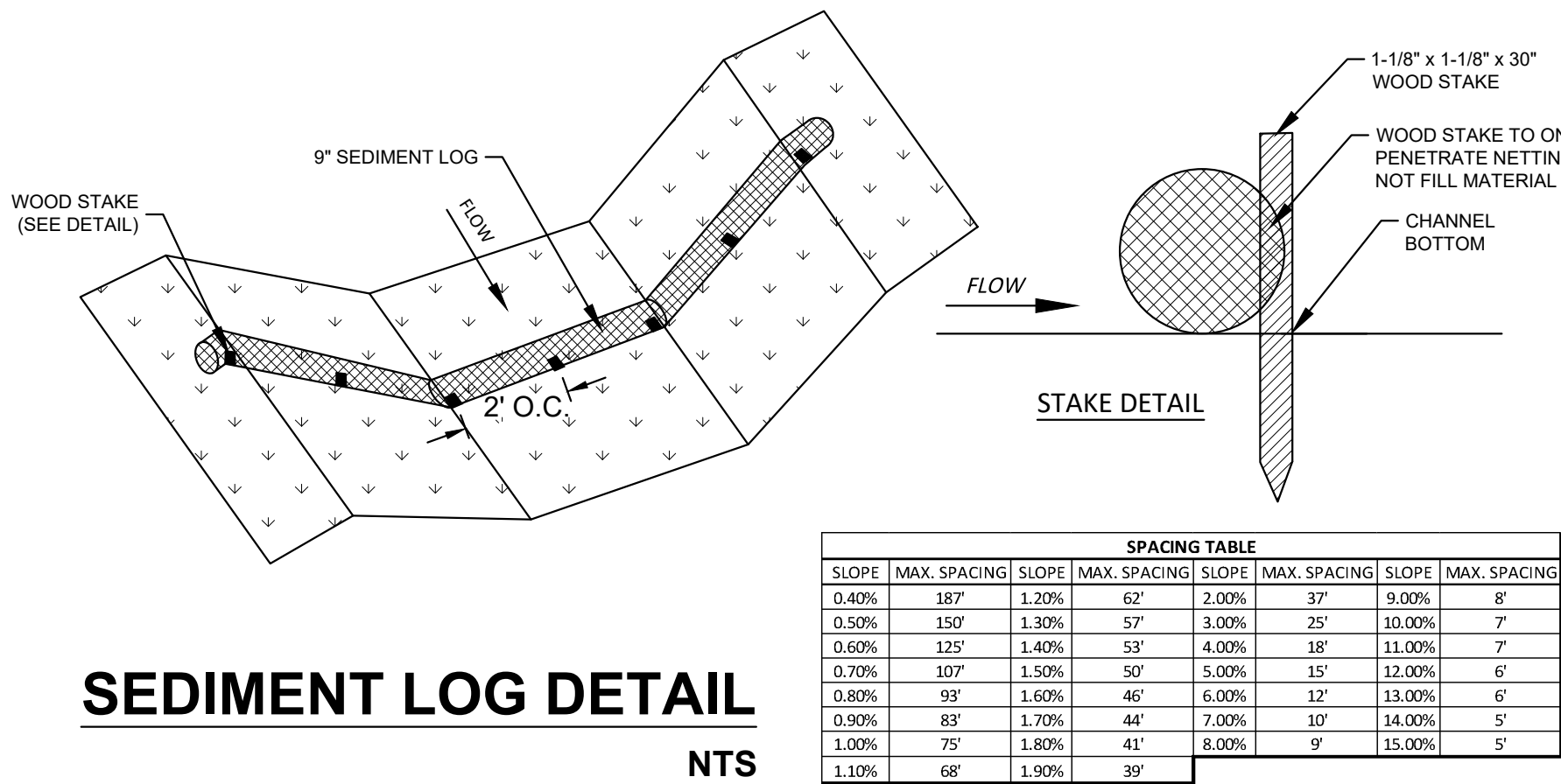
- NOTES:
- CONTRACTOR TO INSTALL ENTRANCE ROAD PRIOR TO START OF CONSTRUCTION, AND MAINTAIN ROAD UNTIL WORK IS COMPLETED.
 - CONTRACTOR TO CLEAN EXISTING STREET DAILY AT DIRECTION OF VILLAGE ENGINEER. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM PAD OR CONVEYED UNDER AND/OR AROUND THEM BY USING A VARIETY OF PRACTICES SUCH AS CULVERTS, WATER BAGS, OR OTHER SIMILAR PRACTICES.
 - CLEAR STONE SHALL BE 3" - 6" CLEAR OR WASHED STONE PLACED 12" THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PAD(S) SHALL BE UNDERLAIN WITH WISDOT TYPE K GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO STONE.
 - INSTALL AND MAINTAIN PER WDNr TECHNICAL STANDARD 1057.



NTS

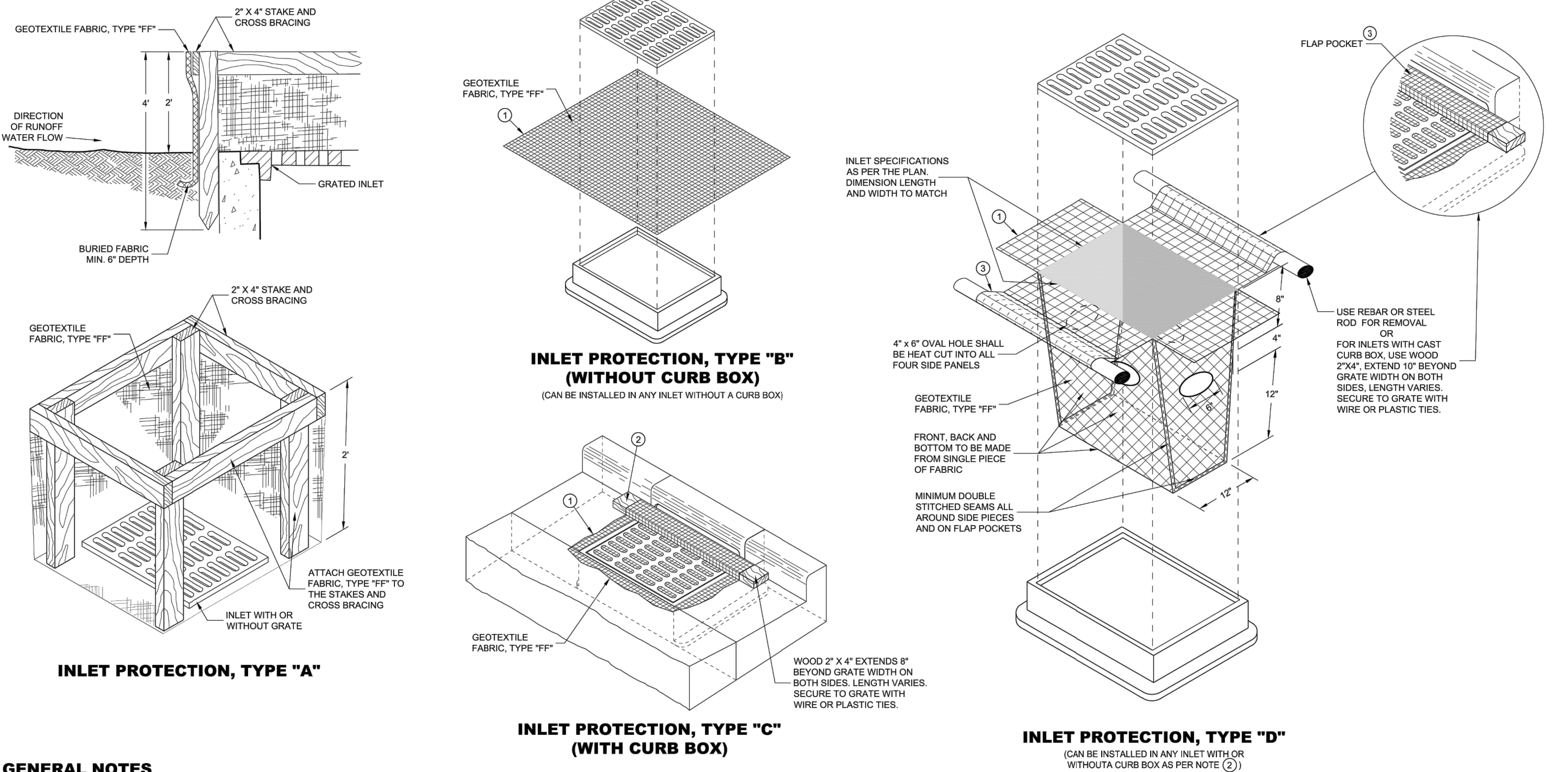
SEDIMENT LOG DETAIL

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SDD 08E10 Inlet Protection, Types A, B, C and D



GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPES B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3" WHERE NECESSARY THE CONTRACTOR SHALL CINGH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION TYPES A, B, C AND D

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
10/15/02
DATE

/s/ Beth Cannestra
ROADWAY STANDARDS DEVELOPMENT
ENGINEER

DATE: 3/7/2023 1:45 PM

SEH Project	170026	Rev. #	1	Revision Issue Description	03/07/2023
Drawn By	ZJH				
Designed By	BK				
Checked By	MPC				

Rev. #	1	Revision Issue Description	03/07/2023
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NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CHASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

THE CONTRACTOR SHALL CALL THE STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.



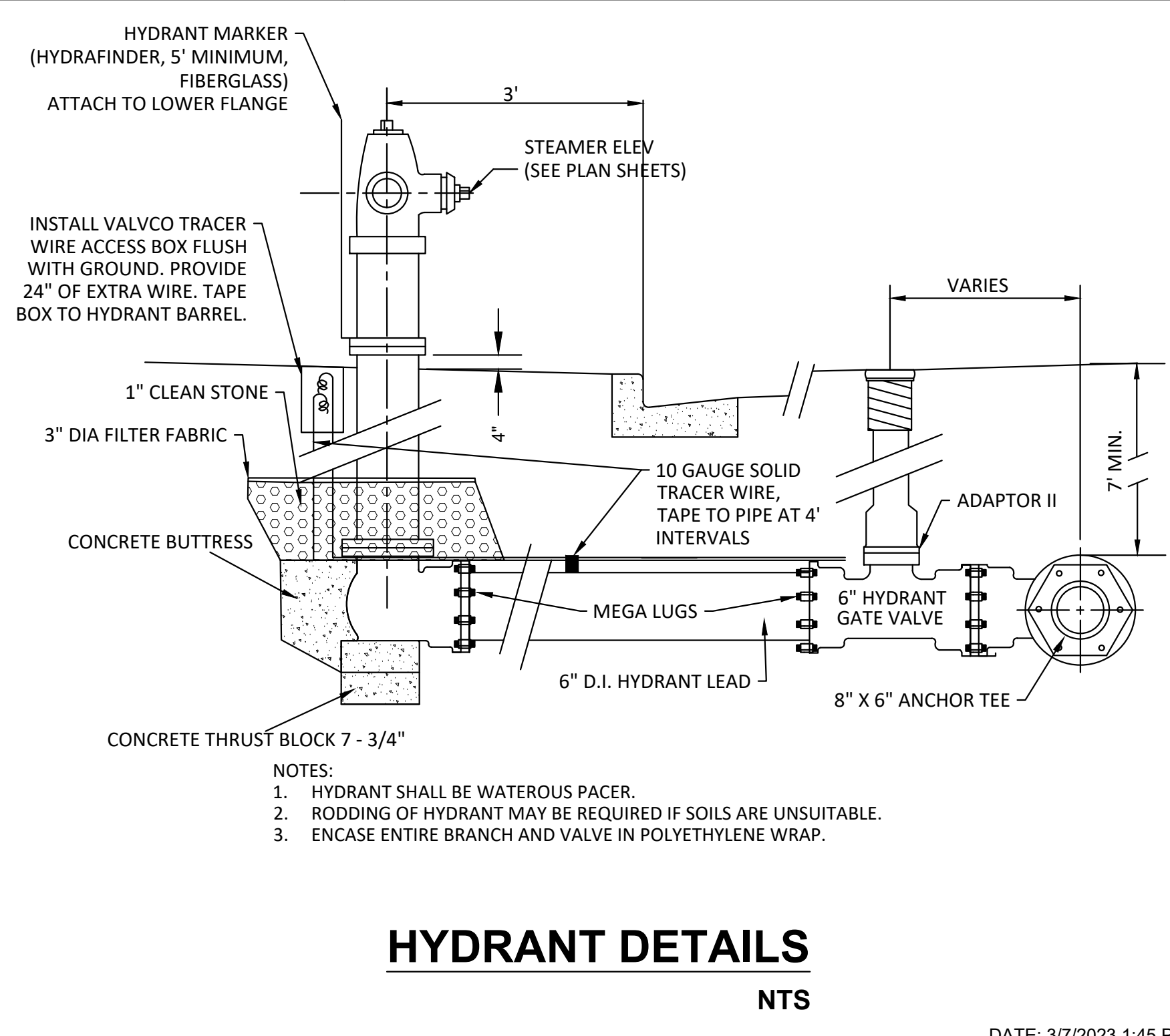
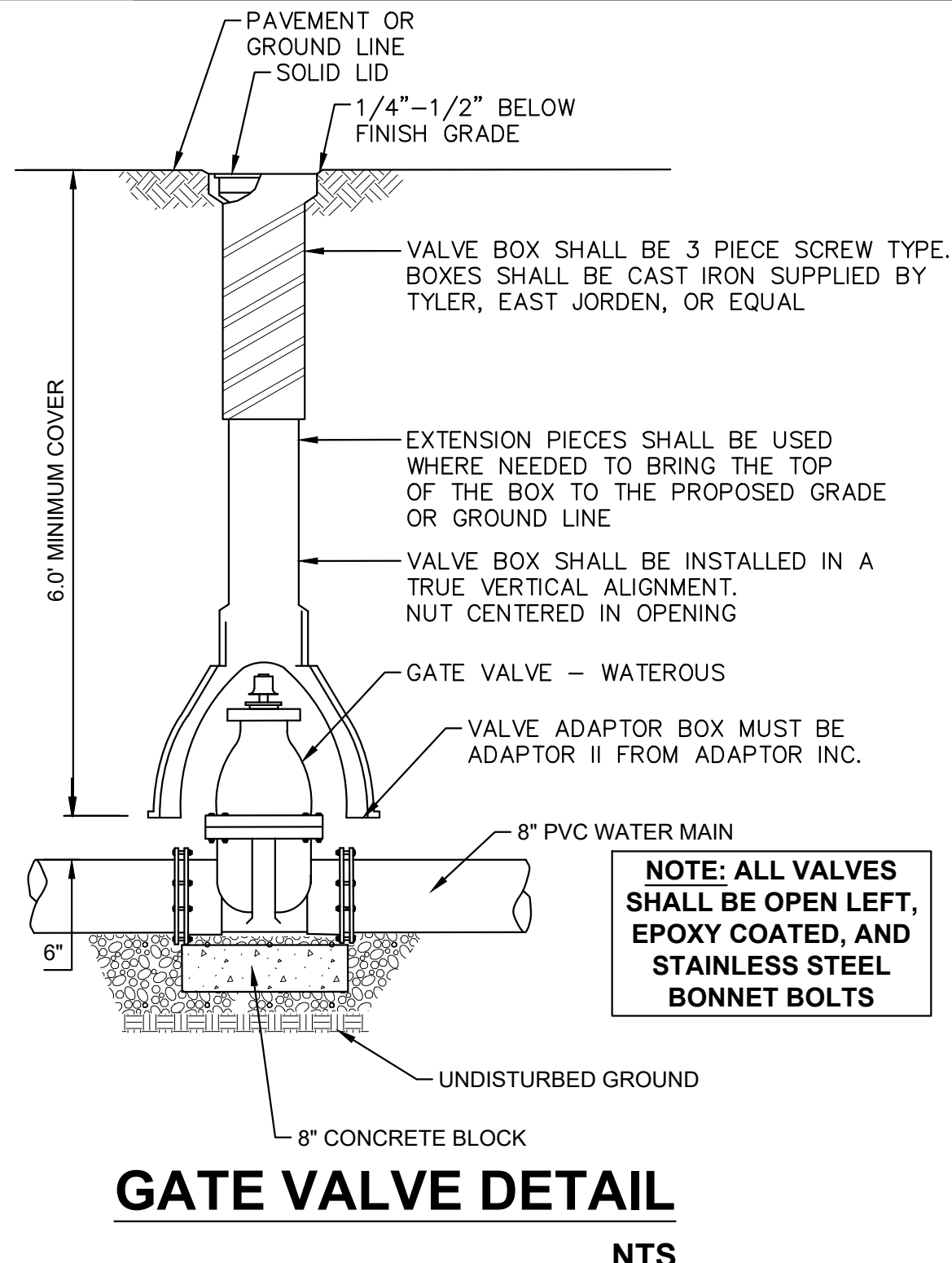
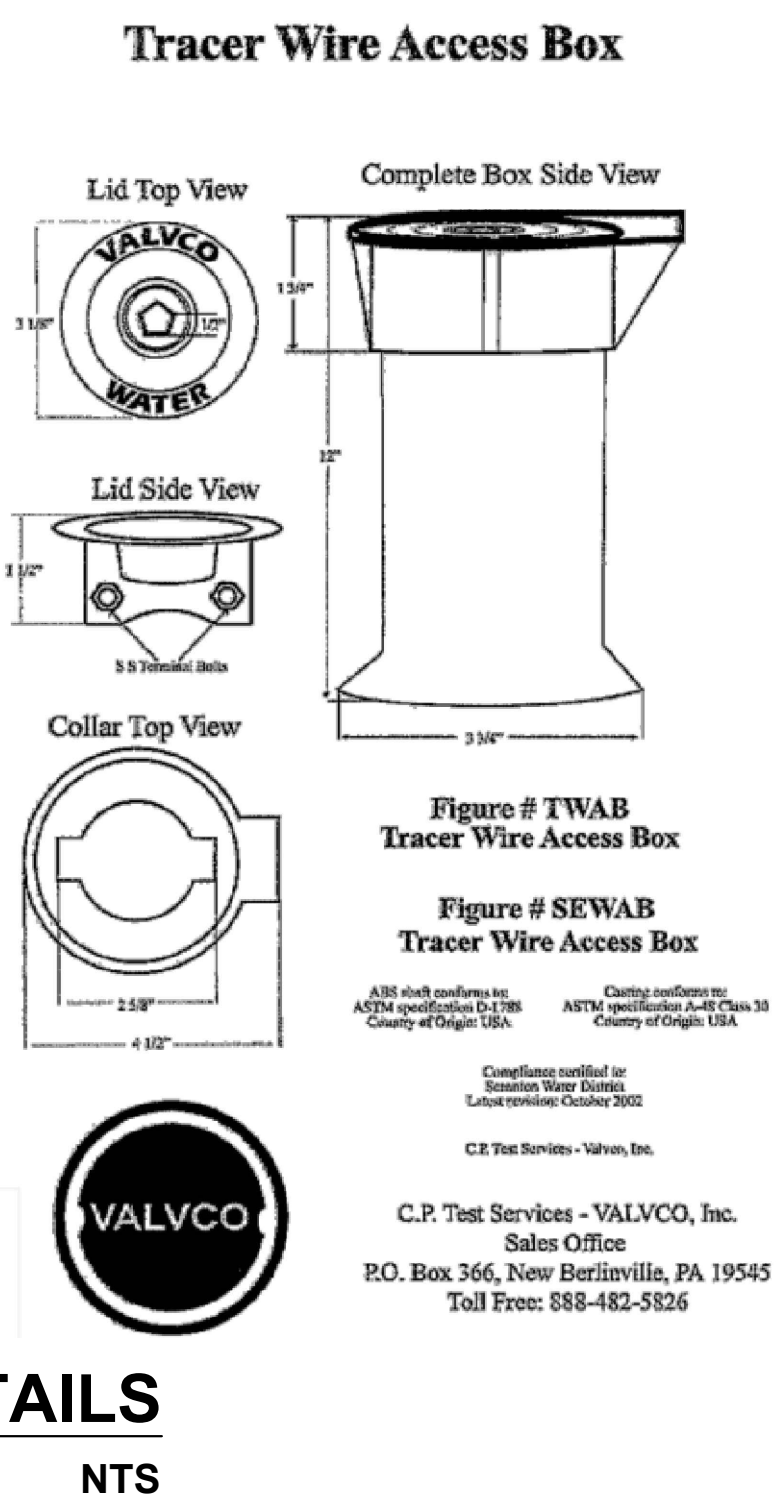
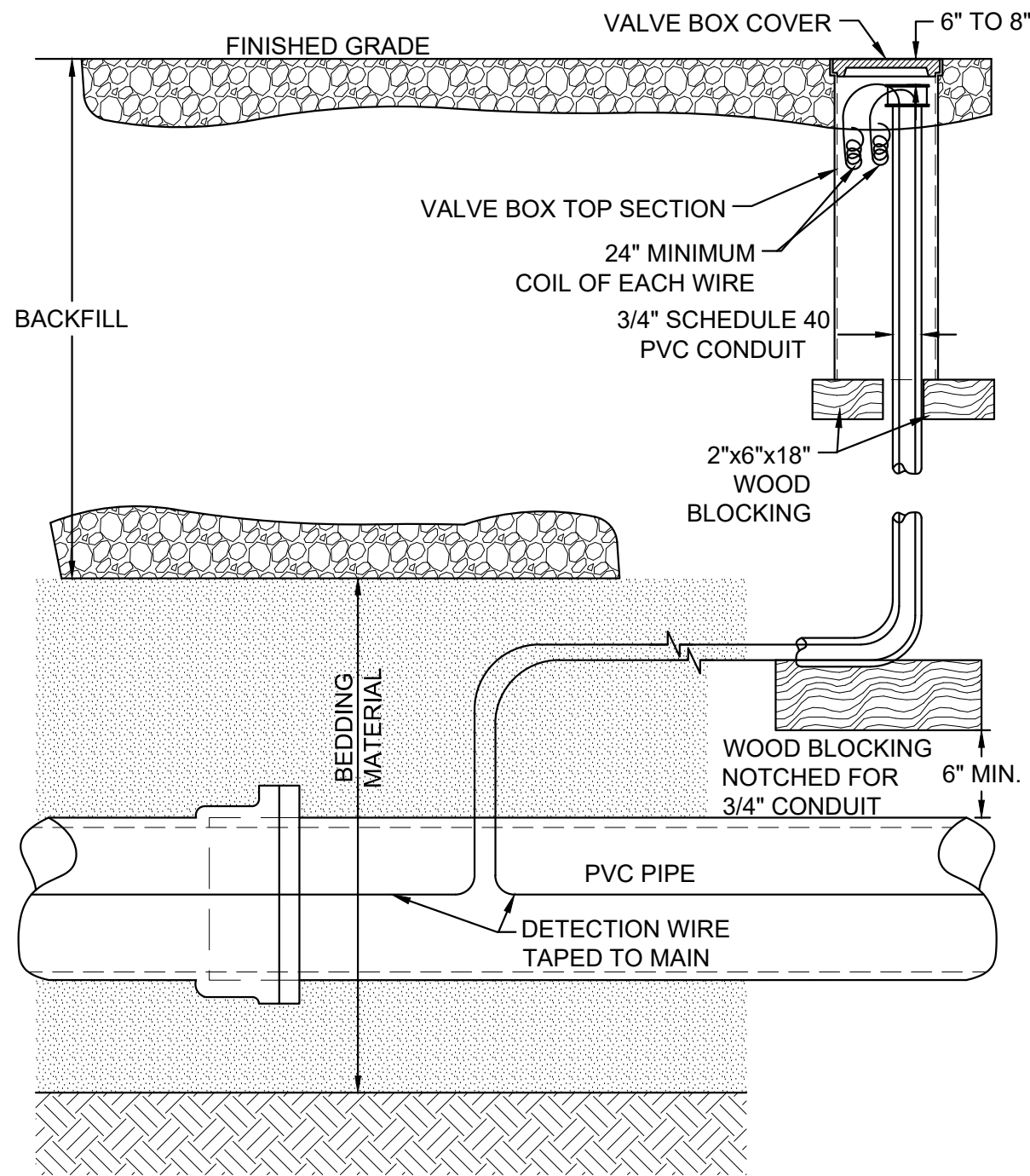
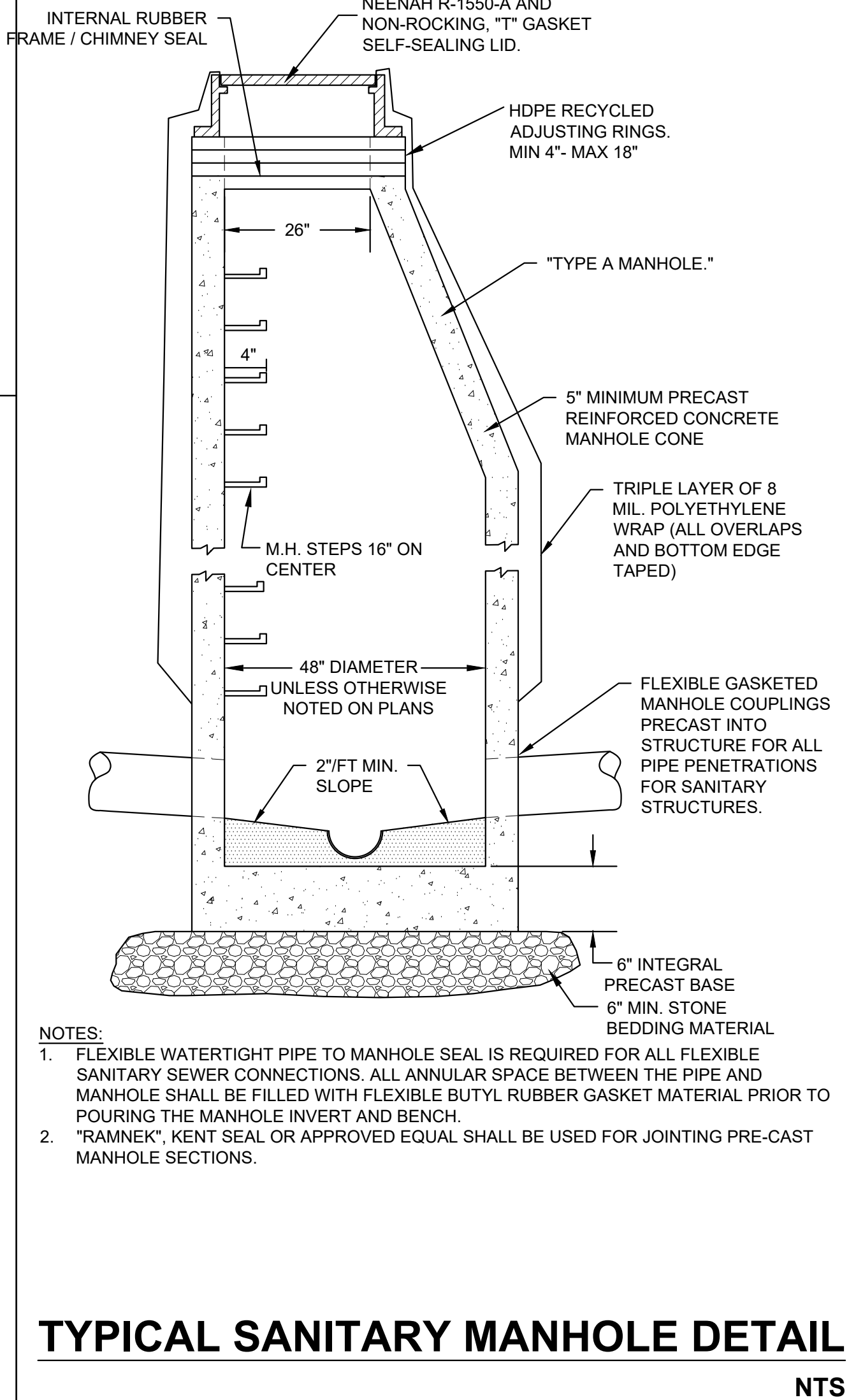
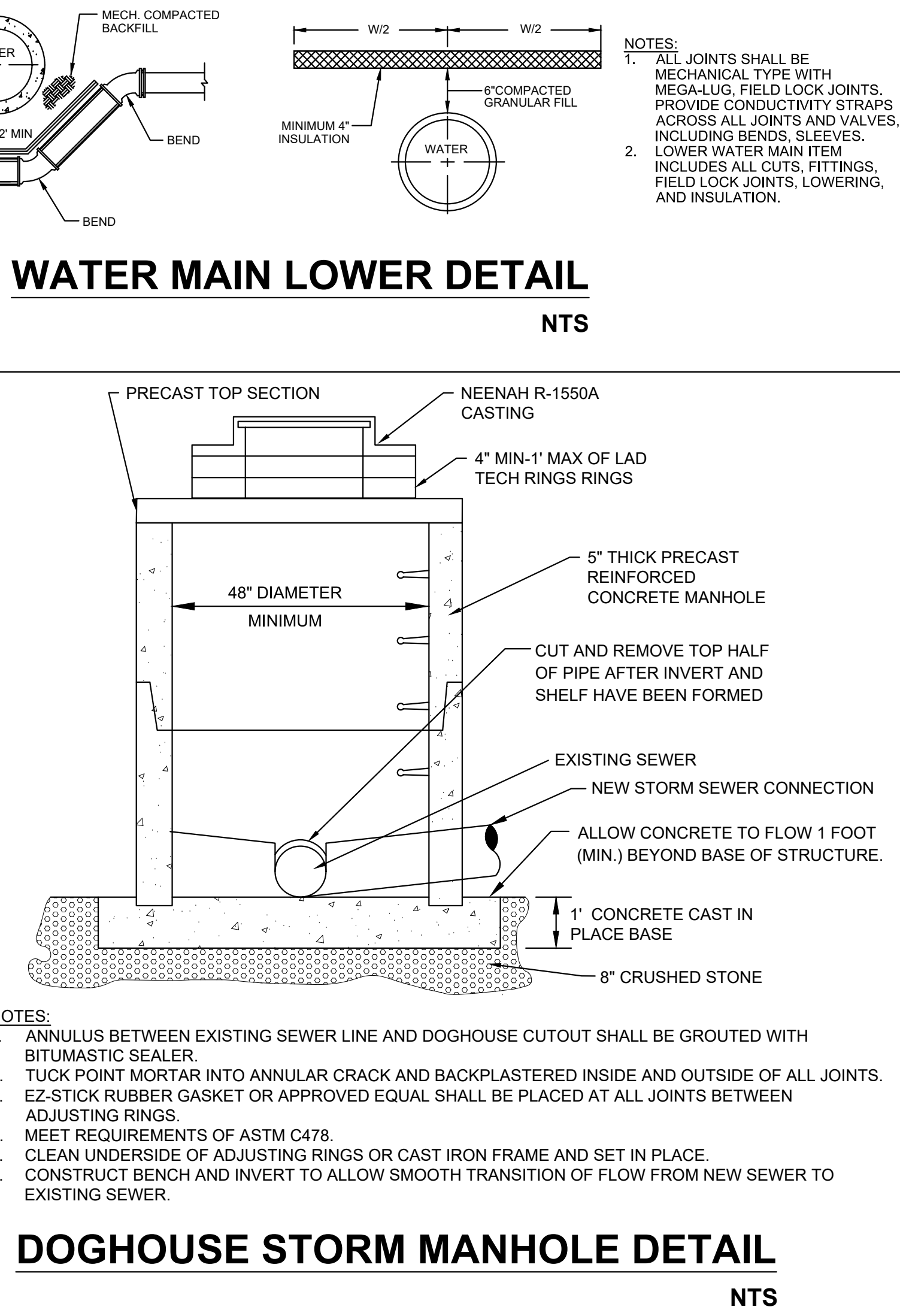
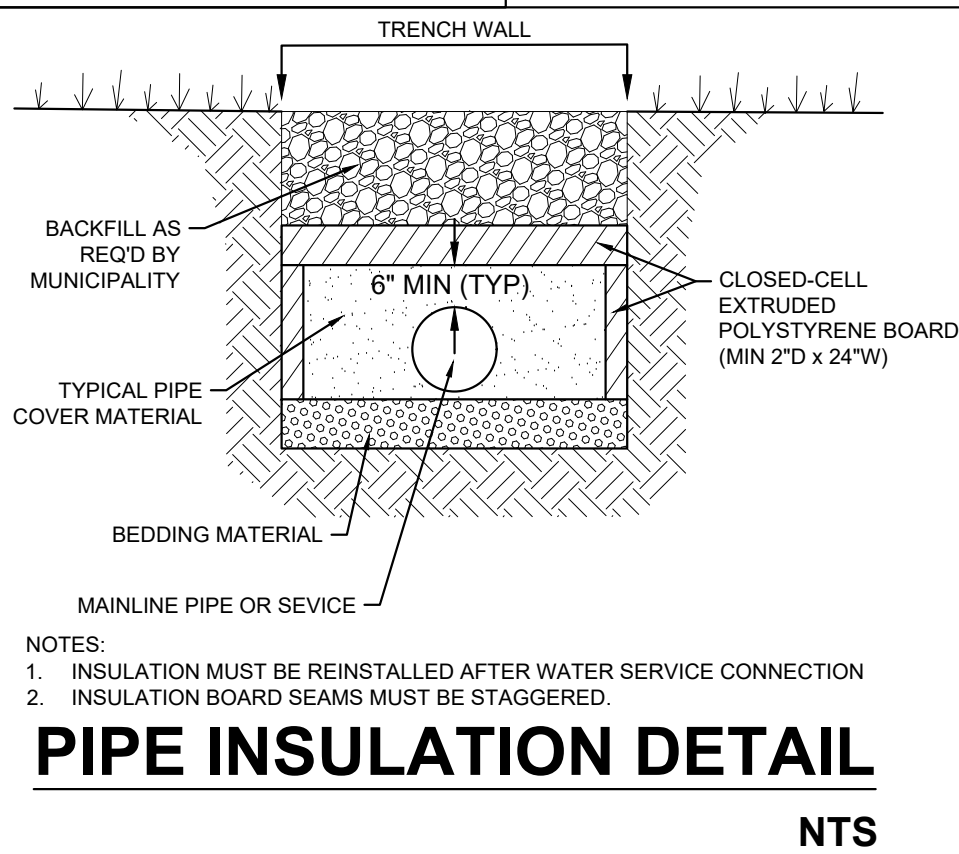
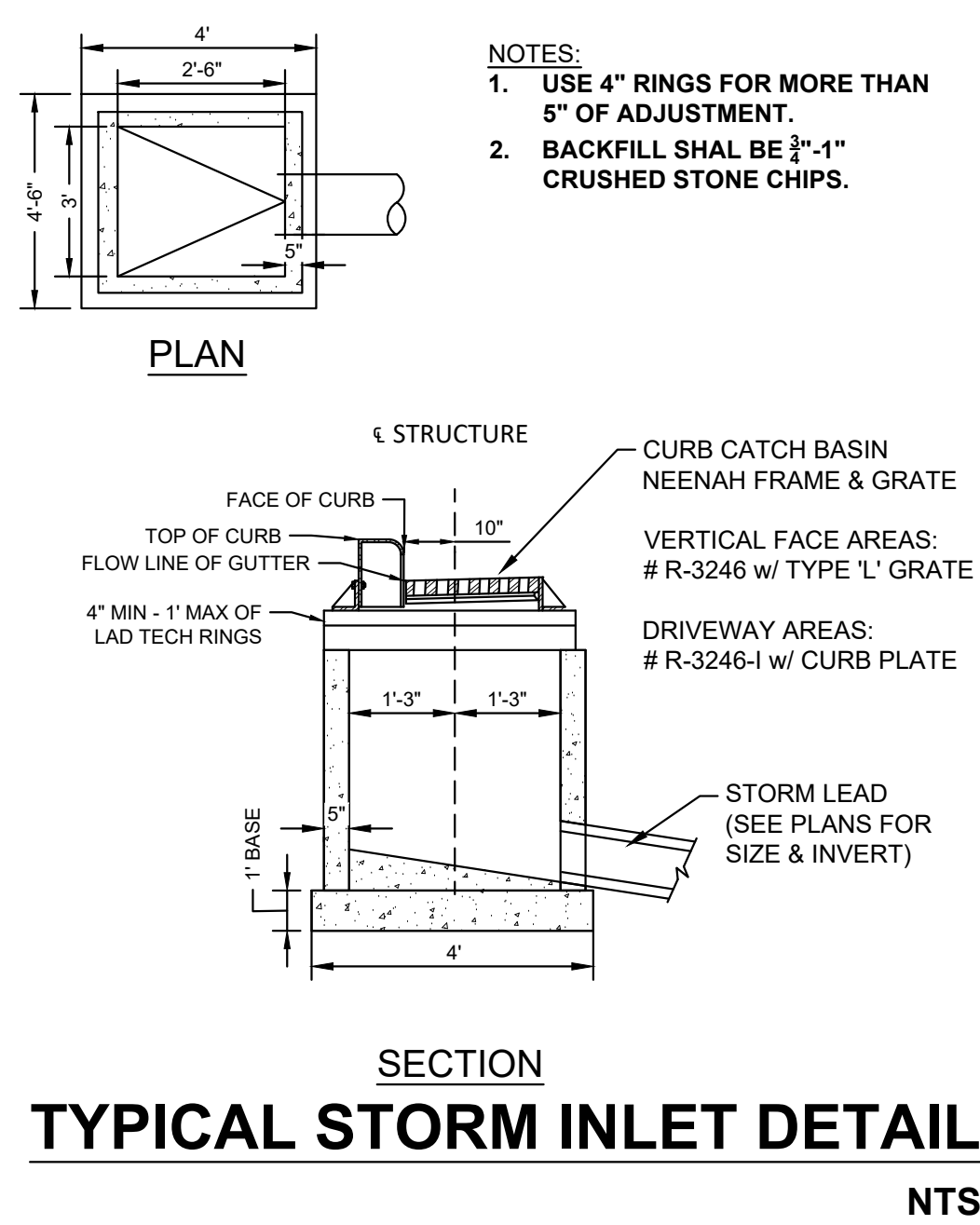
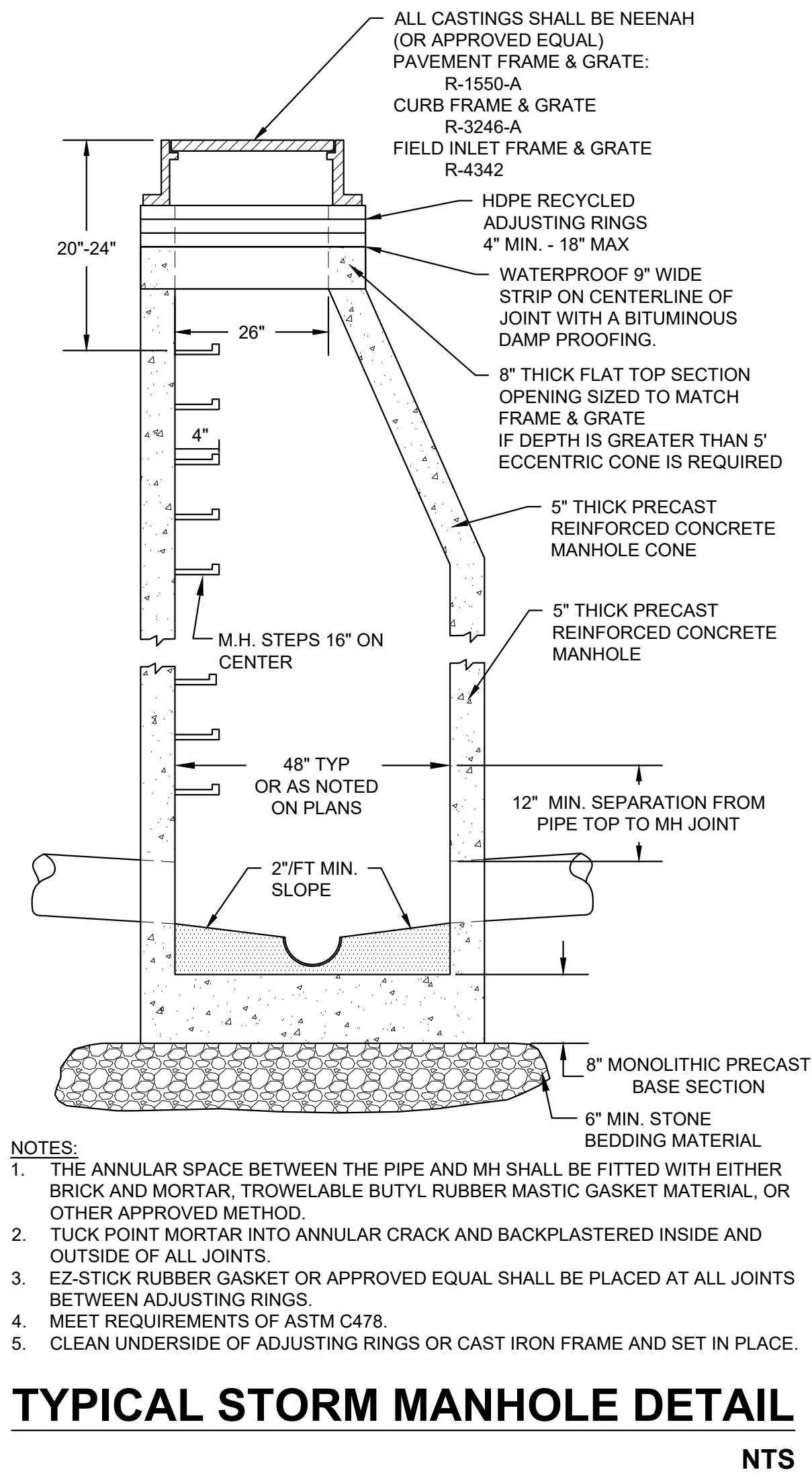
Know what's below.
Call before you dig.

THE OAKS OF JACKSON
VILLAGE OF JACKSON, WI

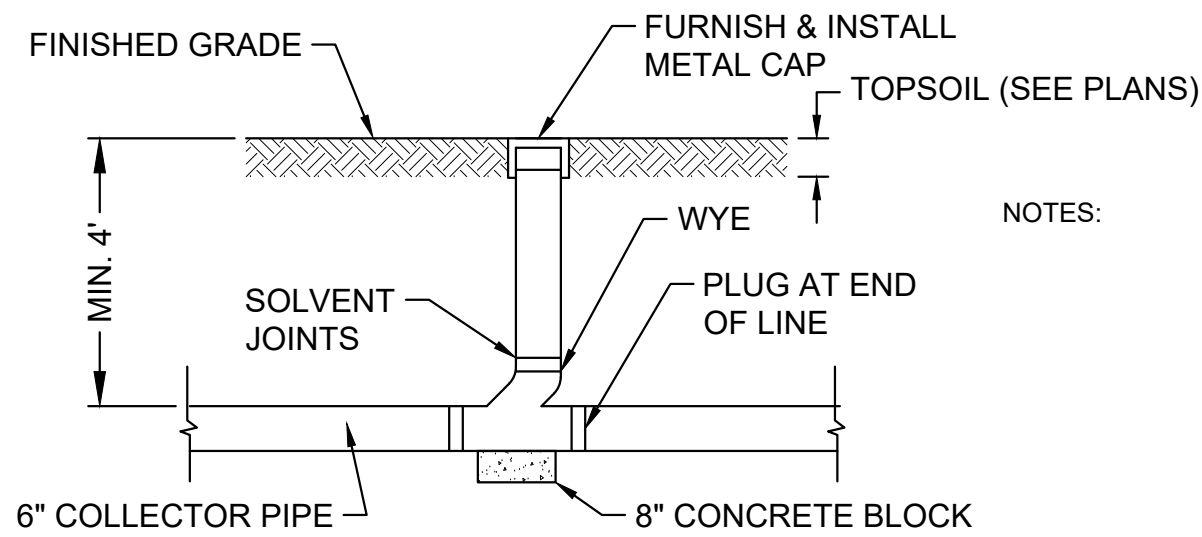
TITLE & DETAILS
DETAILS

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of 19

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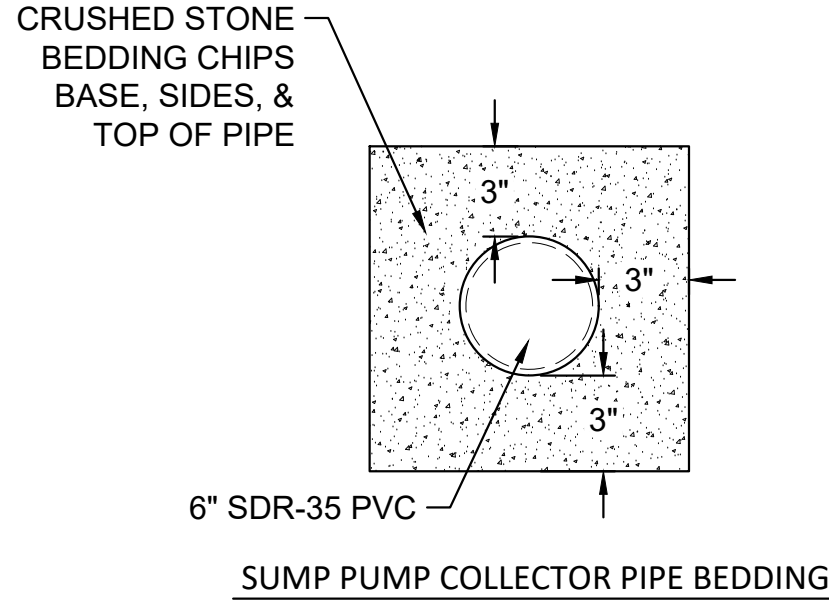
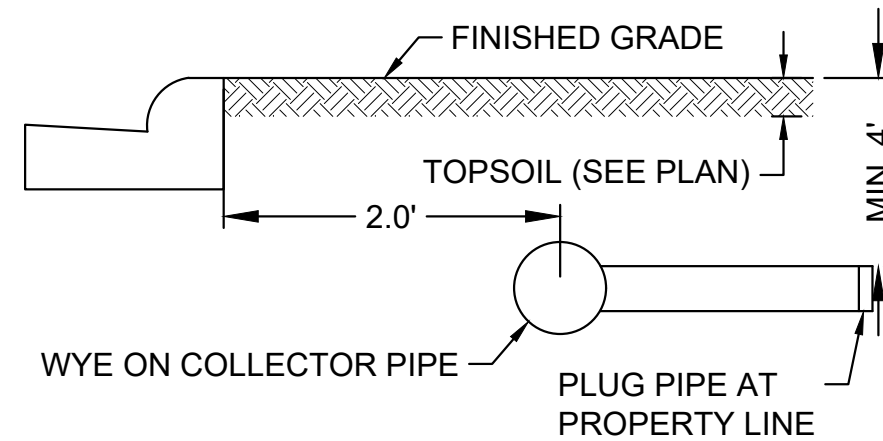


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- NOTES:
- BENDS TO BE AS PER SPECIFICATIONS.
 - STEEL POST TO BE INSTALLED AT THE PROPERTY LINE TO MARK THE END OF THE PVC HOOKUP.
 - RISER PIPE MATERIAL AS PER SPEC.
 - CLEANOUT DETAILS:
 - INSTALL AT ALL SUMP COLLECTOR LINE ENDS.
 - INSTALL 300LF MAX. FROM CONNECTIONS AT STORM STRUCTURES, THEN 100LF MAX. FOR SUBSEQUENT CLEANOUTS.
 - CONNECT MAIN SUMP COLLECTOR LINE TO STORM STRUCTURE(S) AS REQ'D.
 - INSTALL TRACER WIRE, PER VILLAGE SPECIFICATIONS, ALONG ALL SUMP LATERALS AND SUMP COLLECTOR PIPING.

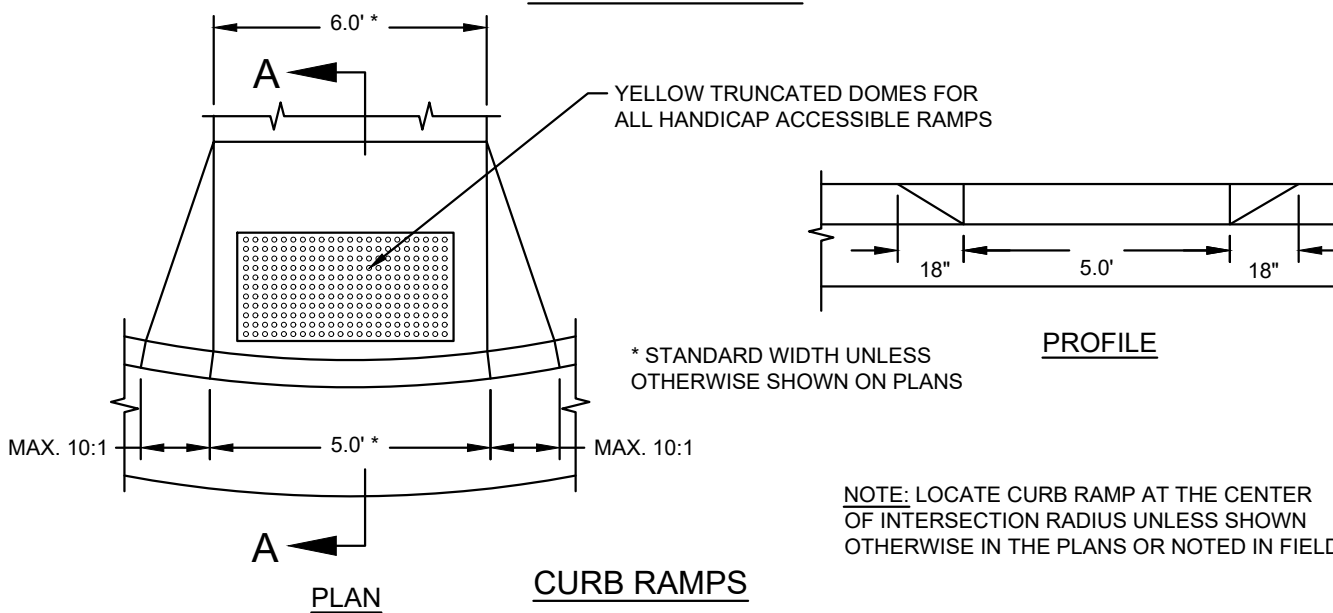
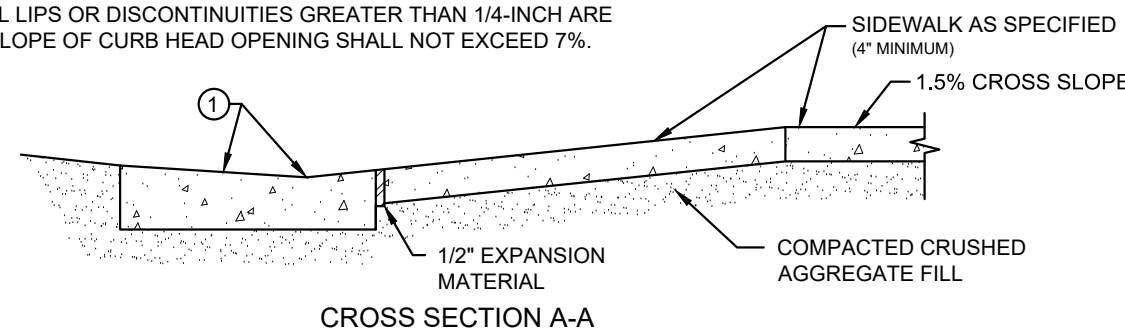
NOTES:



SUMP PUMP COLLECTOR PIPE CLEANOUT AND LATERAL ASSEMBLY DETAIL

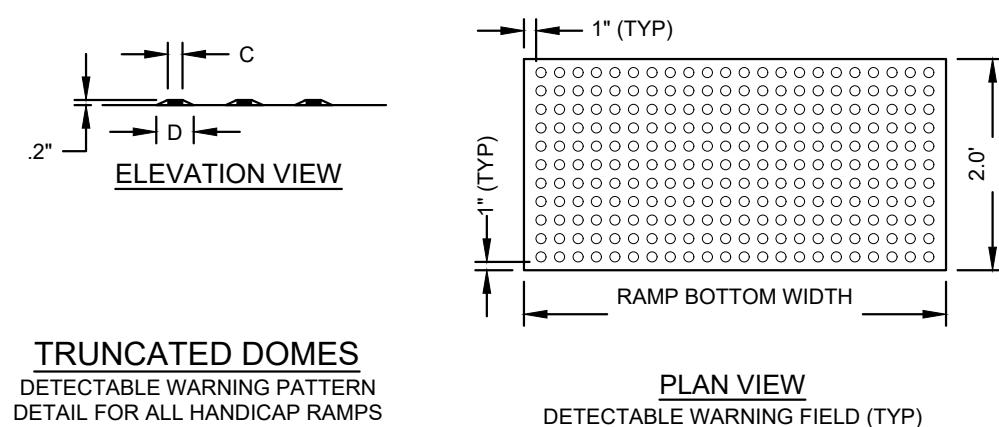
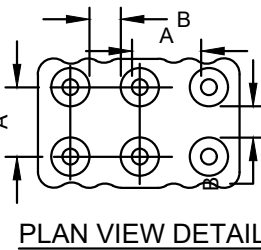
NTS

- ① GRADE CHANGE BETWEEN GUTTER SLOPE AND CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER PAN SLOPE IS 4%. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN 1/4-INCH ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL NOT EXCEED 7%.



	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

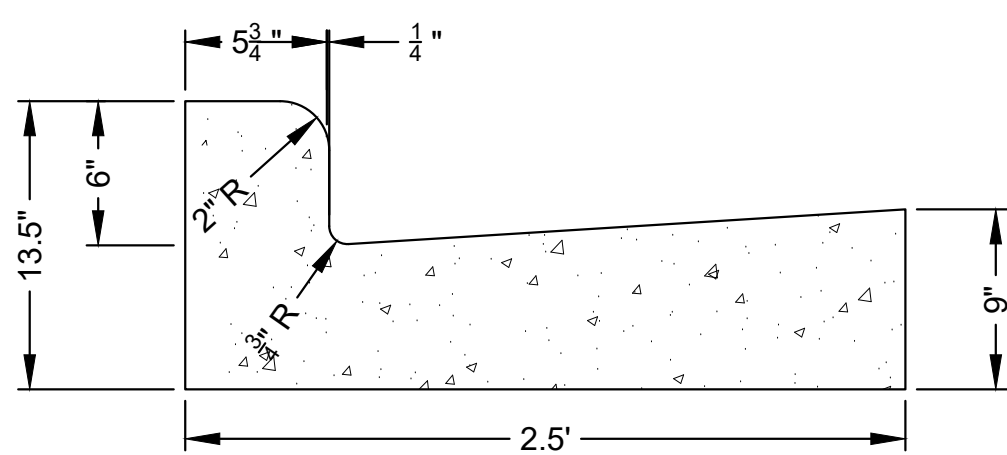
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION



NOTE: DETECTABLE WARNING STRIPS SHALL BE FACTORY PAINTED FEDERAL YELLOW. HOLLOW DOME STRIPS WILL BE REJECTED.

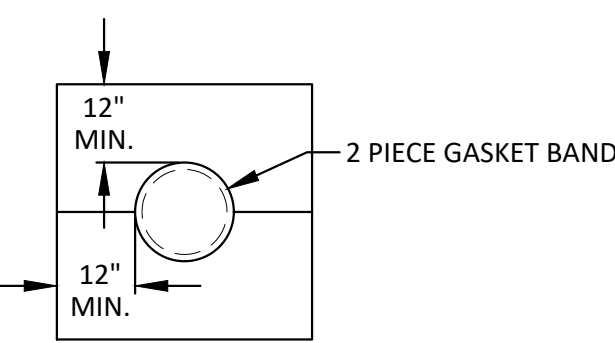
DETECTABLE WARNING FIELD DETAIL

NTS



30" VERTICAL FACE CONCRETE CURB & GUTTER DETAIL

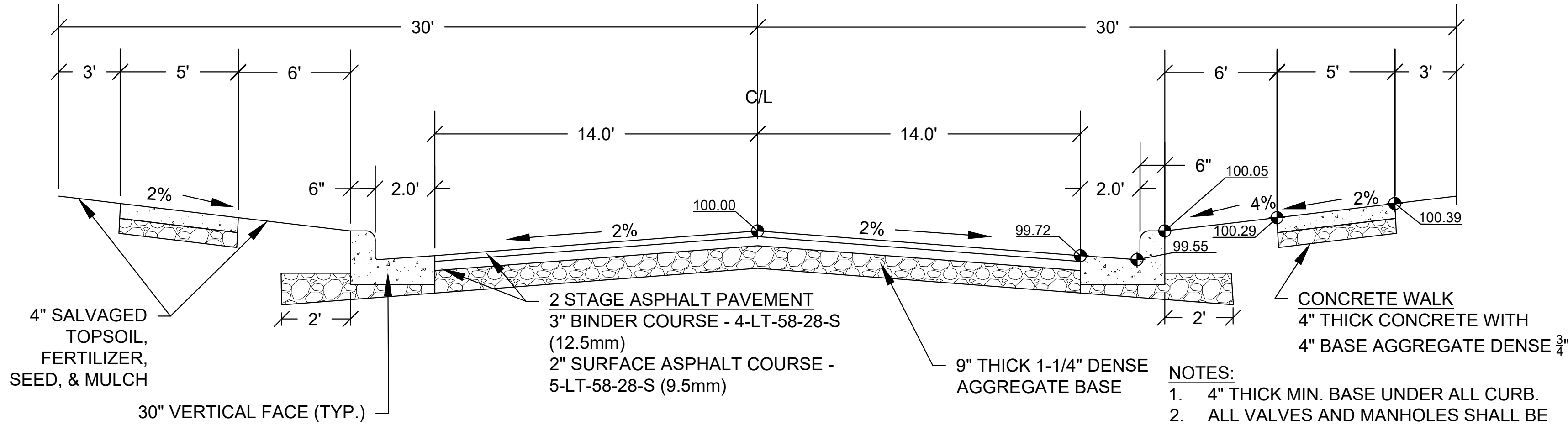
NTS



- NOTES:
- ANTI-SEEP COLLARS SHALL HAVE A MINIMUM OF 12" PROJECTION FROM THE PIPE OUTSIDE DIAMETER AND SHALL BE SPACED AT AN INTERVAL NOT TO EXCEED 14 TIMES THE PROJECTION. COLLARS SHALL NOT BE PLACED CLOSER THAN WITHIN 2' OF A PIPE JOINT.

ANTI-SEEP COLLAR DETAIL

NTS



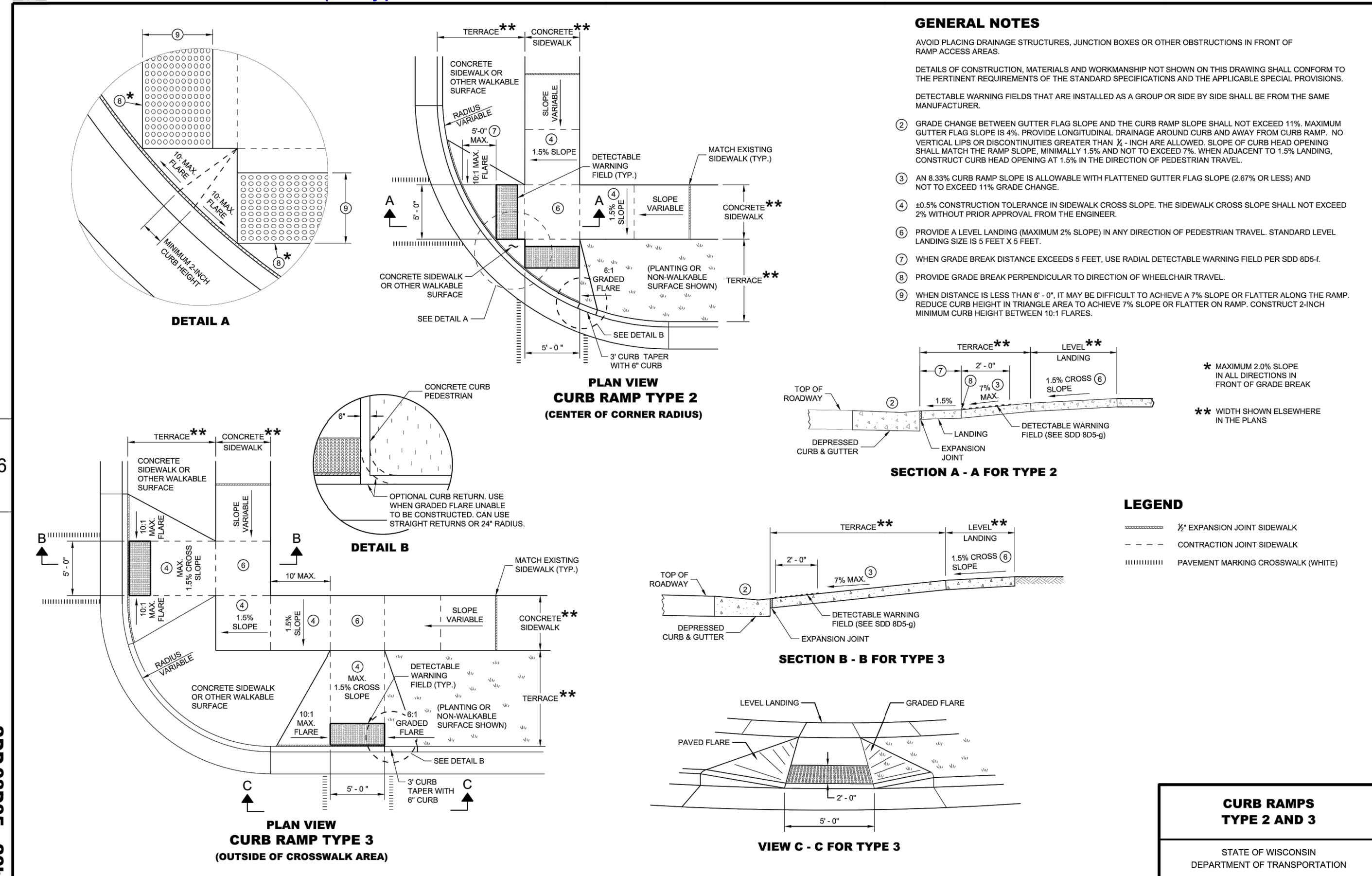
TYPICAL ROAD CROSS SECTION

NTS

NOTES:

- 4" THICK MIN. BASE UNDER ALL CURB.
- ALL VALVES AND MANHOLES SHALL BE CONSTRUCTED TO FINAL GRADE.
- CONTRACTOR TO WEDGE AND RAMP STRUCTURES WITH PAVING BINDER COURSE.
- CONTRACT DOES NOT INCLUDE INSTALLATION OF SURFACE COURSE.

SDD 08D05-b Curb Ramps Types 2 and 3



SDD 08D05 - 20b

SEH Project	170026	Rev. #	1	Revision Issue Description	REVISED PER MUNICIPAL COMMENTS	Date	03/07/2023
Drawn By	ZJH						
Designed By	BK						
Checked By	MPC						



NOTE: THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CIASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

THE CONTRACTOR SHALL CALL THE STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.



Know what's below. Call before you dig.

THE OAKS OF JACKSON
VILLAGE OF JACKSON, WI

TITLE & DETAILS
DETAILS

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EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON-SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, AND THE SITE IS STABILIZED.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. PERMIT HOLDER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 1/2" OR GREATER. CORRECT ANY DAMAGED STRUCTURES IMMEDIATELY. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION, MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
6. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "WDNR STORMWATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS".

7. EROSION CONTROL MEASURES MAY NEED TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
8. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE AREA(S) SERVED HAVE 80% OR MORE ESTABLISHED VEGETATIVE COVER AS DETERMINED BY THE ENGINEER.
9. INSTALL PERIMETER EROSION CONTROLS AND TRACKING PAD(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD #1057 FOR CONSTRUCTION ENTRANCE(S).
10. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD #1068.
11. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED OFF-SITE.
12. CONTRACTOR TO COORDINATE WITH MUNICIPALITY TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATION(S) FOR ANY EXCAVATED SOILS AND/OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).

13. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA(S) AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD #1060.
14. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD #1067.
15. COMPLETE AND STABILIZE SEDIMENT BASIN(S)/TRAP(S) OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN SEDIMENT BASIN(S)/TRAP(S) PER WDNR TECHNICAL STANDARD #1063.
16. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE HALF OF THE CONTROL PRACTICE'S HEIGHT. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD #1071.
18. ALL SIDE SLOPES 5:1 OR STEEPER SHALL BE RESTORED WITH CLASS I - TYPE 'A' EROSION MATTING, AND ALL AREAS OF CONCENTRATED FLOW SHALL BE RESTORED WITH CLASS II - TYPE 'B' CHANNEL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS #1062 AND #1063.

19. ALL SLOPES PROTECTED ONLY BY SILT FENCE MUST BE FULLY RESTORED WITHIN 30 DAYS OF DISTURBANCE.
20. STABILIZE ALL NON-ACTIVE STOCKPILES WITH TEMPORARY SEED & MULCH WITHIN 7 DAYS OF INACTIVITY AND/OR WITHIN 30 DAYS OF LAYUP. INSTALL SILT FENCING AROUND ALL DOWN SLOPE AND SIDE SLOPES OF TOPSOIL STOCKPILES. STOCKPILES NOT SHOWING ADEQUATE VEGETATION BY NOV 1 SHOULD BE DORMANT SEEDING AND COVERED WITH A WISDOT PAL TYPE A SOIL STABILIZER (FOR SLOPES 3 FEET HORIZONTAL TO 1 FOOT VERTICAL OR FLATTER) OR EROSION CONTROL MAT.
21. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF INACTIVITY. THIS MAY BE DONE USING TEMPORARY AND/OR PREEMINENT RESTORATION TECHNIQUES, DEPENDING ON PROGRESS OF GRADING ACTIVITIES OF THE AREA(S). THIS INCLUDES AREAS OF SITE DEVELOPMENT AND UTILITY CONSTRUCTION.
22. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION
 - a. PLACE EXCAVATED TRENCH MATERIAL ON HIGH SIDE OF THE TRENCH.
 - b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER UTILITY INSTALLATION.

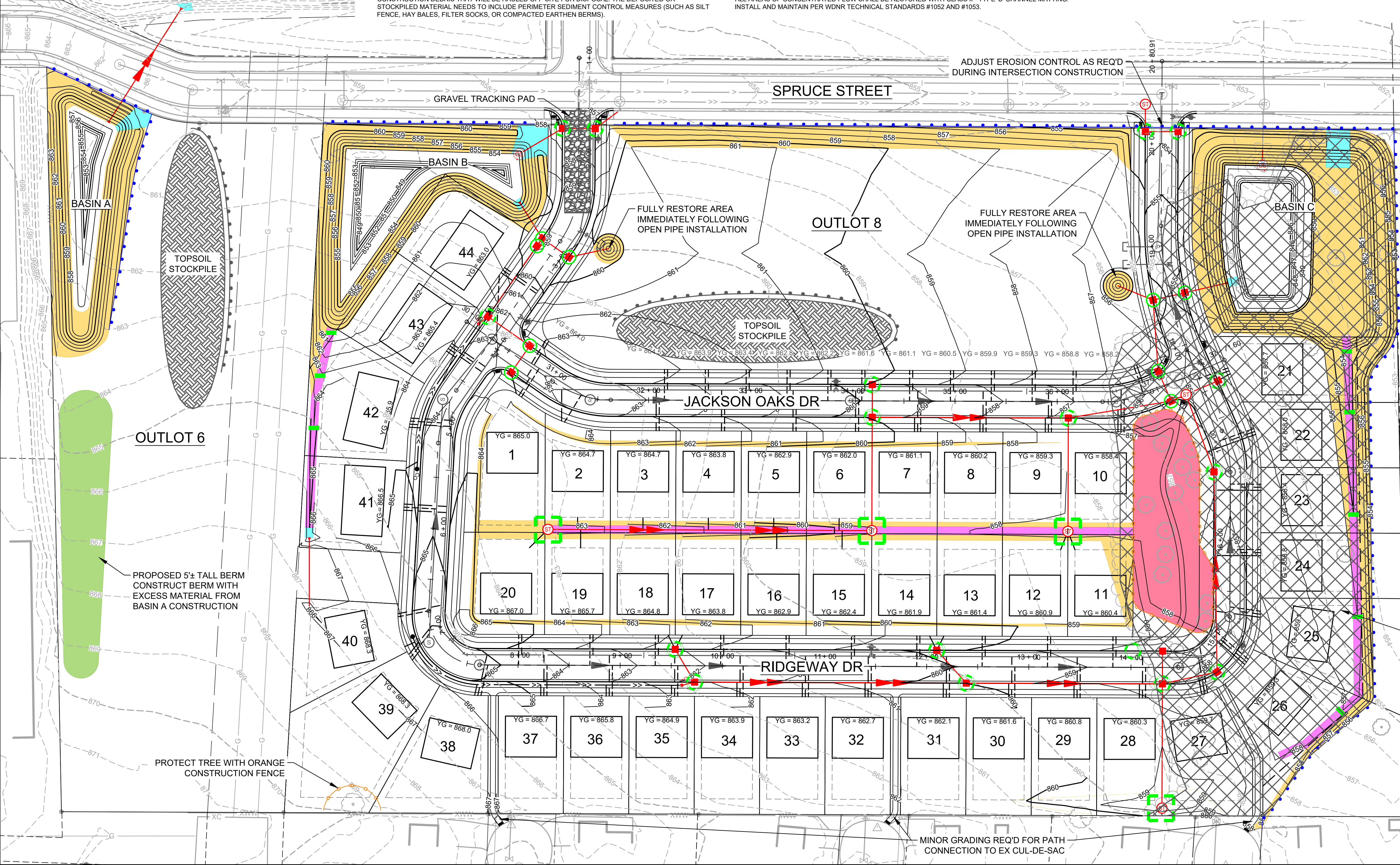
EROSION CONTROL LEGEND
SEE SHEET D 1.00 FOR DETAILS

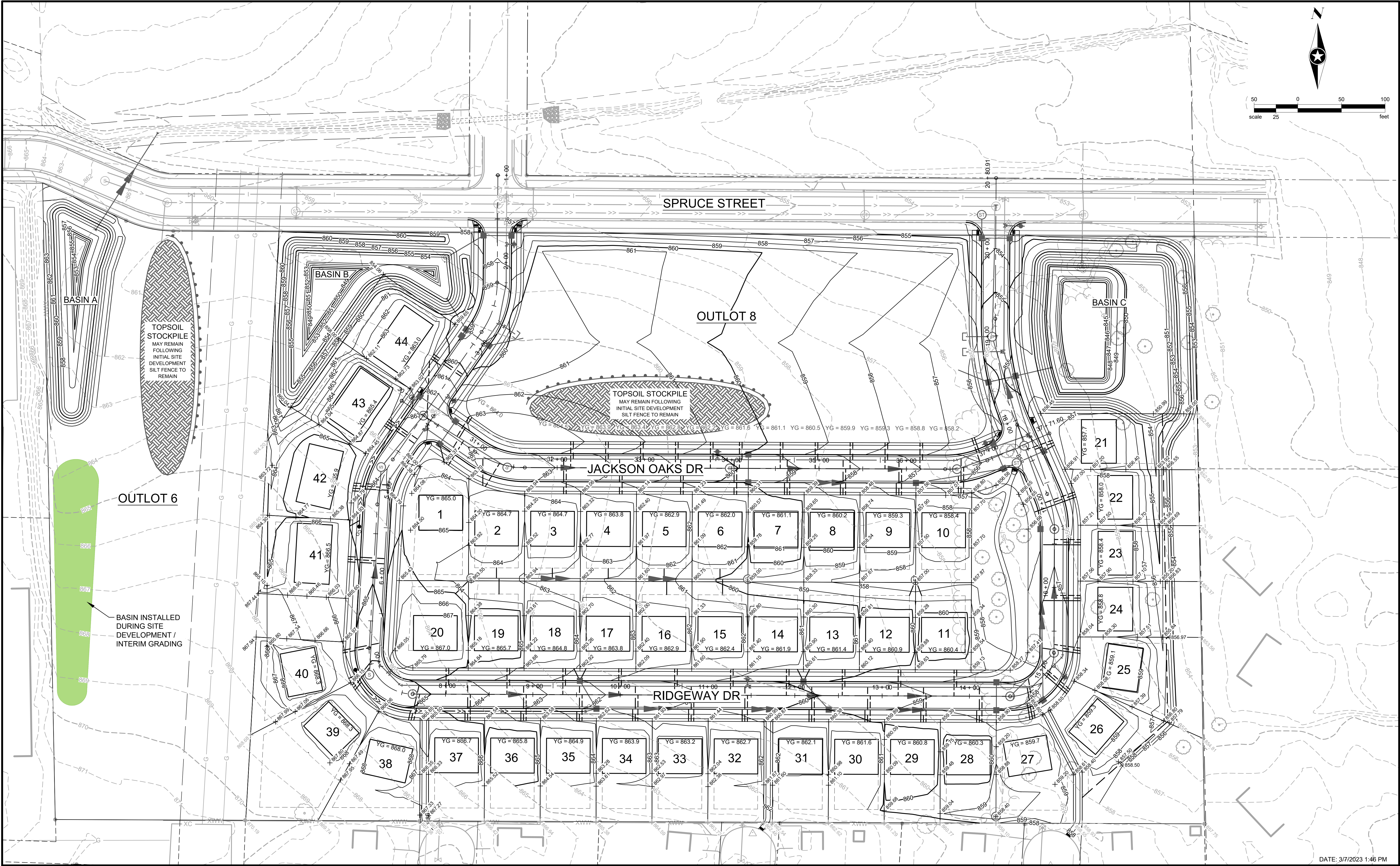
- INLET PROTECTION TYPE 'A'
- INLET PROTECTION TYPE 'C'
- INLET PROTECTION TYPE 'D'
- SEDIMENT LOG
- SILT FENCE
- CLASS I - TYPE 'A' ECRM
- CLASS II - TYPE 'B' CHANNEL MATTING
- CLASS III - TYPE 'B' TRM
- TREE PRESERVATION AREA
- CLEAR & GRUB LIMITS

CONSTRUCTION SEQUENCE

1. INSTALL STONE TRACKING PAD.
2. INSTALL SILT FENCE AND CLEAR/GRUB TREES.
3. STRIP AND STOCKPILE TOPSOIL IN THE AREAS OF THE STORMWATER BASINS.
4. CONSTRUCT BASINS. BASIN WET AREAS SHALL BE USED AS SEDIMENT CONTROL DEVICES DURING SITE DEVELOPMENT. DIRECT ALL STORMWATER TO THE WET CELLS DURING CONSTRUCTION. THIS MAY REQUIRE TEMPORARY DIVERSION SWALES / BERMS NOT NECESSARILY SHOWN ON THE PLAN. FULLY RESTORE BASINS AND DIVERSION SWALES IMMEDIATELY AFTER CONSTRUCTION AND PRIOR TO ALL OTHER SITE WORK.
6. STRIP AND STOCKPILE TOPSOIL FROM REMAINDER OF SITE.
7. ROUGH GRADE SITE AND GRADE ROADS TO SUBGRADE. **NO MASS GRADING SHALL OCCUR UNTIL THE BASINS AND DIVERSION SWALES ARE IN PLACE AND THEIR RESTORATION MEASURES ARE INSTALLED.**
8. INSTALL UTILITIES (INSTALL INLET PROTECTION ON ALL NEWLY CONSTRUCTED STORM SEWER INLETS). NOTE: THIS MAY OCCUR CONCURRENTLY WITH SITE GRADING.
9. INSTALL ROAD BASE, CONCRETE CURBS, PAVEMENT, AND SIDEWALKS. NOTE: THIS MAY OCCUR CONCURRENTLY WITH SITE GRADING.
10. INSTALL FINAL RESTORATION OF ALL DISTURBED AREAS. NOTE: THIS MAY OCCUR CONCURRENTLY WITH SITE GRADING.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE DURING SITE CONSTRUCTION UNTIL ALL CONTRIBUTING AREAS HAVE ESTABLISHED 80% VEGETATIVE COVER. REMOVE ACCUMULATED SEDIMENT FROM WET CELLS AND RESTORE AS REQUIRED. **NOTE: IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE THAT THE CLAY LINER OF THE WET CELLS ARE NOT DAMAGED WHILE REMOVING ACCUMULATED SEDIMENT.** CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO SITE DURING REMOVAL OF TEMPORARY EROSION CONTROL MEASURES AND/OR SEDIMENT REMOVAL. SAID REPAIR(S) SHALL BE CONSIDERED INCIDENTAL TO SITE CONSTRUCTION.

MINIMIZE REMOVAL OF QUALITY TREES DURING CLEARING & GRUBBING TO THE AMOUNT PRACTICABLE





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SEH Project	170026	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	ZJH	1	REVISED PER MUNICIPAL COMMENTS	03/07/2023			
Designed By	BK						
Checked By	MPC						



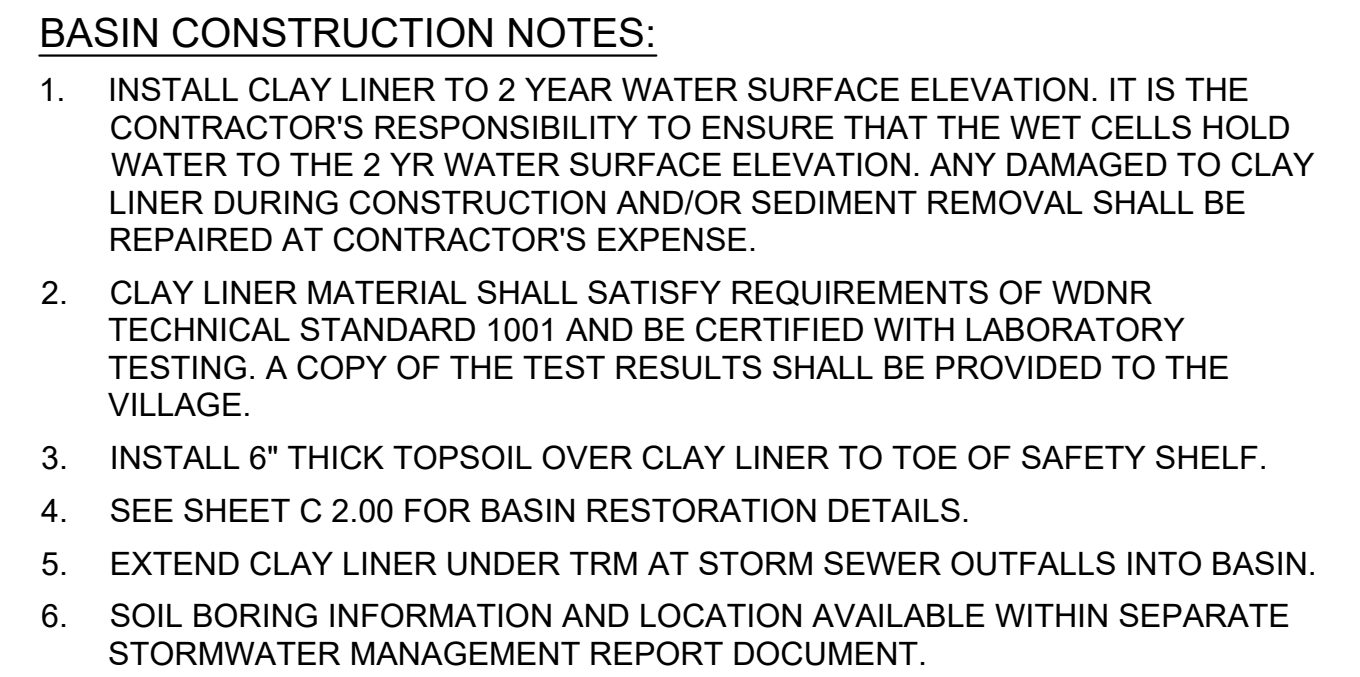
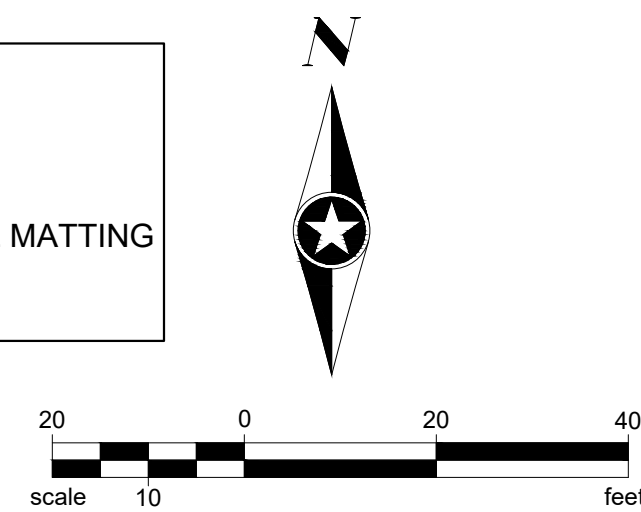
NOTE:
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D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE
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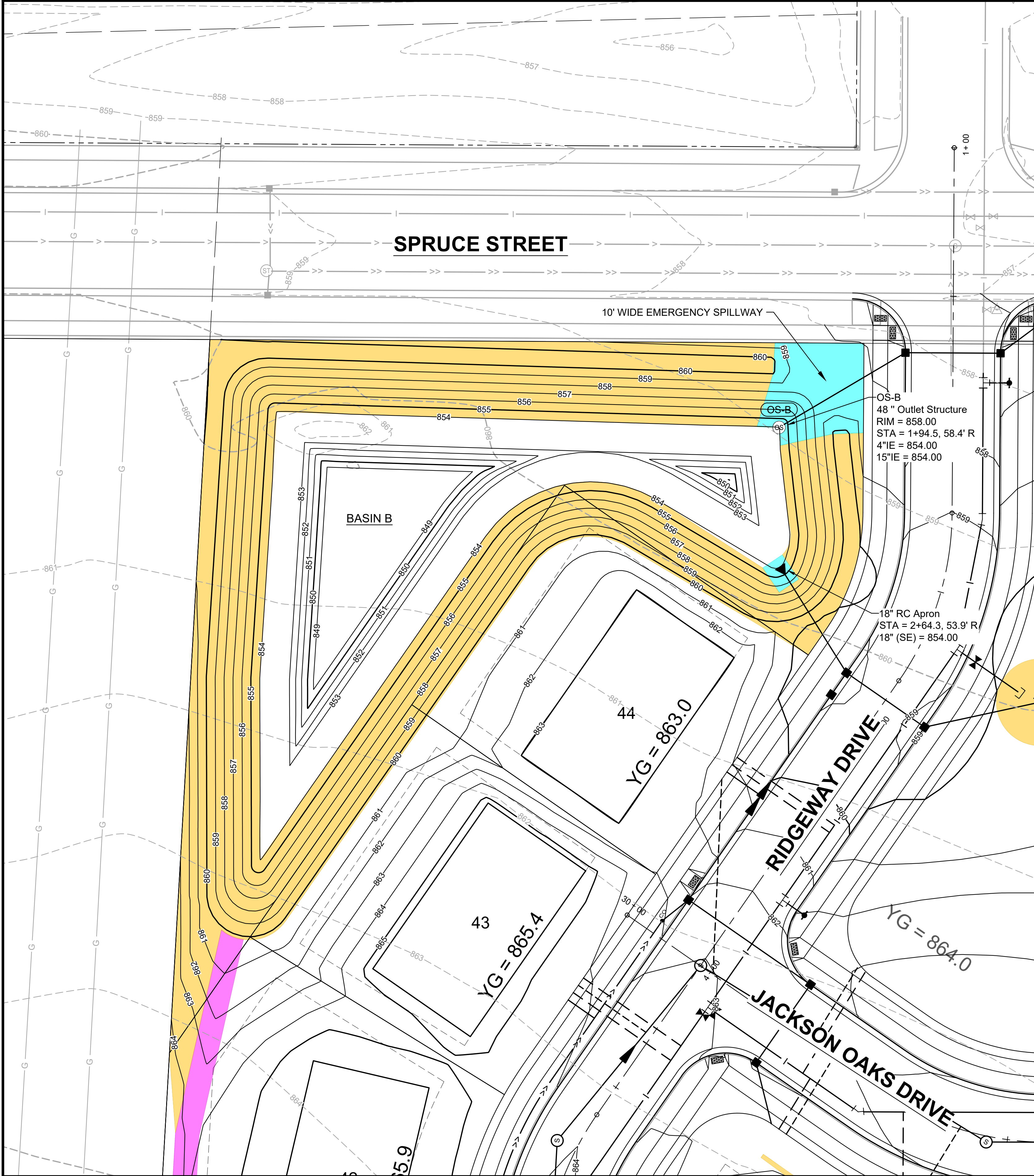
THE OAKS OF JACKSON
VILLAGE OF JACKSON, WI

EROSION CONTROL & GRADING
MASTER GRADING PLAN - OVERALL SITE

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BASIN A CROSS SECTION

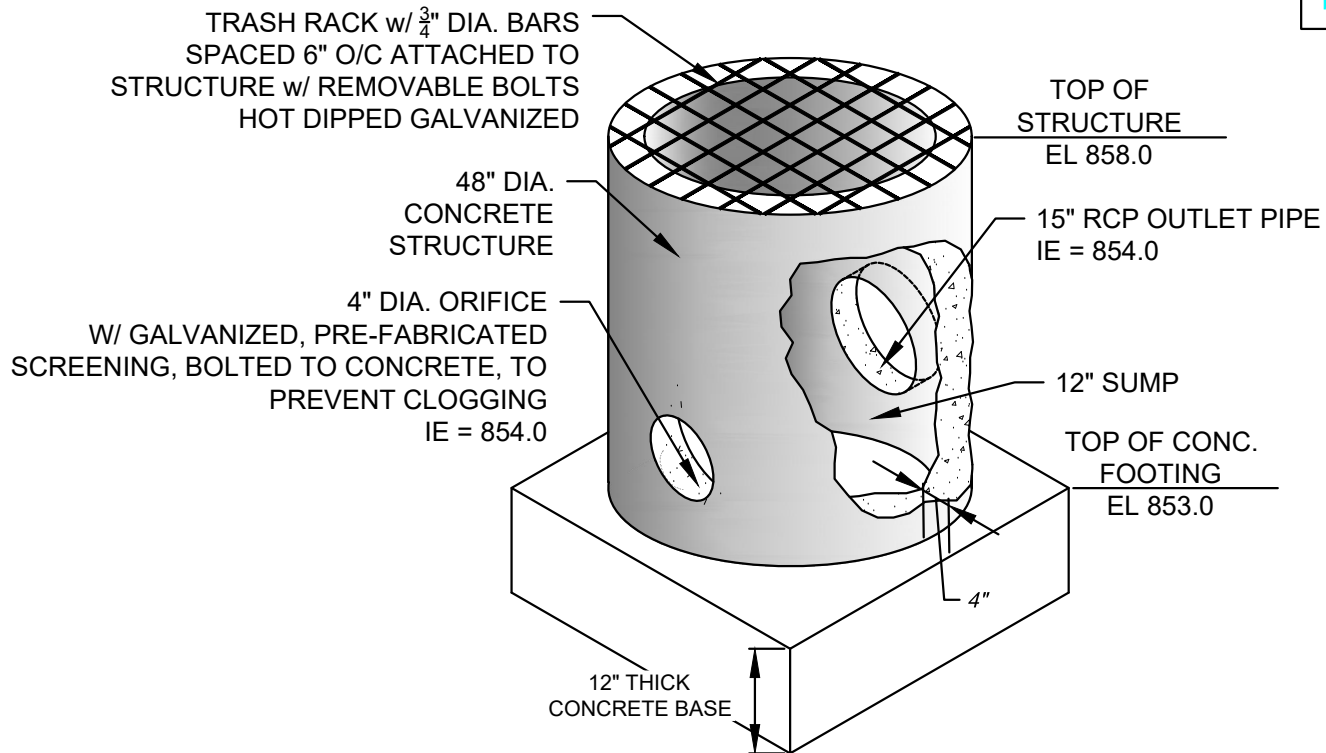
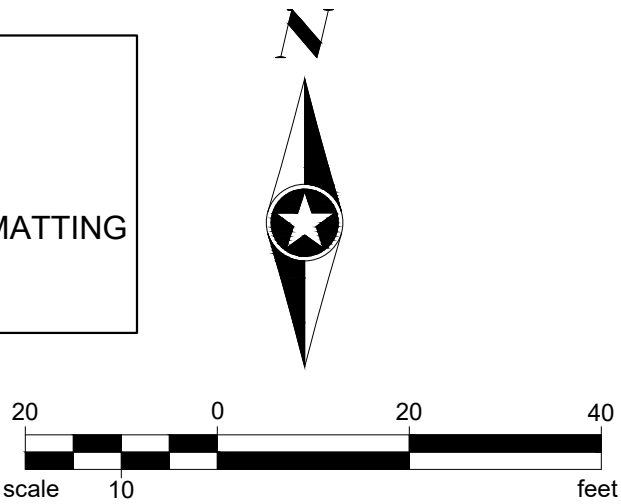


EROSION CONTROL LEGEND
SEE SHEET D 1.00 FOR DETAILS

- CLASS I - TYPE 'A' ECRM

- CLASS II - TYPE 'B' CHANNEL MATTING

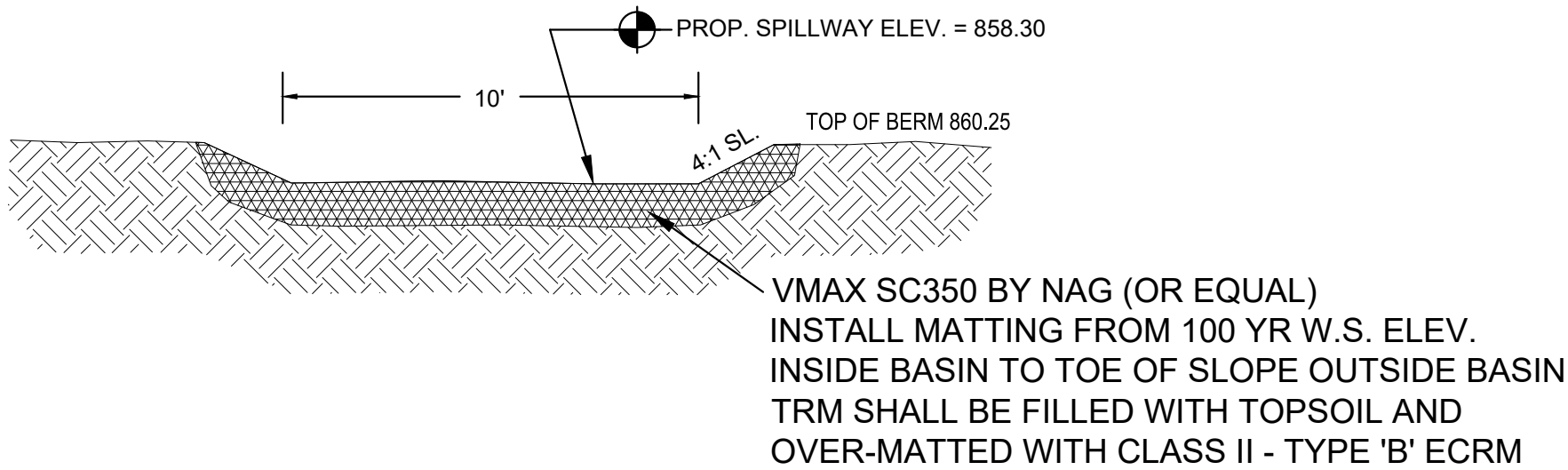
- CLASS III - TYPE 'B' TRM



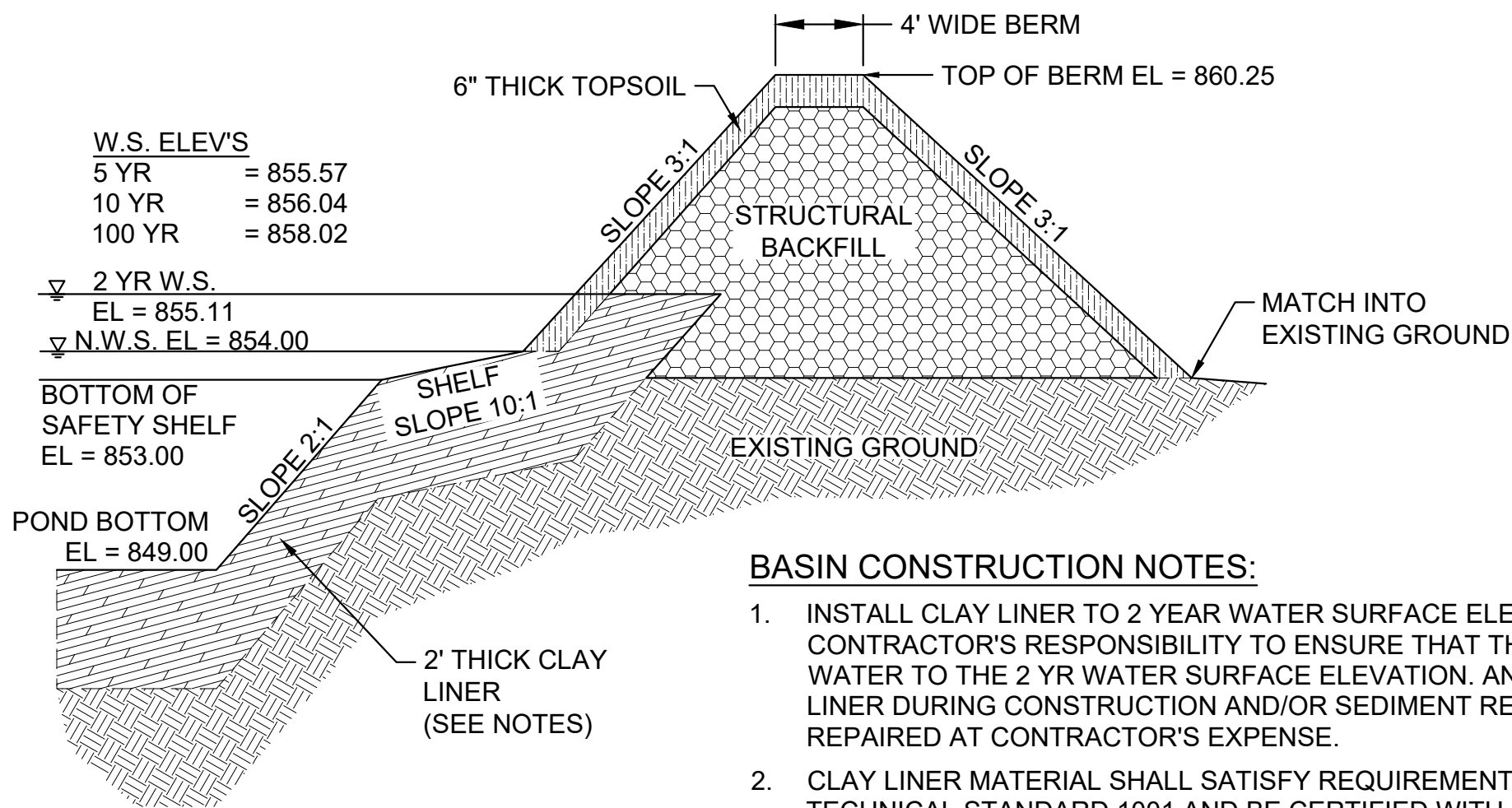
STRUCTURE CONSTRUCTION NOTES:

1. INSTALL RISER VERTICALLY ON TOP OF GRAVEL BASE
2. POUR FOOTING AROUND BASE OF STRUCTURE
(EXTEND 4" BEYOND PIPE EDGE)
3. FILL RISER WITH CONCRETE TO SUMP ELEVATION

BASIN B OUTLET STRUCTURE DETAIL
NTS



BASIN B EMERGENCY SPILLWAY DETAIL
NTS



BASIN CONSTRUCTION NOTES:

1. INSTALL CLAY LINER TO 2 YEAR WATER SURFACE ELEVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WET CELLS HOLD WATER TO THE 2 YR WATER SURFACE ELEVATION. ANY DAMAGED TO CLAY LINER DURING CONSTRUCTION AND/OR SEDIMENT REMOVAL SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
2. CLAY LINER MATERIAL SHALL SATISFY REQUIREMENTS OF WDNR TECHNICAL STANDARD 1001 AND BE CERTIFIED WITH LABORATORY TESTING. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE VILLAGE.
3. INSTALL 6" THICK TOPSOIL OVER CLAY LINER TO TOE OF SAFETY SHELF.
4. SEE SHEET C 2.00 FOR BASIN RESTORATION DETAILS.
5. EXTEND CLAY LINER UNDER TRM AT STORM SEWER OUTFALLS INTO BASIN.
6. SOIL BORING INFORMATION AND LOCATION AVAILABLE WITHIN SEPARATE STORMWATER MANAGEMENT REPORT DOCUMENT.

BASIN B CROSS SECTION
NTS

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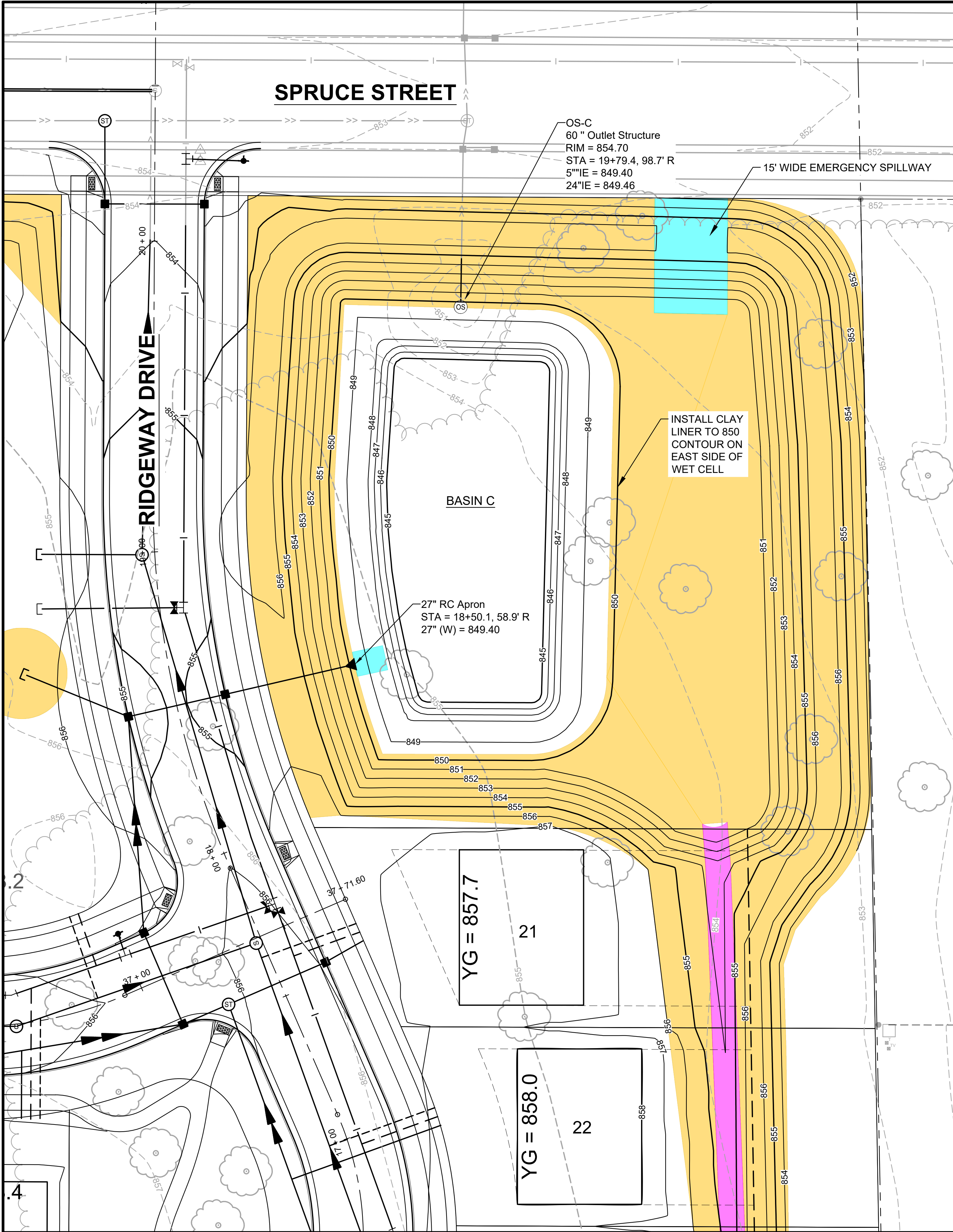


THE OAKS OF JACKSON
VILLAGE OF JACKSON, WI

EROSION CONTROL & GRADING
BASIN B

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of 19

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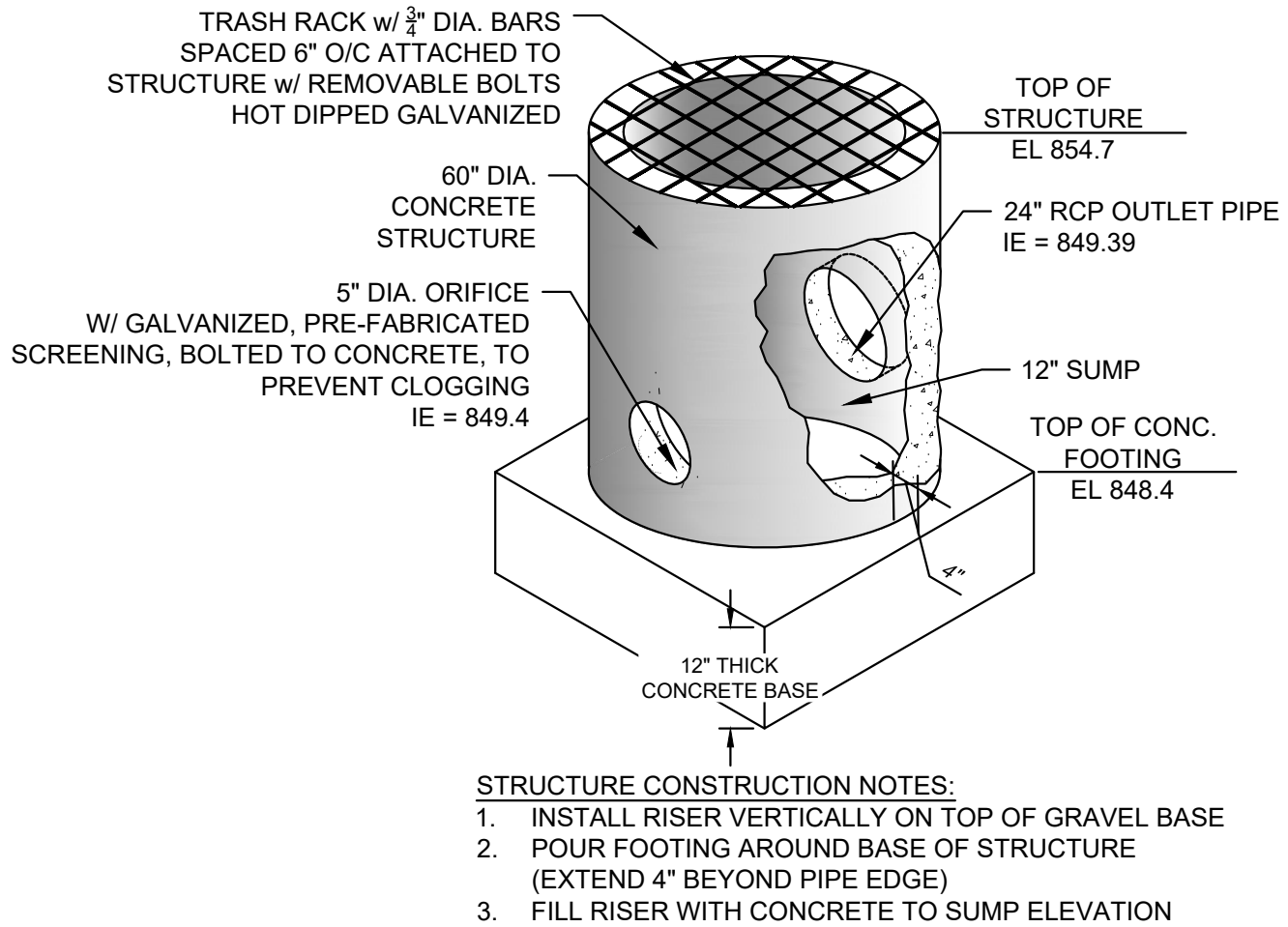
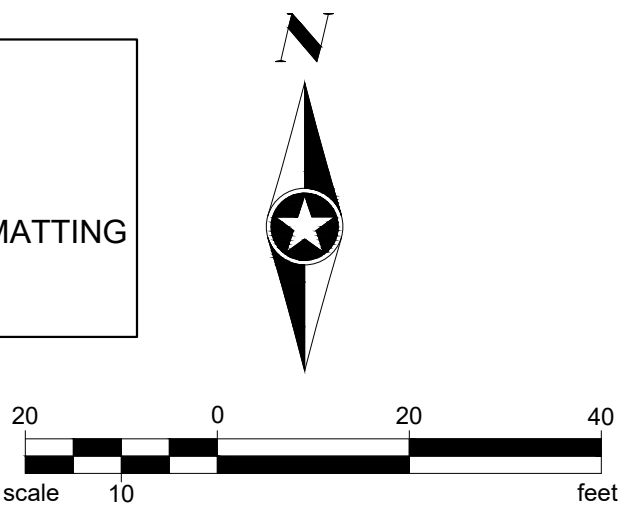


EROSION CONTROL LEGEND
SEE SHEET D 1.00 FOR DETAILS

- CLASS I - TYPE 'A' ECRM

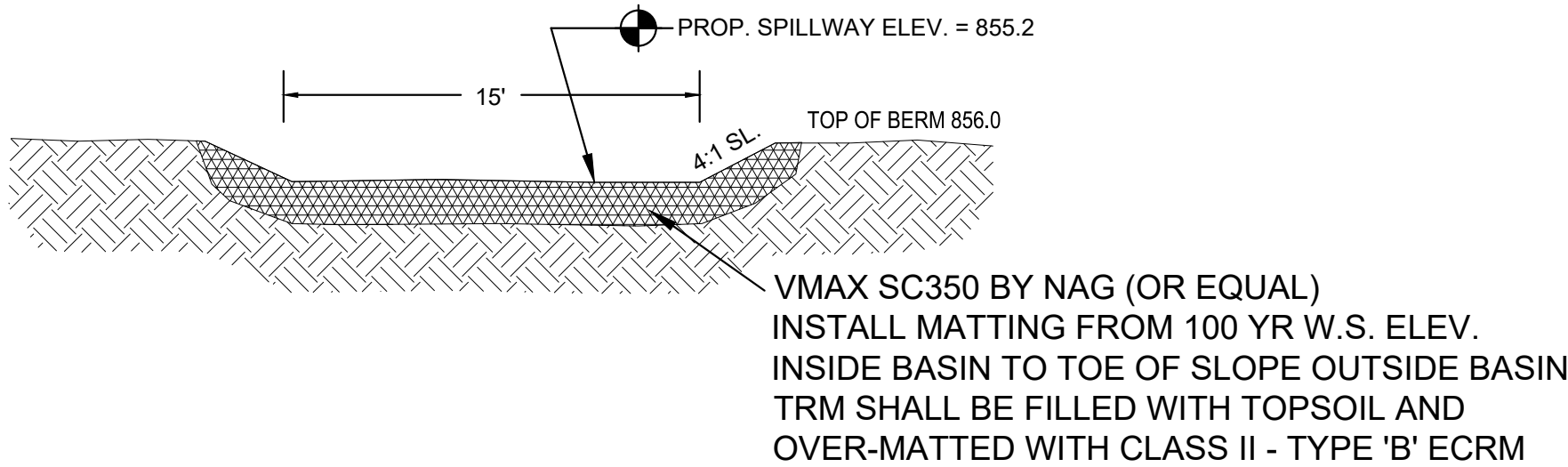
- CLASS II - TYPE 'B' CHANNEL MATTING

- CLASS III - TYPE 'B' TRM



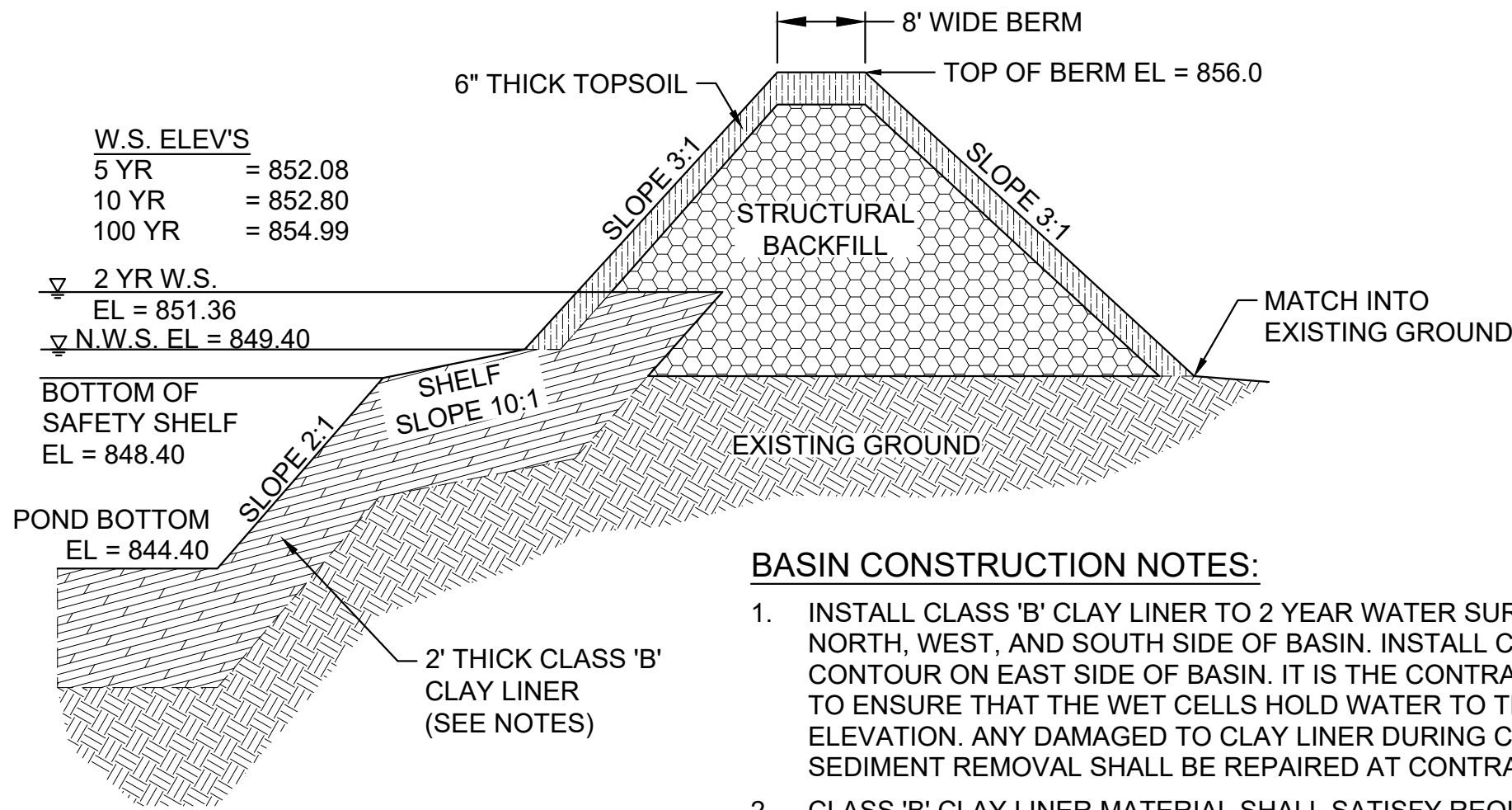
BASIN C OUTLET STRUCTURE DETAIL

NTS



BASIN C EMERGENCY SPILLWAY DETAIL

NTS



BASIN CONSTRUCTION NOTES:

1. INSTALL CLASS 'B' CLAY LINER TO 2 YEAR WATER SURFACE ELEVATION ON NORTH, WEST, AND SOUTH SIDE OF BASIN. INSTALL CLAY LINER TO 850 CONTOUR ON EAST SIDE OF BASIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WET CELLS HOLD WATER TO THE 2 YR WATER SURFACE ELEVATION. ANY DAMAGED TO CLAY LINER DURING CONSTRUCTION AND/OR SEDIMENT REMOVAL SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
2. CLASS 'B' CLAY LINER MATERIAL SHALL SATISFY REQUIREMENTS OF WDNr TECHNICAL STANDARD 1001 AND BE CERTIFIED WITH LABORATORY TESTING. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE VILLAGE.
3. INSTALL 6" THICK TOPSOIL OVER CLAY LINER TO TOE OF SAFETY SHELF.
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5. EXTEND CLAY LINER UNDER TRM AT STORM SEWER OUTFALLS INTO BASIN.
6. SOIL BORING INFORMATION AND LOCATION AVAILABLE WITHIN SEPARATE STORMWATER MANAGEMENT REPORT DOCUMENT.

BASIN C CROSS SECTION

NTS

SEH Project	170026	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
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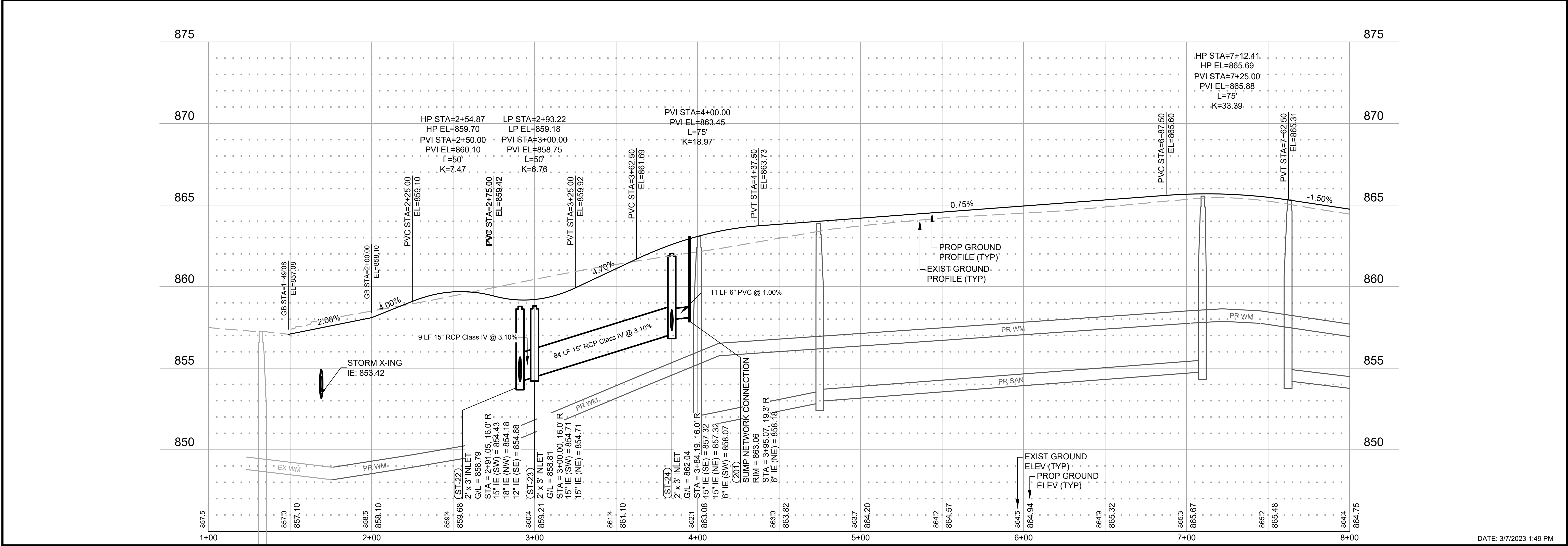
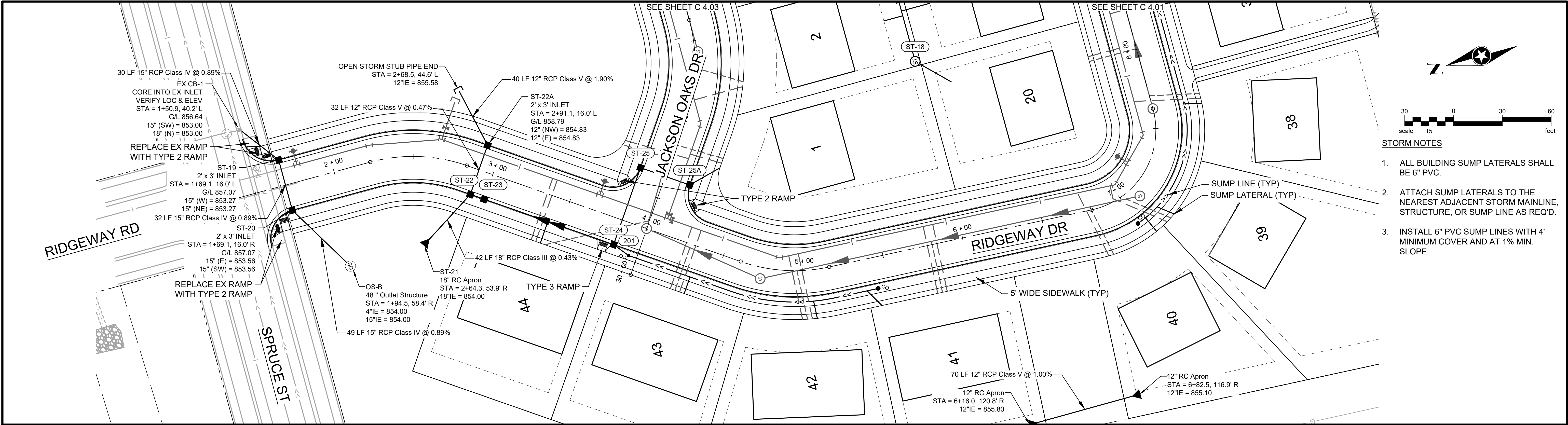
THE OAKS OF JACKSON
VILLAGE OF JACKSON, WI

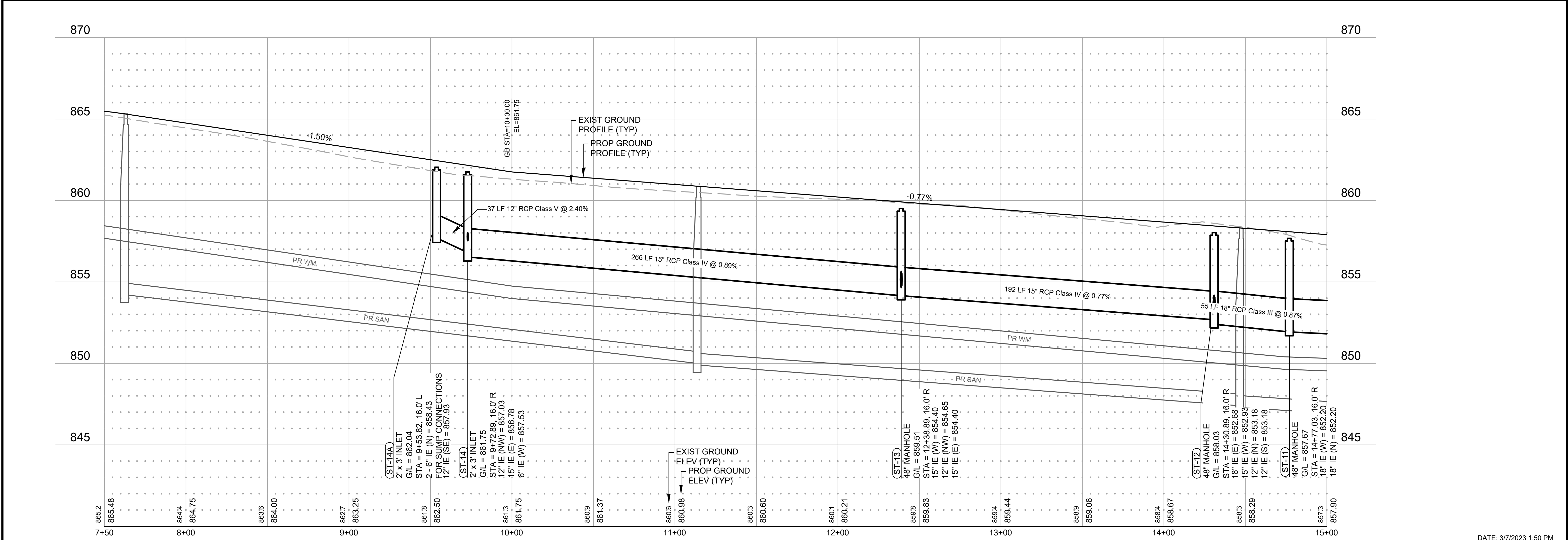
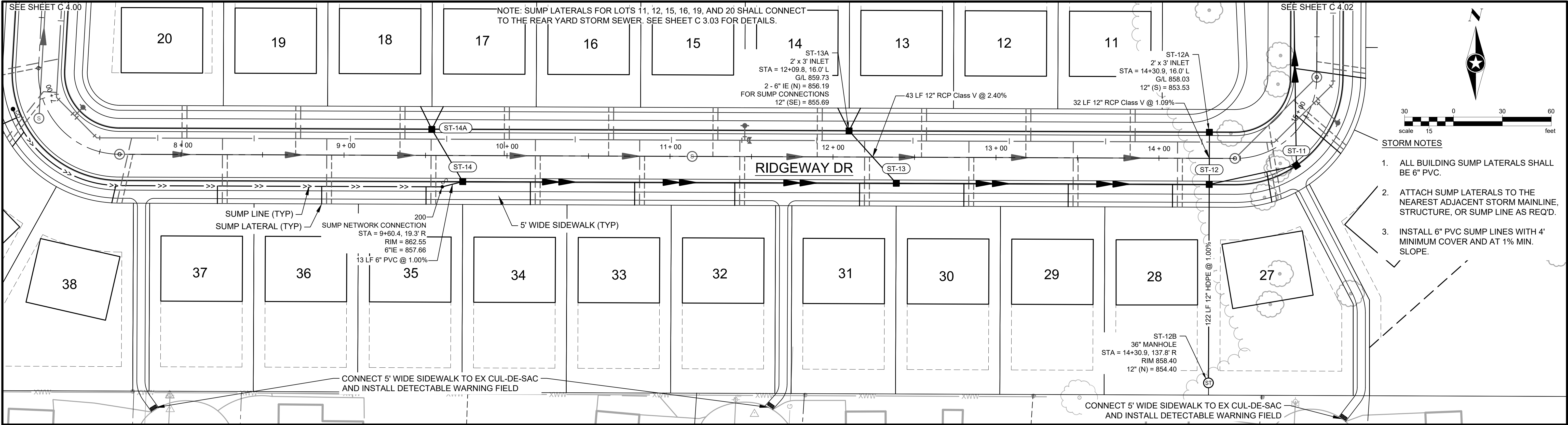
EROSION CONTROL & GRADING
BASIN C

C 2.04

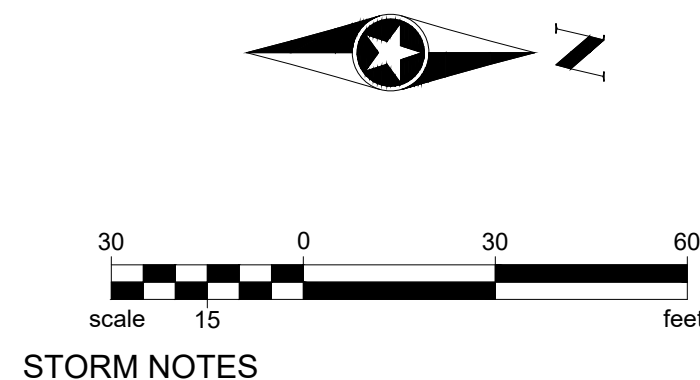
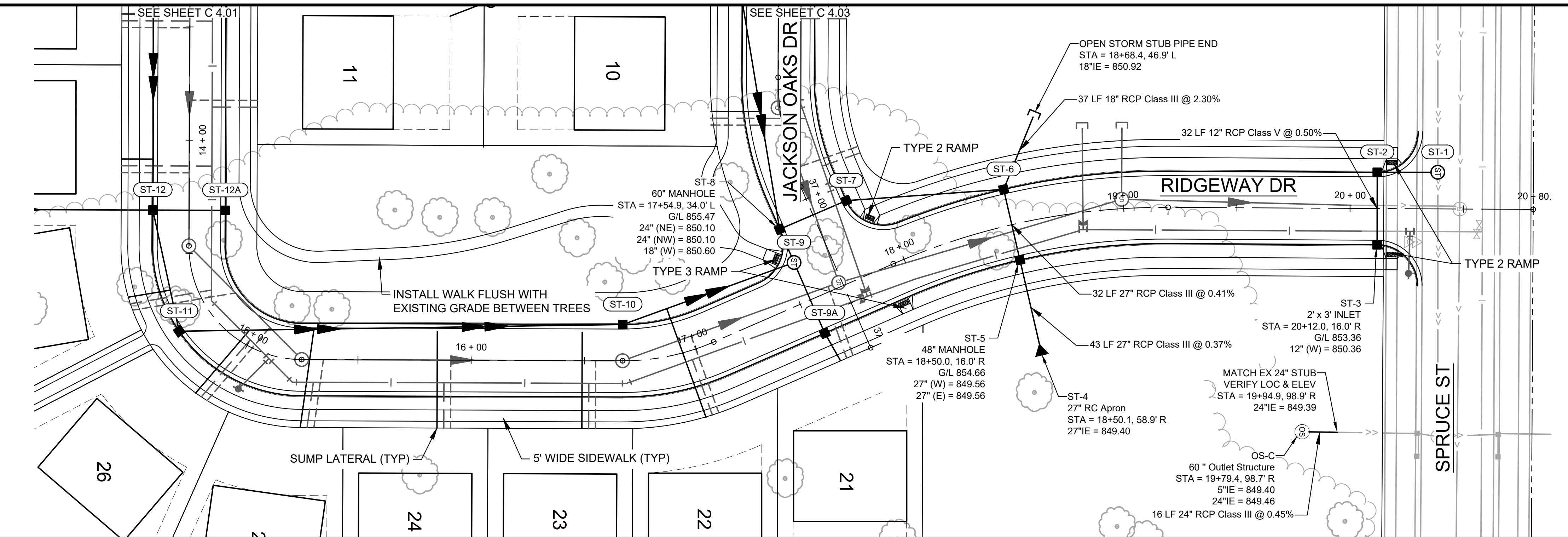
of 19

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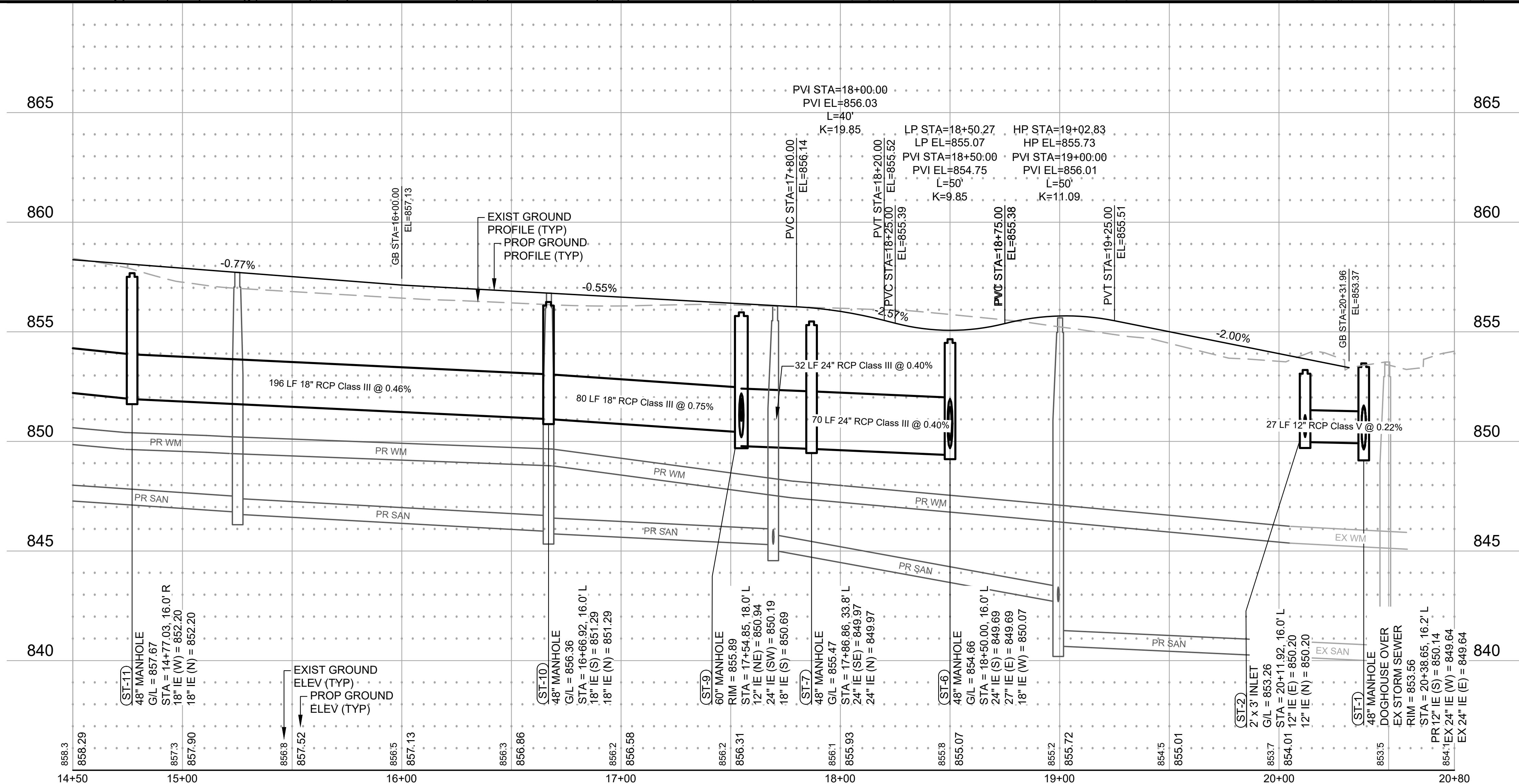


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STORM NOTES

- ALL BUILDING SUMP LATERALS SHALL BE 6" PVC.
- ATTACH SUMP LATERALS TO THE NEAREST ADJACENT STORM MAINLINE, STRUCTURE, OR SUMP LINE AS REQ'D.
- INSTALL 6" PVC SUMP LINES WITH 4" MINIMUM COVER AND AT 1% MIN. SLOPE.



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Checked By	MPC						

Rev.#	Revision Issue Description	Date



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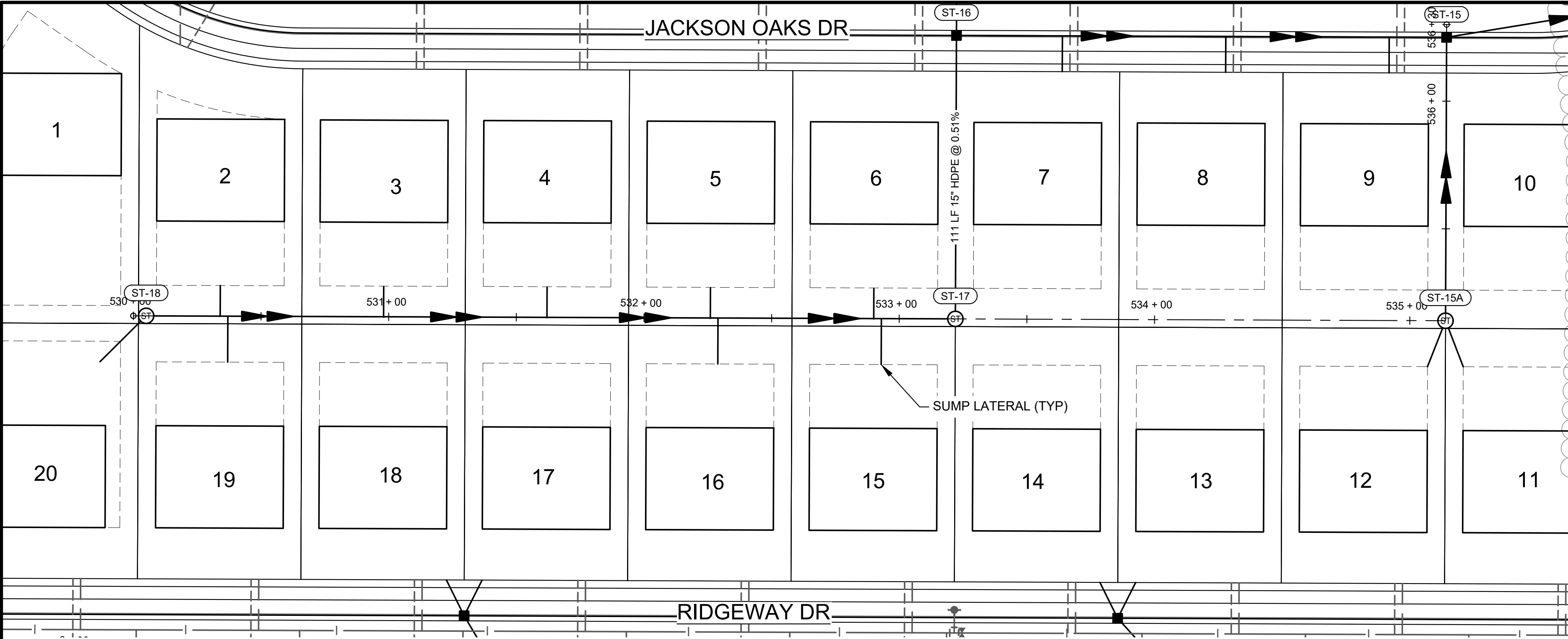


THE OAKS OF JACKSON
VILLAGE OF JACKSON, WI

ROAD & STORM SEWER
RIDGEWAY DRIVE - STA 15+00 TO 20+80

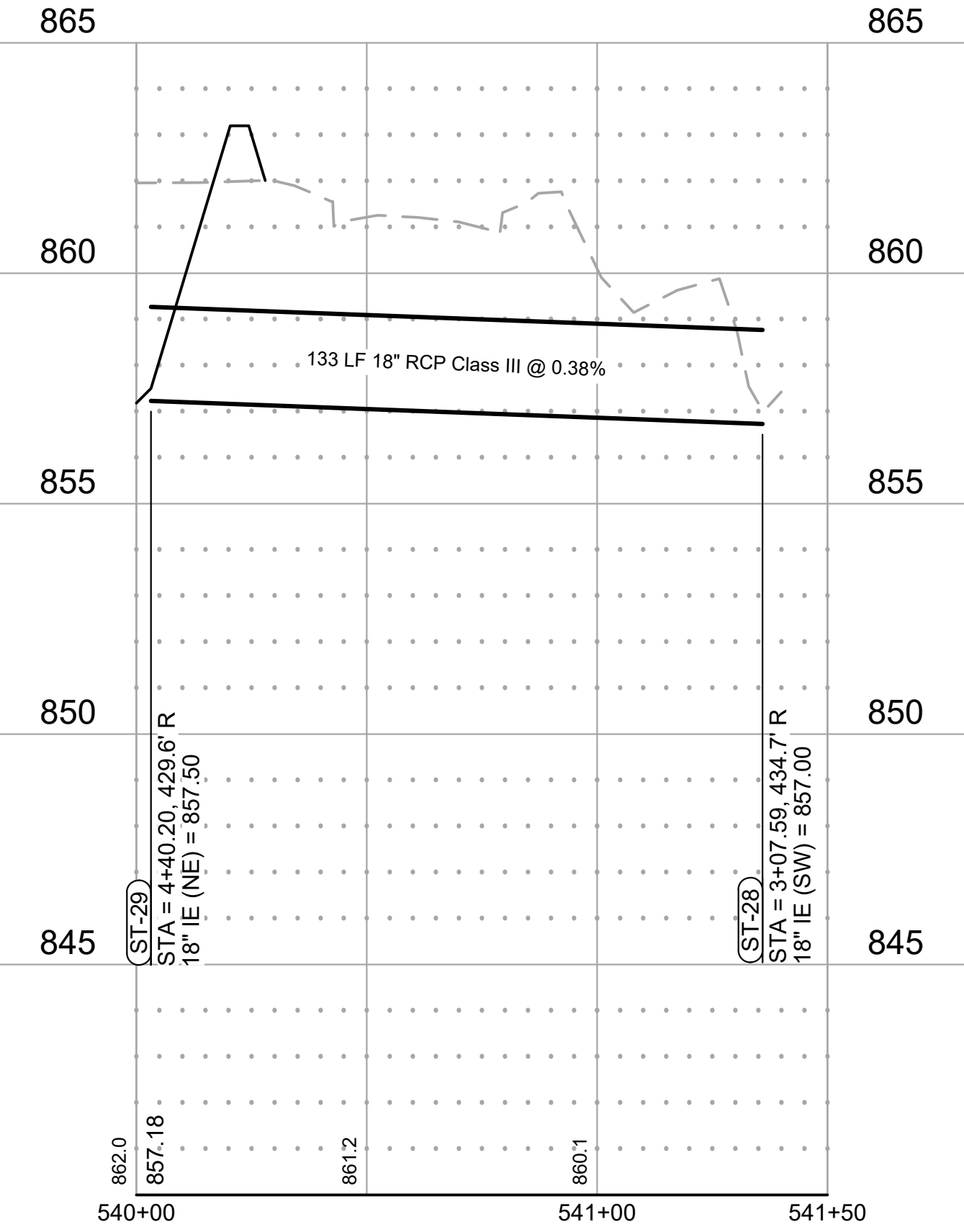
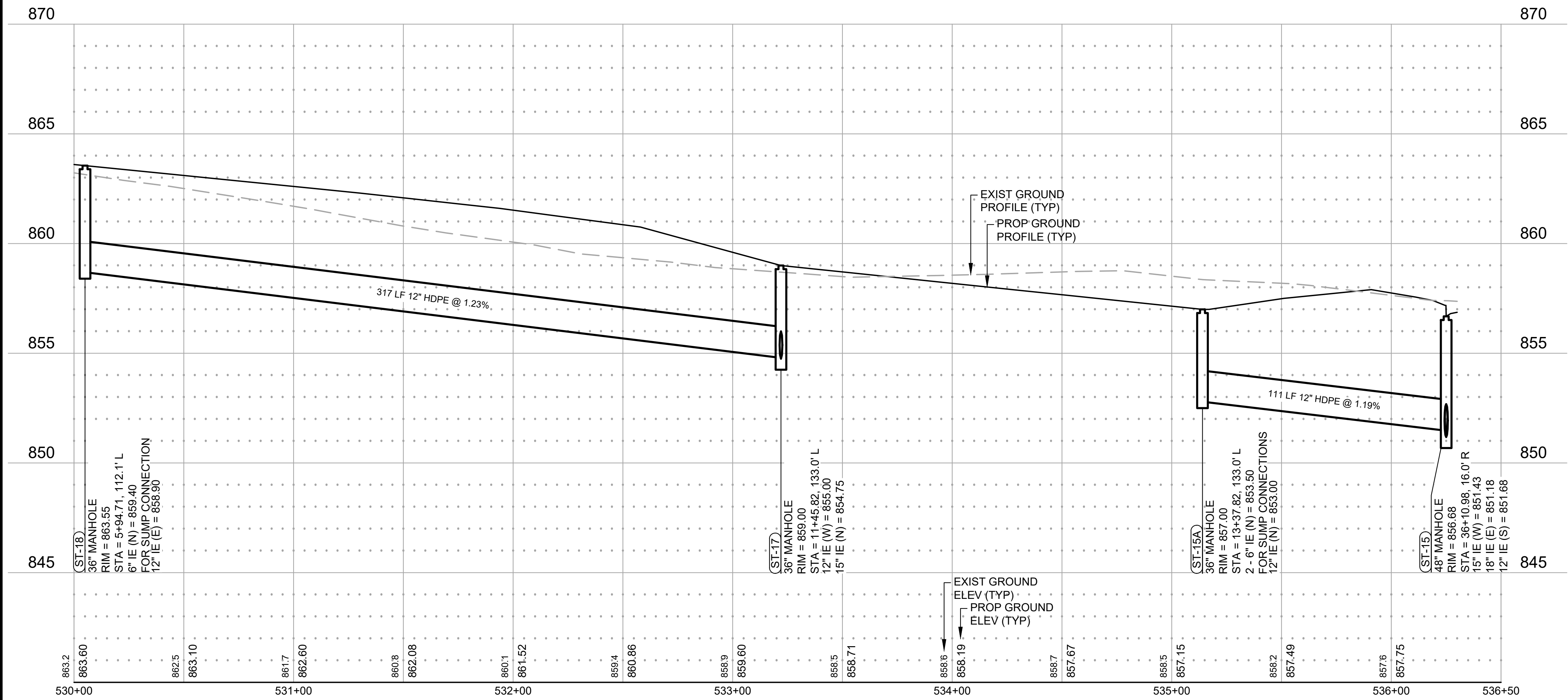
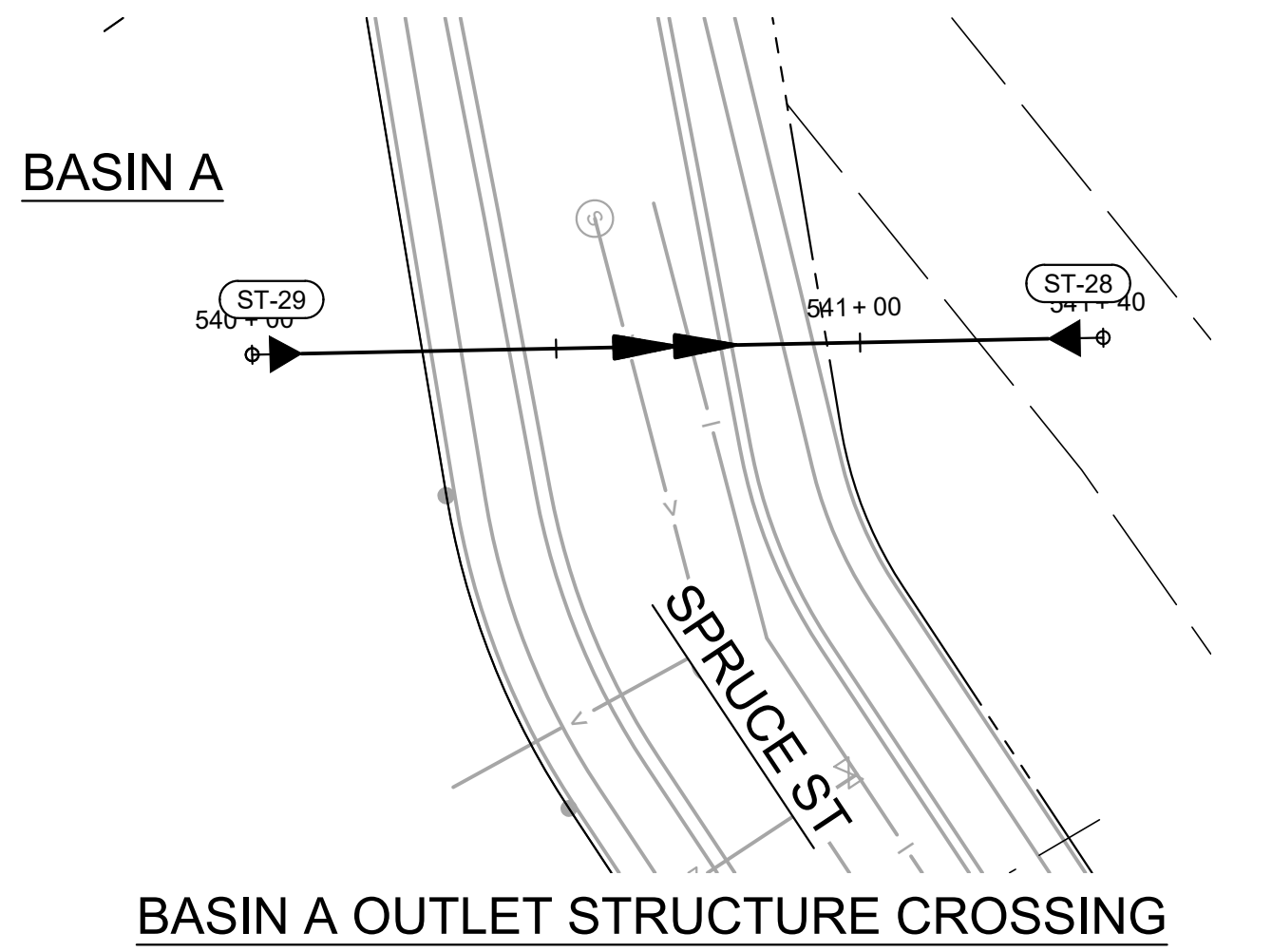
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STORM NOTES

- ALL BUILDING SUMP LATERALS SHALL BE 6" PVC.
- ATTACH SUMP LATERALS TO THE NEAREST ADJACENT STORM MAINLINE, STRUCTURE, OR SUMP LINE AS REQ'D.
- INSTALL 6" PVC SUMP LINES WITH 4" MINIMUM COVER AND AT 1% MIN. SLOPE.



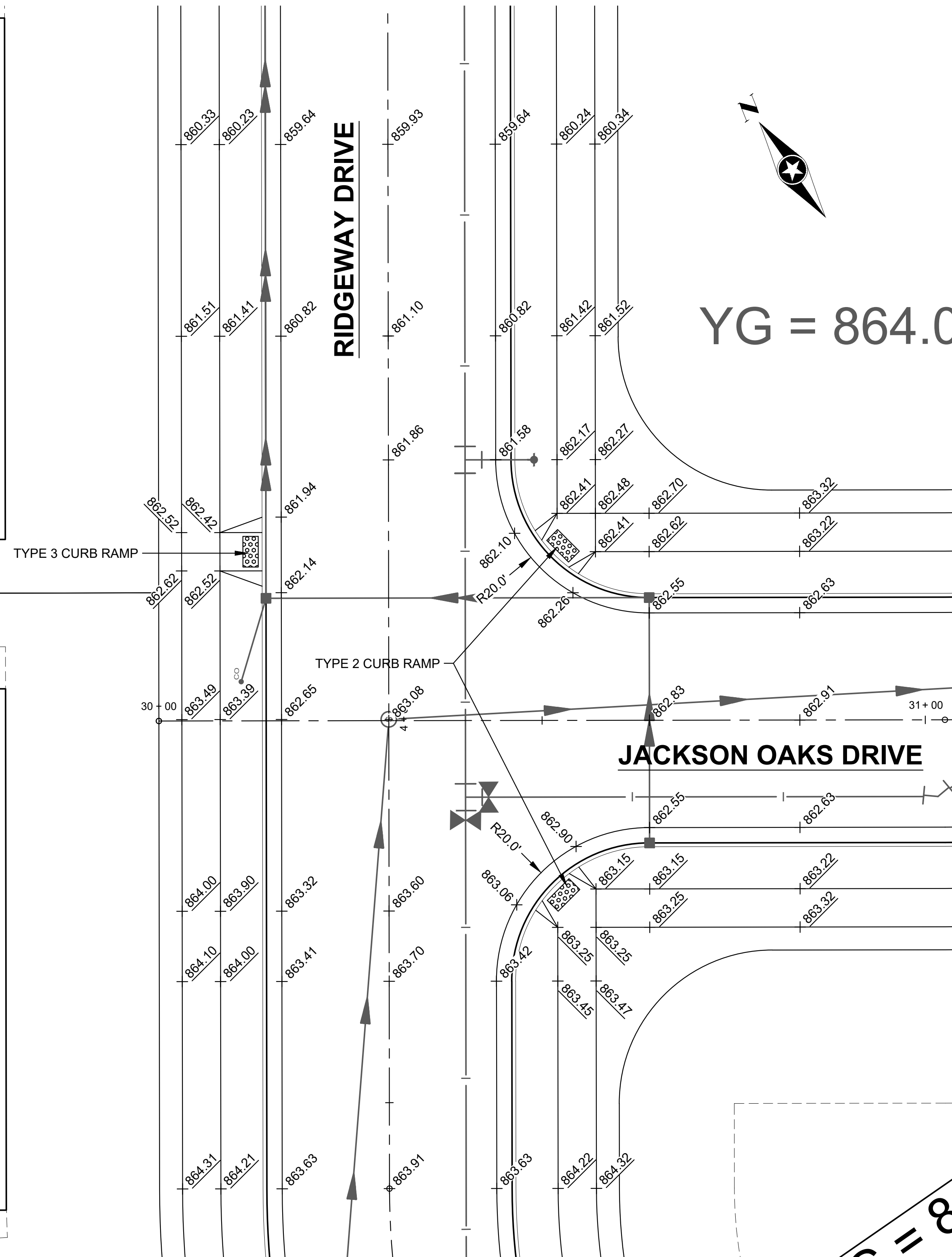
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44

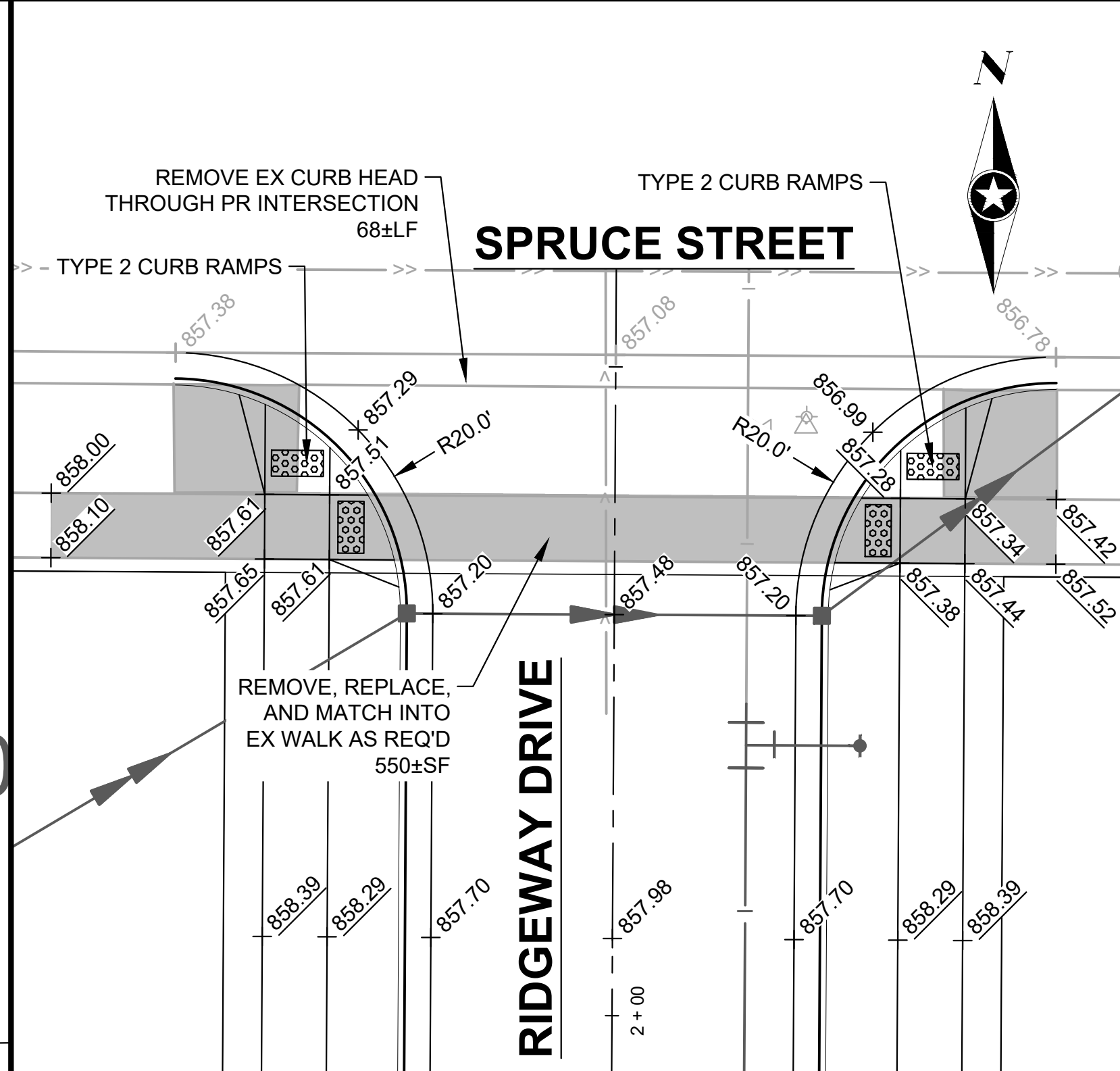
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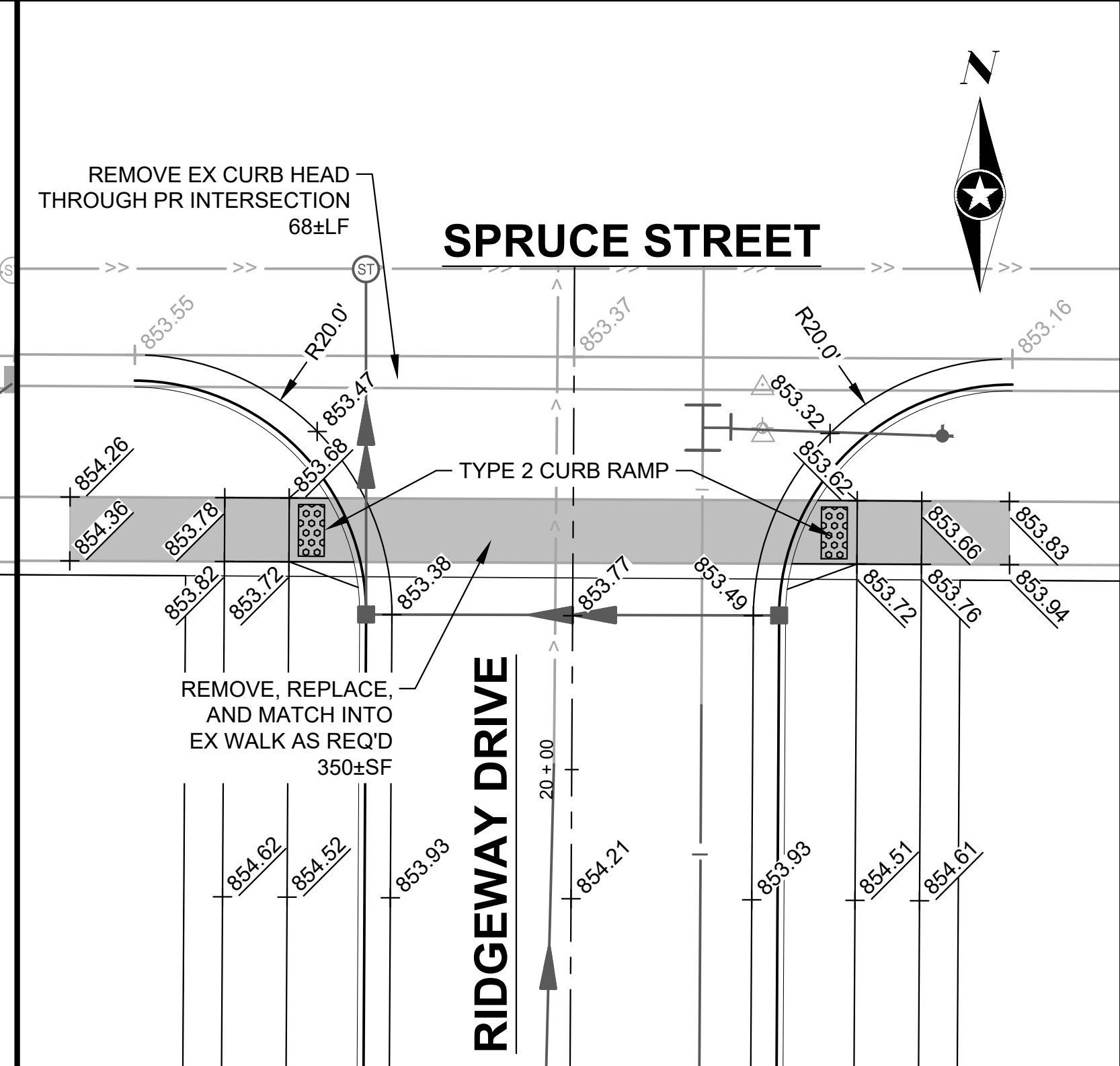
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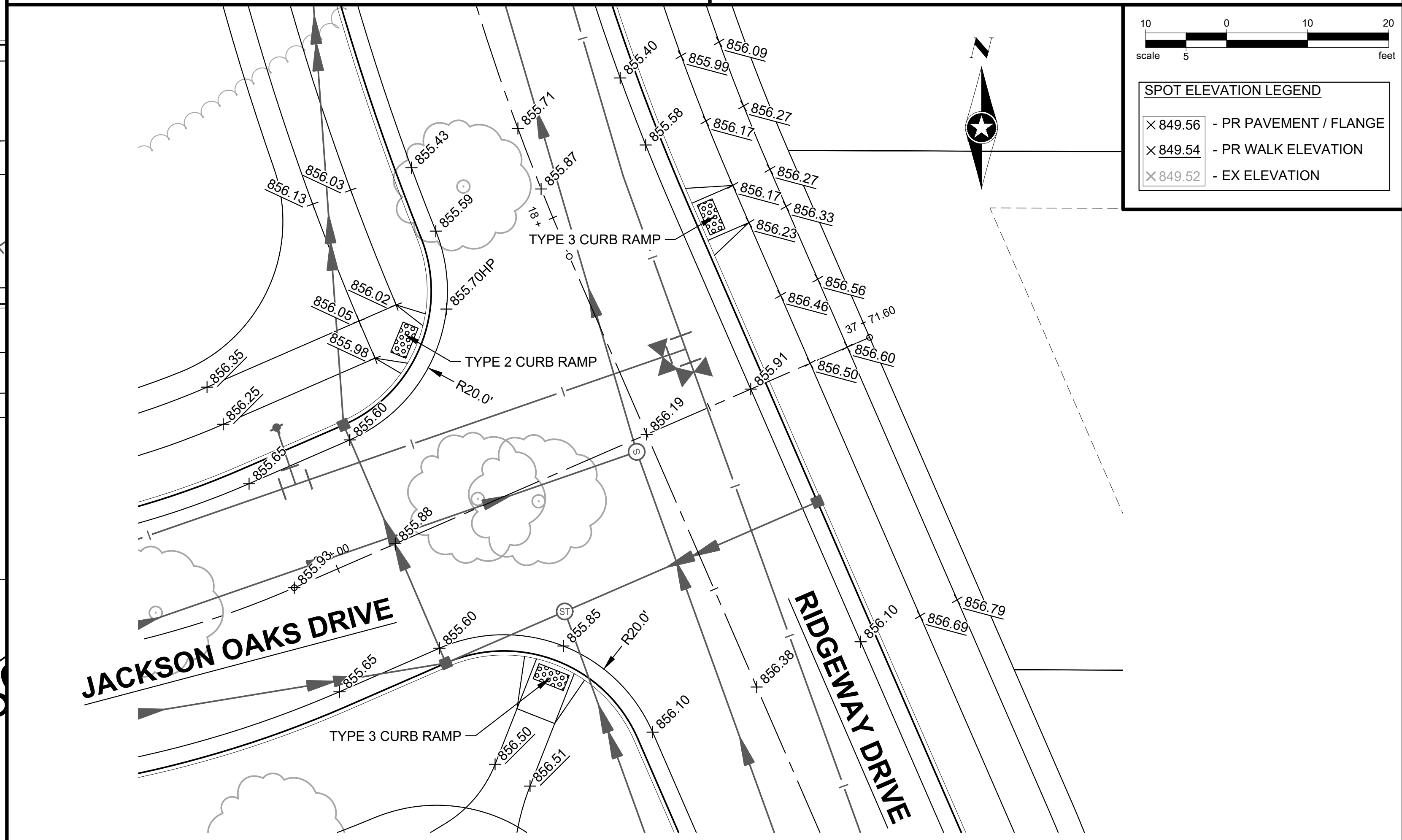
RIDGEWAY DRIVE / JACKSON OAKS DRIVE - WEST



RIDGEWAY DRIVE / SPRUCE STREET - WEST



RIDGEWAY DRIVE / SPRUCE STREET - EAST



RIDGEWAY DRIVE / JACKSON OAKS DRIVE - EAST

SEH Project	170026	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	ZJH						
Designed By	BK						
Checked By	MPC						



NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
THE CONTRACTOR SHALL CALL THE STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.



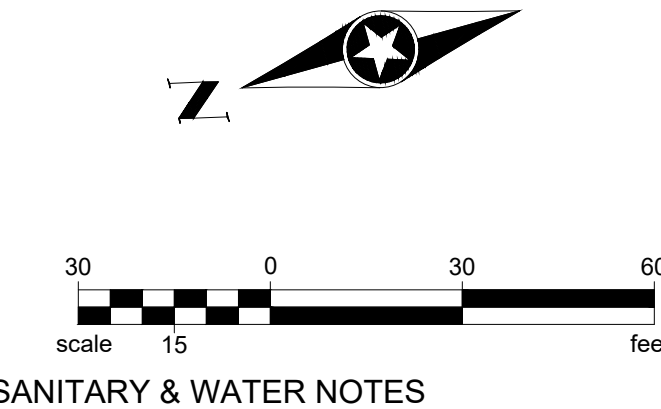
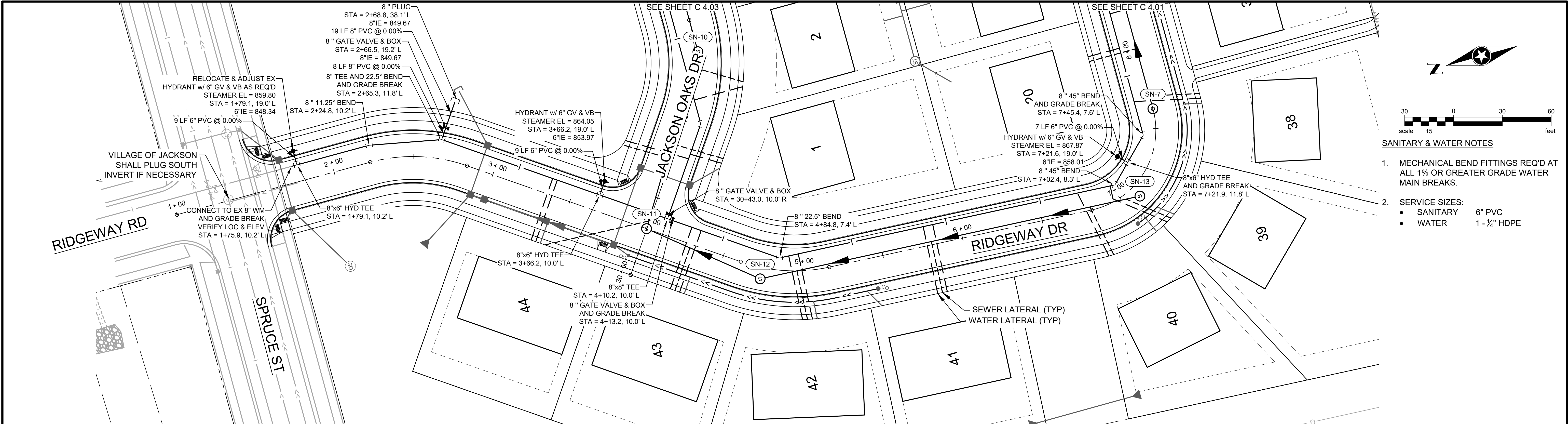
THE OAKS OF JACKSON
VILLAGE OF JACKSON, WI

ROAD & STORM SEWER
INTERSECTION DETAILS

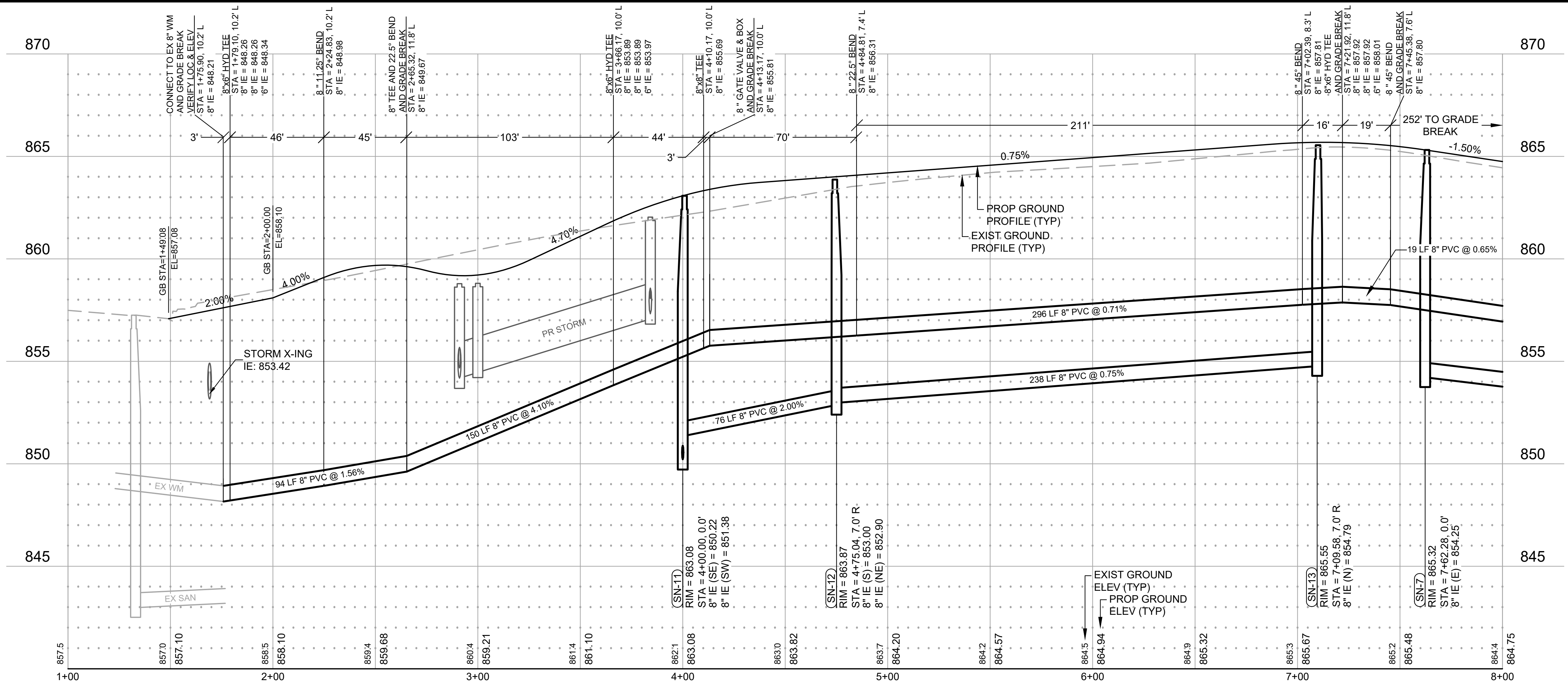
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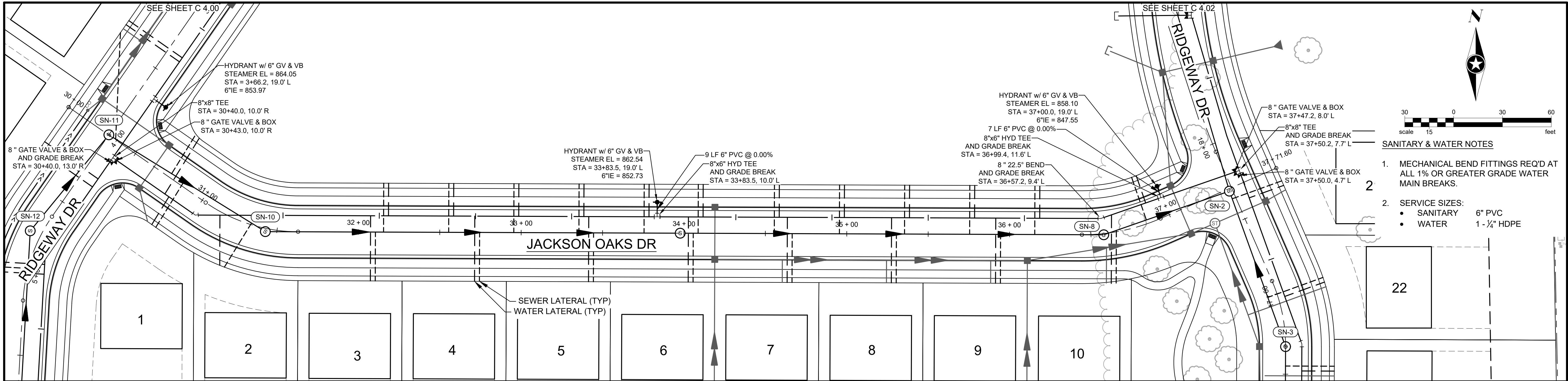
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- SANITARY & WATER NOTES**
- MECHANICAL BEND FITTINGS REQ'D AT ALL 1% OR GREATER GRADE WATER MAIN BREAKS.
 - SERVICE SIZES:
 - SANITARY 6" PVC
 - WATER 1 - 1/4" HDPE

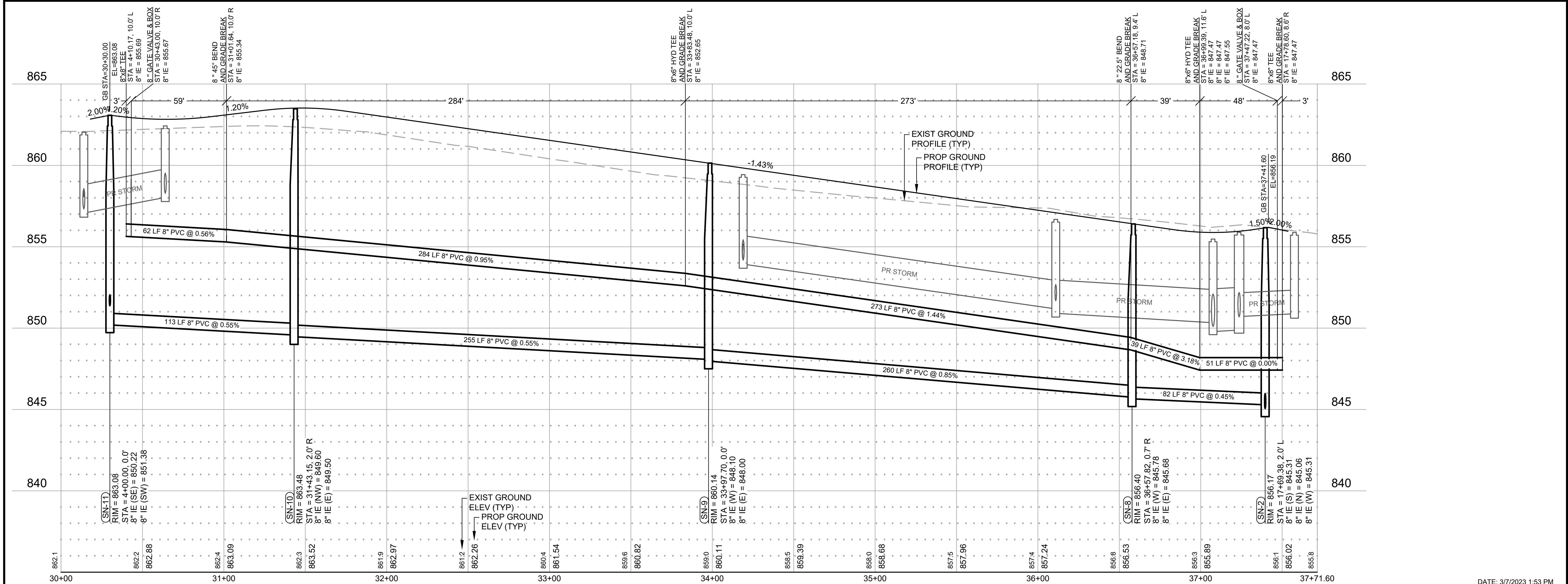


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SANITARY & WATER NOTES

- MECHANICAL BEND FITTINGS REQ'D AT ALL 1% OR GREATER GRADE WATER MAIN BREAKS.
- SERVICE SIZES:
 - SANITARY 6" PVC
 - WATER 1 - 1/4" HDPE



Memo

To: Jen Keller, Village Administrator

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

Subject: Bid Results -2023 Utility & Street Improvements Project
CTH P, Sherman Rd, & Highland Rd

Date: March 24, 2023

CC: Board of Public Works; Village Board

The 2023 Utility & Street Improvements CTH P, Sherman Rd, & Highland Rd Project unfortunately received one bid for the project. The project was bid with three different projects: CTH P – Sanitary Sewer and Water; Sherman Road - Sanitary Sewer; and Highland Road – Curb and Sidewalk.

The CTH P and Sherman Road Projects came in higher than the engineer's estimate, but the Highland Road Project came in \$15,634.00 lower. The Sherman Road and Highland Road Projects will be special assessed to the benefiting property owners, so rebidding was considered but not recommended with the lower price for Highland Road Project.

After the bid opening, we contacted a contractor that did not bid on the project but took out plans to bid. They stated that they were afraid of the ground water around the creek and did not bid. They stated if directional drilling the water main was as an option, they might have bid on the project. We have reached out to Vinton Construction Company requesting quotes on changing the water main to directional drilling for a possible price difference. The casing method that we prefer for water way crossings is we only need the initial permits from the approving agencies. Any other method, we need approval anytime you work on the pipe.

Recommend approval of the bid from Vinton Construction Company with staff working on negotiating with the Contractor for ways to lower the price associated with CTH P Project.

If you have any questions, please let me know.

Brian W. Kober, P.E.

2023 Utility and Street Improvements (#8413999)
Owner: Village of Jackson
Solicitor: Gremmer & Associates
03/21/2023 02:00 PM CDT

Section Title					Engineer Estimate		Vinton Construction Company		
Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	
CTH P						\$1,098,769.00		\$1,839,038.30	\$740,269.30
100	100-01	Removing Asphaltic Surface	SY	1376	\$10.00	\$13,760.00	\$9.50	\$13,072.00	(\$688.00)
101	100-02	Removing Curb & Gutter	LF	62	\$10.00	\$620.00	\$10.00	\$620.00	\$0.00
102	100-05	Base Aggregate Dense 3/4-Inch	TON	375	\$20.00	\$7,500.00	\$36.88	\$13,830.00	\$6,330.00
103	100-06	Base Aggregate Dense 1 1/4-Inch	TON	740	\$20.00	\$14,800.00	\$19.24	\$14,237.60	(\$562.40)
104	100-07	Asphaltic Surface	TON	325	\$200.00	\$65,000.00	\$134.00	\$43,550.00	(\$21,450.00)
105	100-08	Asphaltic Flumes	SY	15	\$100.00	\$1,500.00	\$55.00	\$825.00	(\$675.00)
106	100-09	Concrete Curb & Gutter 6-Inch Sloped 30-Inch Type J	LF	62	\$45.00	\$2,790.00	\$77.00	\$4,774.00	\$1,984.00
107	100-11	Traffic Control	LS	1	\$25,000.00	\$25,000.00	\$8,967.00	\$8,967.00	(\$16,033.00)
108	100-14	Sawing Asphalt & Concrete	LF	2361	\$4.00	\$9,444.00	\$2.50	\$5,902.50	(\$3,541.50)
109	100-15	Salvaged Topsoil, Seed No. 40, Fertilizer Type B & Erosion Mat Urban Class	SY	4150	\$9.00	\$37,350.00	\$7.04	\$29,216.00	(\$8,134.00)
110	100-16	Salvaged Topoil, Seed No. 40, Fertilizer Type B & Mulch	SY	1500	\$7.00	\$10,500.00	\$6.04	\$9,060.00	(\$1,440.00)
111	100-19	Culvert Pipe Checks	EACH	6	\$100.00	\$600.00	\$40.00	\$240.00	(\$360.00)
112	100-20	Temporary Ditch Checks	EACH	18	\$100.00	\$1,800.00	\$27.00	\$486.00	(\$1,314.00)
113	100-21	Inlet Protection Type B	EACH	1	\$100.00	\$100.00	\$70.00	\$70.00	(\$30.00)
114	100-23	Silt Fence	LF	2660	\$3.00	\$7,980.00	\$2.02	\$5,373.20	(\$2,606.80)
115	100-24	Remove & Replace Driveway Culverts	EACH	3	\$1,500.00	\$4,500.00	\$953.00	\$2,859.00	(\$1,641.00)
116	100-26	Remove & Replace Tracking Pad	EACH	1	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	\$1,500.00
117	100-27	Mobilization	EACH	1	\$30,000.00	\$30,000.00	\$240,000.00	\$240,000.00	\$210,000.00
118	300-02	Connect to Existing Sanitary Sewer Main	EACH	1	\$3,000.00	\$3,000.00	\$2,177.00	\$2,177.00	(\$823.00)
119	300-03	Sanitary Manhole 4-FT Diameter With Casting	EACH	5	\$5,000.00	\$25,000.00	\$8,797.00	\$43,985.00	\$18,985.00
120	300-05	Sanitary Sewer PVC SDR-35 6-Inch	LF	312	\$120.00	\$37,440.00	\$219.00	\$68,328.00	\$30,888.00
121	300-06	Sanitary Sewer PVC SDR-35 8-Inch	LF	424	\$130.00	\$55,120.00	\$389.00	\$164,936.00	\$109,816.00
122	300-07	Sanitary Sewer PVC SDR-26 8-Inch	LF	1127	\$140.00	\$157,780.00	\$326.00	\$367,402.00	\$209,622.00
123	400-01	Connect to Existing Water Main Pipe	EACH	2	\$3,000.00	\$6,000.00	\$4,408.00	\$8,816.00	\$2,816.00
124	400-02	Water Main Steel Casing 24-Inch	LF	90	\$650.00	\$58,500.00	\$1,380.00	\$124,200.00	\$65,700.00
125	400-03	Water Main PVC DR-18 6-Inch	LF	77	\$135.00	\$10,395.00	\$102.00	\$7,854.00	(\$2,541.00)
126	400-04	Water Main PVC DR-18 12-Inch	LF	3368	\$130.00	\$437,840.00	\$171.00	\$575,928.00	\$138,088.00
127	400-05	Water Gate Valve 6-Inch	EACH	2	\$2,000.00	\$4,000.00	\$1,929.00	\$3,858.00	(\$142.00)
128	400-06	Water Gate Valve 12-Inch	EACH	8	\$4,500.00	\$36,000.00	\$4,877.00	\$39,016.00	\$3,016.00
129	400-07	Water Tee 12x6-Inch	EACH	2	\$750.00	\$1,500.00	\$866.00	\$1,732.00	\$232.00
130	400-08	Water Tee 12x12-Inch	EACH	1	\$1,000.00	\$1,000.00	\$1,485.00	\$1,485.00	\$485.00
131	400-09	Water 11.25 Deg Bend 12-Inch	EACH	2	\$850.00	\$1,700.00	\$769.00	\$1,538.00	(\$162.00)
132	400-10	Water 22.5 Deg Bend 12-Inch	EACH	1	\$850.00	\$850.00	\$790.00	\$790.00	(\$60.00)
133	400-11	Water 45 Deg Bend 12-Inch	EACH	12	\$850.00	\$10,200.00	\$861.00	\$10,332.00	\$132.00
134	400-12	Water Sleeve 12-Inch	EACH	1	\$850.00	\$850.00	\$762.00	\$762.00	(\$88.00)
135	400-13	Water Plug 12-Inch	EACH	1	\$850.00	\$850.00	\$342.00	\$342.00	(\$508.00)
136	400-14	Water Hydrant	EACH	2	\$5,500.00	\$11,000.00	\$5,895.00	\$11,790.00	\$790.00
137	400-15	Water Manhole 5-FT Diameter with Casting	EACH	1	\$5,000.00	\$5,000.00	\$7,685.00	\$7,685.00	\$2,685.00

Sherman Road						\$113,786.00		\$226,516.10	\$112,730.10
200	100-01	Removing Asphaltic Surface	SY	111	\$10.00	\$1,110.00	\$9.50	\$1,054.50	(\$55.50)
201	100-02	Removing Curb & Gutter	LF	23	\$10.00	\$230.00	\$10.00	\$230.00	\$0.00
202	100-05	Base Aggregate Dense 3/4-Inch	TON	25	\$20.00	\$500.00	\$56.88	\$1,422.00	\$922.00
203	100-06	Base Aggregate Dense 1 1/4-Inch	TON	65	\$20.00	\$1,300.00	\$19.24	\$1,250.60	(\$49.40)
204	100-07	Asphaltic Surface	TON	32	\$200.00	\$6,400.00	\$265.00	\$8,480.00	\$2,080.00
205	100-10	Concrete Curb & Gutter 30-Inch Type D	LF	23	\$45.00	\$1,035.00	\$109.00	\$2,507.00	\$1,472.00
206	100-11	Traffic Control	LS	1	\$15,000.00	\$15,000.00	\$4,155.00	\$4,155.00	(\$10,845.00)
207	100-14	Sawing Asphalt & Concrete	LF	218	\$4.00	\$872.00	\$2.50	\$545.00	(\$327.00)
208	100-17	Topsoil, Seed No. 40, Fertilizer Type B & Erosion Mat Urban Class I Type B	SY	350	\$10.00	\$3,500.00	\$8.50	\$2,975.00	(\$525.00)
209	100-19	Culvert Pipe Checks	EACH	1	\$100.00	\$100.00	\$40.00	\$40.00	(\$60.00)
210	100-20	Temporary Ditch Checks	EACH	3	\$100.00	\$300.00	\$27.00	\$81.00	(\$219.00)
211	100-23	Silt Fence	LF	243	\$3.00	\$729.00	\$3.00	\$729.00	\$0.00
212	100-25	Remove, Salvage & Reinstall Riprap	LS	1	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00
213	100-27	Mobilization	EACH	1	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00	\$5,000.00
214	300-01	Connect to Existing Sanitary Sewer Manhole	EACH	1	\$3,000.00	\$3,000.00	\$2,177.00	\$2,177.00	(\$823.00)
215	300-03	Sanitary Manhole 4-FT Diameter With Casting	EACH	1	\$5,000.00	\$5,000.00	\$9,050.00	\$9,050.00	\$4,050.00
216	300-05	Sanitary Sewer PVC SDR-35 6-Inch	LF	54	\$115.00	\$6,210.00	\$280.00	\$15,120.00	\$8,910.00
217	300-06	Sanitary Sewer PVC SDR-35 8-Inch	LF	400	\$130.00	\$52,000.00	\$388.00	\$155,200.00	\$103,200.00
Highland Road						\$125,986.00		\$110,352.15	(\$15,633.85)
300	100-01	Removing Asphaltic Surface	SY	515	\$10.00	\$5,150.00	\$4.60	\$2,369.00	(\$2,781.00)
301	100-02	Removing Curb & Gutter	LF	42	\$10.00	\$420.00	\$10.00	\$420.00	\$0.00
302	100-03	Removing Concrete Sidewalk & Driveway	SY	65	\$10.00	\$650.00	\$9.00	\$585.00	(\$65.00)
303	100-04	Excavation Common	CY	313	\$40.00	\$12,520.00	\$30.70	\$9,609.10	(\$2,910.90)
304	100-05	Base Aggregate Dense 3/4-Inch	TON	45	\$20.00	\$900.00	\$34.34	\$1,545.30	\$645.30
305	100-06	Base Aggregate Dense 1 1/4-Inch	TON	445	\$20.00	\$8,900.00	\$19.25	\$8,566.25	(\$333.75)
306	100-07	Asphaltic Surface	TON	150	\$200.00	\$30,000.00	\$115.00	\$17,250.00	(\$12,750.00)
307	100-08	Asphaltic Flumes	SY	15	\$100.00	\$1,500.00	\$55.00	\$825.00	(\$675.00)
308	100-10	Concrete Curb & Gutter 30-Inch Type D	LF	453	\$45.00	\$20,385.00	\$30.00	\$13,590.00	(\$6,795.00)
309	100-11	Traffic Control	LS	1	\$5,000.00	\$5,000.00	\$3,268.00	\$3,268.00	(\$1,732.00)
310	100-12	Concrete Sidewalk 4-Inch	SF	1396	\$8.00	\$11,168.00	\$8.75	\$12,215.00	\$1,047.00
311	100-13	Concrete Driveway 6-Inch	SY	115	\$75.00	\$8,625.00	\$89.00	\$10,235.00	\$1,610.00
312	100-14	Sawing Asphalt & Concrete	LF	537	\$4.00	\$2,148.00	\$2.50	\$1,342.50	(\$805.50)
313	100-18	Topsoil, Seed No. 40, Fertilizer Type B & Mulch	SY	665	\$8.00	\$5,320.00	\$8.20	\$5,453.00	\$133.00
314	100-20	Temporary Ditch Checks	EACH	1	\$100.00	\$100.00	\$40.00	\$40.00	(\$60.00)
315	100-22	Inlet Protection Type C	EACH	2	\$100.00	\$200.00	\$70.00	\$140.00	(\$60.00)
316	100-27	Mobilization	EACH	1	\$10,000.00	\$10,000.00	\$20,000.00	\$20,000.00	\$10,000.00
317	300-04	Adjusting Sanitary Sewer Manhole Casting	EACH	1	\$1,000.00	\$1,000.00	\$650.00	\$650.00	(\$350.00)
318	400-16	Adjusting Hydrant	EACH	1	\$1,000.00	\$1,000.00	\$1,425.00	\$1,425.00	\$425.00
319	400-17	Adjusting Water Curb Box	EACH	2	\$500.00	\$1,000.00	\$412.00	\$824.00	(\$176.00)
Base Bid Total:						\$1,338,541.00		\$2,175,906.55	

Brian Kober

From: Jeff Chvosta <J.Chvosta@gremmerassociates.com>
Sent: Wednesday, March 22, 2023 10:34 AM
To: rraboine@vintoniwis.com
Cc: Brian Kober
Subject: VOJ 23-01; CTH P, Sherman Road & Highland Road; Village of Jackson - Directionally Drilled Water Main
Attachments: VOJ 23-01_Plan_DirectionalDrill_Water.pdf

Ron,

Thanks for discussing the subject project yesterday afternoon after the bid opening. Per our conversation, the Village is considering the option of directionally drilling portions of the water main to be installed in lieu of open trenching or placing within a casing. I have attached plan sheets showing the potential areas of water main that could be directionally drilled with corresponding lengths. At this time, the Village is attempting to obtain a preliminary quote on the potential change in scope. It is understood that additional items/quantities may need adjustment related to connections, appurtenances and restoration. If the project is awarded, a formal contract change order would be executed at that time.

The following is a summary of the water main lengths:

- Directionally drilled water main in lieu of open trench = 2,903-feet
- Directionally drilled water main in lieu of steel casing = 129-feet
- Directionally drilled water main in lieu of open trench CTH P crossing = 97-feet

Please let Brian Kober or myself know if you have any questions. The Board of Public Works will review the bid at the meeting on Tuesday, March 28th and the Village Board on Tuesday, April 11th. Any information that is able to be provided prior to the meetings would be appreciated.

Thanks,
Jeff

Jeffrey A. Chvosta, PE

Project Engineer

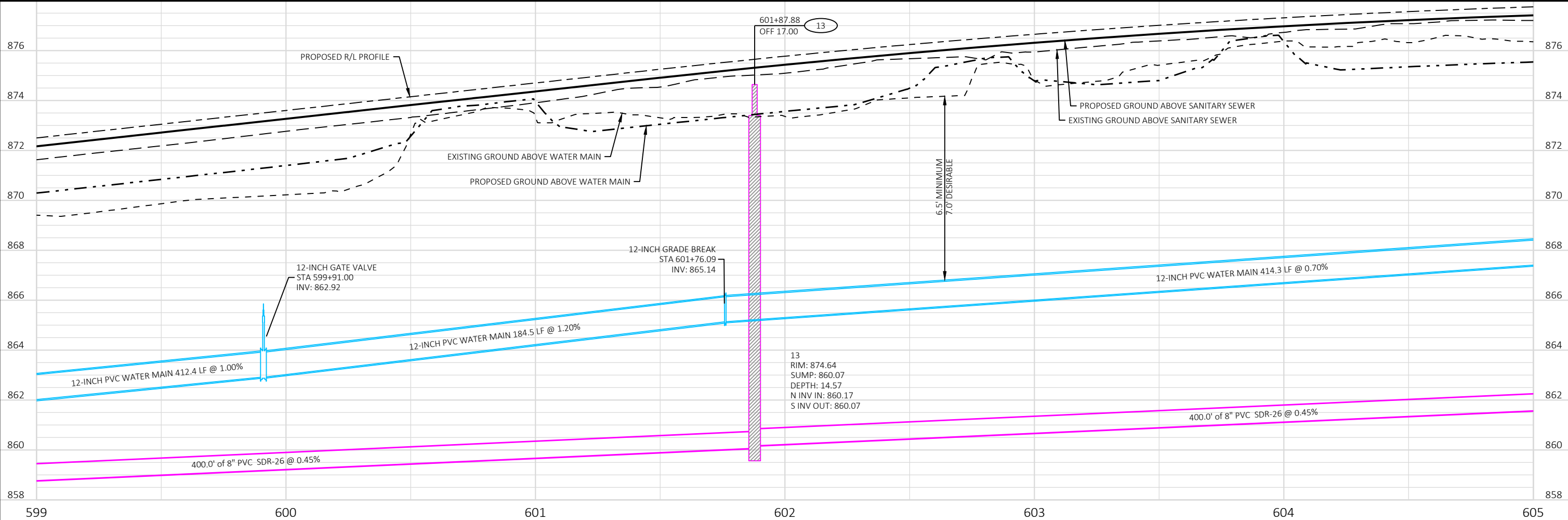
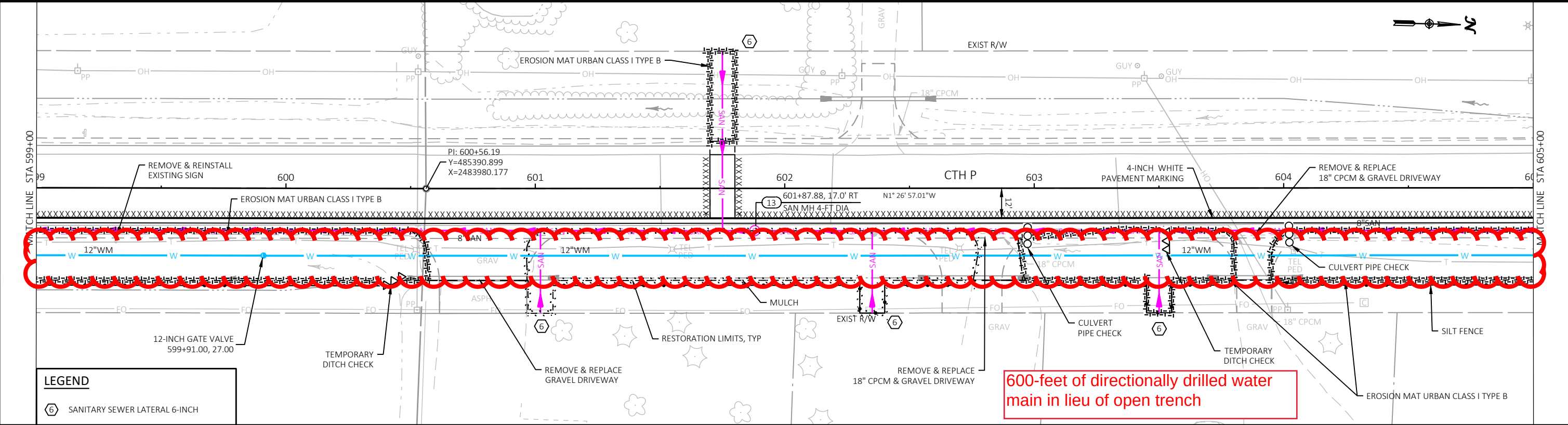
E: j.chvosta@gremmerassociates.com

O: (920) 924-5720

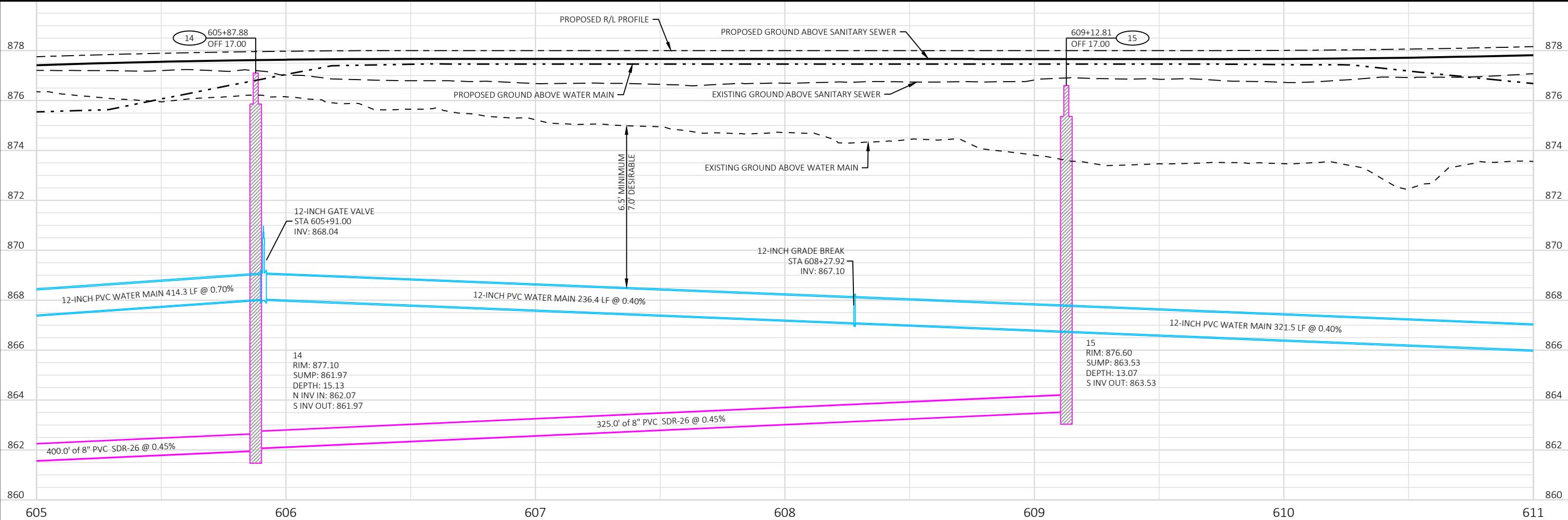
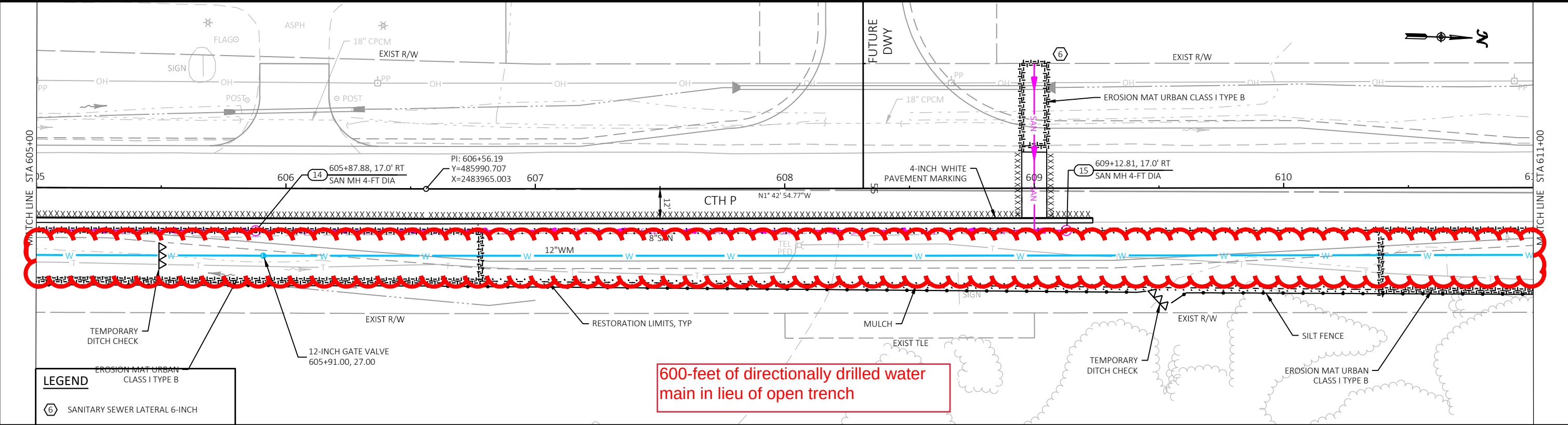
W: www.gremmerassociates.com



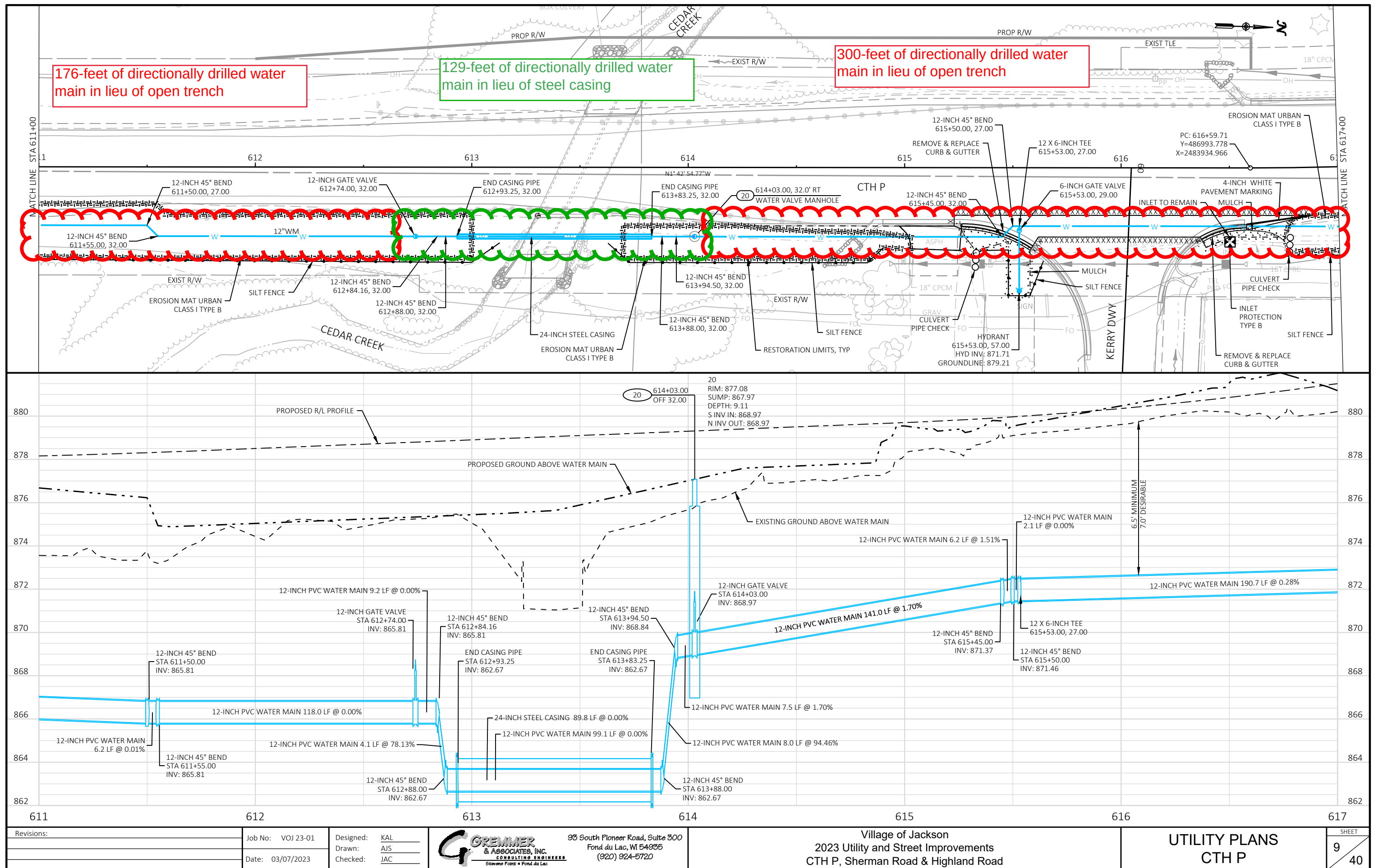
93 S. Pioneer Road, Suite 300
Fond du Lac, WI 54935



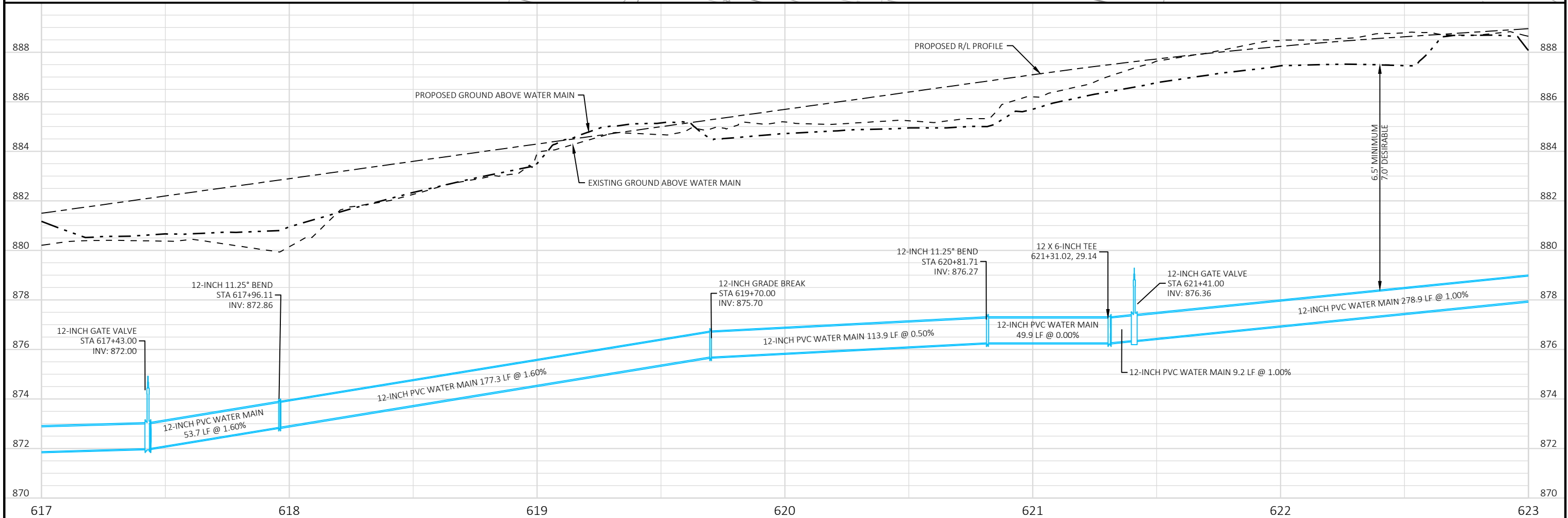
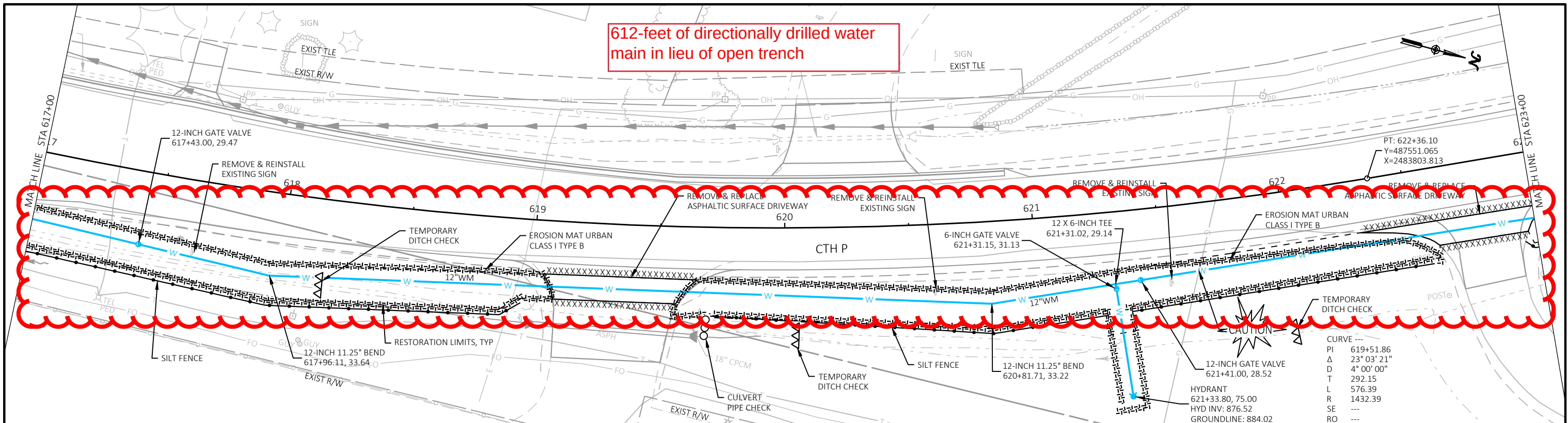
Revisions:	Job No: VOJ 23-01	Designed: KAL		93 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	UTILITY PLANS CTH P	SHEET 7 40
	Drawn: AJS	Checked: JAC					
	Date: 03/07/2023						



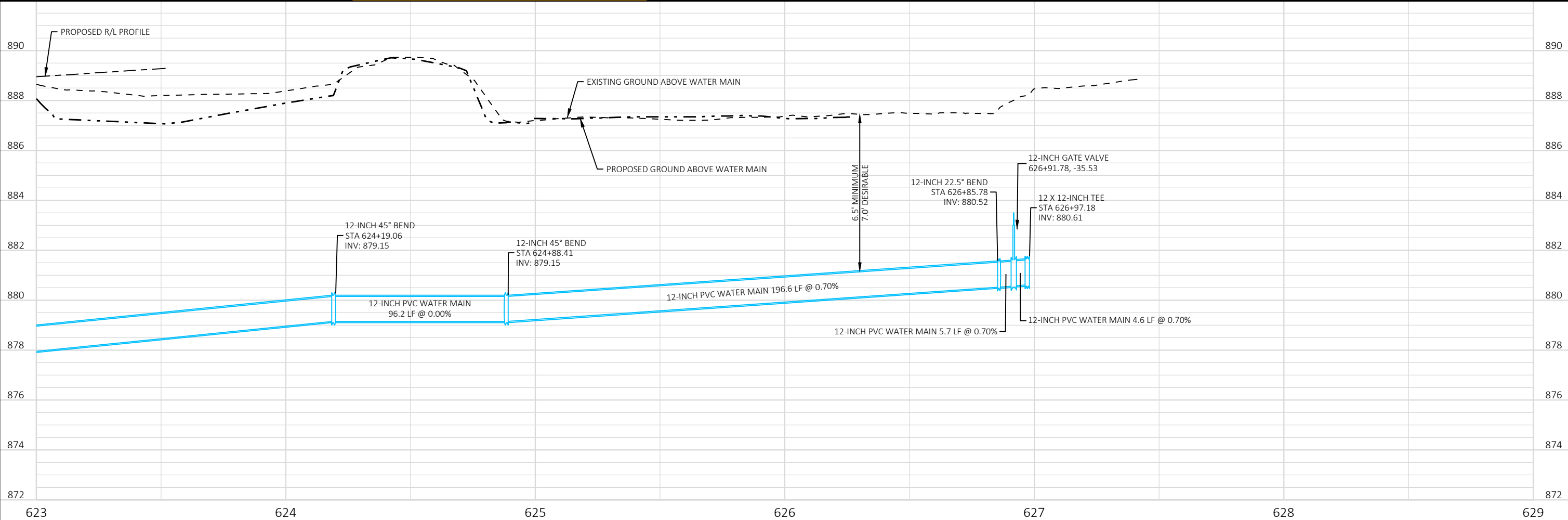
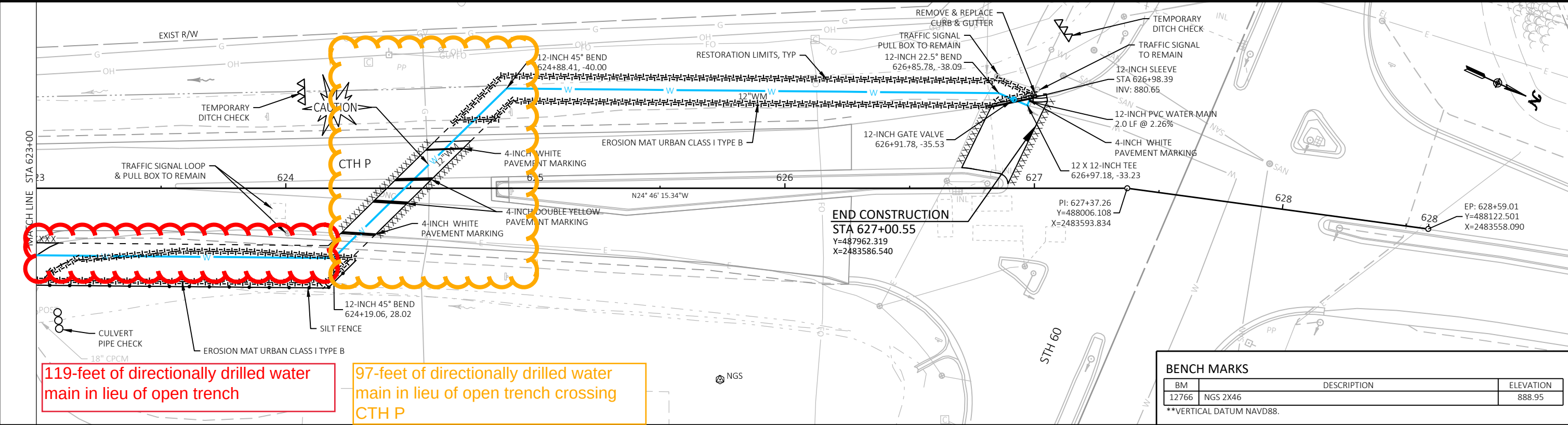
Revisions:	Job No: VOJ 23-01	Designed: KAL	 93 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	UTILITY PLANS CTH P	SHEET
	Date: 03/07/2023	Drawn: AJS Checked: JAC				8 40



612-feet of directionally drilled water main in lieu of open trench



Revisions:	Job No: VOJ 23-01	Designed: KAL	 93 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720 Stevens Point • Fond du Lac	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	UTILITY PLANS CTH P	SHEET
		Drawn: AIS				10
	Date: 03/07/2023	Checked: JAC				40



Revisions:	Job No: VOJ 23-01	Designed: KAL		93 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	UTILITY PLANS CTH P	SHEET
	Drawn: AIS	Checked: JAC					11
Date: 03/07/2023							40



March 22, 2023

Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037

Attention: Brian Kober
Director of Public Works

Subject: 2023 Utility and Street Improvements
CTH P, Sherman Road & Highland Road
Project No. VOJ 23-01
Bid Review

Dear Mr. Kober:

We have evaluated the bid received on March 21st, 2023 for the 2023 Utility and Street Improvements along CTH P, Sherman Road and Highland Road.

One bid was received and is summarized below:

<u>Vinton Construction Company</u>	<u>Total</u>
CTH P	\$1,839,038.30
Sherman Road	\$226,516.10
<u>Highland Road</u>	<u>\$110,352.15</u>
Bid Total	\$2,175,906.55

Bid items relating to sanitary sewer pipe, water main pipe, casing pipe and mobilization were higher than anticipated along CTH P and Sherman Road. Based on a conversation with Vinton Construction Company after the bid opening, the factors associated with the higher prices were the potential for high ground water, pumping/dewatering, construction under flagging operations, and overall project risk. At the time of this submittal, Gremmer & Associates, Inc. has requested a preliminary quote from Vinton Construction Company to install the water main along CTH P via directionally drilled methods in lieu of open trench and casing pipe installation.

Our evaluation of the submitted prequalification statement, bid form, and bid bond for Vinton Construction Company indicates that they are capable of completing the work required as shown in the contract documents. The Board of Public Works and Village Board will have the final decision related to accepting or rejecting the single bid received by Vinton Construction Company.

Sincerely,



Jeffrey A. Chvosta, P.E.
Project Engineer
Gremmer & Associates, Inc.

Enclosures:
Contractor Bid Forms

DOCUMENT 00300

BID FORM

OWNER: Village of Jackson, Wisconsin

PROJECT: 2023 Utility and Street Improvements

NUMBER: VOJ 23-01

THIS BID IS SUBMITTED TO: Village of Jackson
Department of Public Works
W194 N16660 Eagle Drive
Jackson, Wisconsin 53037

1.01 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNERS in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

2.01 Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. The Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of OWNERS.

3.01 In submitting this Bid, Bidder represents, as set forth in the Agreement, that:

A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged:

Addendum No.

Addendum Date

#1

3/14/2023

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress, and performance of the work.

C. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress and performance of the Work.

- D. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and programs incident thereto.
 - E. Bidder does not consider that any further examinations, investigations, exploration, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.
 - F. Bidder is aware of the general nature of work to be performed by OWNERS and others at the Site that relates to the Work as indicated in the Bidding Documents.
 - G. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents.
 - H. Bidder has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by ENGINEER is acceptable to Bidder.
 - I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.
- 4.01 Bidder further represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any individual or entity to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNERS.
- 5.01 Bidder will complete the Work in accordance with the Contract Documents for the unit prices listed in Document 00310 Schedule of Prices.
- 6.01 Bidder agrees that the Work will be complete as specified in Document 00500, Agreement, Article 4.02, Contract Time, and ready for final payment in accordance with Paragraph 15.06 of the General Conditions and Article 4.02 of the Agreement.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified above, which shall be stated in the Agreement.

7.01 The following documents are attached to or submitted via QuestCDN vBid and made a condition of this Bid:

- A. Document 00310, Bid Schedule
- B. Document 00490, Disclosure of Ownership
- C. Required Bid bond in the form of Bid Bond, Certified Check or Bank Cashier's Check.

8.01 The terms used in this Bid, which are defined in the General Conditions of the Construction Contract included as part of the Contract Documents and have the meanings assigned to them in the General Conditions.

SUBMITTED on March 21st, 2023.

If BIDDER is:

An Individual

By: _____ (SEAL)
(Individual's Name Typed or Printed)

doing business as _____

Business address: _____

Phone No.: _____ Fax No.: _____

A Partnership

Partnership Name: _____ (SEAL)

By: _____
(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Business address: _____

Phone No. _____ Fax No. _____

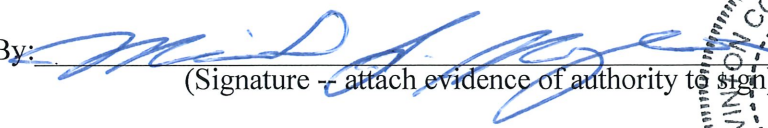
A Corporation

By: Vinton Construction Company
(Corporation name)

State of Incorporation: Wisconsin

Type (General Business, Professional, Service, Limited Liability:

General Business

By: 
(Signature -- attach evidence of authority to sign)

Name (typed or printed): Michael J. Maples




(Secretary) Richard P. Lamers / Acting Secretary

Business address: 1322 33rd Street (P.O. Box 137)

Phone No.: 920-682-0375 Fax No.: 920-682-2838

A Joint Venture

Joint Venturer Name: _____ (SEAL)

By: _____
(Signature -- attach evidence of authority to sign)

Title: _____

Business Address _____

Phone No.: _____ Fax No.: _____

Joint Venturer Name: _____ (SEAL)

By: _____
(Signature -- attach evidence of authority to sign)

Title: _____

Business Address _____

Phone No.: _____ Fax No.: _____

Phone and FAX Number, and Address for receipt of official communications:

(Each joint venturer must sign. The manner of signing for Each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above).

END OF DOCUMENT

VINTON CONSTRUCTION COMPANY
SHAREHOLDERS AND BOARD OF DIRECTORS
CONSENT RESOLUTION IN LIEU OF SPECIAL MEETING

January 1, 2018

In lieu of a special joint meeting of the Shareholders and Board of Directors of Vinton Construction Company, the undersigned, constituting all of the current Shareholders and all of the current members of the Board of Directors of Vinton Construction Company, hereby approve and adopt the following resolutions, by unanimous consent, enacted in accordance with the provisions of Chapter 180 of the Wisconsin Statutes, as evidenced by their respective signatures, below:

BE IT HEREBY RESOLVED, that all appropriate actions, resolutions and motions undertaken and adopted by the Officers, Directors and Shareholders of the Company, to date, are hereby approved, ratified and confirmed as valid acts of the Company; and

BE IT FURTHER RESOLVED, that, as of this January 1, 2018, each of the following individuals is hereby appointed by the undersigned Current Shareholders to serve on the Board of Directors of the Corporation, until said individual's successor is duly appointed:

Director and Chairman of the Board:	James J. Maples
Director:	Michael J. Maples
Director:	Richard P. Lamers
Director:	Jeffrey M. Maples

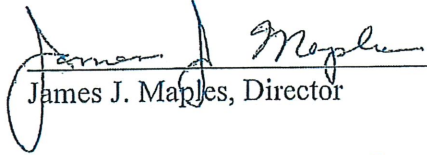
BE IT ALSO RESOLVED, that, as of this January 1, 2018, the undersigned Current Directors of the Company hereby appoint each of the following individuals to serve in his or her specified position, as an Officer of the Company, until his or her successor is duly elected:

President:	Michael J. Maples
Vice President:	Richard P. Lamers
Vice President:	Jeffrey M. Maples
Assistant Vice President:	Kristin Maples-Lamers
Secretary:	Mary G. Maples
Treasurer:	Michael J. Maples

BE IT RESOLVED, ALSO, that each of the afore-referenced Company Officers is hereby authorized and empowered to sign any instrument or document on behalf of the Company, and any third party who or which has not otherwise been informed or otherwise become aware may accept and rely upon any such Officer's signature as having been duly authorized, and as being binding upon the Company. By way of specific example (but without, in any way, intending to be all inclusive), such power and authority to sign on behalf of (and thereby bind) the Company shall extend to any instrument or document required by any state, county or municipality; any current or prospective customer or client of the Company; any contractor for which the Company is acting as a subcontractor; any financial institution; any bonding company; any insurance company; any union; any Company employee; or any vendor with whom or which the Company is working, negotiating, or otherwise doing business.

THE PRECEDING RESOLUTIONS are hereby enacted by the unanimous consent of the undersigned parties, as of the day and year first above written, as evidenced by their respective signatures, below.

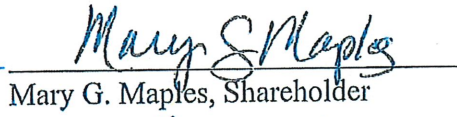
CURRENT DIRECTORS:

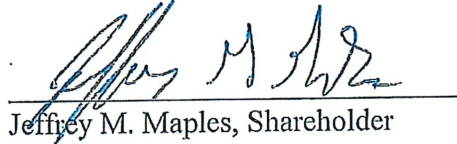

James J. Maples, Director

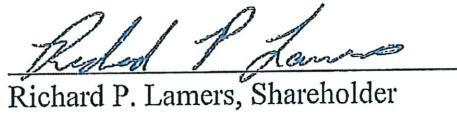

Michael J. Maples, Director

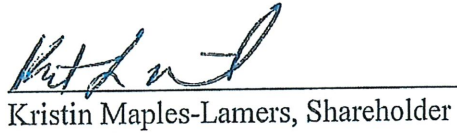
CURRENT SHAREHOLDERS:


Michael J. Maples, Shareholder


Mary G. Maples, Shareholder


Jeffrey M. Maples, Shareholder

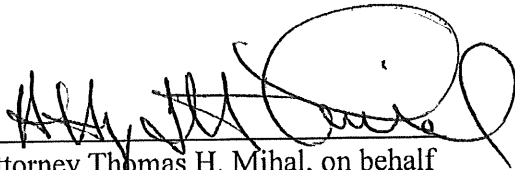

Richard P. Lamers, Shareholder


Kristin Maples-Lamers, Shareholder

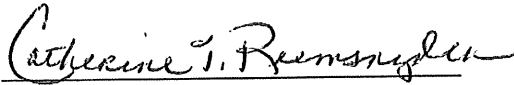
Certification of Authority

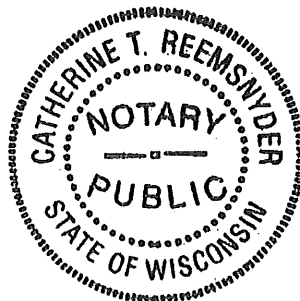
I, Thomas H. Mihal, the undersigned Corporate Attorney on behalf of Vinton Construction Company (the "Company") hereby certify that the attached copy of the Vinton Construction Company Shareholders and Board of Directors Consent Resolution, dated January 1, 2018, accurately reflects the list of those individuals who, by proper action of the Company's Board of Directors on that date, were duly appointed to serve as the current Officers of the Company; and that, as is also reflected on said Consent Resolution, each of said Officers was therein duly authorized to sign any instrument or document on behalf of the Company, and any third party who has not otherwise been informed may accept and rely upon any given Officer's signature on any such instrument or document as evidence reflecting the Company's binding agreement to the terms and conditions thereof.

This Certification of Authority is hereby made by the Corporate Attorney for and on behalf of Vinton Construction Company, on this 8th day of June, 2018, as evidenced by his notarized signature, below.


Attorney Thomas H. Mihal, on behalf
of Vinton Construction Company

Subscribed and sworn to before me
this 8th day of June, 2018.


Catherine T. Reemsnyder
Notary Public, State of Wisconsin
My Commission expires 08/14/2020.



United States of America

State of Wisconsin

DEPARTMENT OF FINANCIAL INSTITUTIONS

Division of Corporate & Consumer Services



To All to Whom These Presents Shall Come, Greeting:

I, Jennifer Dohm, Deputy Administrator of the Division of Corporate and Consumer Services, Department of Financial Institutions, do hereby certify that

VINTON CONSTRUCTION COMPANY

is a domestic corporation or a domestic limited liability company organized under the laws of this state and that its date of incorporation or organization is May 16, 1931.

I further certify that said corporation or limited liability company has, within its most recently completed report year, filed an annual report required under ss. 180.1622, 180.1921, 181.0214 or 183.0120 Wis. Stats., and that it has not filed articles of dissolution.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Department on November 16, 2022.

JENNIFER DOHM, Deputy Administrator
Division of Corporate and Consumer Services
Department of Financial Institutions

DFI/Corp/33

To validate the authenticity of this certificate

Visit this web address: <http://www.wdfi.org/apps/ccs/verify/>

Enter this code: **347949-A8B642FC**

BID SCHEDULE

Item No	Item Description	Units	Quantity	Unit Price	Bid Amount
CTH P					
100-01	Removing Asphaltic Surface	SY	1,376	\$ 9.50	\$ 13,072.00
100-02	Removing Curb & Gutter	LF	62	\$ 10.00	\$ 620.00
100-05	Base Aggregate Dense 3/4-Inch	TON	375	\$ 36.88	\$ 13,830.00
100-06	Base Aggregate Dense 1 1/4-Inch	TON	740	\$ 19.24	\$ 14,237.60
100-07	Asphaltic Surface	TON	325	\$ 134.00	\$ 43,550.00
100-08	Asphaltic Flumes	SY	15	\$ 55.00	\$ 825.00
100-09	Concrete Curb & Gutter 6-Inch Sloped 30-Inch Type J	LF	62	\$ 77.00	\$ 4,774.00
100-11	Traffic Control	LS	1	\$ 8,967.00	\$ 8,967.00
100-14	Sawing Asphalt & Concrete	LF	2,361	\$ 2.50	\$ 5,902.50
100-15	Salvaged Topsoil, Seed No. 40, Fertilizer Type B & Erosion Mat Urban Class I Type B	SY	4,150	\$ 7.04	\$ 29,216.00
100-16	Salvaged Topoil, Seed No. 40, Fertilizer Type B & Mulch	SY	1,500	\$ 6.04	\$ 9,060.00
100-19	Culvert Pipe Checks	EACH	6	\$ 40.00	\$ 240.00
100-20	Temporary Ditch Checks	EACH	18	\$ 27.00	\$ 486.00
100-21	Inlet Protection Type B	EACH	1	\$ 70.00	\$ 70.00
100-23	Silt Fence	LF	2,660	\$ 2.02	\$ 5,373.20
100-24	Remove & Replace Driveway Culverts	EACH	3	\$ 953.00	\$ 2,859.00
100-26	Remove & Replace Tracking Pad	EACH	1	\$ 3,000.00	\$ 3,000.00
100-27	Mobilization	EACH	1	\$ 240,000.00	\$ 240,000.00
300-02	Connect to Existing Sanitary Sewer Main	EACH	1	\$ 2,177.00	\$ 2,177.00
300-03	Sanitary Manhole 4-FT Diameter With Casting	EACH	5	\$ 8,797.00	\$ 43,985.00
300-05	Sanitary Sewer PVC SDR-35 6-Inch	LF	312	\$ 219.00	\$ 68,328.00
300-06	Sanitary Sewer PVC SDR-35 8-Inch	LF	424	\$ 389.00	\$ 164,936.00
300-07	Sanitary Sewer PVC SDR-26 8-Inch	LF	1,127	\$ 326.00	\$ 367,402.00
400-01	Connect to Existing Water Main Pipe	EACH	2	\$ 4,408.00	\$ 8,816.00
400-02	Water Main Steel Casing 24-Inch	LF	90	\$ 1,380.00	\$ 124,200.00
400-03	Water Main PVC DR-18 6-Inch	LF	77	\$ 102.00	\$ 7,854.00
400-04	Water Main PVC DR-18 12-Inch	LF	3,368	\$ 171.00	\$ 575,928.00
400-05	Water Gate Valve 6-Inch	EACH	2	\$ 1,929.00	\$ 3,858.00
400-06	Water Gate Valve 12-Inch	EACH	8	\$ 4,877.00	\$ 39,016.00
400-07	Water Tee 12x6-Inch	EACH	2	\$ 866.00	\$ 1,732.00
400-08	Water Tee 12x12-Inch	EACH	1	\$ 1,485.00	\$ 1,485.00
400-09	Water 11.25 Deg Bend 12-Inch	EACH	2	\$ 769.00	\$ 1,538.00
400-10	Water 22.5 Deg Bend 12-Inch	EACH	1	\$ 790.00	\$ 790.00
400-11	Water 45 Deg Bend 12-Inch	EACH	12	\$ 861.00	\$ 10,332.00
400-12	Water Sleeve 12-Inch	EACH	1	\$ 762.00	\$ 762.00
400-13	Water Plug 12-Inch	EACH	1	\$ 342.00	\$ 342.00
400-14	Water Hydrant	EACH	2	\$ 5,895.00	\$ 11,790.00
400-15	Water Manhole 5-FT Diameter with Casting	EACH	1	\$ 7,685.00	\$ 7,685.00
CTH P TOTAL					\$ 1,839,038.30

BID SCHEDULE

Item No	Item Description	Units	Quantity	Unit Price	Bid Amount
SHERMAN ROAD					
100-01	Removing Asphaltic Surface	SY	111	\$ 9.50	\$ 1,054.50
100-02	Removing Curb & Gutter	LF	23	\$ 10.00	\$ 230.00
100-05	Base Aggregate Dense 3/4-Inch	TON	25	\$ 56.88	\$ 1,422.00
100-06	Base Aggregate Dense 1 1/4-Inch	TON	65	\$ 19.24	\$ 1,250.60
100-07	Asphaltic Surface	TON	32	\$ 265.00	\$ 8,480.00
100-10	Concrete Curb & Gutter 30-Inch Type D	LF	23	\$ 109.00	\$ 2,507.00
100-11	Traffic Control	LS	1	\$ 4,155.00	\$ 4,155.00
100-14	Sawing Asphalt & Concrete	LF	218	\$ 2.50	\$ 545.00
100-17	Topsoil, Seed No. 40, Fertilizer Type B & Erosion Mat Urban Class I Type B	SY	350	\$ 8.50	\$ 2,975.00
100-19	Culvert Pipe Checks	EACH	1	\$ 40.00	\$ 40.00
100-20	Temporary Ditch Checks	EACH	3	\$ 27.00	\$ 81.00
100-23	Silt Fence	LF	243	\$ 3.00	\$ 729.00
100-25	Remove, Salvage & Reinstall Riprap	LS	1	\$ 1,500.00	\$ 1,500.00
100-27	Mobilization	EACH	1	\$ 20,000.00	\$ 20,000.00
300-01	Connect to Existing Sanitary Sewer Manhole	EACH	1	\$ 2,177.00	\$ 2,177.00
300-03	Sanitary Manhole 4-FT Diameter With Casting	EACH	1	\$ 9,050.00	\$ 9,050.00
300-05	Sanitary Sewer PVC SDR-35 6-Inch	LF	54	\$ 280.00	\$ 15,120.00
300-06	Sanitary Sewer PVC SDR-35 8-Inch	LF	400	\$ 388.00	\$ 155,200.00
SHERMAN ROAD TOTAL					\$ 226,516.10
HIGHLAND ROAD					
100-01	Removing Asphaltic Surface	SY	515	\$ 4.60	\$ 2,369.00
100-02	Removing Curb & Gutter	LF	42	\$ 10.00	\$ 420.00
100-03	Removing Concrete Sidewalk & Driveway	SY	65	\$ 9.00	\$ 585.00
100-04	Excavation Common	CY	313	\$ 30.70	\$ 9,609.10
100-05	Base Aggregate Dense 3/4-Inch	TON	45	\$ 34.34	\$ 1,545.30
100-06	Base Aggregate Dense 1 1/4-Inch	TON	445	\$ 19.25	\$ 8,566.25
100-07	Asphaltic Surface	TON	150	\$ 115.00	\$ 17,250.00
100-08	Asphaltic Flumes	SY	15	\$ 55.00	\$ 825.00
100-10	Concrete Curb & Gutter 30-Inch Type D	LF	453	\$ 30.00	\$ 13,590.00
100-11	Traffic Control	LS	1	\$ 3,268.00	\$ 3,268.00
100-12	Concrete Sidewalk 4-Inch	SF	1,396	\$ 8.75	\$ 12,215.00
100-13	Concrete Driveway 6-Inch	SY	115	\$ 89.00	\$ 10,235.00
100-14	Sawing Asphalt & Concrete	LF	537	\$ 2.50	\$ 1,342.50
100-18	Topsoil, Seed No. 40, Fertilizer Type B & Mulch	SY	665	\$ 8.20	\$ 5,453.00
100-20	Temporary Ditch Checks	EACH	1	\$ 40.00	\$ 40.00
100-22	Inlet Protection Type C	EACH	2	\$ 70.00	\$ 140.00
100-27	Mobilization	LS	1	\$ 20,000.00	\$ 20,000.00
300-04	Adjusting Sanitary Sewer Manhole Casting	EACH	1	\$ 650.00	\$ 650.00
400-16	Adjusting Hydrant	EACH	1	\$ 1,425.00	\$ 1,425.00
400-17	Adjusting Water Curb Box	EACH	2	\$ 412.00	\$ 824.00
HIGHLAND ROAD TOTAL					\$ 110,352.15
BID TOTAL					\$ 2,175,906.55

Disclosure of Ownership

The statutory authority for the use of this form is prescribed in Sections 66.0903(12)(d), 66.0904(10)(d) and 103.49(7)(d), Wisconsin Statutes.

The use of this form is mandatory. The penalty for failing to complete this form is prescribed in Section 103.005(12), Wisconsin Statutes.

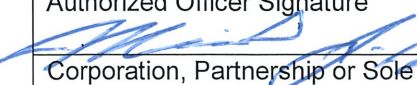
Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1) (m), Wisconsin Statutes].

- (1) On the date a contractor submits a bid to or completes negotiations with a state agency, local governmental unit, or developer, investor or owner on a project subject to Section 66.0903, 66.0904 or 103.49, Wisconsin Statutes, the contractor shall disclose to such state agency, local governmental unit, or developer, investor or owner, the name of any "other construction business," which the contractor, or a shareholder, officer or partner of the contractor, owns or has owned within the preceding three (3) years.
- (2) The term "other construction business" means any business engaged in the erection, construction, remodeling, repairing, demolition, altering or painting and decorating of buildings, structures or facilities. It also means any business engaged in supplying mineral aggregate, or hauling excavated material or spoil as provided by Sections 66.0903(3), 66.0904(2), 103.49(2) and 103.50(2), Wisconsin Statutes.
- (3) This form must ONLY be filed, with the state agency project owner, local governmental unit project owner, or developer, investor or owner of a publicly funded private construction project that will be awarding the contract, if **both (A) and (B) are met.**
 - (A) The contractor, or a shareholder, officer or partner of the contractor:
 - (1) Owns at least a 25% interest in the "other construction business," indicated below, on the date the contractor submits a bid or completes negotiations; or
 - (2) Has owned at least a 25% interest in the "other construction business" at any time within the preceding three (3) years.
 - (B) The Wisconsin Department of Workforce Development (DWD) has determined that the "other construction business" has failed to pay the prevailing wage rate or time and one-half the required hourly basic rate of pay, for hours worked in excess of the prevailing hours of labor, to any employee at any time within the preceding three (3) years.

Other Construction Business

Business Name			
N/A			
Street Address or P O Box	City	State	Zip Code
Business Name			
Street Address or P O Box	City	State	Zip Code
Business Name			
Street Address or P O Box	City	State	Zip Code
Business Name			
Street Address or P O Box	City	State	Zip Code

I hereby state under penalty of perjury that the information, contained in this document, is true and accurate according to my knowledge and belief.

Print the Name of Authorized Officer			
Michael J. Maples			
Authorized Officer Signature		Date Signed	
		March 21st, 2023	
Corporation, Partnership or Sole Proprietorship Name			
Vinton Construction Company			
Street Address or P O Box	City	State	Zip Code
1322 33rd Street (P.O. Box 137)	Two Rivers	WI	54241

If you have any questions call (608) 266-6861



AIA Document A310™ - 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Vinton Construction Company

2705 N. Rapids Road

Manitowoc, WI 54221

OWNER:

(Name, legal status and address)

VILLAGE OF JACKSON

W194 N16660 EAGLE DRIVE

JACKSON, WI 53037

BOND AMOUNT:

FIVE PERCENT OF AMOUNT BID (5% OF BID)

PROJECT:

(Name, location or address, and Project number, if any)

2023 UTILITY AND STREET IMPROVEMENTS

VOJ 23-01

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 21ST day of MARCH, 2023

Neil Wakarusa
(Witness)

[Signature]
(Witness)

Vinton Construction Company

(Contractor as Principal)

(Title) MICHAEL J. MAPLES / PRESIDENT

Travelers Casualty and Surety Company of America

(Surety)

(Title) Kathryn A. Weidner, Attorney-in-Fact



CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.



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

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **JENNY L HIRTH** of **MADISON**, **Wisconsin**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

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



State of Connecticut

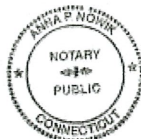
City of Hartford ss.

By: 
Robert L. Raney, Senior Vice President

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

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

My Commission expires the **30th** day of **June**, **2026**




Anna P. Nowik, Notary Public

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

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

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

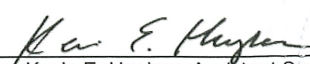
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice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

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

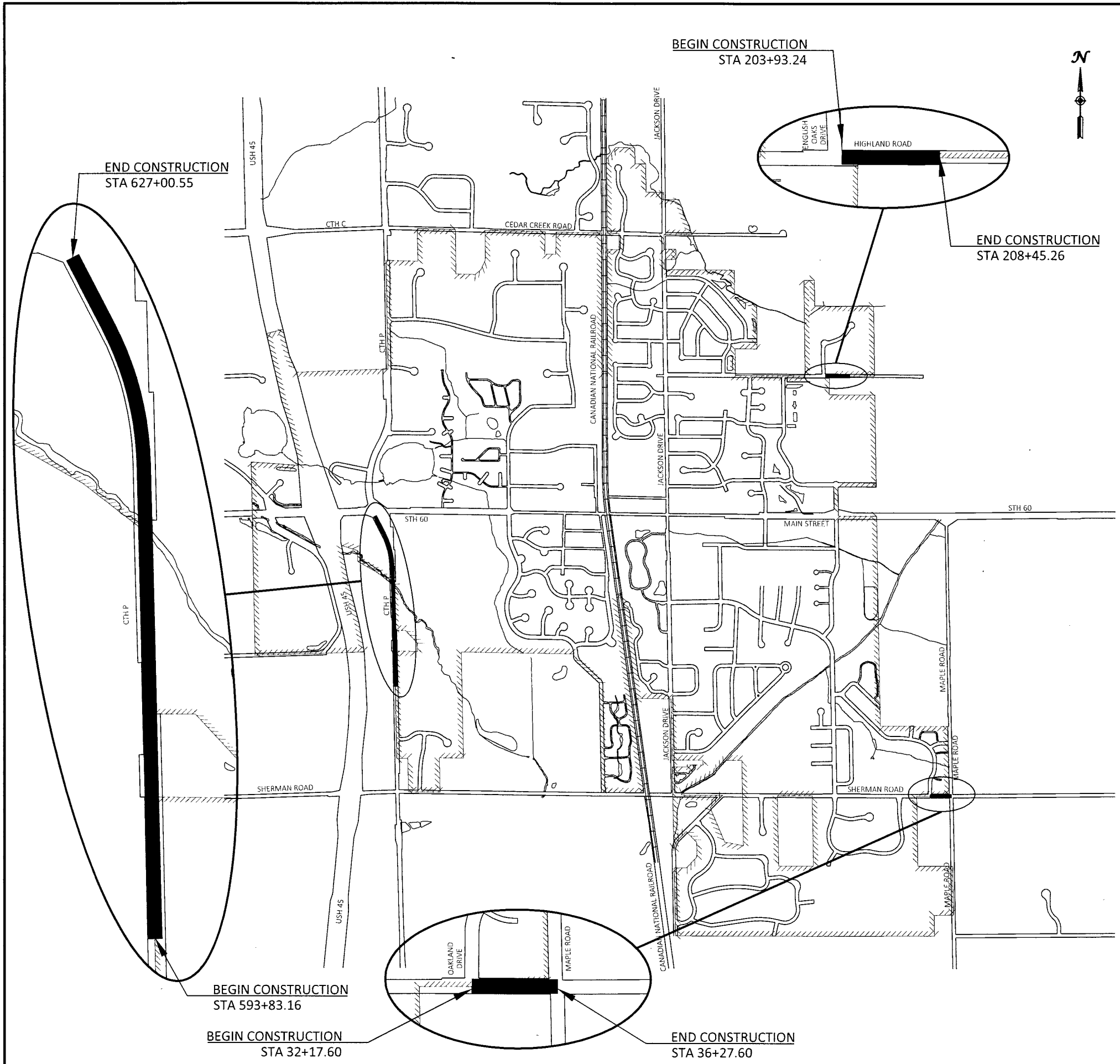
I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **21ST** day of **MARCH**, **2023**




Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**



Village of Jackson
2023 Utility and Street Improvements
CTH P, Sherman Road & Highland Road
Project: VOJ 23-01

INDEX OF SHEETS

1	TITLE SHEET
2	GENERAL NOTES
3-5	TYPICAL SECTIONS & CONSTRUCTION DETAILS
6 - 14	UTILITY PLANS
15	PLAN & PROFILE
16 - 32	STANDARD DETAIL DRAWINGS
33 - 40	CROSS SECTIONS

ORIGINAL PLANS PREPARED BY

GREMMER & ASSOCIATES, INC.
CONSULTING ENGINEERS
Stevens Point • Fond du Lac
93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
(920) 924-5720



(Date) JEFFREY A. CHVOSTA, PE

ACCEPTED FOR



Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037
(262) 677-0707
e-mail: brian.kober@villageofjacksonwi.gov
Director of Public Works
Brian Kober, P.E.

DATE: 03/07/2023

GENERAL NOTES

THE LOCATIONS OF EXISTING AND PROPOSED UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE AND AFFECTED UTILITIES PRIOR TO THE START OF WORK. ANY UTILITY WHICH IS NOT A MEMBER OF THE DIGGERS HOTLINE MUST BE CONTACTED SEPARATELY.

A VERTICAL SAW CUT SHALL BE MADE THROUGH EXISTING DRIVEWAYS, SIDEWALKS AND PAVEMENTS AT THE REMOVAL LIMITS.

SAWCUT LOCATIONS SHOWN ON THE PLANS ARE SUBJECT TO ADJUSTMENT BY THE ENGINEER IN THE FIELD.

THE EXACT LOCATION AND LAYOUT OF PRIVATE ENTRANCES IS TO BE DETERMINED IN THE FIELD BY THE ENGINEER.

NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE ENGINEER.

TOPSOIL, FERTILIZER, SEED, AND MULCH OR EROSION MAT AS SHOWN IN PLANS OR AS DIRECTED BY THE ENGINEER SHALL BE PLACED ON ALL DISTURBED AREAS, EXCLUSIVE OF THE AREA OCCUPIED BY THE NEW PAVEMENTS, SIDEWALKS, ENTRANCES, AND RELATED STRUCTURES.

EROSION CONTROL NOTES

EROSION CONTROL MEASURE SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCES AND THE WDNR CONSERVATION PRACTICE TECHNICAL STANDARDS.

EROSION CONTROL ITEMS SHALL BE FIELD LOCATED AS NEEDED.

SILT FENCE SHALL BE INSTALLED IN AREAS WHERE ON-SITE SOILS AND STORMWATER MAY EXIT THE CONSTRUCTION SITE.

ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.

FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR MORE THAN 7 WORKING DAYS, OR WHERE GRADING EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING, AND/OR MULCHING.

ALL DISTURBED AREAS SHALL BE TREATED WITH STABILIZATION MEASURES AS SPECIFIED WITHIN 3 WORKING DAYS OF FINAL GRADING.

ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.

ALL EXISTING AND PROPOSED INLETS WITHIN THE PROJECT LIMITS SHALL RECEIVE INLET PROTECTION TYPE C. THE FIRST SET OF EXISTING INLETS DOWNSTREAM OF THE PROJECT LIMITS SHALL RECEIVE INLET PROTECTION TYPE C,

ABBREVIATIONS

ADJ	ADJUST
CB	CATCH BASIN
CBX	CONTROL BOX
COR	CORNER
D.I.	DUCTILE IRON
F/C	FACE OF CURB
G	GAS
GL	GAS LATERAL
GV	GAS VALVE
GP	GUY POLE
GUY	GUY WIRE ANCHOR
HYD	HYDRANT
MH	MANHOLE
MAX.	MAXIMUM
MIN.	MINIMUM
NOR.	NORMAL
LP	LIGHT POLE
PED	PEDESTAL
PVI	POINT OF VERTICAL INTERSECTION
PP	POWER POLE
PBX	PULL BOX
RCP	REINFORCED CONCRETE PIPE
RWALL	RETAINING WALL
SS OR ST	STORM SEWER
SA	SANITARY SEWER LATERAL
SP	SPECIAL
TEL	TELEPHONE
TOC	TOP OF CURB
TFS	TRAFFIC SIGNAL
WL	WATER LATERAL
W	WATER MAIN
WSO	WATER SHUT OFF
WV	WATER VALVE

CONVENTIONAL SYMBOLS

PLAN

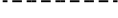
CORPORATE LIMITS



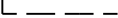
PROPERTY LINE



LOT LINE



LIMITED HIGHWAY EASEMENT



EXISTING RIGHT OF WAY



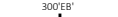
PROPOSED OR NEW R/W LINE



SLOPE INTERCEPT



REFERENCE LINE



EXISTING CULVERT



PROPOSED CULVERT
(Box or Pipe)



COMBUSTIBLE FLUIDS



WOODED OR SHRUB AREA

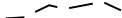


PROFILE

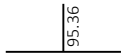
GRADE LINE



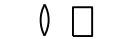
ORIGINAL GROUND



GRADE ELEVATION



CULVERT (Profile View)



UTILITIES

ELECTRIC (UNDERGROUND)



FIBER OPTIC (UNDERGROUND)



GAS (UNDERGROUND)



OVERHEAD UTILITY



SANITARY SEWER (UNDERGROUND)



STORM SEWER (UNDERGROUND)



TELEPHONE (UNDERGROUND)



WATER (UNDERGROUND)



UTILITY PEDESTAL



POWER POLE



TELEPHONE POLE



UTILITIES

SANITARY SEWER & WATER MAIN

VILLAGE OF JACKSON
W194 N16660 EAGLE DRIVE
JACKSON, WI 53037
ATTN: BRIAN KOBER
PHONE: (262) 677-0707
EMAIL: brian.kober@villageofjackson.com

COMMUNICATIONS

AT&T - WISCONSIN
435 SOUTH 95TH STREET
MILWAUKEE, WI 53214-226
ATTN: DEAN HERRO
PHONE: (262) 226-9639
EMAIL: dh2572@att.com

TRAFFIC SIGNALS

WISCONSIN DEPARTMENT OF TRANSPORTATION
141 NW BARSTOW STREET
WAUKESHA, WI 53188
ATTN: JARRETT GATES
PHONE: (262) 548-5894
EMAIL: jarrett.gates@dot.wi.gov

ELECTRIC & GAS

WE ENERGIES
500 SOUTH 116TH STREET
WEST ALLIS WI 53214
ATTN: WE ENERGIES UTILITY COORDINATOR
PHONE:
EMAIL: We-Utility-relocations@we-energies.com

COMMUNICATIONS

SPECTRUM
1515 WEST WASHINGTON STREET
WEST BEND, WI 53095
ATTN: NICK FRASE
MOBILE: (920) 304-6797
EMAIL: nick.frase@charter.com

COMMUNICATIONS

MIDWEST FIBER NETWORKS
6070 NORTH FLINT ROAD
GLENDALE, WI 53209
ATTN: RICHARD TRGOVEC
PHONE: (414) 459-3554
MOBILE: (414) 349-2979
EMAIL: relocationrequests@midwestfibernetworks.com

DNR AREA LIAISON

WISCONSIN DEPT. OF NATURAL RESOURCES
141 NW BARSTOW STREET #180
WAUKESHA, WI 53188
ATTN: BENTON STELZEL
PHONE: (262) 623-0194
EMAIL: benton.stelzel@wisconsin.gov

WASHINGTON COUNTY CONTACT

900 LANG STREET
WEST BEND, WI 53090
ATTN: SCOTT SCHMIDT, CHIEF PUBLIC WORKS OFFICER
PHONE: (262) 335-4435
EMAIL: scott.schmidt@washcowisconsin.gov

VILLAGE OF JACKSON CONTACT

W194 N16660 EAGLE DRIVE
JACKSON, WI 53037
ATTN: BRIAN KOBER
PHONE: (262) 677-0707
EMAIL: brian.kober@villageofjacksonwi.gov

DESIGN CONTACT

GREMMER & ASSOCIATES, INC.
93 SOUTH PIONEER ROAD, SUITE 300
FOND DU LAC, WI 54935
ATTN: JEFFREY A. CHVOSTA, PE
PHONE: (920) 924-5720
EMAIL: j.chvosta@gremmerassociates.com



Dial 811 or (800)242-8511

www.DiggersHotline.com

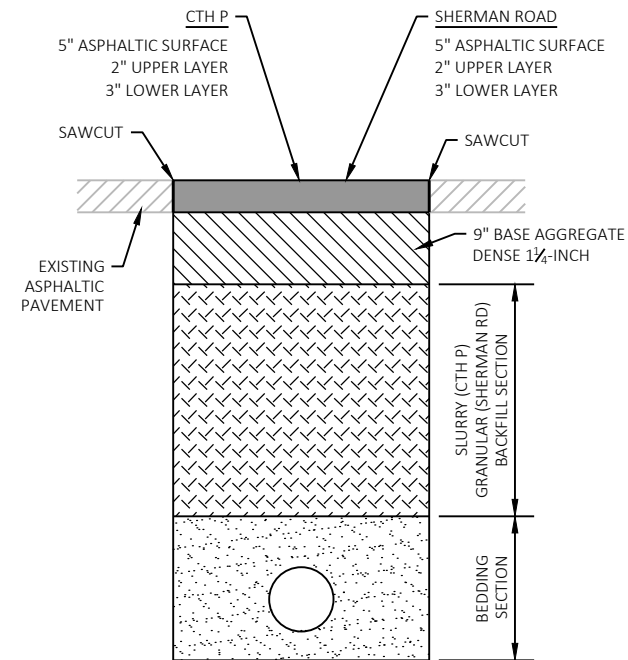


93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
(920) 924-5720

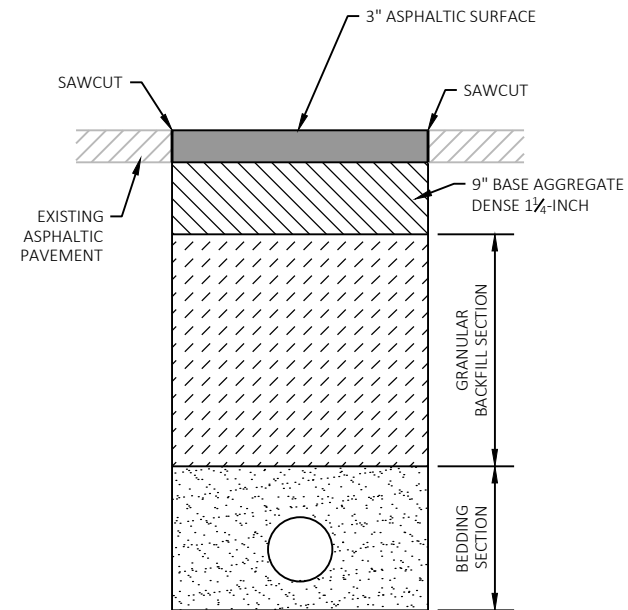
Village of Jackson
2023 Utility and Street Improvements
CTH P, Sherman Road & Highland Road

GENERAL NOTES

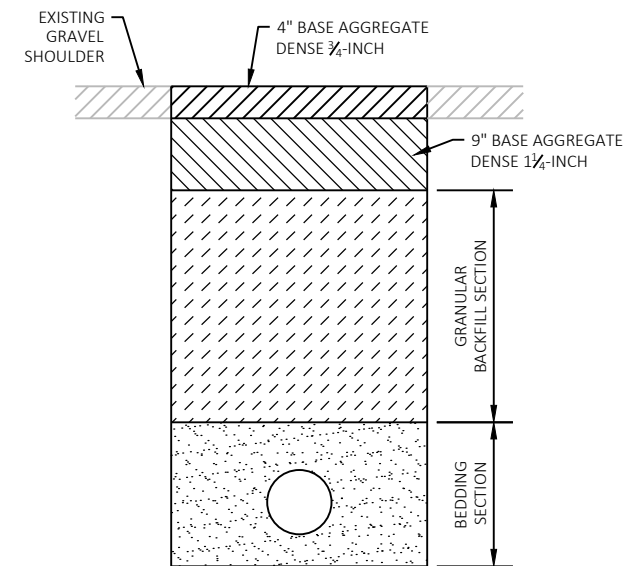
SHEET
2
40



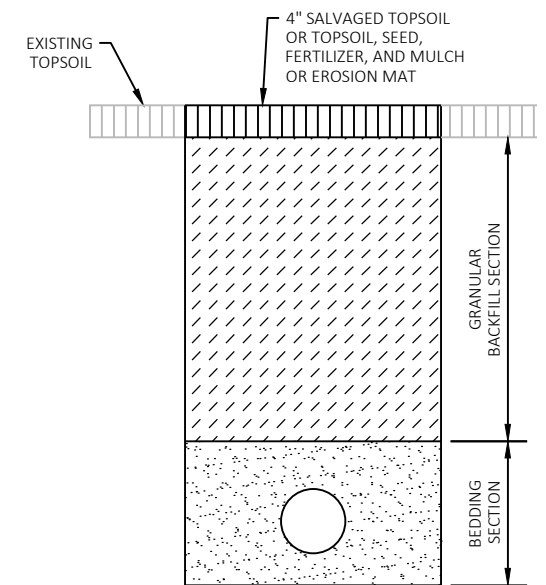
ASPHALT ROADWAY REPLACEMENT



ASPHALT SHOULDER REPLACEMENT

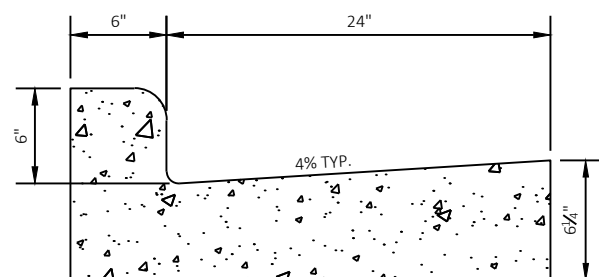


SHOULDER REPLACEMENT



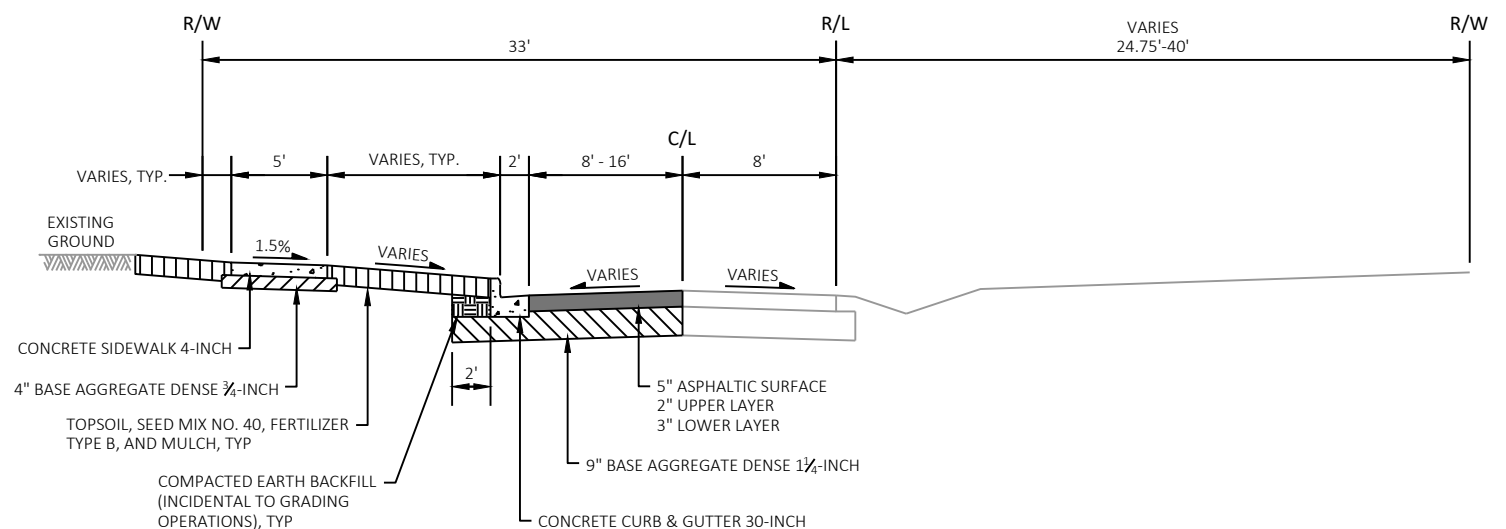
TOPSOIL REPLACEMENT

RESTORATION DETAIL



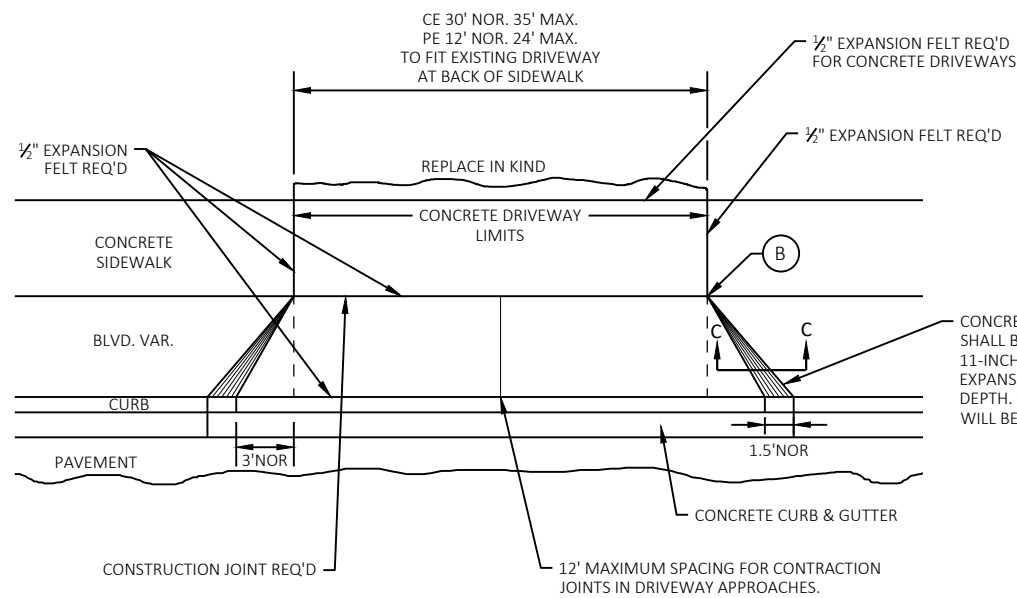
NOTE: CONCRETE CURB AND GUTTER SHALL BE IN ACCORDANCE WITH WISDOT SDD 8D01-22a

CONCRETE CURB AND GUTTER 30" TYPE D

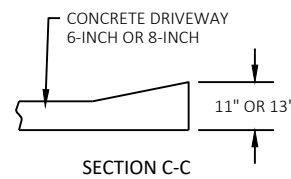


TYPICAL FINISHED SECTION
HIGHLAND ROAD
STA 203+93.24 - STA 208+45.26

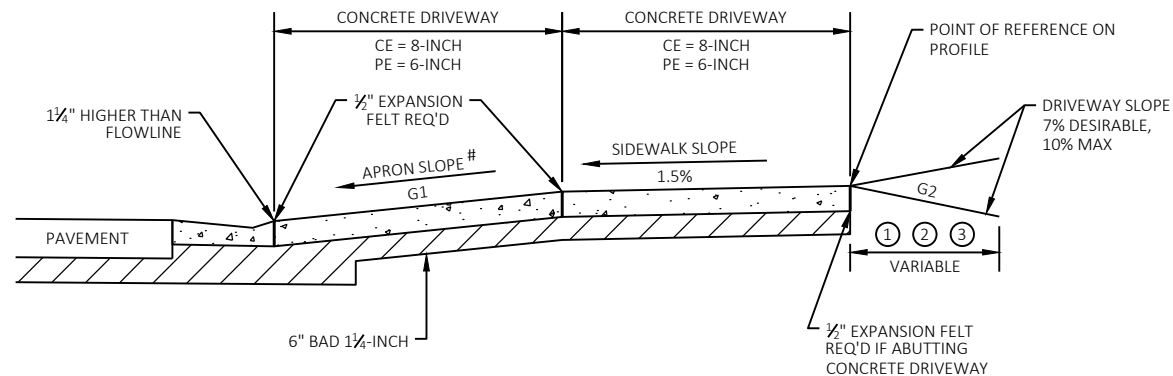
Revisions:	Job No: VOJ-2023	Designed: KAL		93 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	TYPICAL SECTIONS & CONSTRUCTION DETAILS	SHEET 3 40
	Drawn: AIS	Checked: JAC					
	Date: 02/23/2023						



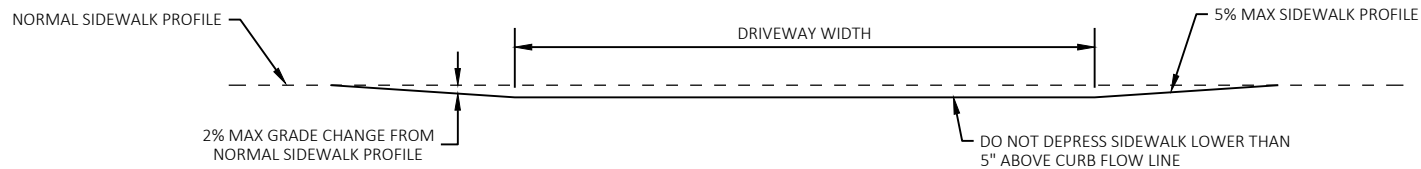
PLAN VIEW



SECTION C-C



TYPICAL SIDEWALK SECTION



DEPRESSED SIDEWALK PROFILE DETAIL

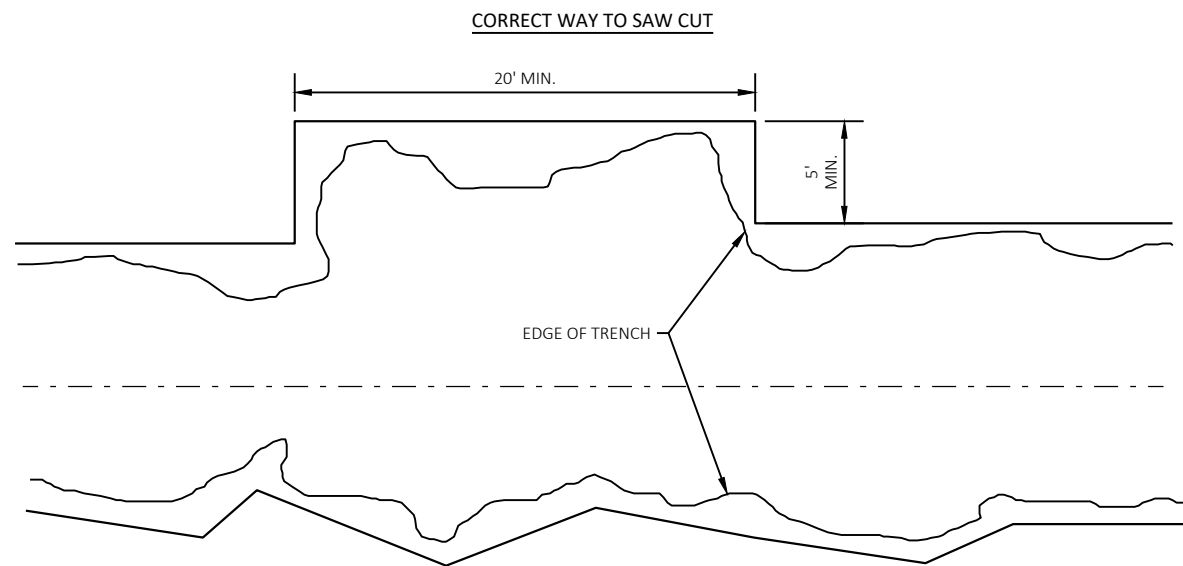
- ① — CE 8" CONC DWY OVER 6" BAD 1 1/4-INCH
PE 6" CONC DWY OVER 6" BAD 1 1/4-INCH
- ② — 6" BASE AGG. DENSE 3/4-INCH
- ③ — CE 4" ASPH SURFACE OVER 6" BAD 1 1/4-INCH
PE 3" ASPH SURFACE OVER 6" BAD 1 1/4-INCH

#	TERRACE WIDTH	APRON SLOPE (G1)		
		MIN %	DESIRABLE %	MAX %
	3 FT	7.0	8.5	11.0
	4 FT	5.0	7.0	11.0
	5 FT	4.0	7.0	11.0
	6 FT	4.0	7.0	11.0
	7 FT	3.5	7.0	11.0
	8 FT	3.0	7.0	11.0

NOTE: ALGEBRAIC DIFFERENCE BETWEEN TANGENT GRADES G1 & G2 TO NOT EXCEED 15%

DEPRESS SIDEWALK PROFILE IF DRIVEWAY APRON EXCEEDS MAX SLOPE

URBAN ENTRANCE DETAIL WITH SIDEWALK AND CURB & GUTTER

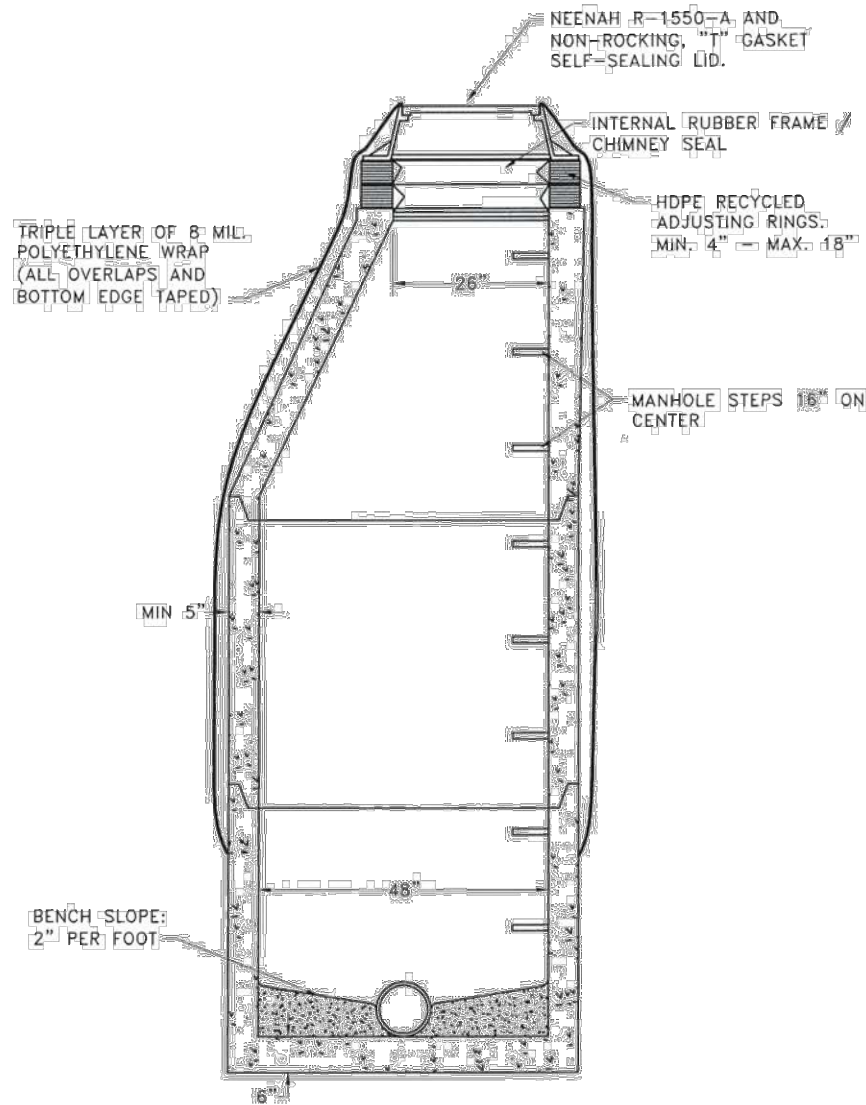


INCORRECT WAY TO SAW CUT

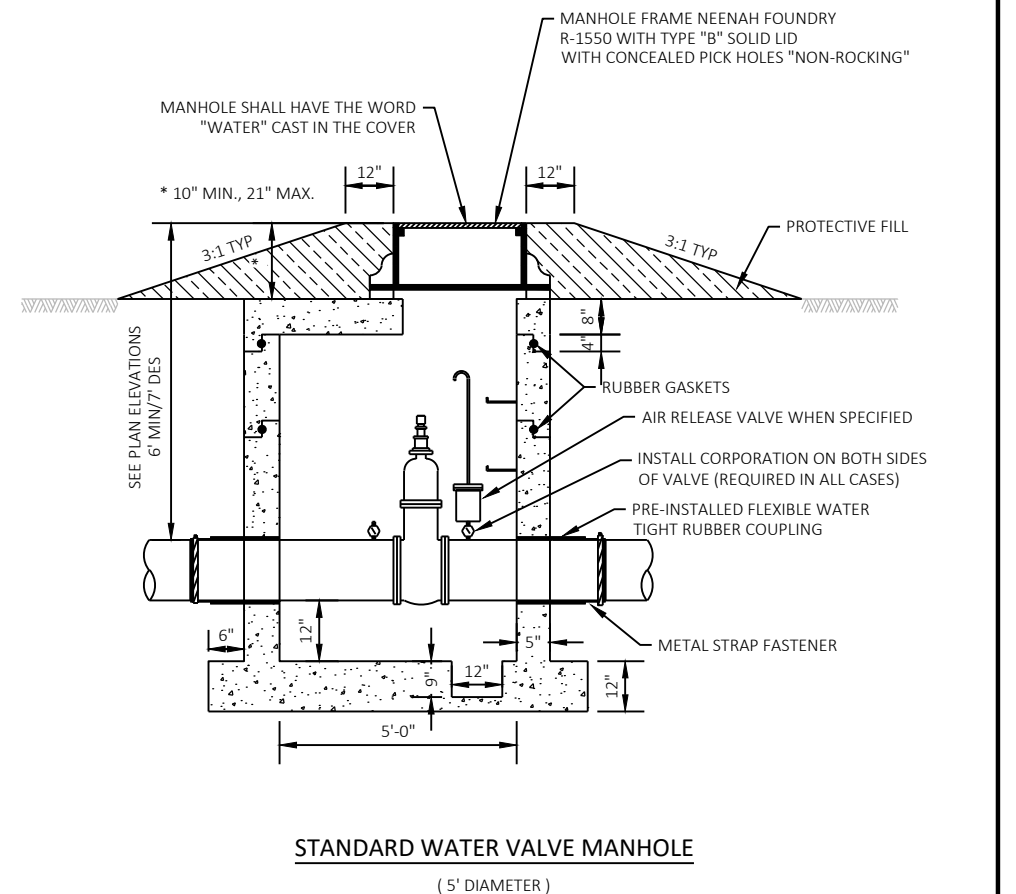
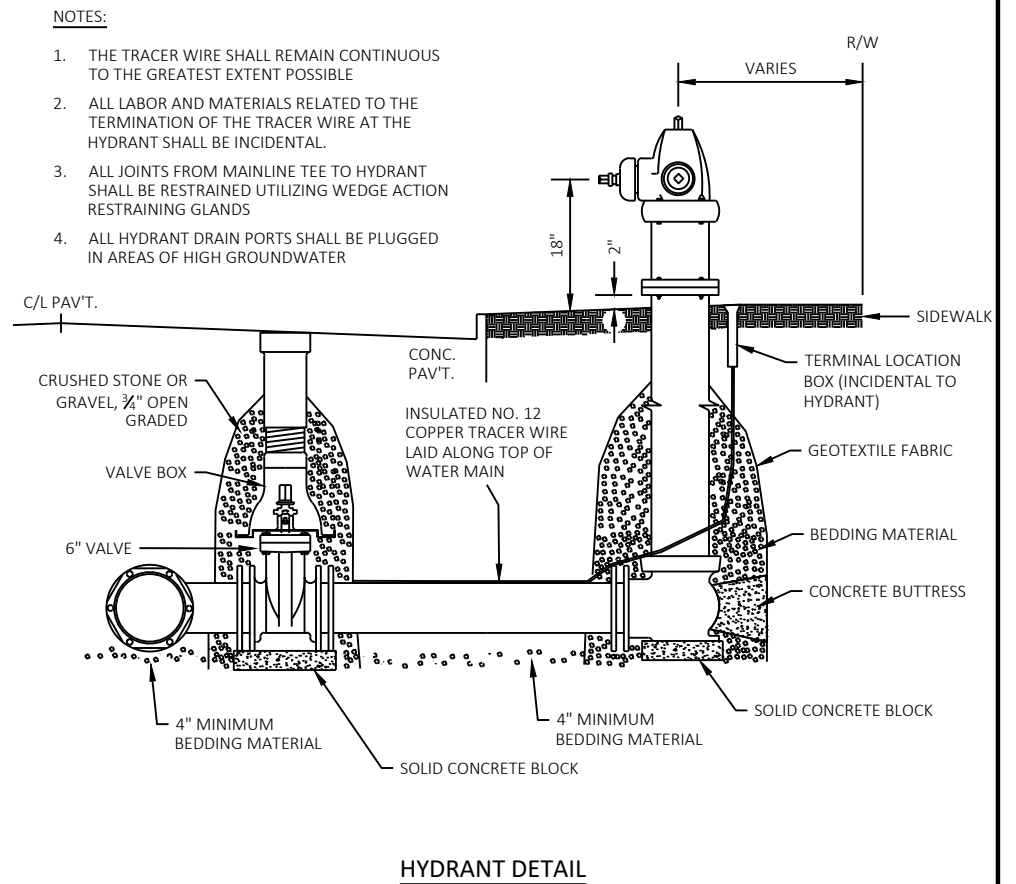
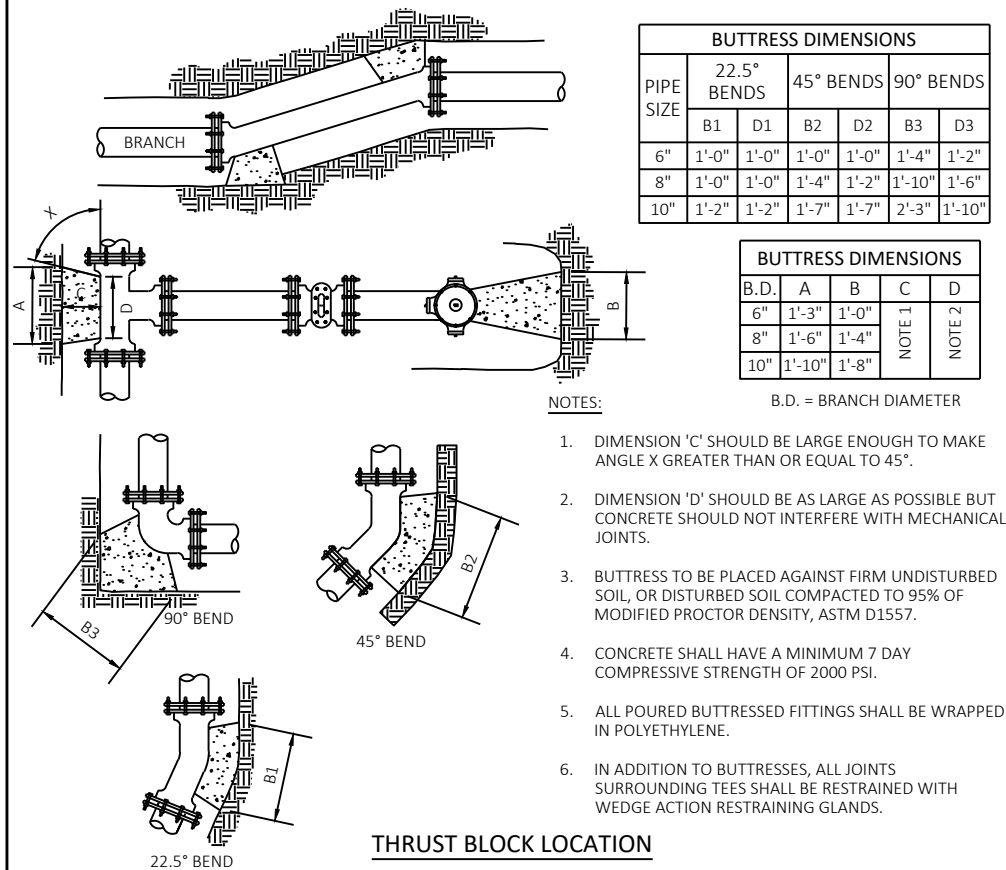
NOTE: WHEN SAW CUTTING THE PAVEMENT FOR TRENCH RESTORATION FOLLOWING CONSTRUCTION, ALL SAW CUTS SHALL BE MADE PARALLEL, OR PERPENDICULAR, TO CENTERLINE OF THE TRENCH. PARALLEL CUTS SHALL BE A MINIMUM LENGTH OF 20 FT. AND PERPENDICULAR CUTS SHALL BE A MINIMUM OF 5 FT IN LENGTH.

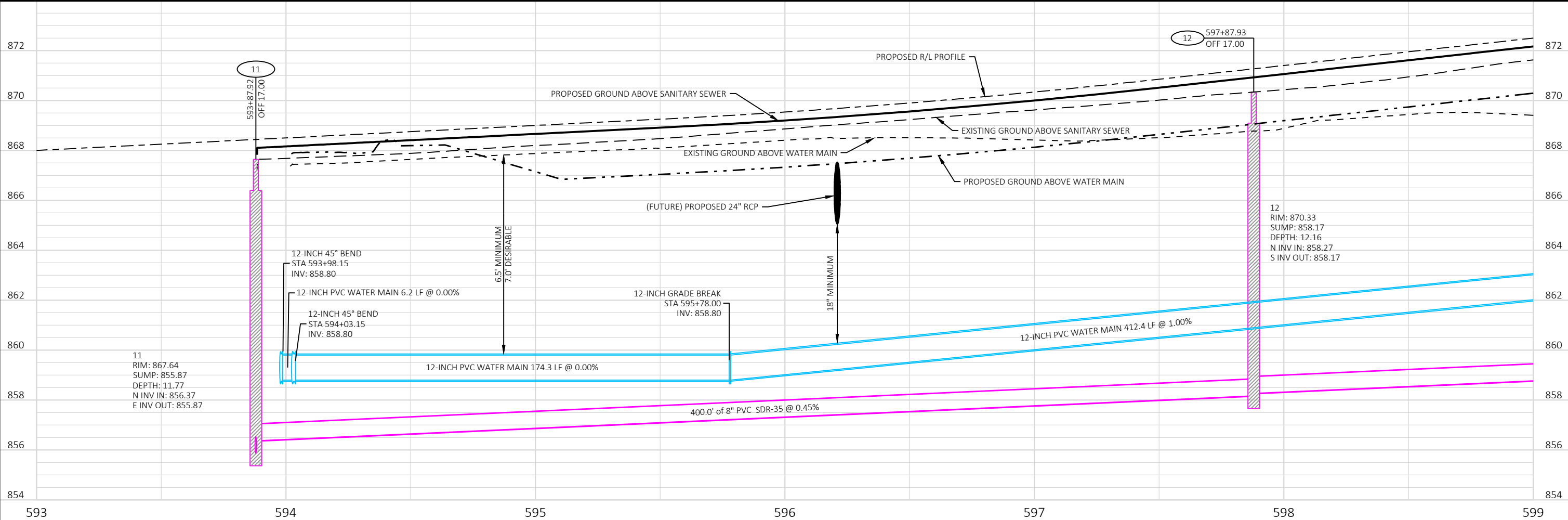
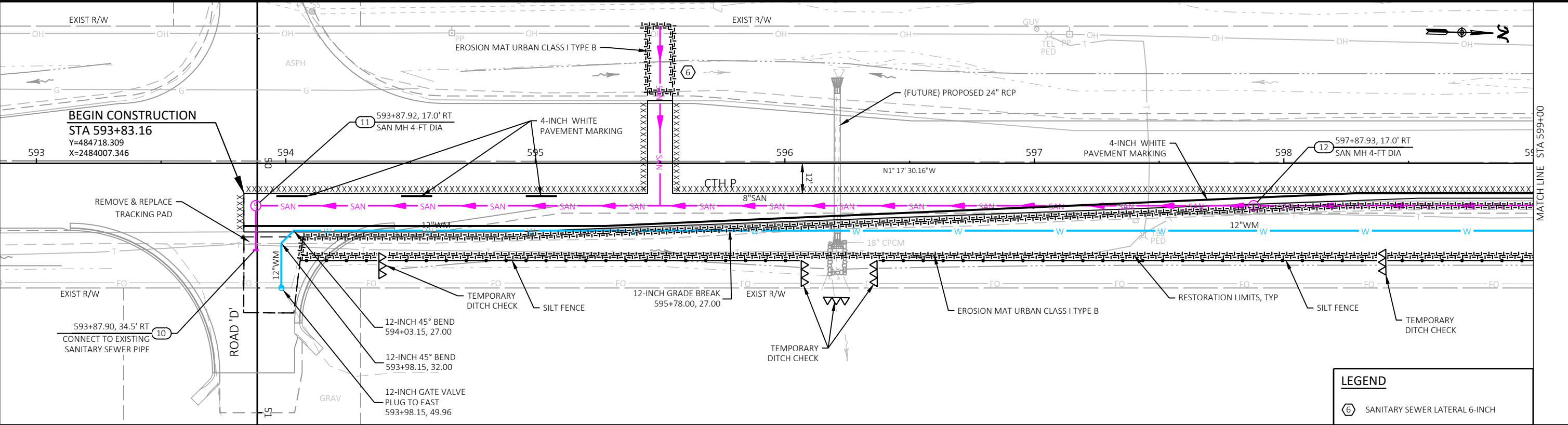
SAWCUT DETAIL

Revisions:	Job No: VOJ-2023	Designed: KAL	 GREMMER & ASSOCIATES, INC. CONSULTING ENGINEERS Stevens Point • Fond du Lac	93 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	TYPICAL SECTIONS & CONSTRUCTION DETAILS	SHEET 4 40
	Drawn: AIS	Checked: JAC					
	Date: 02/23/2023						

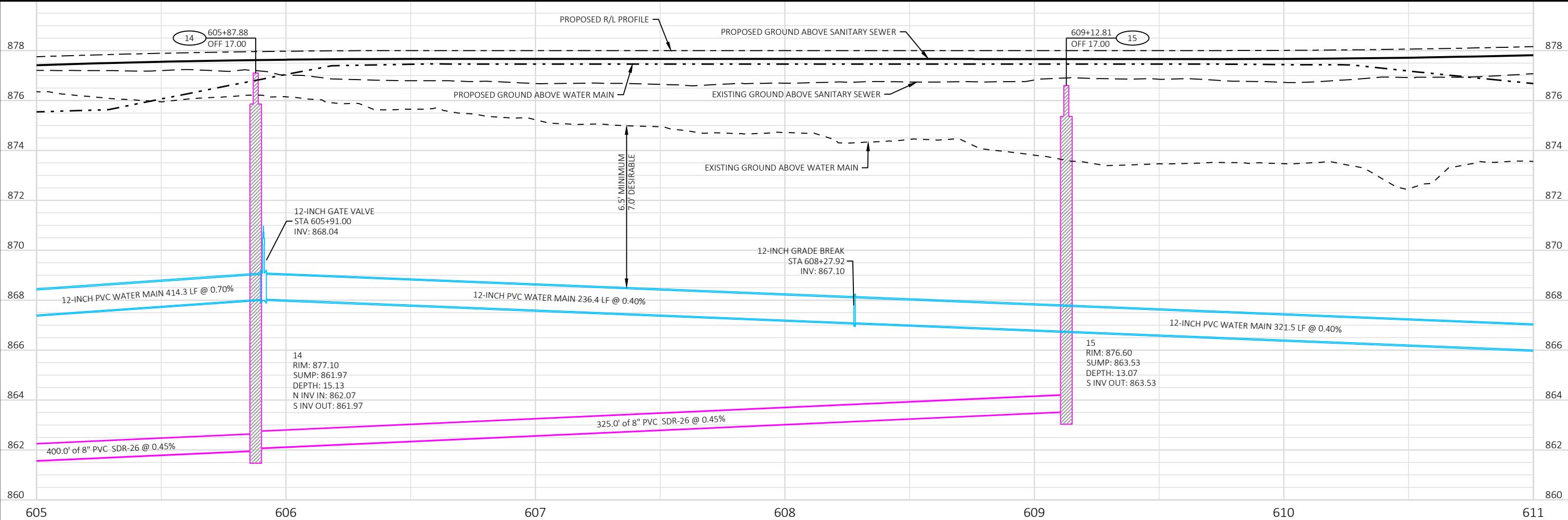
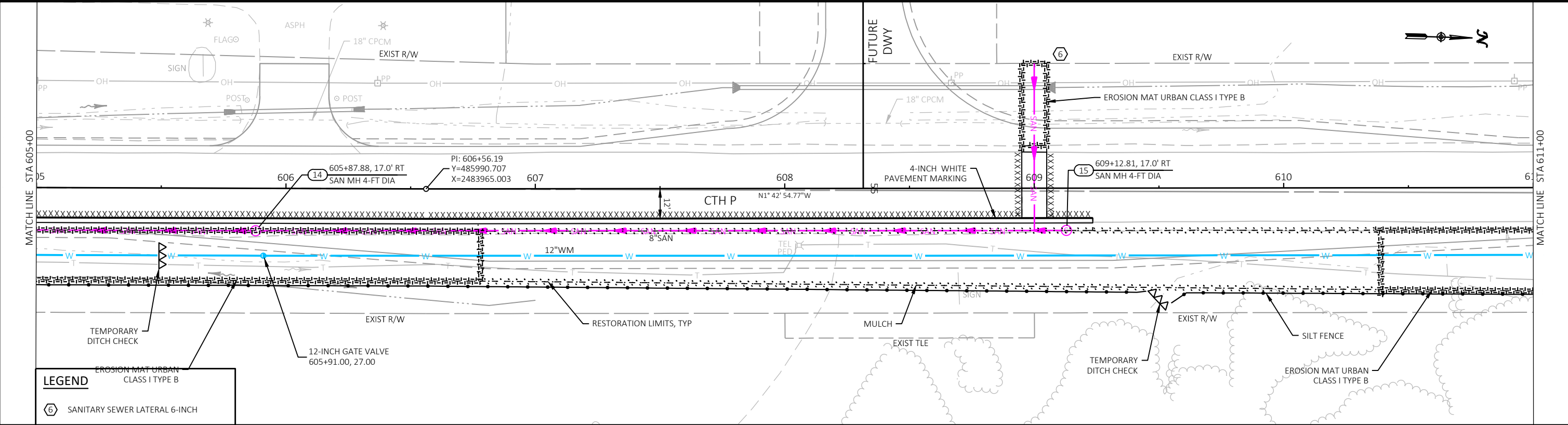


SANITARY MANHOLE DETAIL

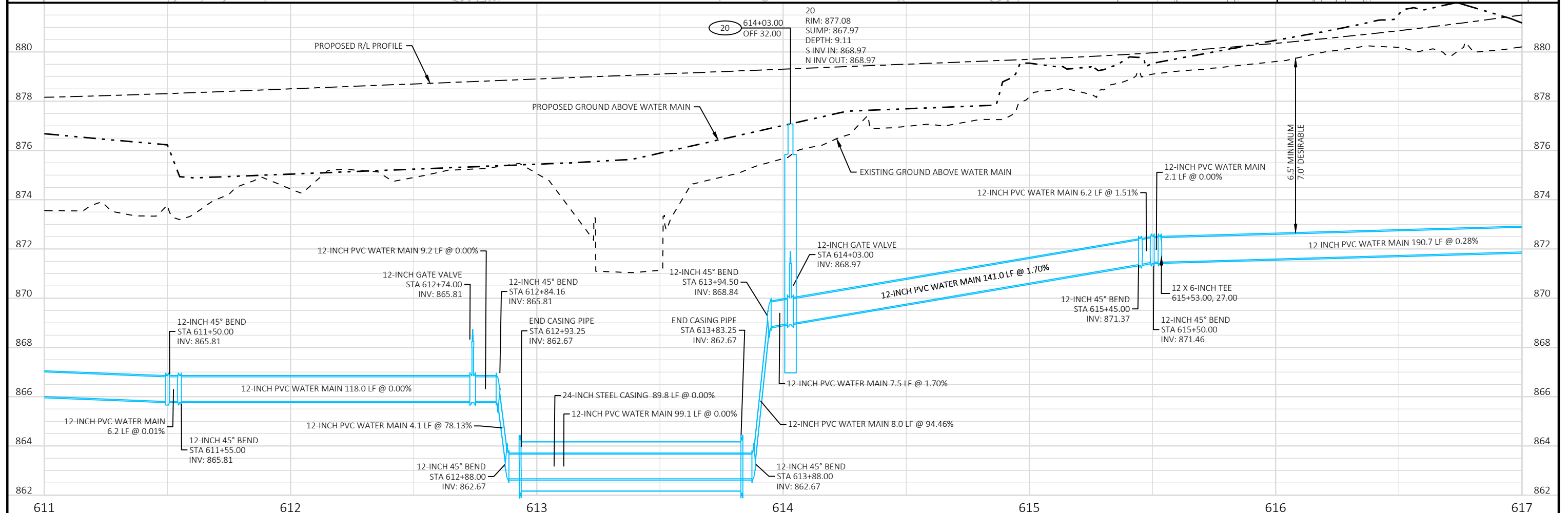
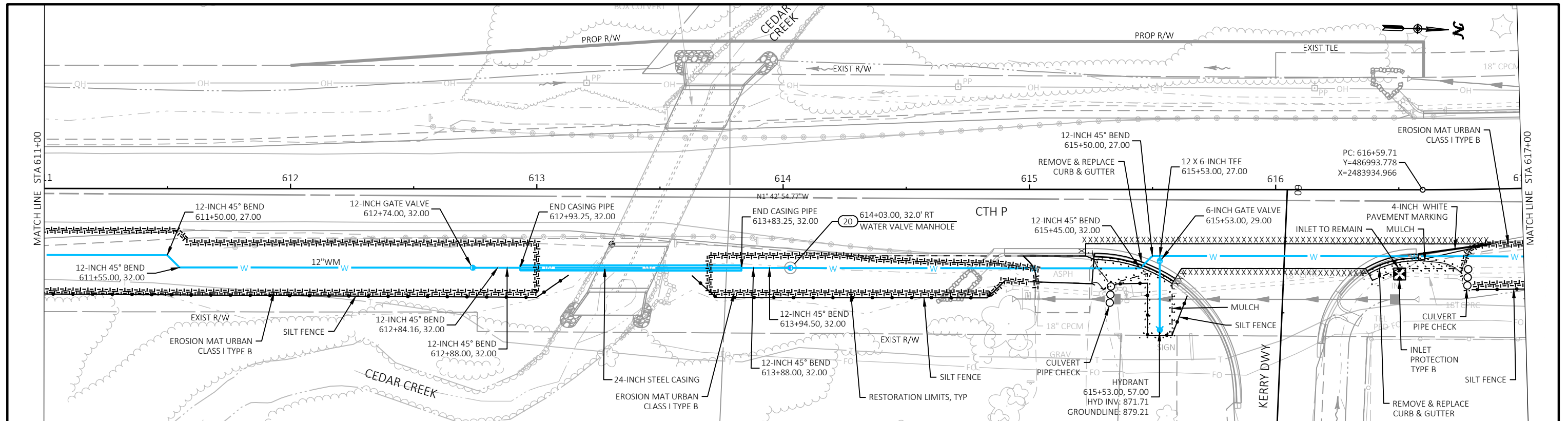




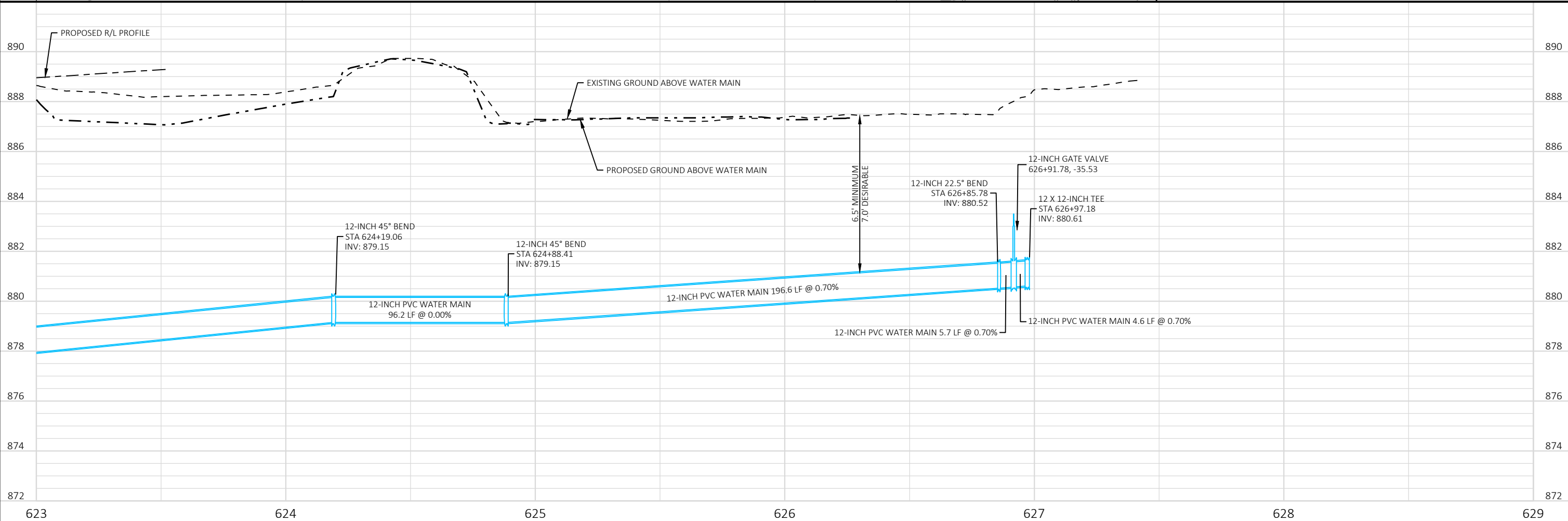
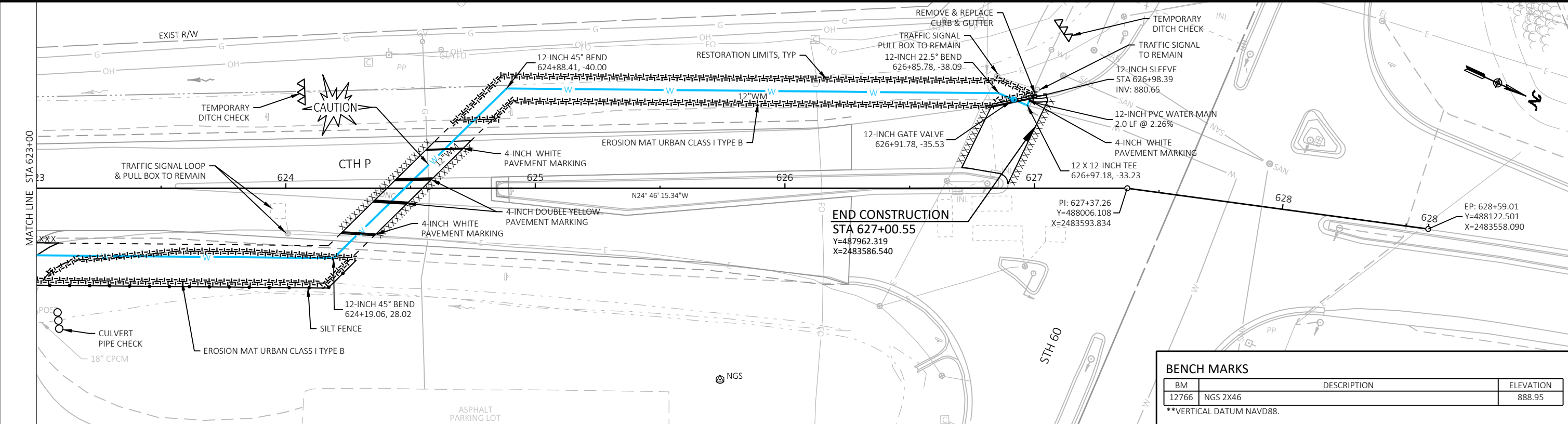
Revisions:	Job No: VOJ 23-01	Designed: KAL	 93 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720 Stevens Point • Fond du Lac	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	UTILITY PLANS CTH P	SHEET
	Date: 03/07/2023	Drawn: AJS				6
		Checked: JAC				40

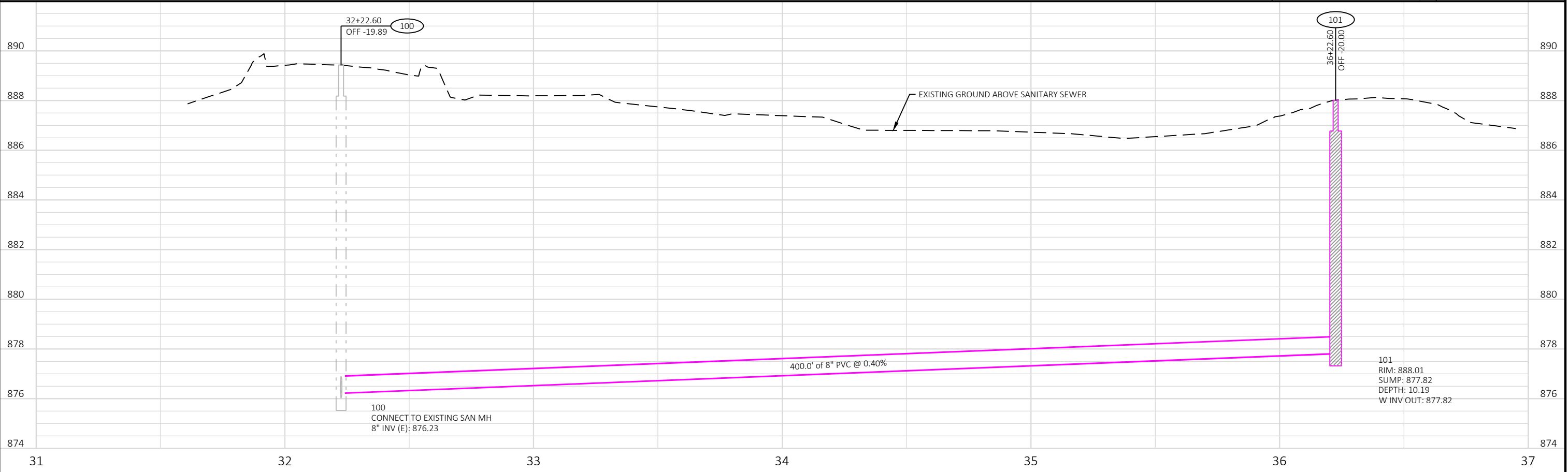
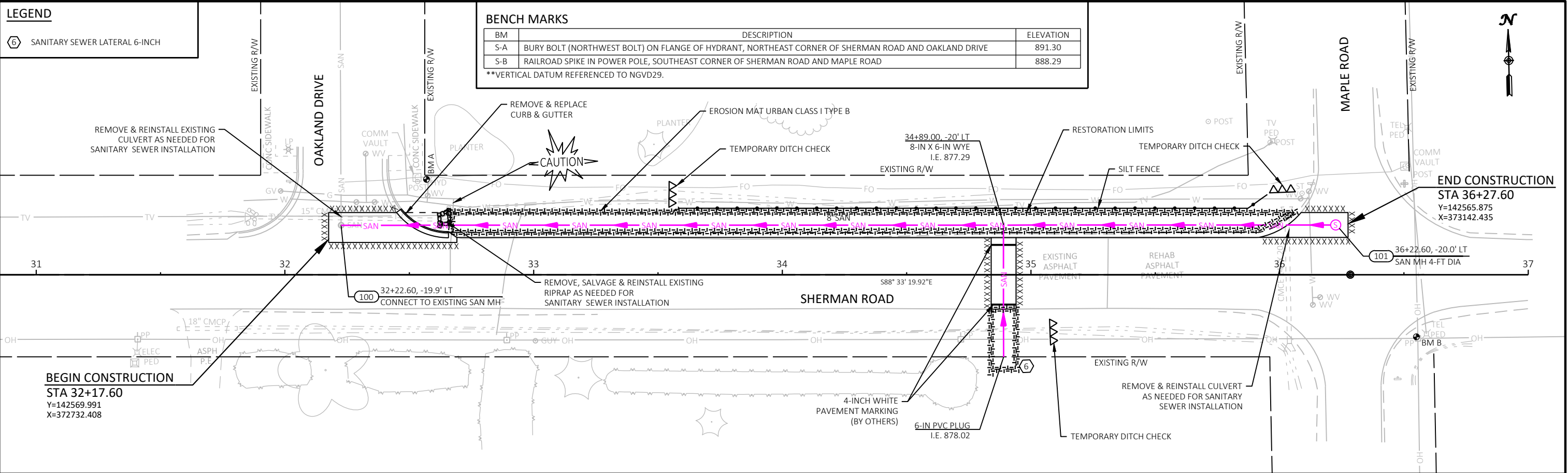


Revisions:	Job No: VOJ 23-01	Designed: KAL		93 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	UTILITY PLANS CTH P	SHEET 8 40
	Drawn: AIS	Checked: JAC					
	Date: 03/07/2023						



Revisions:		Job No: VOJ 23-01	Designed: KAL		93 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	UTILITY PLANS CTH P	SHEET
			Drawn: AIS					9
		Date: 03/07/2023	Checked: JAC					40





Revisions:

Job No: VOJ 23-01

Designed: KAL

Drawn: AIS

Date: 03/07/2023

Checked: JAC

G

GREMMER & ASSOCIATES, INC.

CONSULTING ENGINEERS

Stevens Point • Fond du Lac

93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
(920) 924-5720

Village of Jackson

2023 Utility and Street Improvements

CTH P, Sherman Road & Highland Road

UTILITY PLANS

SHERMAN ROAD

SHEET

13

40

FILE NAME : S:\CURRPROJ\WASHINCO\JACKSON\SHERMAN ROAD SANITARY 2023\CIVIL3D\SHERMANRD\SHEETS\SHERMANRD-023001-UP.DWG

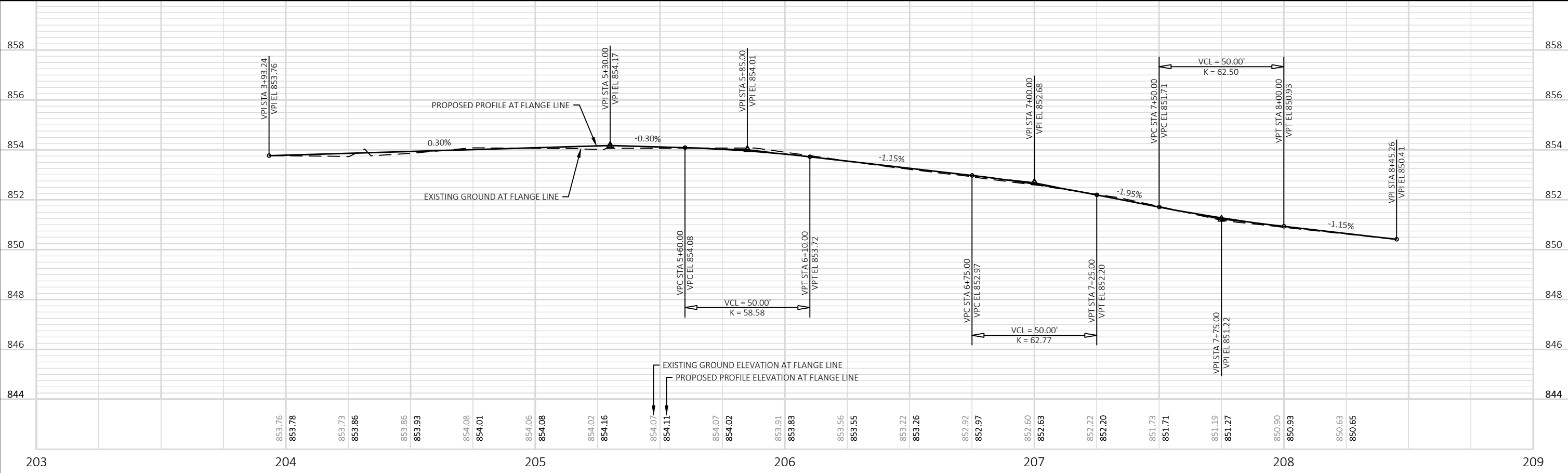
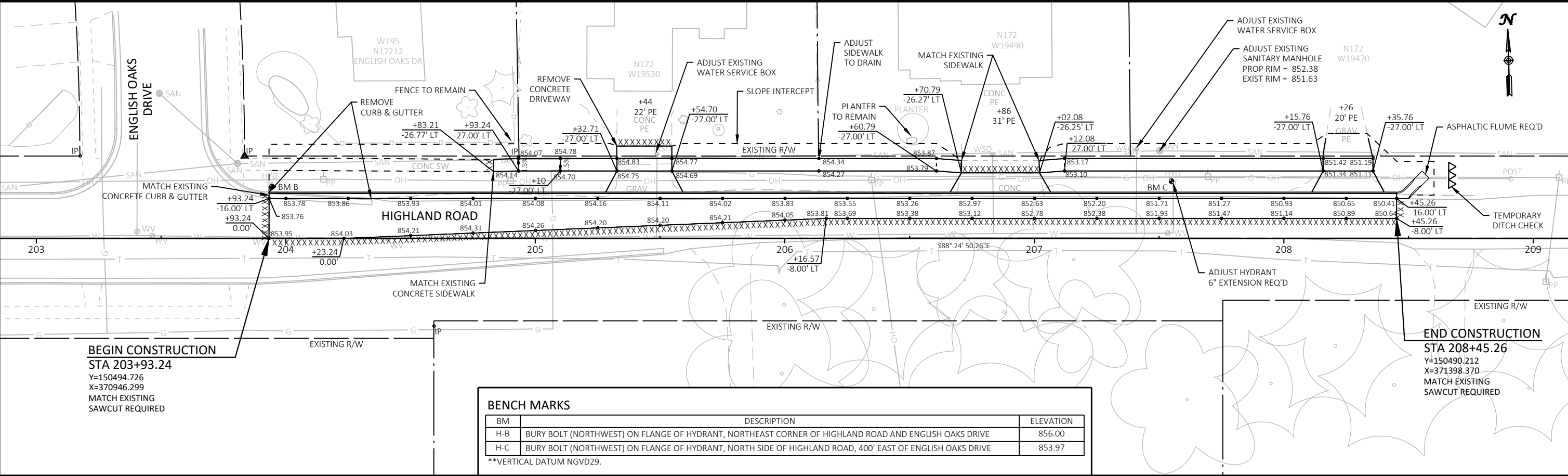
LAYOUT NAME - Sheet-01

PLOT DATE : 3/6/2023 1:55 PM

PLOT BY : AARON SARAUER

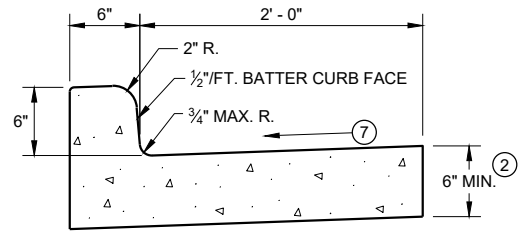
PLOT SCALE : 1 IN=40 FT

SANITARY SEWER SCHEDULE																
STRUCTURE NUMBER	ALIGNMENT	STATION	OFFSET	LOCATION	TYPE	RIM/GRATE ELEVATION	STRUCTURE INV ELEV	TOTAL DEPTH	CONNECTING PIPES	PIPE DIRECTION	PIPE SIZE & TYPE	PIPE INVERT	PIPE ROUTE	PIPE LENGTH	PIPE SLOPE	REMARKS
100	SHERMAN	32+22.60	-19.89	LT	CONNECT TO EXISTING SAN MH	889.43			101-100 IN	E	8" PVC	876.23	FROM STR: 101	--	--	
101	SHERMAN	36+22.60	-20.00	LT	SAN MH 4-FT DIA	888.01	877.82	10.19	101-100 OUT	W	8" PVC	877.82	TO STR: 100	400.00'	0.40%	

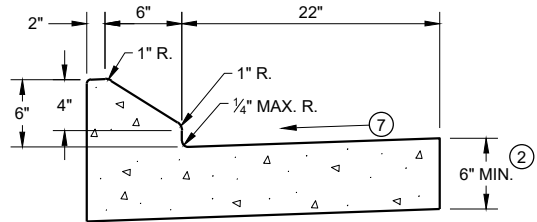




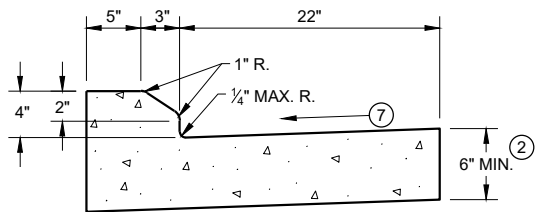
SDD 08D01-a Concrete Curb and Gutter



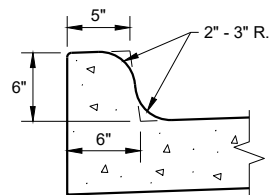
TYPES A^① & D



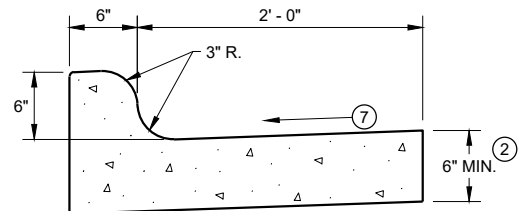
6" SLOPED CURB TYPES G^① & J



4" SLOPED CURB TYPES G^① & J

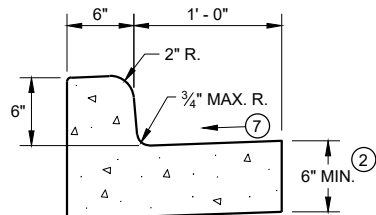


TYPES K^① & L
(OPTIONAL CURB SHAPE)



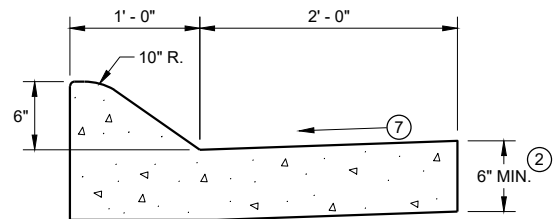
TYPES K^① & L

CONCRETE CURB AND GUTTER 30"

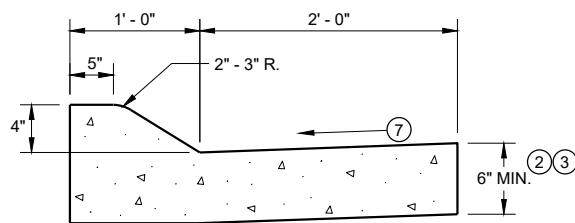


TYPES A^① & D

CONCRETE CURB AND GUTTER 18"

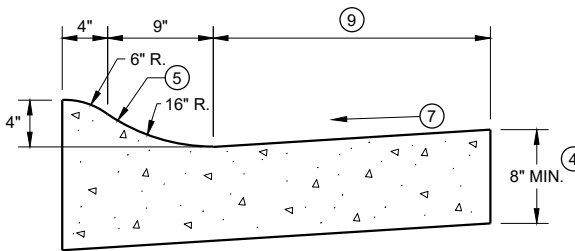


6" SLOPED CURB TYPES A^① & D



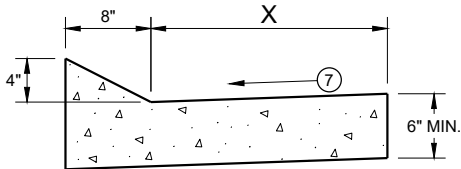
4" SLOPED CURB TYPES A^① & D

CONCRETE CURB AND GUTTER 36"



4" SLOPED CURB TYPES R^① & T

TBT & TBTT	X
30"	22"
36"	28"

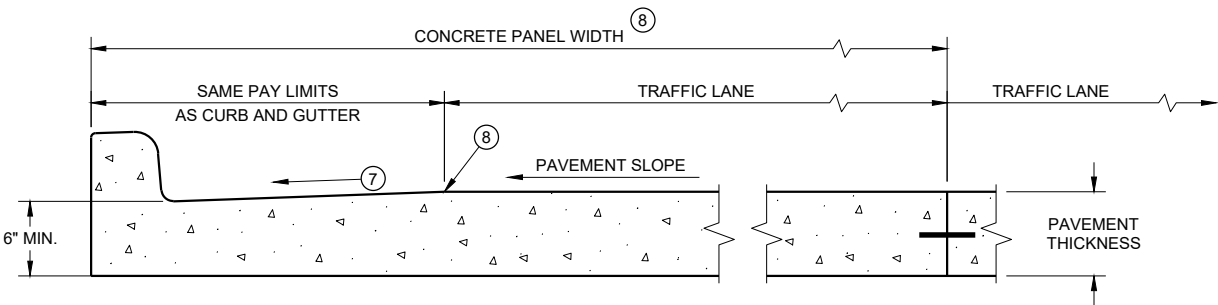


TYPES TBT & TBTT^①

CONCRETE CURB AND GUTTER

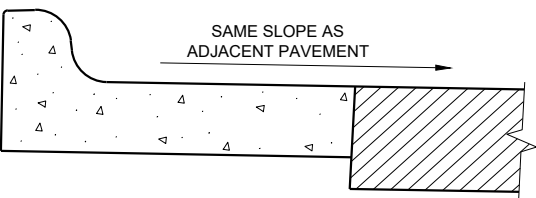
PAVEMENT THICKNESS
AND MAXIMUM CONCRETE
PANEL WIDTH TABLE

PAVEMENT THICKNESS	MAXIMUM PANEL WIDTH
LESS THAN 10"	12'
10" & ABOVE	15'



PARTIAL SECTION OF PAVEMENT *
WITH INTEGRAL CURB AND GUTTER

* BIKE LANE IS NOT SHOWN



REVERSE SLOPE GUTTER^⑥
(TYPICAL FOR ALL CURB & GUTTER TYPES)

GENERAL NOTES

DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

PAVEMENT TIES AND TIE BARS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

INTEGRAL CURB AND GUTTER SHALL CONFORM TO THE DETAILS SHOWN FOR CONCRETE CURB AND GUTTER INCLUDING THE TRANSVERSE GUTTER SLOPE.

UNLESS OTHERWISE SHOWN ON THE TYPICAL CROSS SECTIONS, THE BASE AGGREGATE AND COMMON EXCAVATION LIMITS ARE 2' - 0" BEHIND THE BACK OF CURBS.

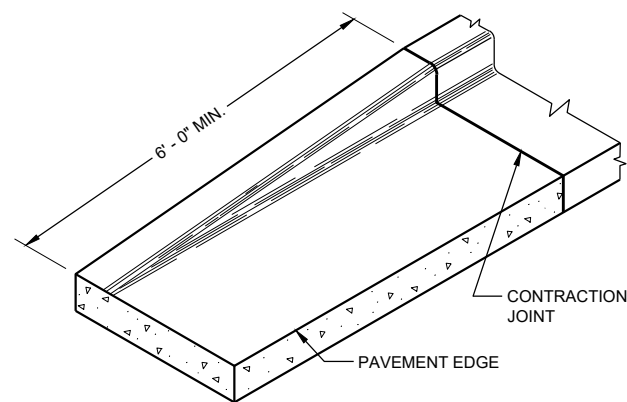
- ① TIE BARS ARE REQUIRED FOR CURB AND GUTTERS TYPES A, G, K, R, AND TBTT.
- ② THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.
- ③ USE 8" MINIMUM GUTTER THICKNESS WHEN USED WITH AN ADJACENT CONCRETE TRUCK APRON PLACED BEHIND BACK OF CURB.
- ④ THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 8" MINIMUM GUTTER THICKNESS IS MAINTAINED.
- ⑤ UNLESS OTHERWISE NOTED, FOR STAKING PURPOSES THE FACE OF CURB IS 6" FROM THE BACK OF CURB.
- ⑥ WHEN REVERSE SLOPE GUTTER IS REQUIRED, THE LOCATION(S) WILL BE SHOWN ELSEWHERE IN THE PLAN.
- ⑦ USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
- ⑧ INCLUDE LONGITUDINAL JOINT AND TIE BARS ALONG LANE EDGE WHEN CONCRETE PANEL WIDTH EXCEEDS THE MAXIMUM WIDTH PER TABLE BELOW. LONGITUDINAL JOINT(S) ARE NOT ALLOWED WITHIN TRAFFIC LANES AND BIKE LANES. LONGITUDINAL JOINT MAY BE SAWED.
- ⑨ CONCRETE CURB AND GUTTER 4-INCH SLOPED 30-INCH TYPE "R" AND "T" = 17 INCHES
CONCRETE CURB AND GUTTER 4-INCH SLOPED 36-INCH TYPE "R" AND "T" = 23 INCHES

CONCRETE CURB AND GUTTER

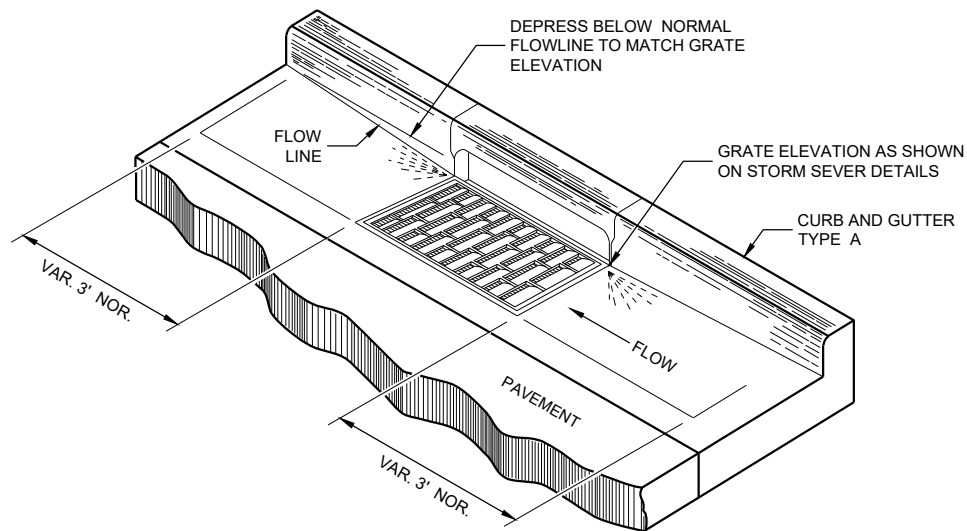
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION



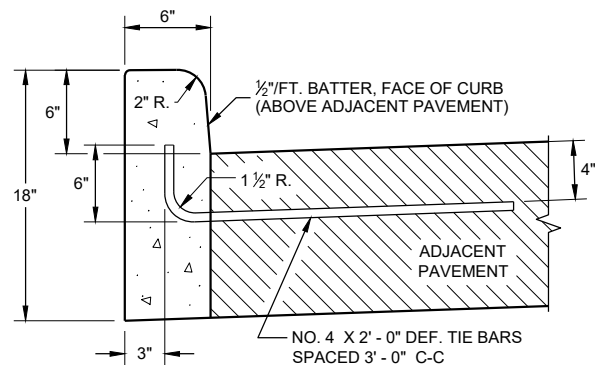
SDD 08D01-b Concrete Gutter, Ties, and Curb and Gutter Applications



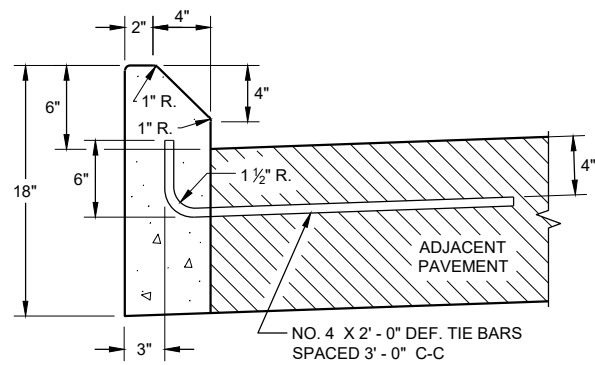
END SECTION CURB AND GUTTER



DETAIL OF CURB AND GUTTER AT INLETS
(TYPICAL H INLET COVER SHOWN)

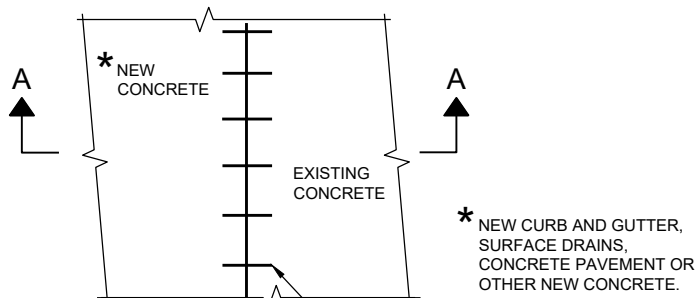


TYPES A^① & D

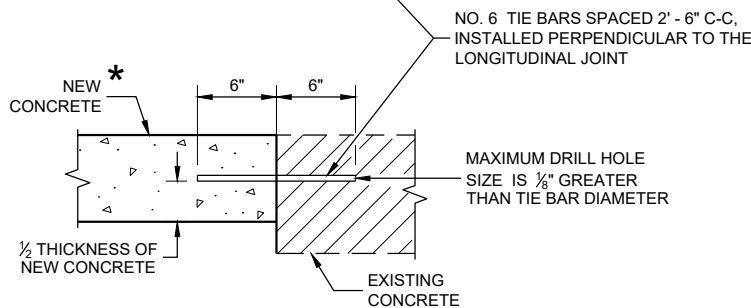


TYPES G^① & J

CONCRETE CURB



PLAN VIEW



SECTION A - A

TIE BARS DRILLED
INTO EXISTING PAVEMENT

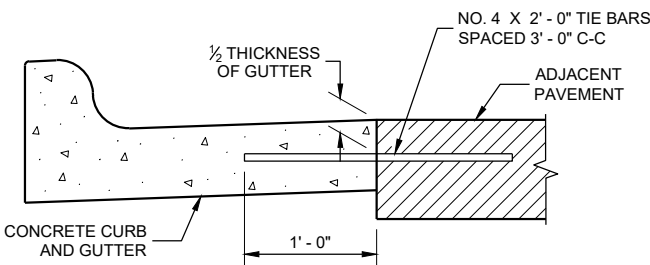
GENERAL NOTES

DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

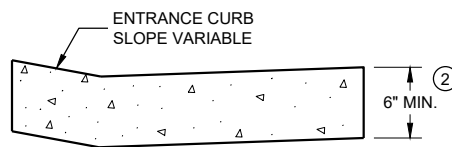
PAVEMENT TIES AND TIE BARS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

UNLESS OTHERWISE SHOWN ON THE TYPICAL CROSS SECTIONS, THE BASE AGGREGATE AND COMMON EXCAVATION LIMITS ARE 2' - 0" BEHIND THE BACK OF CURBS.

- ① TIE BARS ARE REQUIRED FOR CURB AND GUTTERS TYPES A, G, K, R, AND TBTT.
- ② THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.
- ③ REFER TO SDD 08D18 AND 08D19 FOR ADDITIONAL DRIVEWAY ENTRANCE CURB DETAILS.



TYPICAL TIE BAR LOCATION^①



DRIVEWAY ENTRANCE CURB^③
(WHEN DIRECTED BY THE ENGINEER)

CONCRETE CURB, TIES AND CURB AND GUTTER APPLICATIONS

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

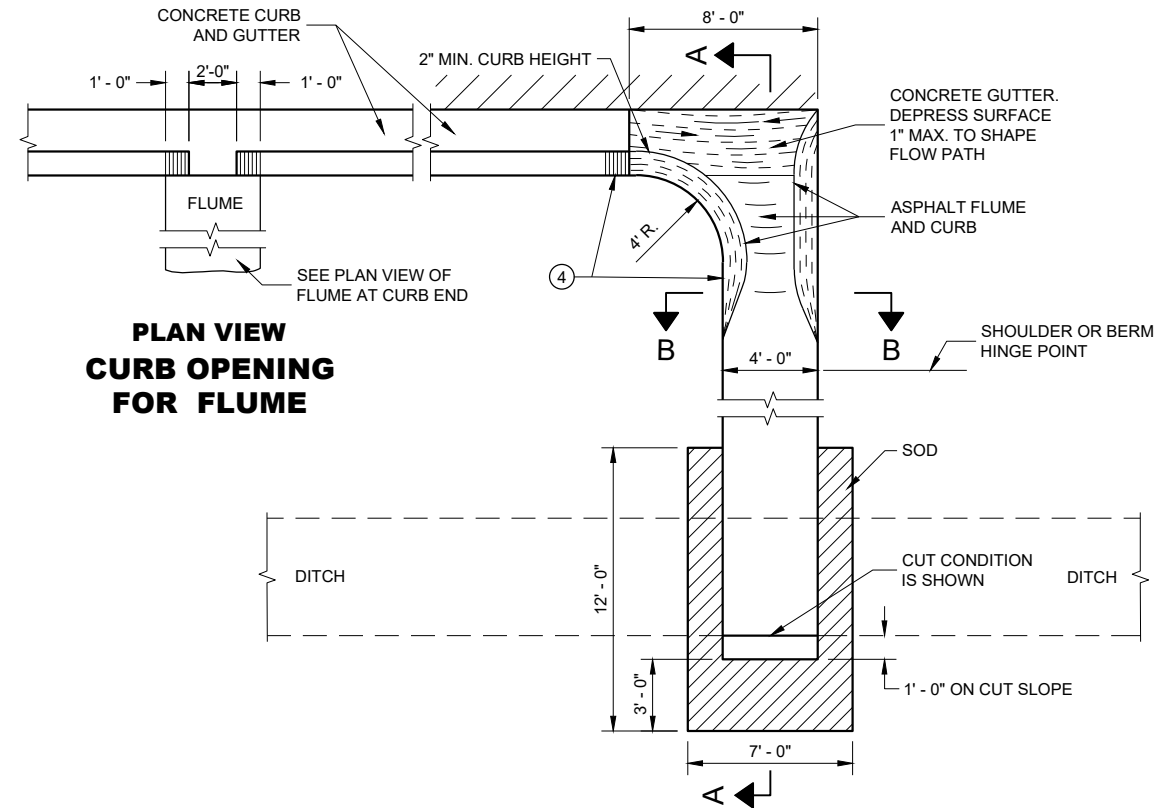
APPROVED
February 2021
DATE /S/ Rodney Taylor
ROADWAY STANDARDS DEVELOPMENT
ENGINEER



SDD 08D04 Concrete Surface Drains and Asphaltic Flumes

NOTE: TAPER CURB ENDS TO GUTTER IN 1' - 0"

ASPHALTIC FLUME



PLAN VIEW
CURB OPENING
FOR FLUME

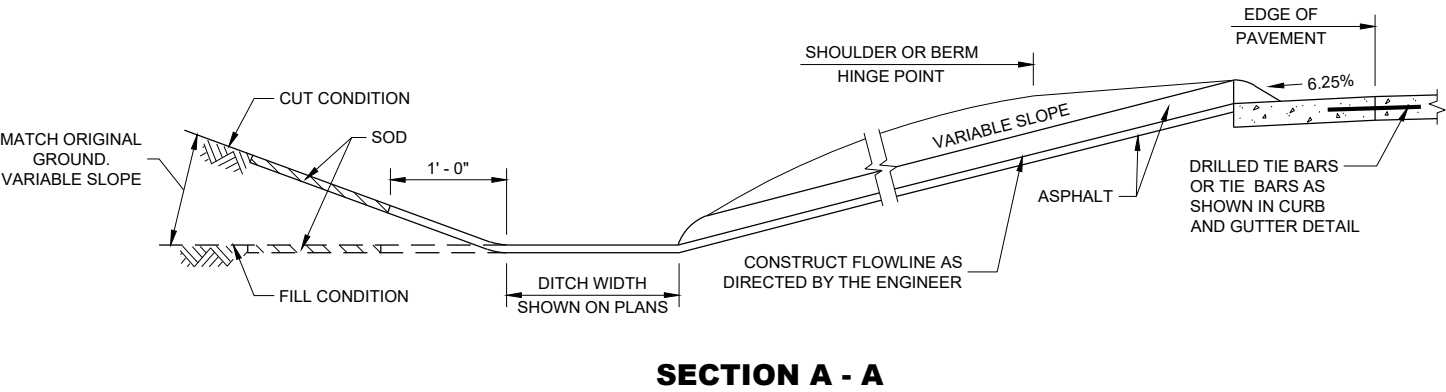
PLAN VIEW
FLUME AT CURB END

GENERAL NOTES

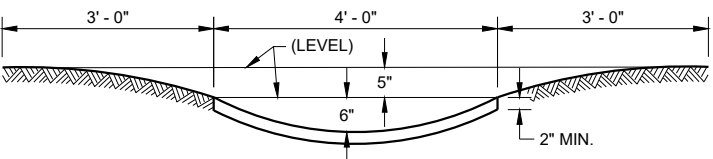
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

4" X 4" - W3.0 X W3.0 CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH AASHTO SPECIFICATION M55.

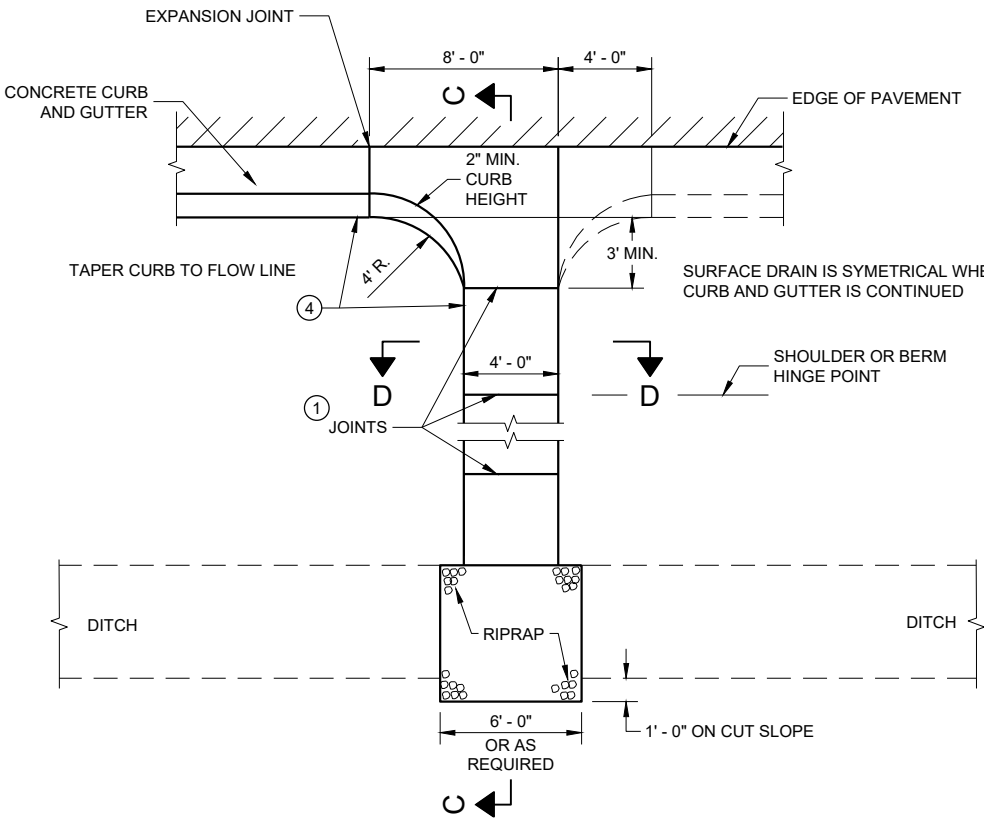
- JOINTS SHALL BE $\frac{1}{8}$ " TO $\frac{1}{4}$ " WIDE BY $\frac{1}{2}$ " DEEP AND SPACED AT UNIFORM INTERVALS OF APPROXIMATELY 4 FEET.
- GEOTEXTILE TYPE "R" SHALL UNDERLAY THE FULL LENGTH AND WIDTH OF THE CONCRETE SURFACE DRAIN AND RIPRAP.
- CONCRETE SURFACE DRAIN WITHOUT CURB AND GUTTER MAY BE USED ON BACKSLOPES WHEN SPECIFIED.
- ANGLE OF FLUME IN RELATION TO BACK OF CURB TO BE CONSTRUCTED PER THE PLAN DETAILS OR AS DIRECTED BY THE ENGINEER. ANGLE OF FLUME MAY BE OTHER THAN 90 DEGREES AS SHOWN.



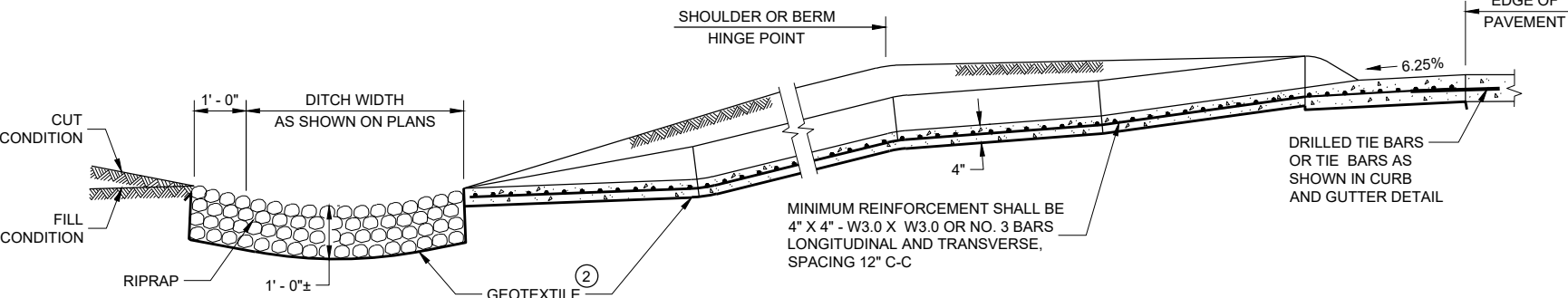
SECTION A - A



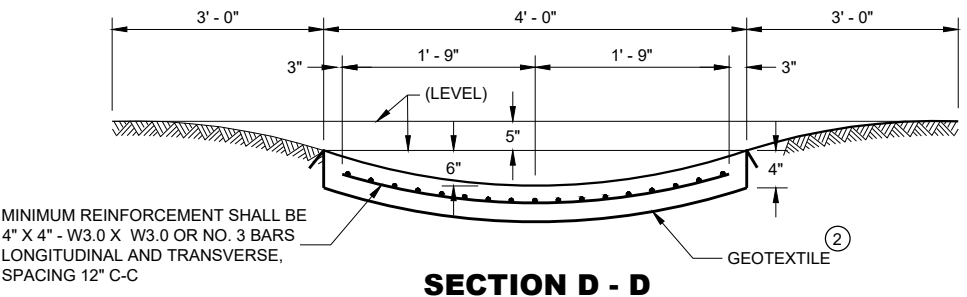
SECTION B - B



PLAN VIEW
CONCRETE SURFACE DRAIN



SECTION C - C



SECTION D - D

CONCRETE SURFACE DRAINS AND ASPHALTIC FLUMES

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
November 2021
DATE
/S/ Rodney Taylor
ROADWAY STANDARDS DEVELOPMENT
ENGINEER

18

FHWA

6

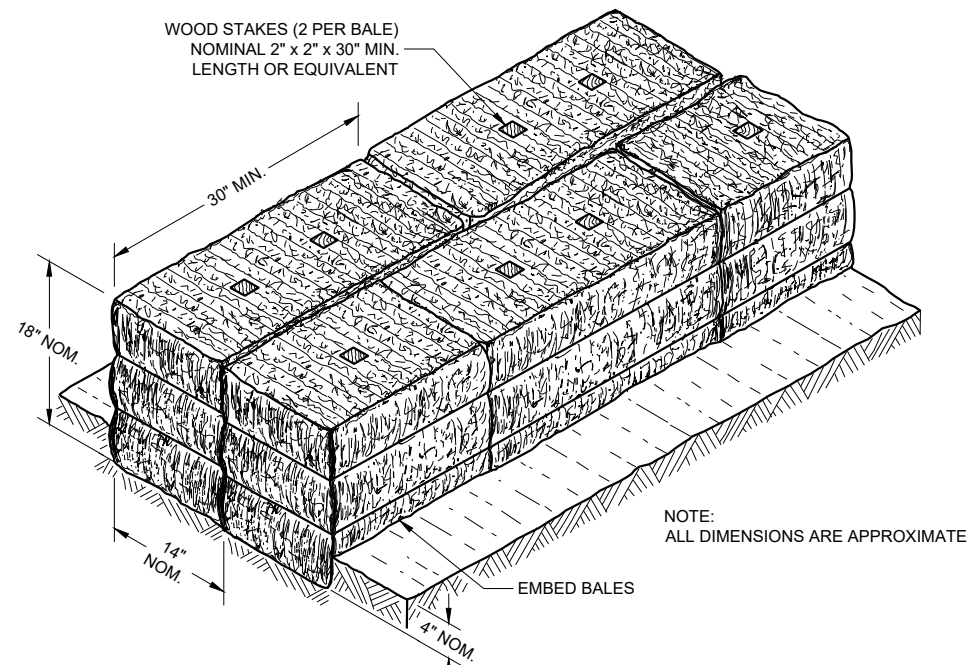
SDD 08D04 - 06

6

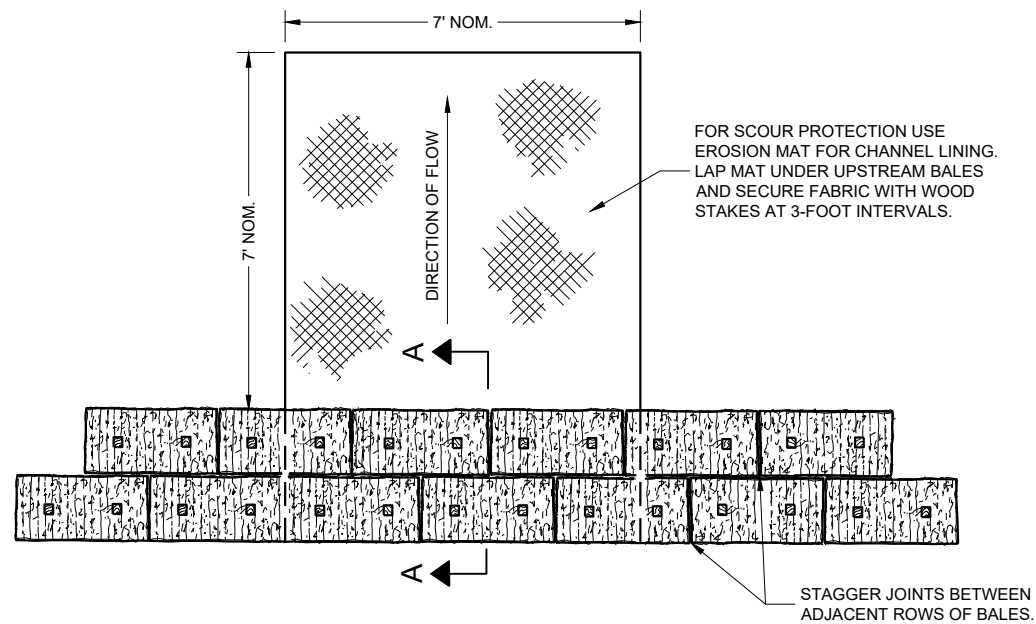
SDD 08D04 - 06



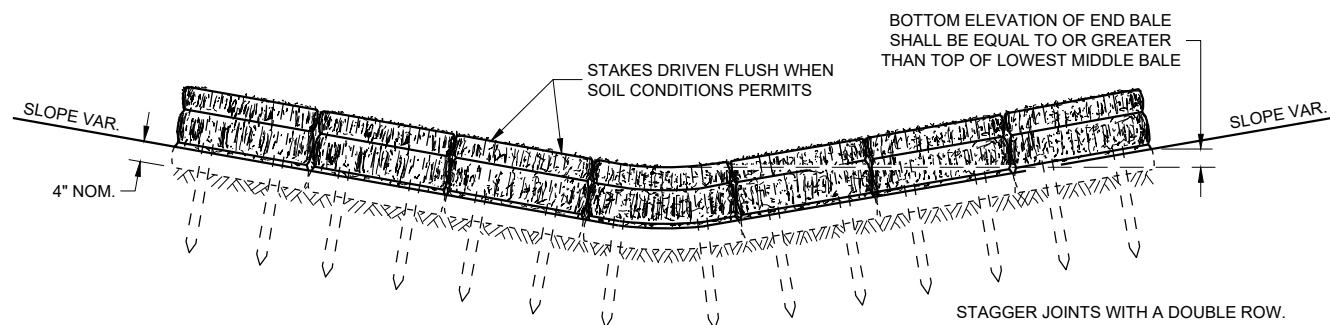
SDD 08E08 Typical Installations of Erosion Bales / Temporary Ditch Checks



SECTION A - A



PLAN VIEW



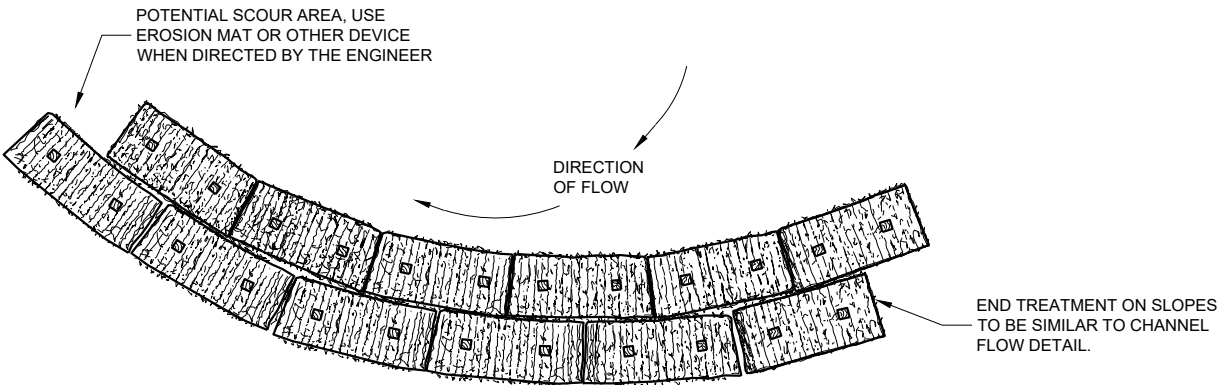
FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES^①

GENERAL NOTES

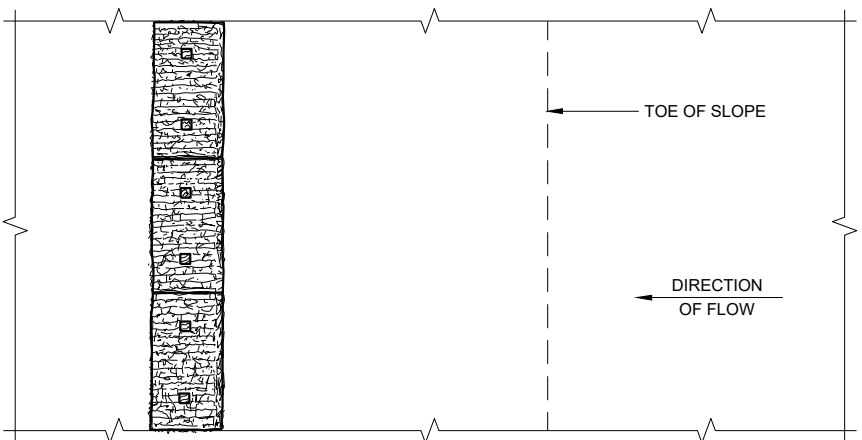
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

- ① TEMPORARY DITCH CHECKS, EITHER EROSION BALES OR MANUFACTURED SHALL BE PAID FOR UNDER THE BID ITEM OF TEMPORARY DITCH CHECK. THE DEPARTMENT WILL NOT PAY FOR TEMPORARY DITCH CHECKS CONSTRUCTED OF A SINGLE ROW OF EROSION BALES.

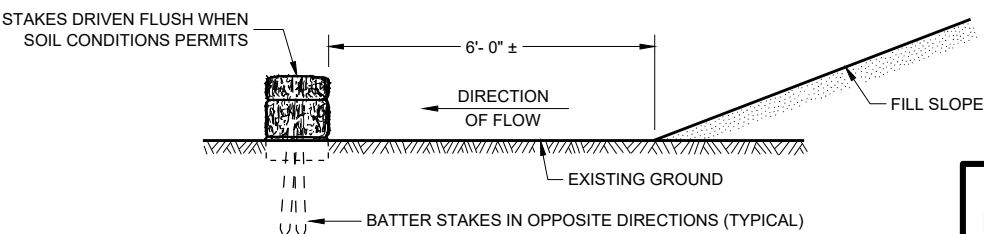


PLAN VIEW

WHEN ALTERING THE DIRECTION OF FLOW



PLAN ELEVATION



FRONT ELEVATION

WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

EROSION BALES FOR SHEET FLOW

TYPICAL INSTALLATIONS OF EROSION BALES/TEMPORARY DITCH CHECKS

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

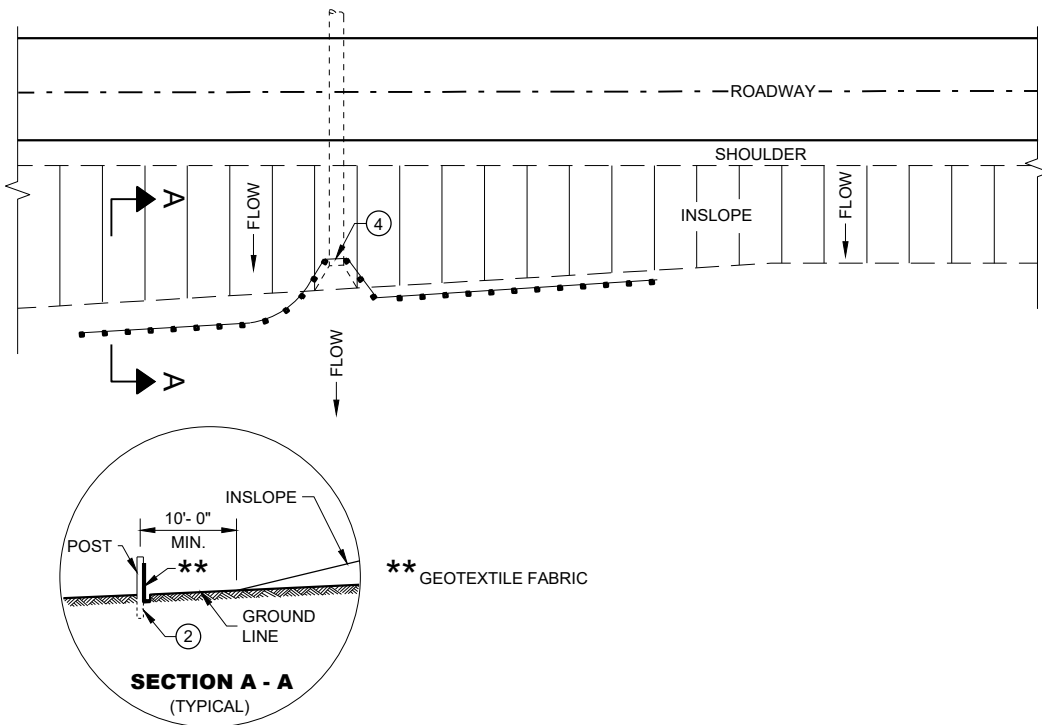
APPROVED
6/4/02
DATE
/S/ Beth Canestra
CHIEF ROADWAY DEVELOPMENT
ENGINEER

19

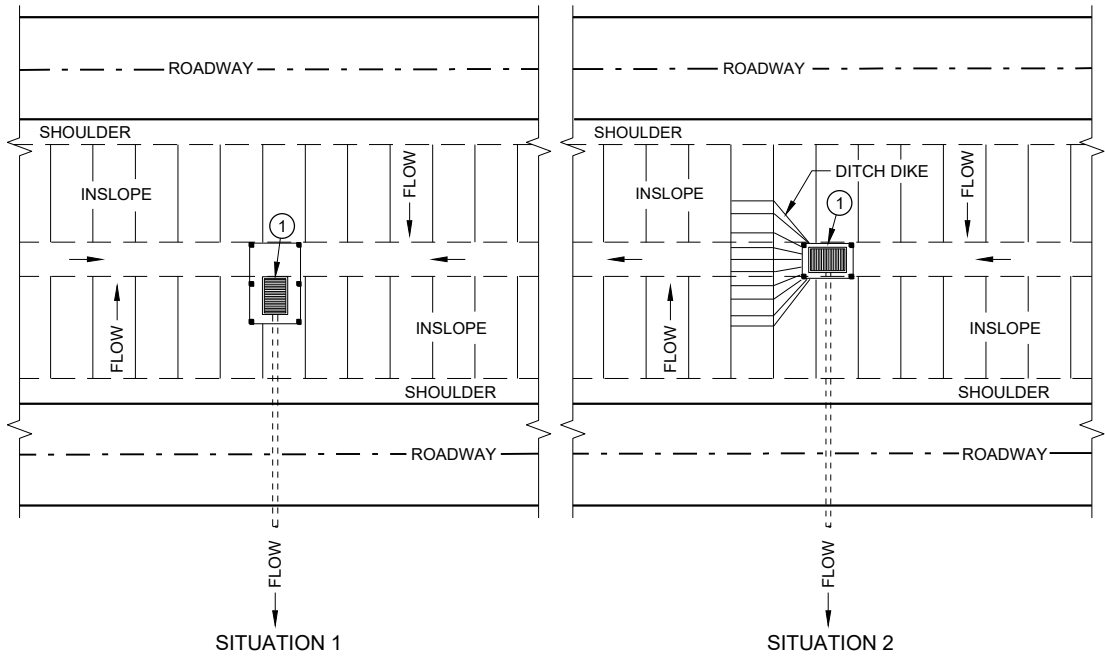
FHWA

SDD 08E08 - 03

SDD 08E08 - 03



PLAN VIEW
TYPICAL APPLICATION OF SILT FENCE

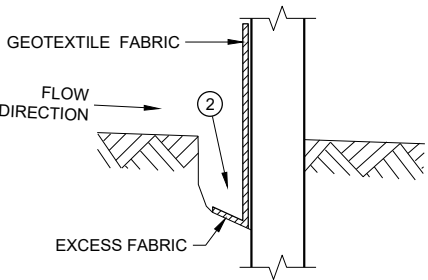


PLAN VIEW
SILT FENCE AT MEDIAN SURFACE DRAINS

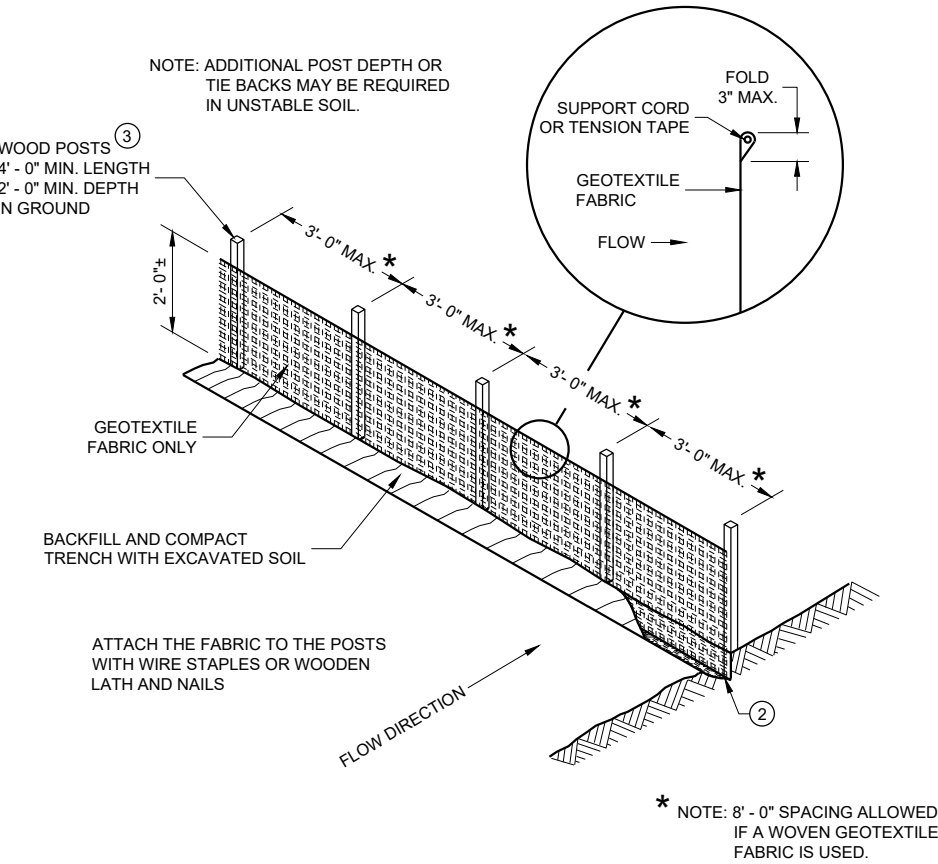
GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

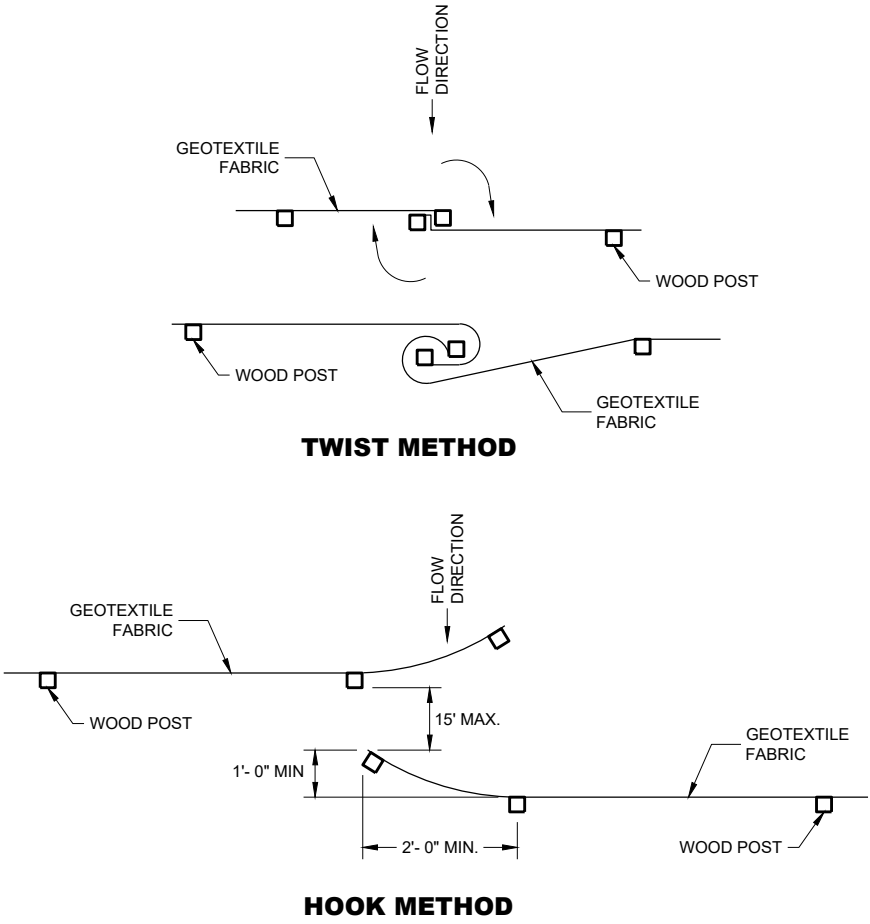
- 1 HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- 2 FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- 3 WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- 4 SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- 5 CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.



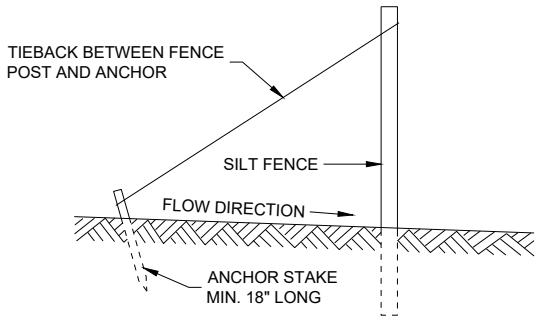
TRENCH DETAIL



SILT FENCE



JOINING TWO LENGTHS OF SILT FENCE ⑤



SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)

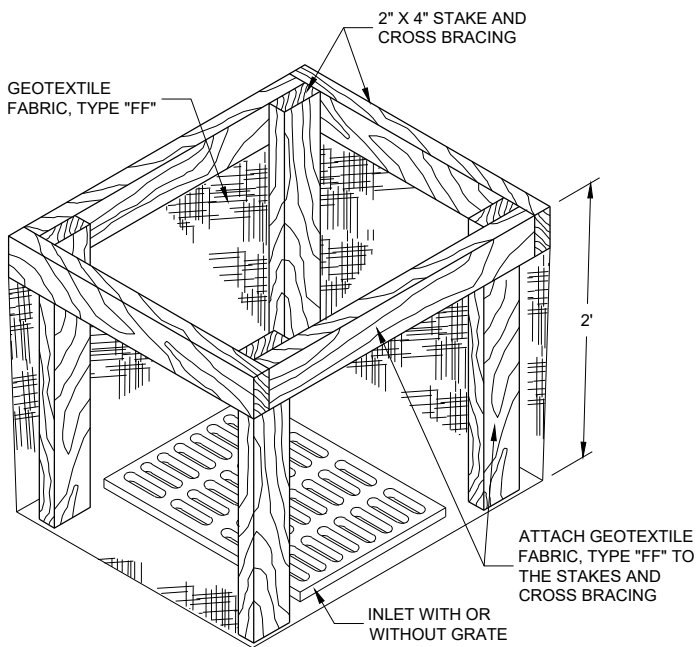
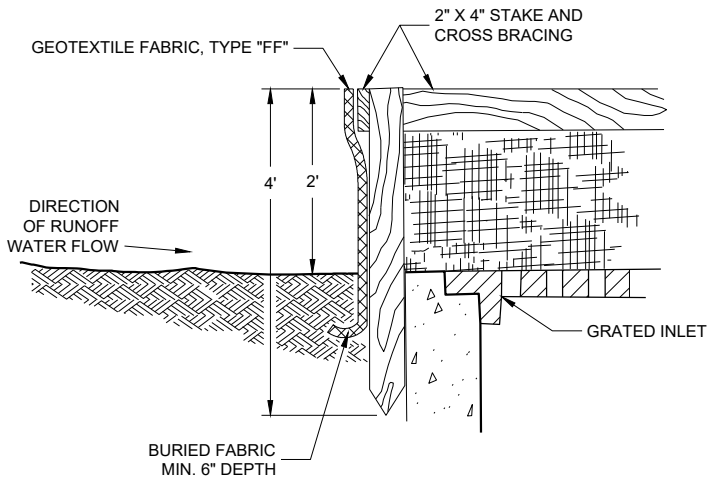
SILT FENCE

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
4/29/05
DATE
/S/ Beth Cannestra
CHIEF ROADWAY DEVELOPMENT
ENGINEER
20
40
FHWA



SDD 08E10 Inlet Protection, Types A, B, C and D



INLET PROTECTION, TYPE "A"

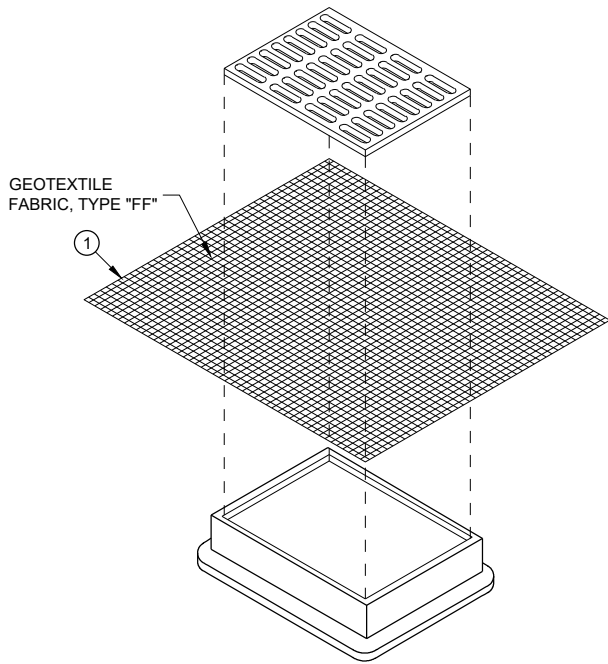
GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

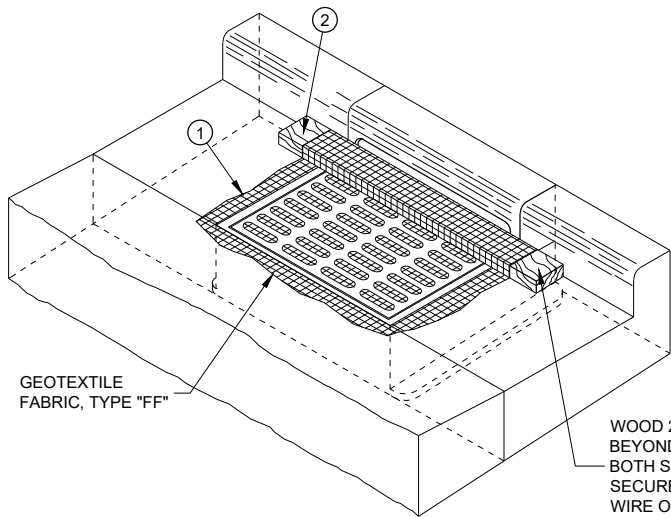
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

- 1 FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- 2 FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- 3 FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.



INLET PROTECTION, TYPE "B"
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE "C"
(WITH CURB BOX)

INSTALLATION NOTES

TYPES B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET SPECIFICATIONS
AS PER THE PLAN.
DIMENSION LENGTH
AND WIDTH TO MATCH

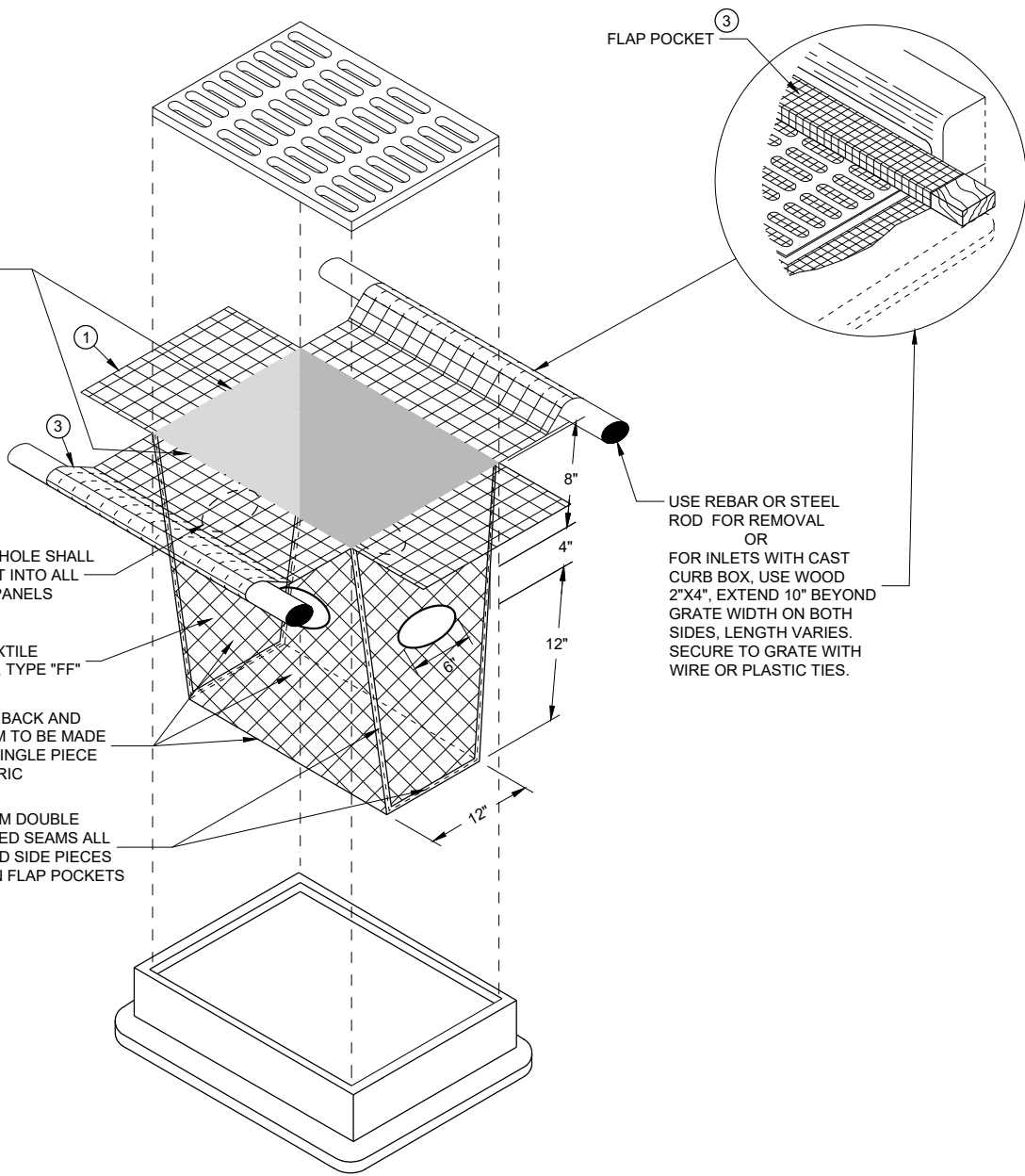
4" x 6" OVAL HOLE SHALL
BE HEAT CUT INTO ALL
FOUR SIDE PANELS

GEOTEXTILE
FABRIC, TYPE "FF"

FRONT, BACK AND
BOTTOM TO BE MADE
FROM SINGLE PIECE
OF FABRIC

MINIMUM DOUBLE
STITCHED SEAMS ALL
AROUND SIDE PIECES
AND ON FLAP POCKETS

WOOD 2" X 4" EXTENDS 8"
BEYOND GRATE WIDTH ON
BOTH SIDES. LENGTH VARIES.
SECURE TO GRATE WITH
WIRE OR PLASTIC TIES.



INLET PROTECTION, TYPE "D"
(CAN BE INSTALLED IN ANY INLET WITH OR
WITHOUT A CURB BOX AS PER NOTE 2)

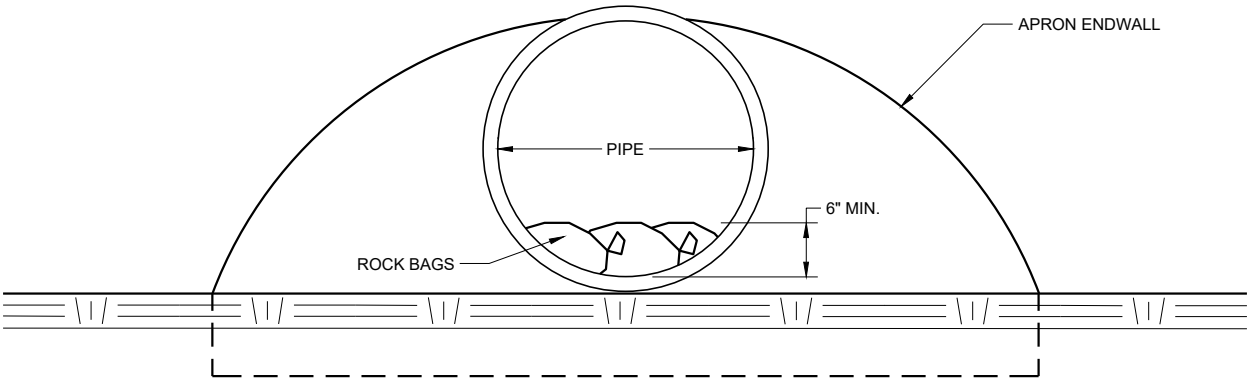
INLET PROTECTION TYPES A, B, C AND D

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

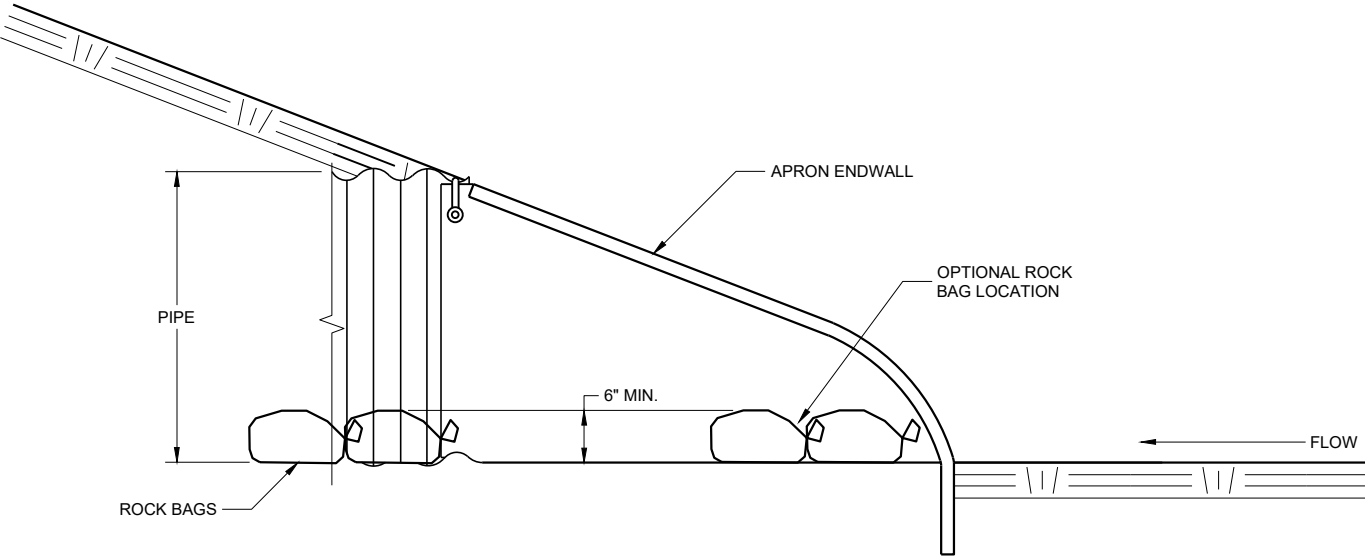
APPROVED
10/16/02
DATE
/S/ Beth Cannestra
ROADWAY STANDARDS DEVELOPMENT
ENGINEER

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FHWA



END VIEW



SIDE VIEW

CULVERT PIPE CHECK
(INSTALL ON INLET END ONLY)

CULVERT PIPE CHECK		
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION		
APPROVED May 2019 DATE	/S/ Daniel Schave EROSION CONTROL ENGINEER	22 40



SDD 15C04 Traffic Control, Advance Warning Signs 45 MPH or Greater Undivided Road Open to Traffic

GENERAL NOTES

THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS AND DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS.

THE SPACING BETWEEN TRAFFIC CONTROL SIGNS SHOULD BE ADJUSTED TO NOT CONFLICT WITH AND SHOULD PROVIDE A MINIMUM OF 200 FEET (500 FEET DESIRABLE) CLEARANCE TO EXISTING SIGNS THAT WILL REMAIN IN PLACE.

ALL SIGNS ARE 48" X 48" UNLESS OTHERWISE NOTED.

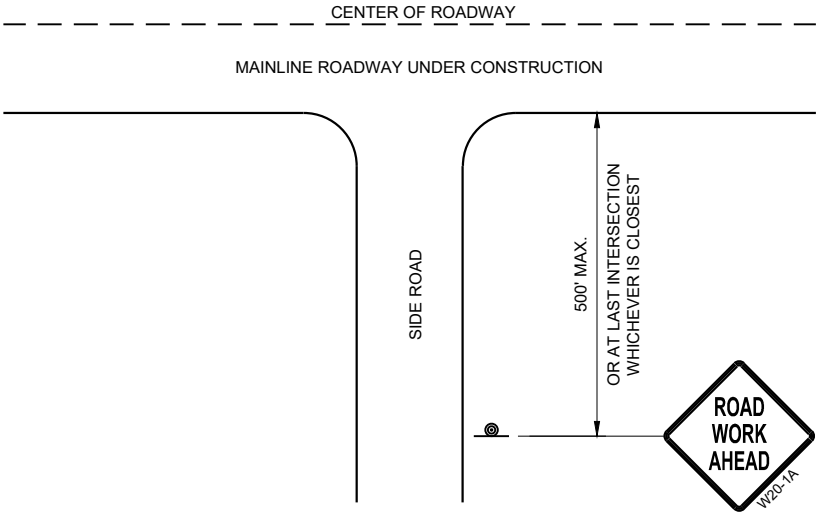
SIGNS THAT WILL BE IN PLACE LESS THAN SEVEN CONTINUOUS DAYS AND NIGHTS MAY BE MOUNTED ON PORTABLE SUPPORTS.

IF A "STOP" SIGN MUST BE REMOVED FOR A WORK OPERATION, A TEMPORARY "STOP" SIGN SHALL BE PLACED PRIOR TO THE SIGN REMOVAL, OR A FLAGGER SHALL BE PROVIDED UNTIL THE SIGN IS REESTABLISHED.

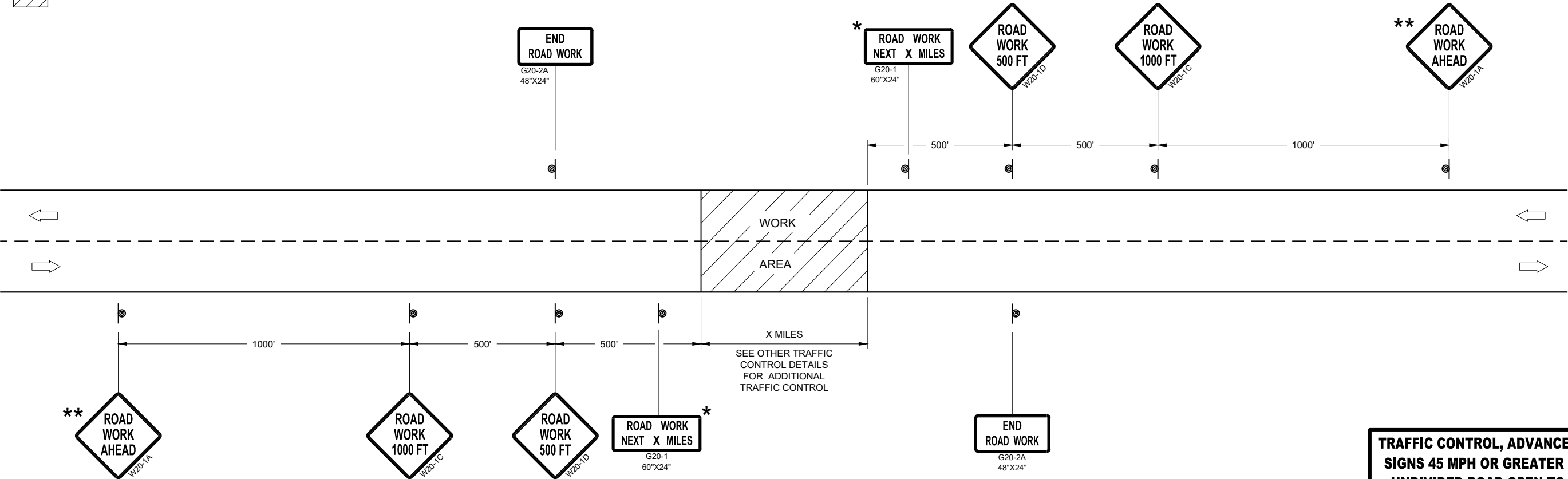
- * OMIT G20-1 SIGNS IF LENGTH OF WORK AREA IS 2 MILES OR LESS
- ** PLACE AN ADDITIONAL W20-1A "ROAD WORK AHEAD" SIGN IF WORK AREA WITHIN THE PROJECT IS SEPARATED BY MORE THAN 2 MILES FROM PREVIOUS WORK AREA.

LEGEND

- SIGN ON PERMANENT SUPPORT
- DIRECTION OF TRAFFIC
- WORK AREA



TYPICAL SIDE ROAD APPROACH
WARNING SIGN DETAIL



TRAFFIC CONTROL, ADVANCE WARNING SIGNS 45MPH OR GREATER

TRAFFIC CONTROL, ADVANCE WARNING
SIGNS 45 MPH OR GREATER TWO-WAY
UNDIVIDED ROAD OPEN TO TRAFFIC

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
July 2018 /S/ Andrew Heidtke
DATE WORK ZONE ENGINEER
FHWA



SDD 15C05 Traffic Control, Advance Warning Signs 40 MPH or Less Two Way Undivided Road Open to Traffic

GENERAL NOTES

THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS AND DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS.

THE SPACING BETWEEN TRAFFIC CONTROL SIGNS SHOULD BE ADJUSTED TO NOT CONFLICT WITH AND SHOULD PROVIDE A MINIMUM OF 200 FEET (500 FEET DESIRABLE) CLEARANCE TO EXISTING SIGNS THAT WILL REMAIN IN PLACE.

ALL SIGNS ARE 48" X 48" UNLESS OTHERWISE NOTED. IF NECESSARY DUE TO SPACE CONSTRAINTS, 36"X36" SIGNS MAY BE USED INSTEAD OF 48" X 48" SIGNS.

SIGNS THAT WILL BE IN PLACE LESS THAN SEVEN CONTINUOUS DAYS AND NIGHTS MAY BE MOUNTED ON PORTABLE SUPPORTS.

IF A "STOP" SIGN MUST BE REMOVED FOR A WORK OPERATION, A TEMPORARY "STOP" SIGN SHALL BE PLACED PRIOR TO THE SIGN REMOVAL, OR A FLAGGER SHALL BE PROVIDED UNTIL THE SIGN IS REESTABLISHED.

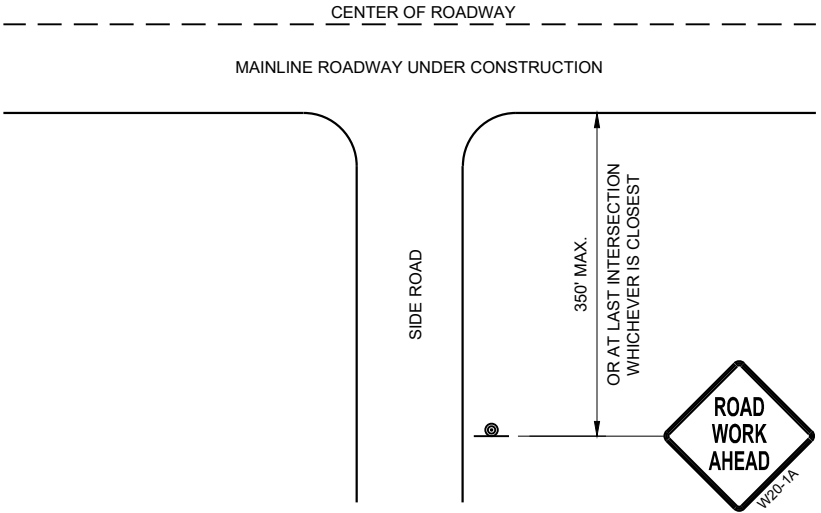
* THE THIRD W20-1 SIGN IS REQUIRED ONLY IF THERE IS AN INTERSECTION BETWEEN THE "ROAD WORK 500 FEET" SIGN AND THE WORK ZONE. ADJUST THE PLACEMENT OF THIS SIGN BASED ON INTERSECTION LOCATION AND OTHER FIELD CONDITIONS.

LEGEND

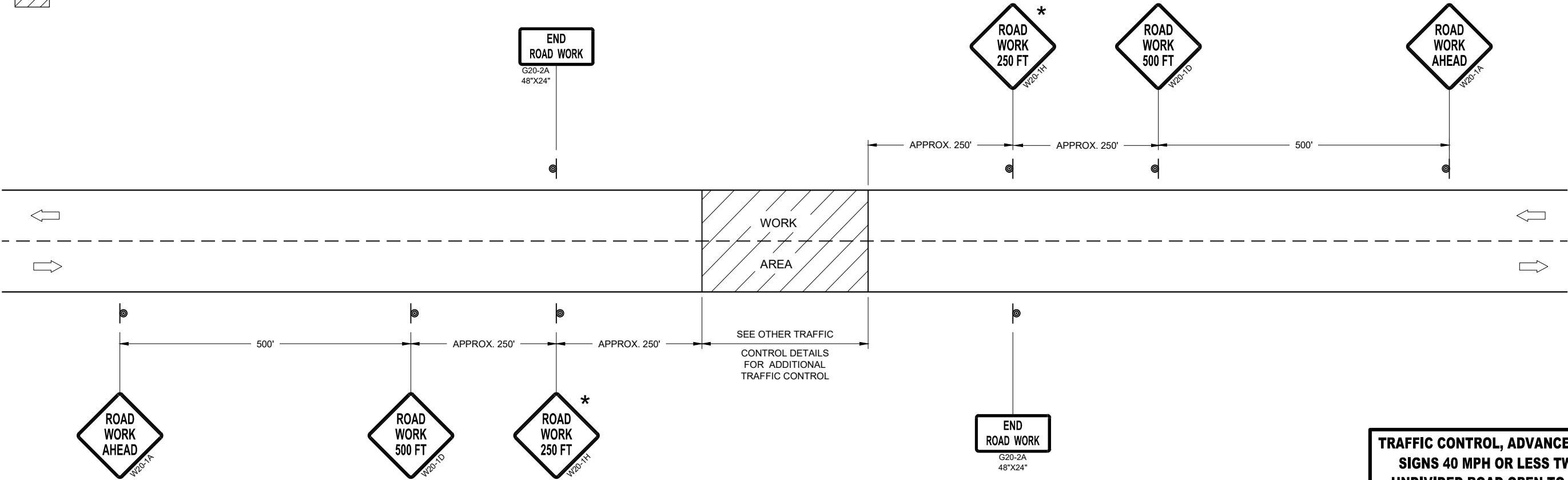
● SIGN ON PERMANENT SUPPORT

➡ DIRECTION OF TRAFFIC

▨ WORK AREA



TYPICAL SIDE ROAD APPROACH
WARNING SIGN DETAIL



TRAFFIC CONTROL, ADVANCE WARNING SIGNS 40MPH OR LESS

TRAFFIC CONTROL, ADVANCE WARNING
SIGNS 40 MPH OR LESS TWO-WAY
UNDIVIDED ROAD OPEN TO TRAFFIC

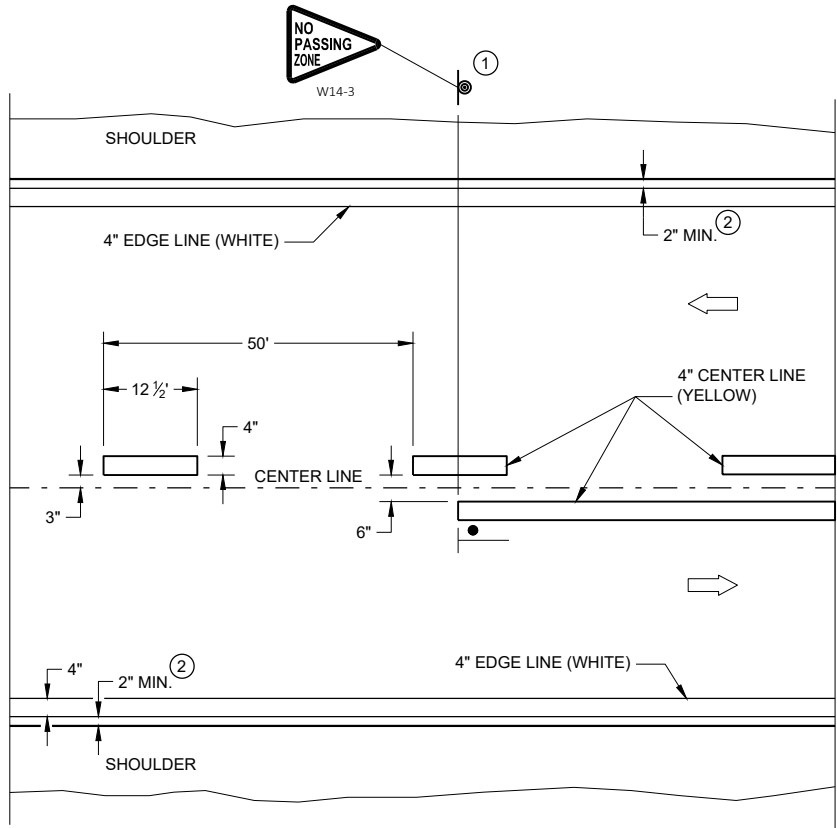
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
July 2018 /S/ Andrew Heidtke
DATE WORK ZONE ENGINEER

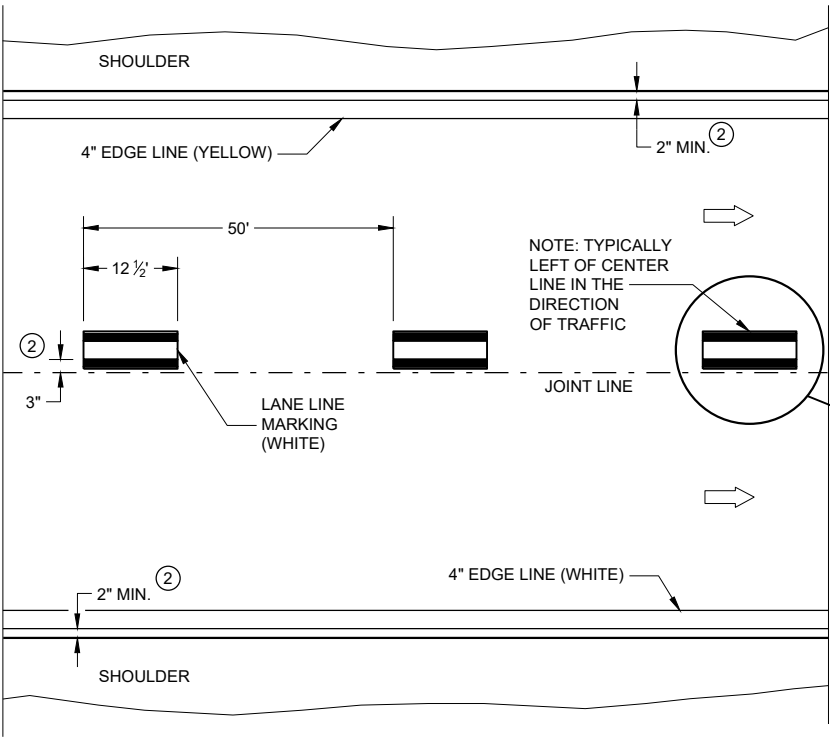
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TWO WAY TRAFFIC



ONE WAY TRAFFIC

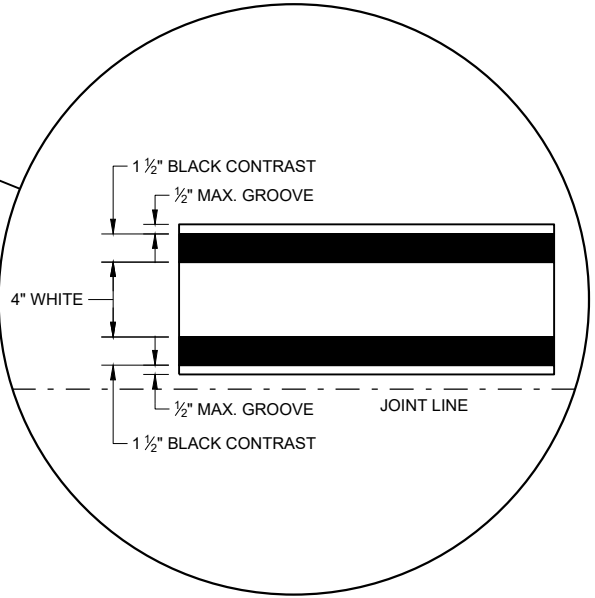
GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.

- ① LOCATE THE NO PASSING ZONE W14-3 SIGN WITHIN 50 FEET OF THE "T" MARKING
- ② MEASURE FROM EDGE OF MARKING TO JOINT LINE. THIS DOES NOT INCLUDE SPACE NEEDED FOR GROOVING OPERATIONS.

LEGEND

- "T" MARKING
- SIGN ON PERMANENT SUPPORT
- DIRECTION OF TRAFFIC



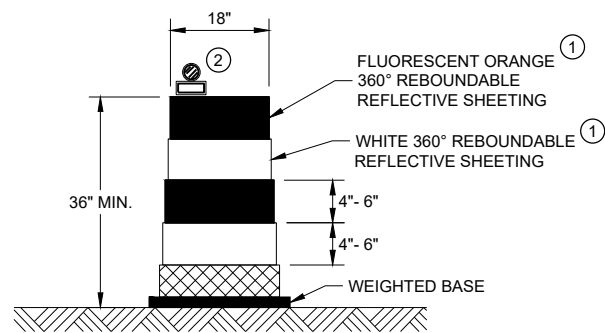
PERMANENT LONGITUDINAL PAVEMENT MARKINGS

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
November 2022
DATE
/S/ Jeannie Silver
STATEWIDE SIGNING AND MARKING
ENGINEER

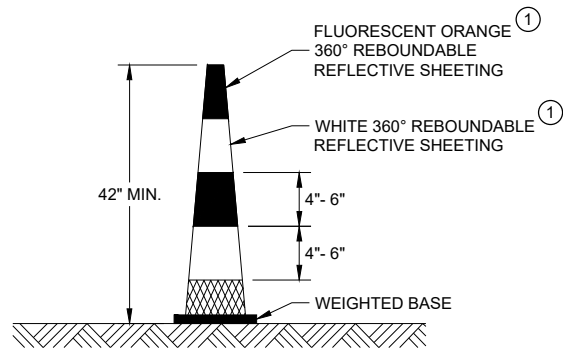
25

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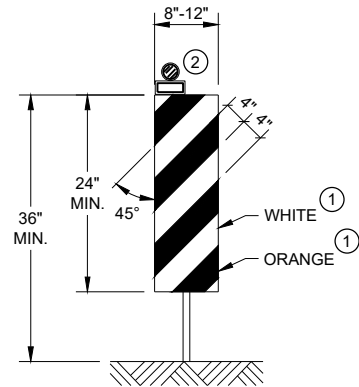
DRUM

BALLAST WIDTHS
RANGE FROM 24"-36"



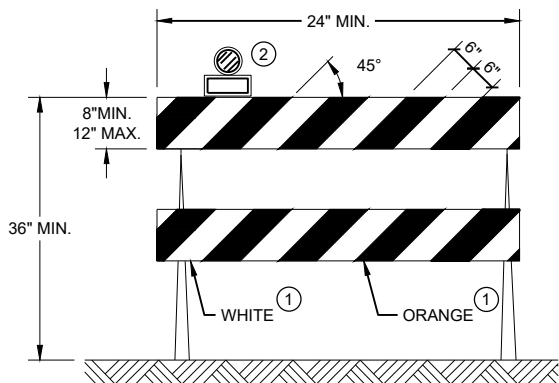
42" CONE

DO NOT USE IN TAPERS
½ SPACING OF DRUMS
BALLAST WIDTHS
RANGE FROM 14"-20"



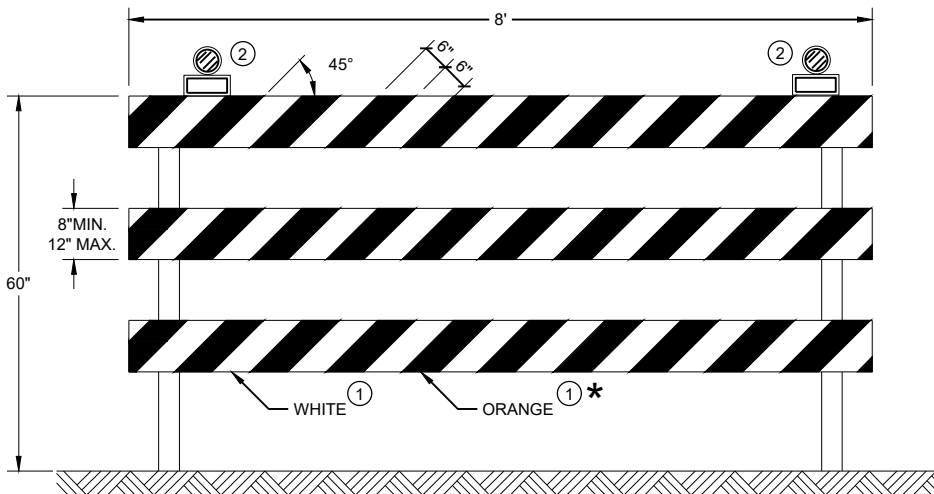
VERTICAL PANEL

THE STRIPES SHALL SLOPE DOWNWARD TO
THE TRAFFIC SIDE FOR CHANNELIZATION.



TYPE II BARRICADE

FOR RAILS LESS THAN 36" LONG, 4" WIDE STRIPES
MAY BE USED. ALL STRIPES SHALL SLOPE DOWNWARD
TO THE TRAFFIC SIDE FOR CHANNELIZATION.



TYPE III BARRICADE

IF SIGN MOUNTED, DO NOT COVER MORE THAN 50% OF THE TOP
TWO RAILS OR 33% OF THE TOTAL AREA OF THE THREE RAILS.

* IF USED FOR A PERMANENT APPLICATION USE RED SHEETING.

GENERAL NOTES

- ① REFLECTIVE SHEETING SHALL FOLLOW THE REQUIREMENTS IN THE APPROVED PRODUCTS LISTING FOR SIGN SHEETING.
- ② LOCATION OF WARNING LIGHTS WHEN SHOWN ON THE PLAN.

**CHANNELIZING DEVICES
DRUMS, CONES, BARRICADES
AND VERTICAL PANELS**

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
November 2022 /S/ Andrew Heidtke 26
DATE WORK ZONE ENGINEER 40
FHWA



SDD 15C12-a Traffic Control for Lane Closure With Flagging Operation

LEGEND

-  SIGN ON PORTABLE OR PERMANENT SUPPORT
-  TEMPORARY PORTABLE RUMBLE STRIP ARRAY
-  DIRECTION OF TRAFFIC
-  WORK AREA
-  FLAGGER, EQUIPPED WITH STOP/SLOW PADDLE FASTENED ON SUPPORT STAFF

GENERAL NOTES

DETAILS OF TRAFFIC CONTROL DEVICES AND INSTALLATION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS, THE SPECIAL PROVISIONS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

ALL SIGNS ARE 48" X 48" UNLESS OTHERWISE NOTED.

"WO" SIGNS ARE THE SAME AS "W" SIGNS EXCEPT THE BACKGROUND IS ORANGE.

THE EXACT NUMBER, LOCATION AND SPACING OF ALL SIGNS, DEVICES, AND LOCATION OF ALL FLAGGERS SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER.

THE FIRST ADVANCE WARNING SIGN SHOULD TYPICALLY BE LOCATED IN ADVANCE OF THE ANTICIPATED TRAFFIC BACKUP OR QUEUE.

WHEN A SIDE ROAD OR RAMP INTERSECTS THE FACILITY ON WHICH THE WORK IS BEING PERFORMED, ADDITIONAL TRAFFIC CONTROLS SHALL BE PROVIDED AS SPECIFIED IN THE PLANS AND/OR THE SPECIAL PROVISIONS OR AS APPROVED BY THE ENGINEER.

FLAGGING

FLAGGERS SHALL BE IN SIGHT OF EACH OTHER OR IN DIRECT COMMUNICATION AT ALL TIMES. THEY SHALL BE EQUIPPED WITH STOP/SLOW PADDLES FASTENED ON SUPPORT STAFFS. WHEN THE FLAGGING OPERATION IS NOT IN EFFECT REMOVE TEMPORARY PORTABLE RUMBLE STRIPS PRIOR TO COVERING OR REMOVING ALL ADVANCE SIGNING.

- FOR MOVING WORK OPERATIONS, POST ADDITIONAL W20-7A FLAGGER SIGNS AT APPROXIMATELY 3,500' INTERVALS IN THE MOVING WORK OPERATION OR AS APPROVED BY THE ENGINEER.
- SIGN NOT REQUIRED IF FLAGGING OPERATION OCCURS WITHIN A SIGNED ROAD WORK ZONE AREA.

WHEN THE DISTANCE BETWEEN FLAGGERS EXCEEDS 2 MILES, A PILOT CAR IS REQUIRED. WHEN CURVES REDUCE SIGHT DISTANCE BELOW 400', A PILOT CAR IS REQUIRED.

TEMPORARY PORTABLE RUMBLE STRIPS

UTILIZE TEMPORARY PORTABLE RUMBLE STRIPS ON ALL FLAGGING OPERATIONS.

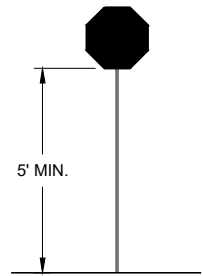
- EACH TEMPORARY PORTABLE RUMBLE STRIP ARRAY CONSISTS OF THREE RUMBLE STRIPS PLACED TRANSVERSE ACROSS THE LANE AT THE LOCATIONS SHOWN. WITHIN EACH ARRAY, SPACING BETWEEN RUMBLE STRIPS SHALL BE 15 FEET ON CENTER

ONLY USE TEMPORARY PORTABLE RUMBLE STRIPS FROM THE APPROVED PRODUCTS LIST.

INSTALL TEMPORARY RUMBLE STRIPS PER MANUFACTURER'S RECOMMENDATIONS.

PLACE ADVANCE SIGNING PRIOR TO INSTALLING TEMPORARY RUMBLE STRIPS.

DO NOT INSTALL TEMPORARY PORTABLE RUMBLE STRIPS ON GRAVEL, MILLED SURFACES, OR ASPHALT THAT HAS BEEN PAVED LESS THAN 12 HOURS.



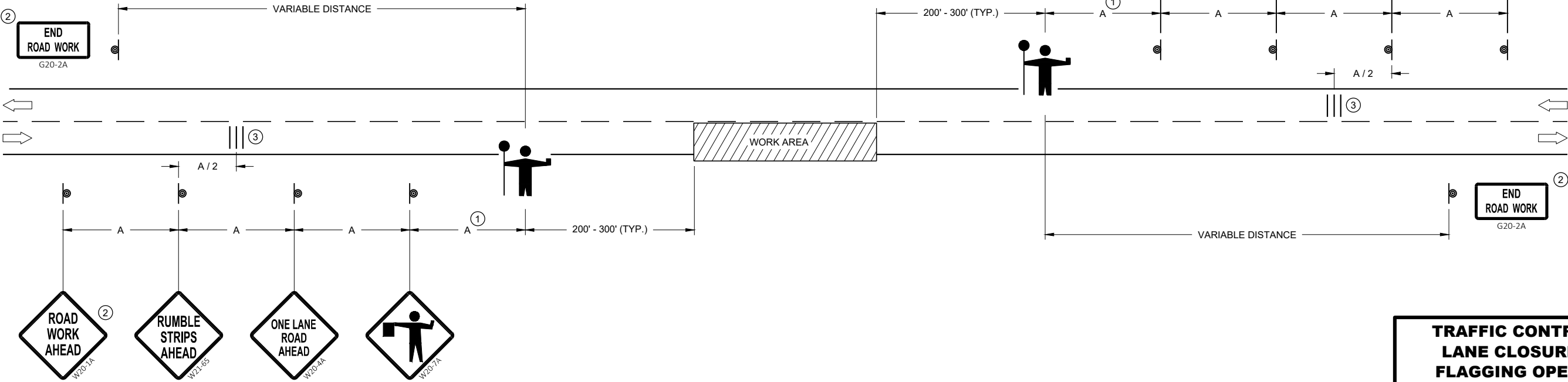
STOP/SLOW PADDLE ON SUPPORT STAFF

SIGN AND TEMPORARY RUMBLE STRIP ARRAY SPACING TABLE

SPEED LIMIT	SPACING "A"
25-30 MPH	200'
35-40 MPH	350'
45-55 MPH	500'



USE OF W03-4 SIGN IS OPTIONAL. WHEN USED, THIS SIGN SHALL BE LOCATED BETWEEN THE W20-7A AND W20-4A SIGNS, USING SPACING "A".



TRAFFIC CONTROL FOR LANE CLOSURE WITH FLAGGING OPERATION

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
May 2022 /S/ Andrew Heidtke
DATE WORK ZONE ENGINEER

FHWA

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15C12-b Traffic Control, Lane Closure with Automated Flagger Assistance Device

GENERAL NOTES

- SIGN ON PERMANENT SUPPORT
- TRAFFIC CONTROL CONE 42-INCH
- TRAFFIC CONTROL DRUM
- TEMPORARY PORTABLE RUMBLE STRIP ARRAY
- DIRECTION OF TRAFFIC
- WORK AREA
- AFAD** AUTOMATED FLAGGER ASSISTANCE DEVICE (AFAD)

GENERAL NOTES

DETAILS OF TRAFFIC CONTROL DEVICES AND INSTALLATION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS, THE SPECIAL PROVISIONS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

ALL SIGNS ARE 48" X 48" UNLESS OTHERWISE NOTED.

"WO" SIGNS ARE THE SAME AS "W" SIGNS EXCEPT THE BACKGROUND IS ORANGE.

THE EXACT NUMBER, LOCATION AND SPACING OF ALL SIGNS, DEVICES, AND LOCATION OF ALL FLAGGERS SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER.

THE FIRST ADVANCE WARNING SIGN SHOULD TYPICALLY BE LOCATED IN ADVANCE OF THE ANTICIPATED TRAFFIC BACKUP OR QUEUE.

WHEN A SIDE ROAD OR RAMP INTERSECTS THE FACILITY ON WHICH THE WORK IS BEING PERFORMED, ADDITIONAL TRAFFIC CONTROLS SHALL BE PROVIDED AS SPECIFIED IN THE PLANS AND/OR THE SPECIAL PROVISIONS OR AS APPROVED BY THE ENGINEER.

FLAGGING

IF THE AUTOMATED FLAGGER ASSISTANCE DEVICE (AFAD) STOPS WORKING, FLAGGERS SHALL BE IN SIGHT OF EACH OTHER OR IN DIRECT COMMUNICATION AT ALL TIMES. THEY SHALL BE EQUIPPED WITH STOP/SLOW PADDLES FASTENED ON SUPPORT STAFFS. WHEN THE FLAGGING OPERATION IS NOT IN EFFECT REMOVE TEMPORARY PORTABLE RUMBLE STRIPS PRIOR TO COVERING OR REMOVING ALL ADVANCE SIGNING.

WHEN THE DISTANCE BETWEEN FLAGGERS EXCEEDS 2 MILES, A PILOT CAR IS REQUIRED. WHEN CURVES REDUCE SIGHT DISTANCE BELOW 400', A PILOT CAR IS REQUIRED.

- ① SIGN NOT REQUIRED IF FLAGGING OPERATION OCCURS WITHIN A SIGNED ROAD WORK ZONE AREA.
- ② IF FLAGGERS ARE PHYSICALLY NEEDED TO FLAG, REPLACE WO3-4 SIGNS WITH W20-7A SIGNS.

TEMPORARY PORTABLE RUMBLE STRIPS

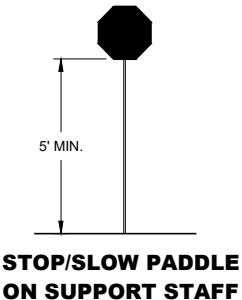
UTILIZE TEMPORARY PORTABLE RUMBLE STRIPS ON ALL FLAGGING OPERATIONS.

ONLY USE TEMPORARY PORTABLE RUMBLE STRIPS FROM THE APPROVED PRODUCTS LIST.

PLACE ADVANCE SIGNING PRIOR TO INSTALLING TEMPORARY RUMBLE STRIPS.

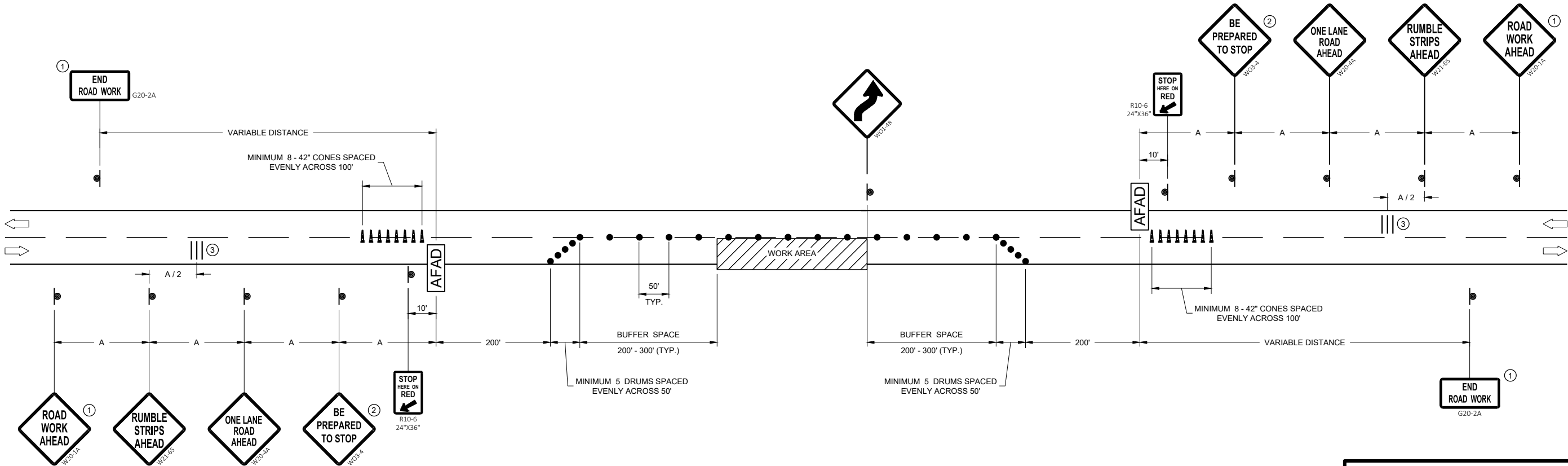
DO NOT INSTALL TEMPORARY PORTABLE RUMBLE STRIPS ON GRAVEL, MILLED SURFACES, OR ASPHALT THAT HAS BEEN PAVED LESS THAN 12 HOURS.

- ③ EACH TEMPORARY PORTABLE RUMBLE STRIP ARRAY CONSISTS OF THREE RUMBLE STRIPS PLACED TRANSVERSELY AT THE LOCATIONS SHOWN. WITHIN EACH ARRAY, SPACING BETWEEN RUMBLE STRIPS SHALL BE 15 FEET ON CENTER.



SIGN AND TEMPORARY RUMBLE STRIP ARRAY SPACING TABLE

SPEED LIMIT	SPACING "A"
25-30 MPH	200'
35-40 MPH	350'
45-55 MPH	500'



TRAFFIC CONTROL, LANE CLOSURE WITH AUTOMATED FLAGGER ASSISTANCE DEVICE

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED May 2022 /S/ Andrew Heidtke 28
DATE WORK ZONE ENGINEER 40
FHWA



SDD 15D12-a Traffic Control, Lane Closure

GENERAL NOTES

THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS AND DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER.

THE SPACING BETWEEN SIGNS SHOULD BE ADJUSTED TO NOT CONFLICT WITH AND TO PROVIDE A MINIMUM OF 200 FEET (500 FEET DESIRABLE) CLEARANCE TO EXISTING SIGNS.

THIS LANE CLOSURE IS TYPICAL FOR CLOSING RIGHT LANE - REVERSE FOR CLOSING LEFT LANE.

ALL SIGNS ARE 48" x 48" UNLESS OTHERWISE NOTED.

"WO" IS THE SAME AS "W" EXCEPT THE BACKGROUND IS ORANGE.

ANY SIGNS TEMPORARY OR EXISTING, WHICH CONFLICT WITH TRAFFIC CONTROL "IN USE" SHALL BE REMOVED OR COVERED AS NEEDED OR AS APPROVED BY THE ENGINEER.

FOR A LANE CLOSURE THAT IS IN PLACE LESS THAN 7 CONTINUOUS DAYS AND NIGHTS, THE ADVANCED WARNING SIGNS MAY BE MOUNTED ON PORTABLE SUPPORTS.

REMOVE PAVEMENT MARKINGS AND PLACE TEMPORARY PAVEMENT MARKING LINE IF LANE CLOSURE IS TO BE IN PLACE 4 OR MORE CONTINUOUS DAYS AND NIGHTS.

IF THE HORIZONTAL ALIGNMENT IS SUCH THAT A CURVE MAY REQUIRE ADDITIONAL DELINEATION, THE DEVICE SPACING MAY BE DECREASED TO 50 FEET.

WARNING LIGHTS ARE NOT REQUIRED IF THE LANE CLOSURE IS A DAYTIME ONLY OPERATION.

ADJUSTMENTS IN BUFFER SPACE NEED TO BE INCORPORATED WHEN THE LANE CLOSURE OCCURS

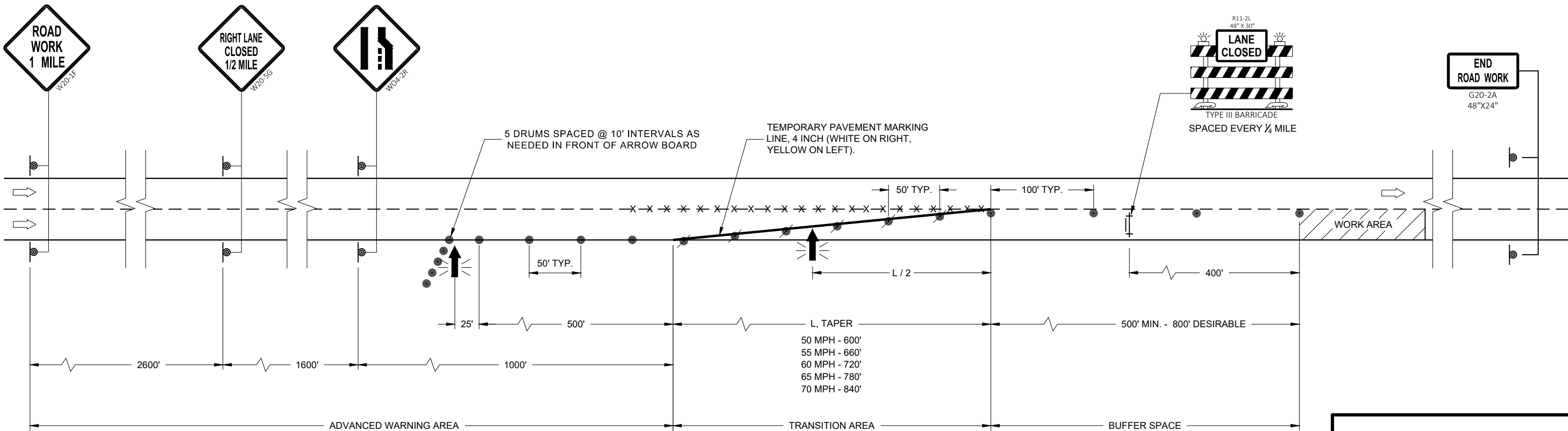
NEAR AN INTERCHANGE EXIT OR ENTRANCE RAMP OR INTERSECTION. THE LANE CLOSURE MUST TAKE PLACE FAR ENOUGH IN ADVANCE OF AN EXIT OR ENTRANCE RAMP TO STILL ALLOW FOR ADEQUATE BUFFER SPACE. THE MINIMUM LENGTH OF THE BUFFER SPACE BEFORE AN EXIT RAMP SHOULD BE ONE HALF THE LENGTH OF THE TRANSITION AREA. THE ENTRANCE RAMP SHOULD BE FOLLOWED BY THE ORIGINAL BUFFER SPACE LENGTH OF 800 FEET DESIRABLE PRIOR TO ANOTHER TRAFFIC CONTROL CHANGE SUCH AS A CROSSOVER MANEUVER.

CONSIDER ROADWAY GEOMETRICS WHEN LOCATING SIGNS AND ARROW BOARD SO THE DRIVER HAS A CLEAR VIEW OF THE ARROW BOARD AND LANE CLOSURE DRUMS.

LEGEND

- SIGN ON PERMANENT SUPPORT
- TRAFFIC CONTROL DRUM
- TRAFFIC CONTROL DRUM WITH TYPE "C" STEADY BURN LIGHT
- TYPE III BARRICADE WITH ATTACHED SIGN
- TYPE "A" WARNING LIGHT (FLASHING)
- REMOVING PAVEMENT MARKINGS
- DIRECTION OF TRAFFIC
- WORK AREA
- FLASHING ARROW BOARD

6



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SDD 15D12 - 10a

SDD 15D12 - 10a

TRAFFIC CONTROL LANE CLOSURE

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
February 2022 /S/ Andrew Heidtke
DATE WORK ZONE ENGINEER

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SDD 15D28 Traffic Control, Work on Shoulder or Parking Lane, Undivided Roadway

LEGEND

- SIGN ON PERMANENT SUPPORT
- TRAFFIC CONTROL DRUM
- DIRECTION OF TRAFFIC
- WORK ZONE

GENERAL NOTES

ALL SIGNS ARE 48"X48" UNLESS OTHERWISE NOTED. IF NECESSARY DUE TO SPACE CONSTRAINTS IN URBAN AREAS, 36" X 36" SIGNS MAY BE USED IF APPROVED BY THE REGIONAL TRAFFIC UNIT.

"WO" SIGN IS THE SAME AS "W" SIGN EXCEPT THE BACKGROUND IS ORANGE.

ANY SIGNS TEMPORARY OR EXISTING, WHICH CONFLICT WITH THE TRAFFIC CONTROL "IN USE" SHALL BE REMOVED OR COVERED AS NEEDED AND AS APPROVED BY THE ENGINEER.

THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS AND DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER.

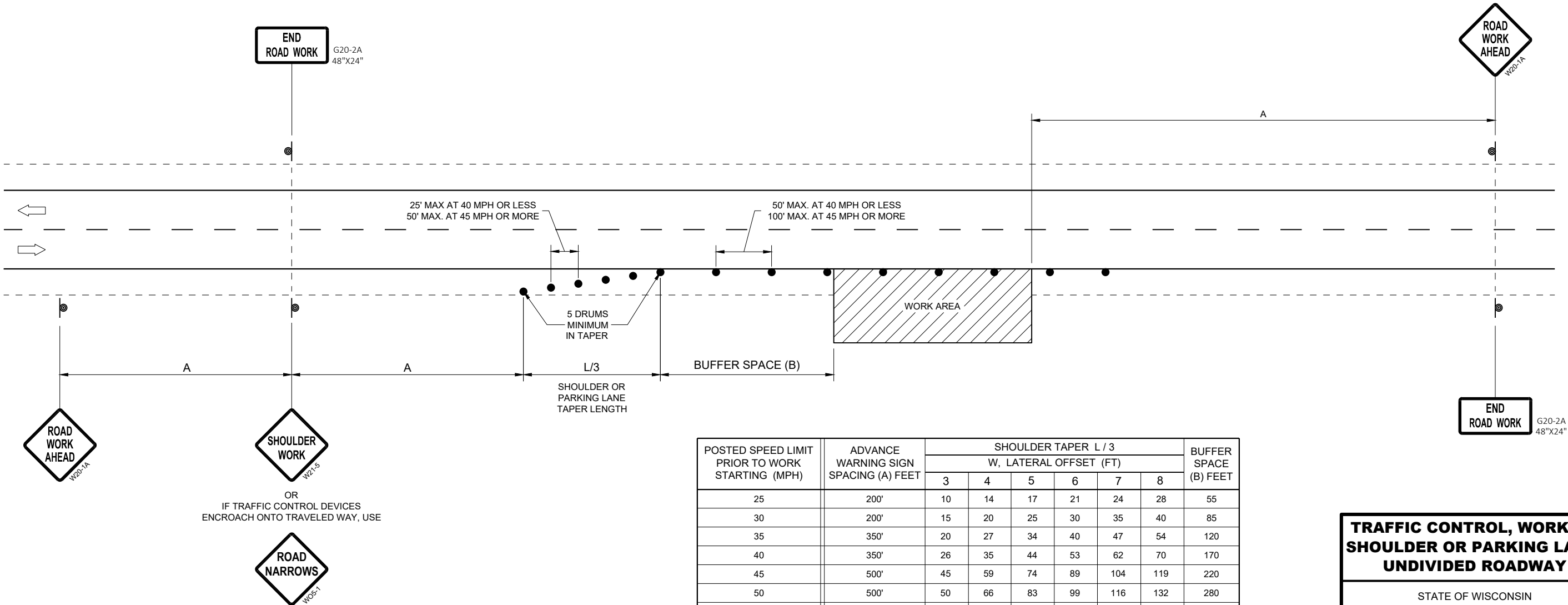
CHANNELIZING DEVICES PLACED ADJACENT TO WORK AREA SHALL BE PULLED BACK FROM THE TRAVEL LANE WHEN WORK IS NOT IN PROGRESS.

SIGNS THAT WILL BE IN PLACE LESS THAN 7 CONTINUOUS DAYS AND NIGHTS MAY BE MOUNTED ON PORTABLE SUPPORTS.

W20-1A AND G20-2A SIGNS ARE NOT REQUIRED IF THE WORK AREA IS WITHIN A LARGER WORK ZONE WHERE THESE SIGNS ARE ALREADY PRESENT. G20-2A SIGNS MAY ALSO BE OMITTED IF DURATION OF WORK IS LESS THAN 7 CONTINUOUS DAYS AND NIGHTS.

6

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POSTED SPEED LIMIT PRIOR TO WORK STARTING (MPH)	ADVANCE WARNING SIGN SPACING (A) FEET	SHOULDER TAPER L / 3 W, LATERAL OFFSET (FT)						BUFFER SPACE (B) FEET
		3	4	5	6	7	8	
25	200'	10	14	17	21	24	28	55
30	200'	15	20	25	30	35	40	85
35	350'	20	27	34	40	47	54	120
40	350'	26	35	44	53	62	70	170
45	500'	45	59	74	89	104	119	220
50	500'	50	66	83	99	116	132	280
55	500'	54	73	91	109	127	145	335'

TRAFFIC CONTROL, WORK ON SHOULDER OR PARKING LANE, UNDIVIDED ROADWAY

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
May 2020 /S/ Andrew Heidtke
DATE STATEWIDE WORK ZONE TRAFFIC SAFETY ENGINEER

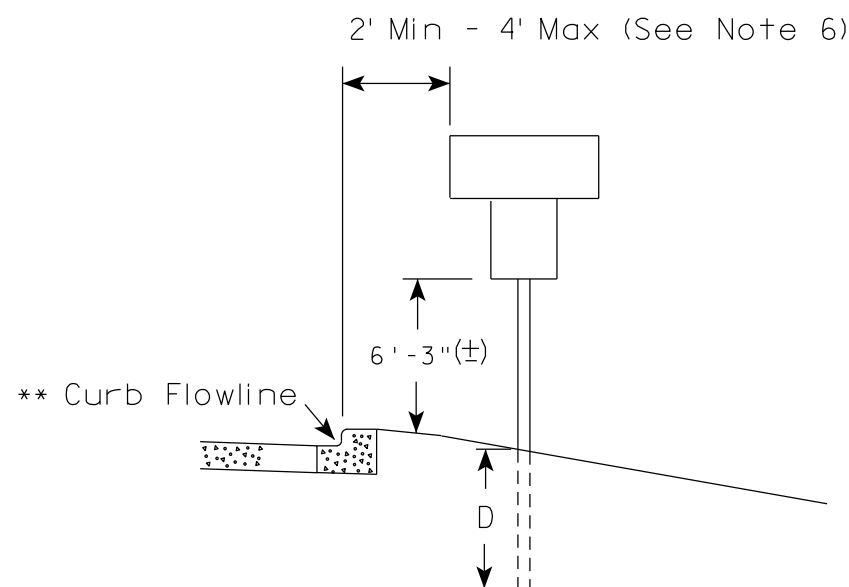
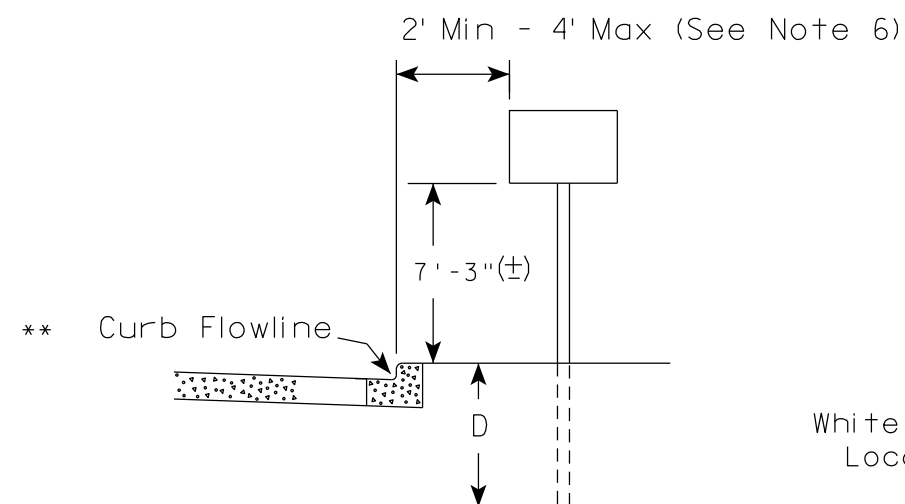
FHWA

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SDD 15D28 - 04

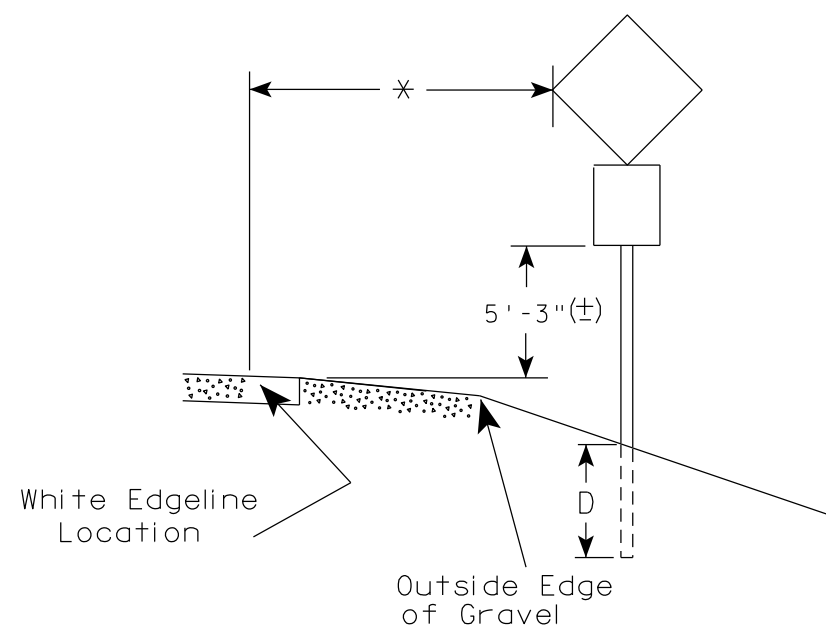
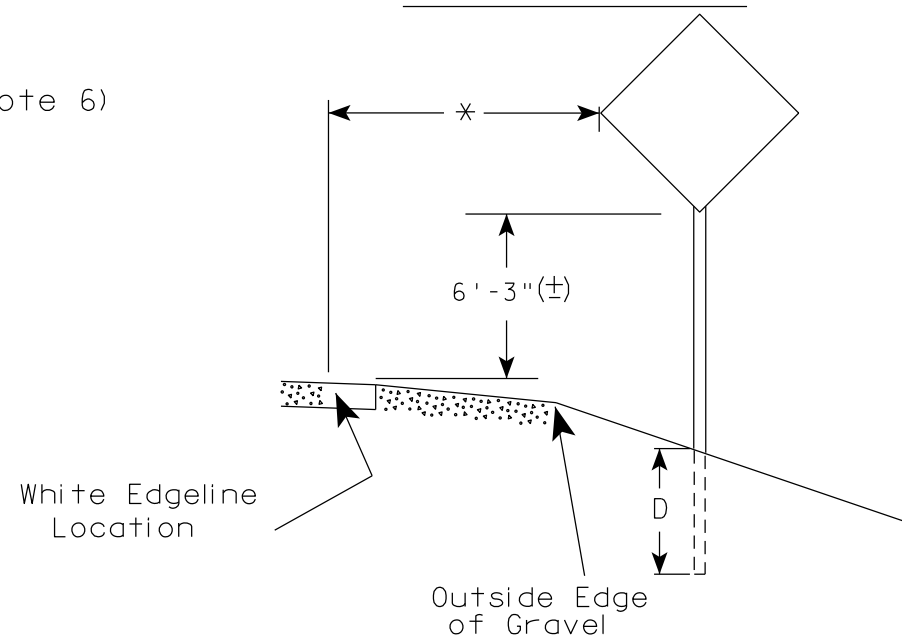
SDD 15D28 - 04

URBAN AREA



✱✱ The existence of curb and gutter does not in itself mandate the vertical clearance illustrated. That height is typically measured where there is sidewalk adjacent to the roadway or parking is permitted. In the absence of sidewalk vertical clearance is measured from the top of the curb. Offset of signs is measured from the flow line.

RURAL AREA (See Note 2)



✱ 6 feet from edge of a paved shoulder or 12 feet from the edge of pavement (edge line location) or 2 feet from outside edge of gravel, whichever is greater unless directed by project engineer.

POST EMBEDMENT DEPTH

Area of Sign Installation (Sq. Ft.)	D (Min)
20 or Less	4'
Greater than 20	5'

GENERAL NOTES

1. Signs wider than 4 feet or 20 sq.ft or larger, shall be mounted on multiple posts. Refer to plate A4-4.
2. If signs are mounted on or behind barrier wall, see A4-10 sign plate.
The Double Arrow sign (W12-1D) shall be mounted at a height of 2'-3" (±). The Chevron sign (W1-8), Roundabout Chevron panel (R6-4B), Enhanced Reference Markers, Clearance Markers (W5-52), Mile Markers (D10 series), In Road Object Markers (W5-54) & End of Road Markers (W5-56) shall be mounted at a height of 4'-3" (±).
3. For expressways and freeways, mounting height is 7'- 3" (±) or 6'-3" (±) depending upon existence of a sub-sign.
4. Minimum mounting height for signs mounted on traffic signal poles is 5'- 3" (±).
5. Offset distance shall be consistent with existing signs or consistent throughout length of project.
6. The (±) tolerance for mounting height is 3 inches.
7. Folding signs shall be mounted at a height of 5'-3" (±) or as directed by the Engineer.

TYPICAL INSTALLATION
OF PERMANENT TYPE II
SIGNS ON SINGLE POSTS

WISCONSIN DEPT OF TRANSPORTATION

APPROVED *Matthew R. Rauch*
for State Traffic Engineer

DATE 5/13/2020 PLATE NO. A4-3.22

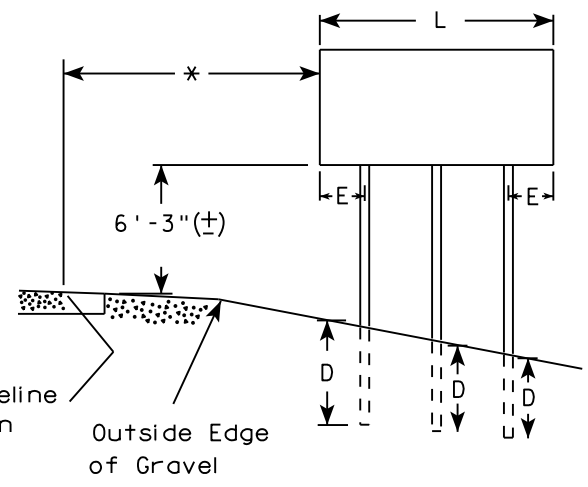
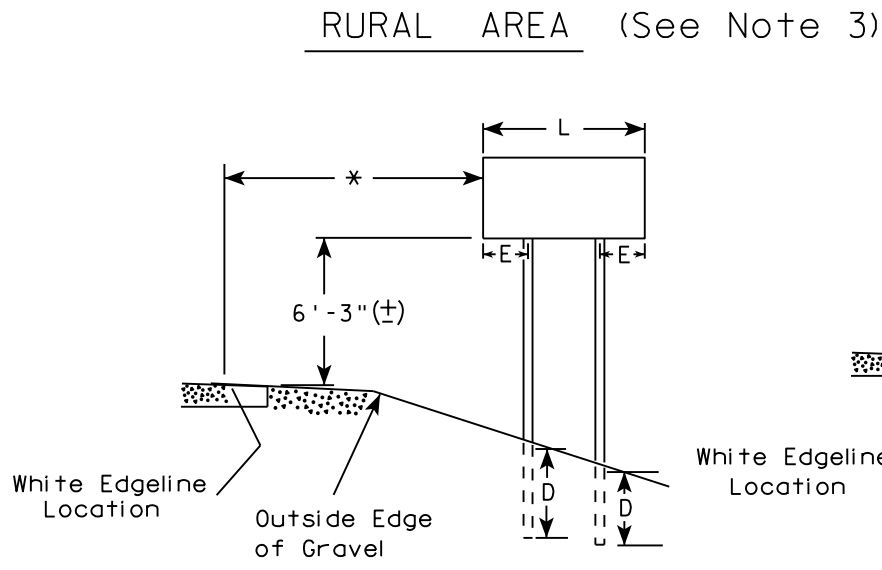
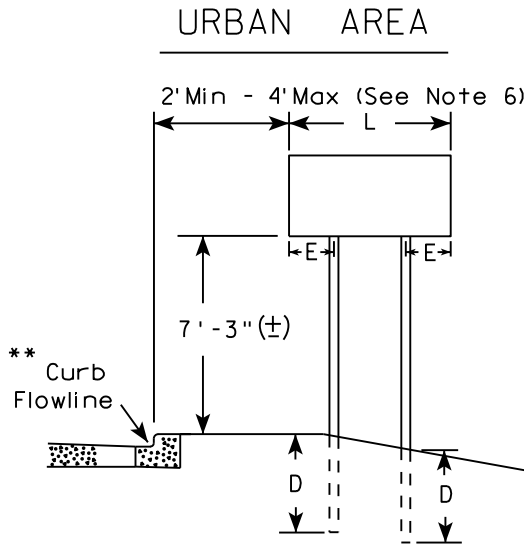
PROJECT NO:

HWY:

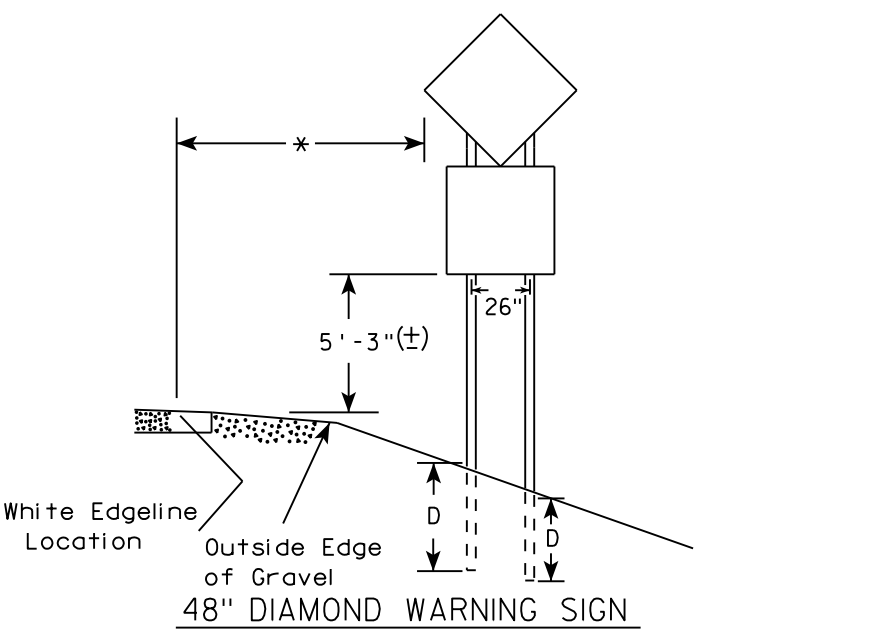
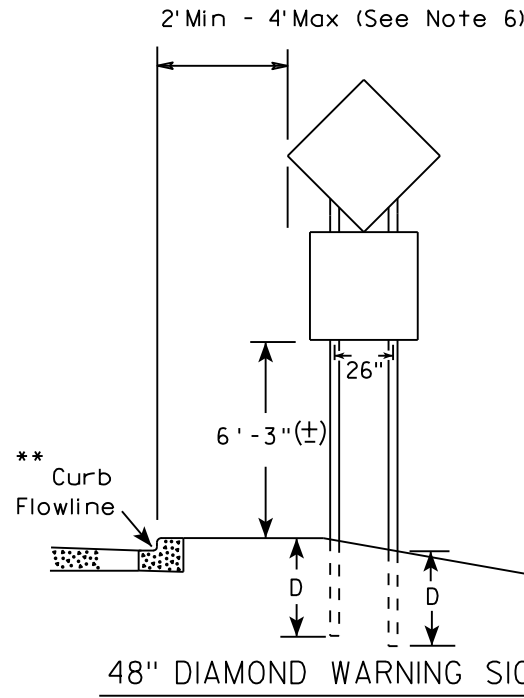
COUNTY:

SHEET NO:

31
40 E



- GENERAL NOTES
1. For 3 or 4 post installations, individual post spacing shall be greater than 3'-6".
 2. See tables below for required number of posts.
 3. For expressways and freeways, mounting height is 7'-3" (±) or 6'-3" (±) depending upon existence of sub-sign.
 4. The (±) tolerance for mounting height is 3 inches.
 5. J-Assemblies are considered to be one sign for mounting height.
 6. Offset distance shall be consistent with existing signs or consistent throughout length of project.
 7. Folding signs shall be mounted at a height of 5'-3" (±) or as directed by the engineer.
 8. The Double Arrow sign (W12-1) shall be mounted at a height of 2'-3" (±). The Chevron sign (W1-8), Roundabout Chevron panel (R6-4B), Clearance Markers (W5-52), Mile Markers (D10 series), In Road Object Markers (W5-54) & End of Road Markers (W5-56) shall be mounted at a height of 4"-3" (±).



- * 6 feet from edge of a paved shoulder or 12 feet from the edge of pavement (edge line location) or 2 feet from outside edge of gravel, whichever is greater unless directed by project engineer.
- ** The existence of curb and gutter does not in itself mandate the vertical clearance illustrated. That height is typically measured where there is sidewalk adjacent to the roadway or parking is permitted. In the absence of sidewalk vertical clearance is measured from the top of the curb. Offset of signs is measured from the flow line.
- *** See A4-3 sign plate for signs 4' or less in width and less than 20 S.F. in area.

SIGN SHAPE OTHER THAN DIAMOND (TWO POSTS REQUIRED)	
L	E
Greater than 48" Less than 60"	12"
60" to 108"	L/5

SIGN SHAPE OTHER THAN DIAMOND (THREE POSTS REQUIRED)	
L	E
Greater than 108" to 144"	12"

POST EMBEDMENT DEPTH

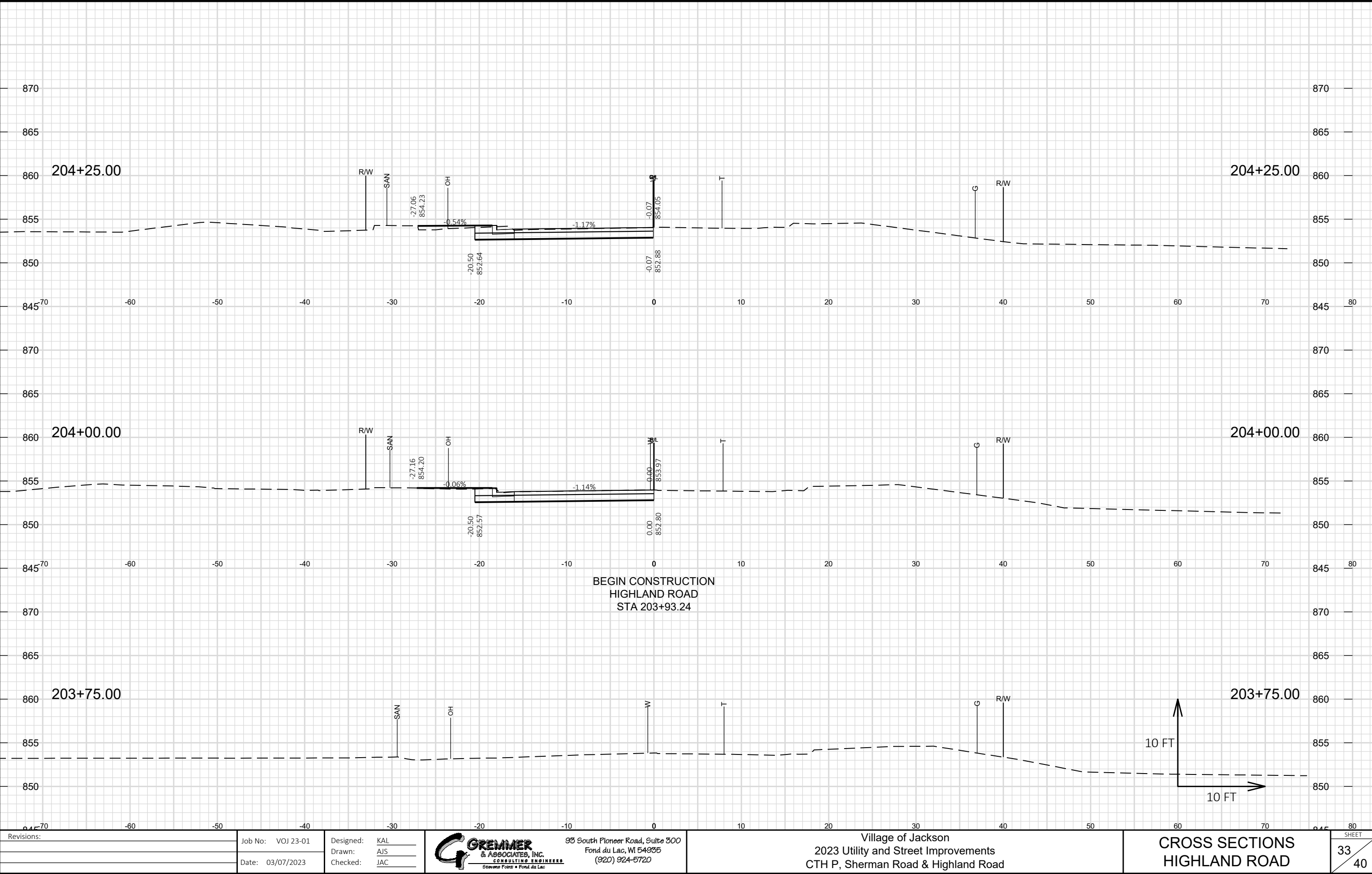
Area of Sign Installation (Sq. Ft.)	D (Min)
20 or Less	4'
Greater than 20	5'

TYPICAL INSTALLATION
OF TYPE II SIGNS
ON MULTIPLE POSTS

WISCONSIN DEPT OF TRANSPORTATION

APPROVED *Matthew R. Rauch*
for State Traffic Engineer

DATE 8/21/17 PLATE NO. A4-4.152



Revisions:

Job No:	VOJ 23-01
Date:	03/07/2023

Designed:	KAL
Drawn:	AJS
Checked:	JAC

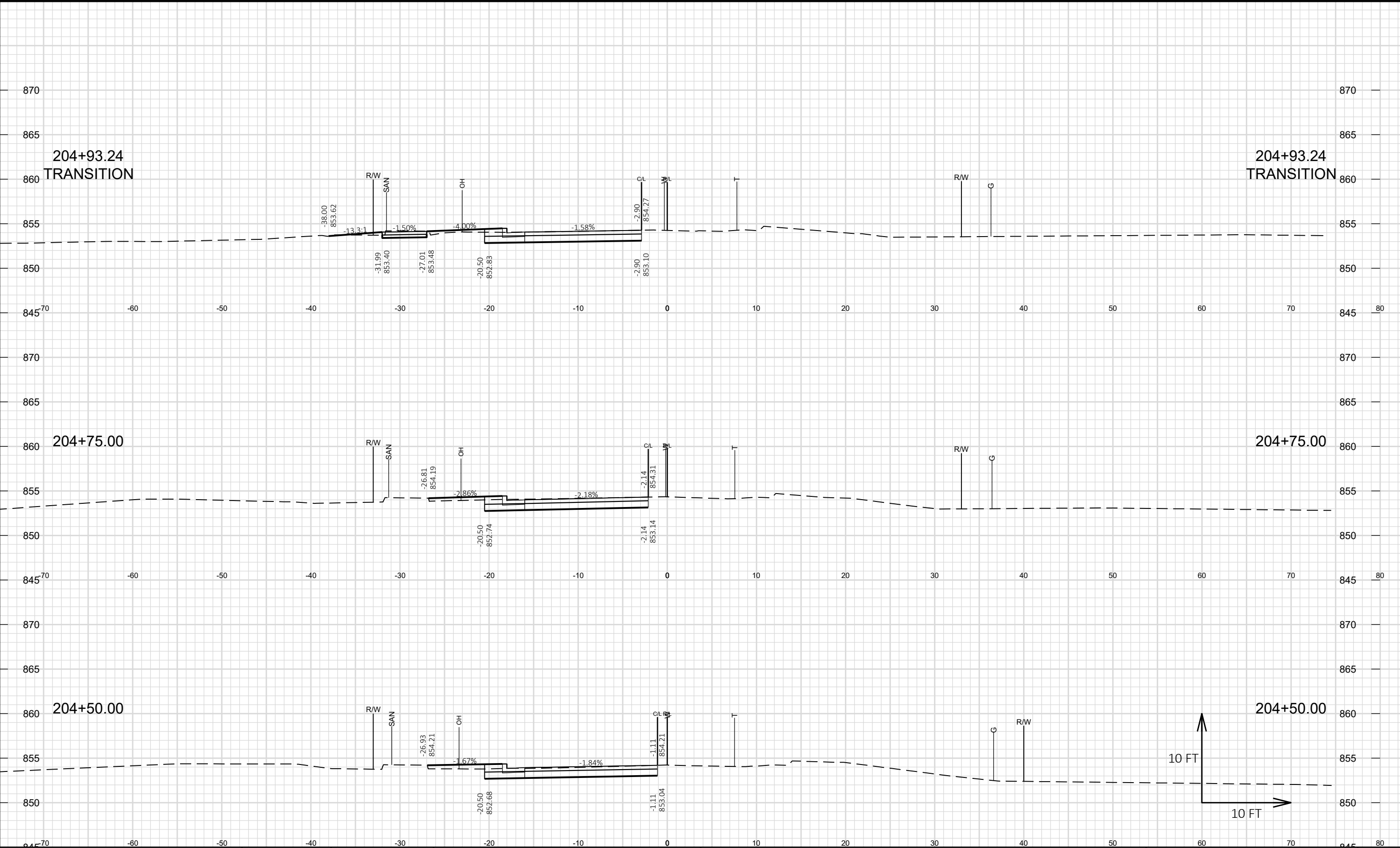


93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
(920) 924-5720

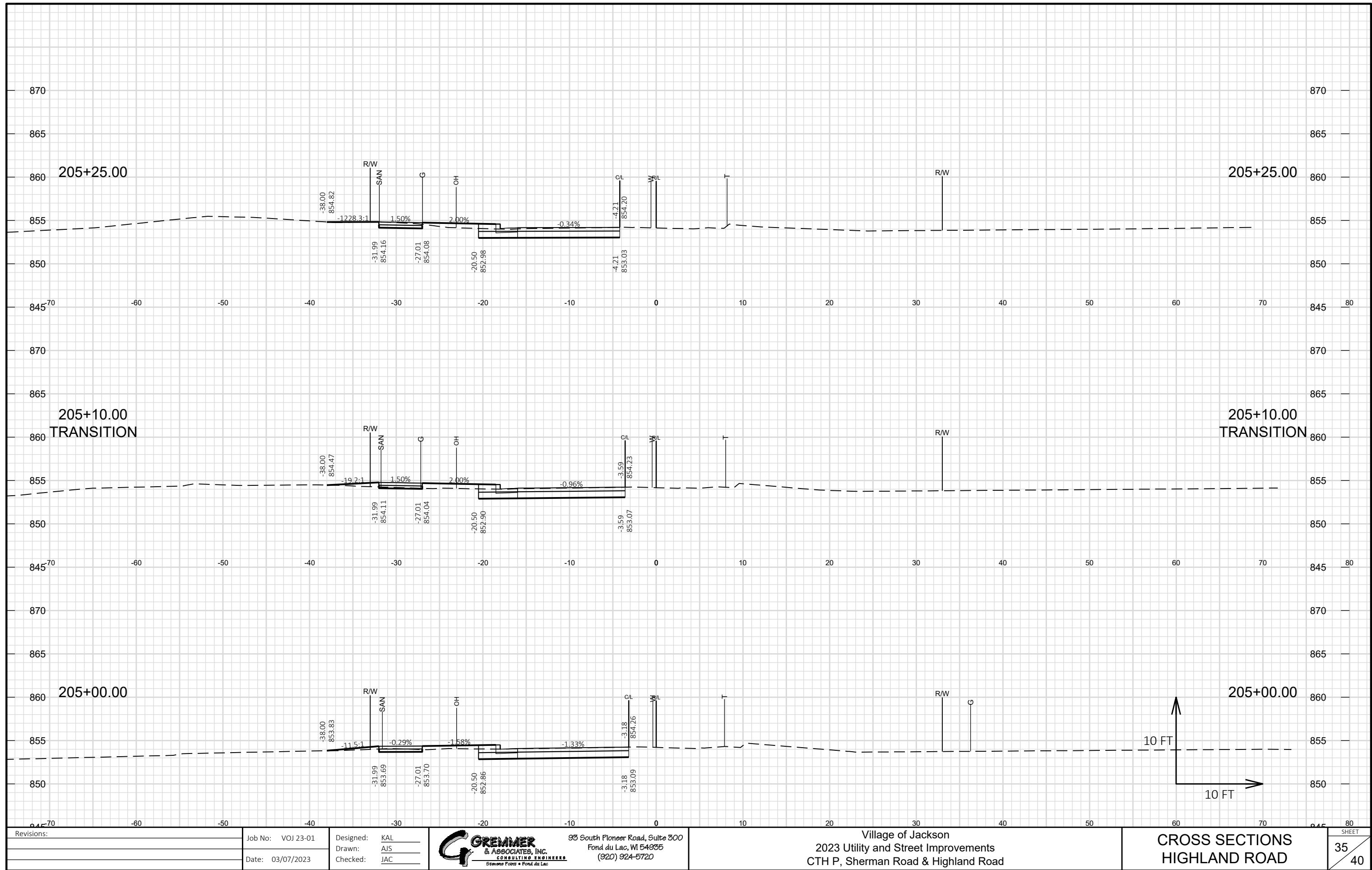
Village of Jackson
2023 Utility and Street Improvements
CTH P, Sherman Road & Highland Road

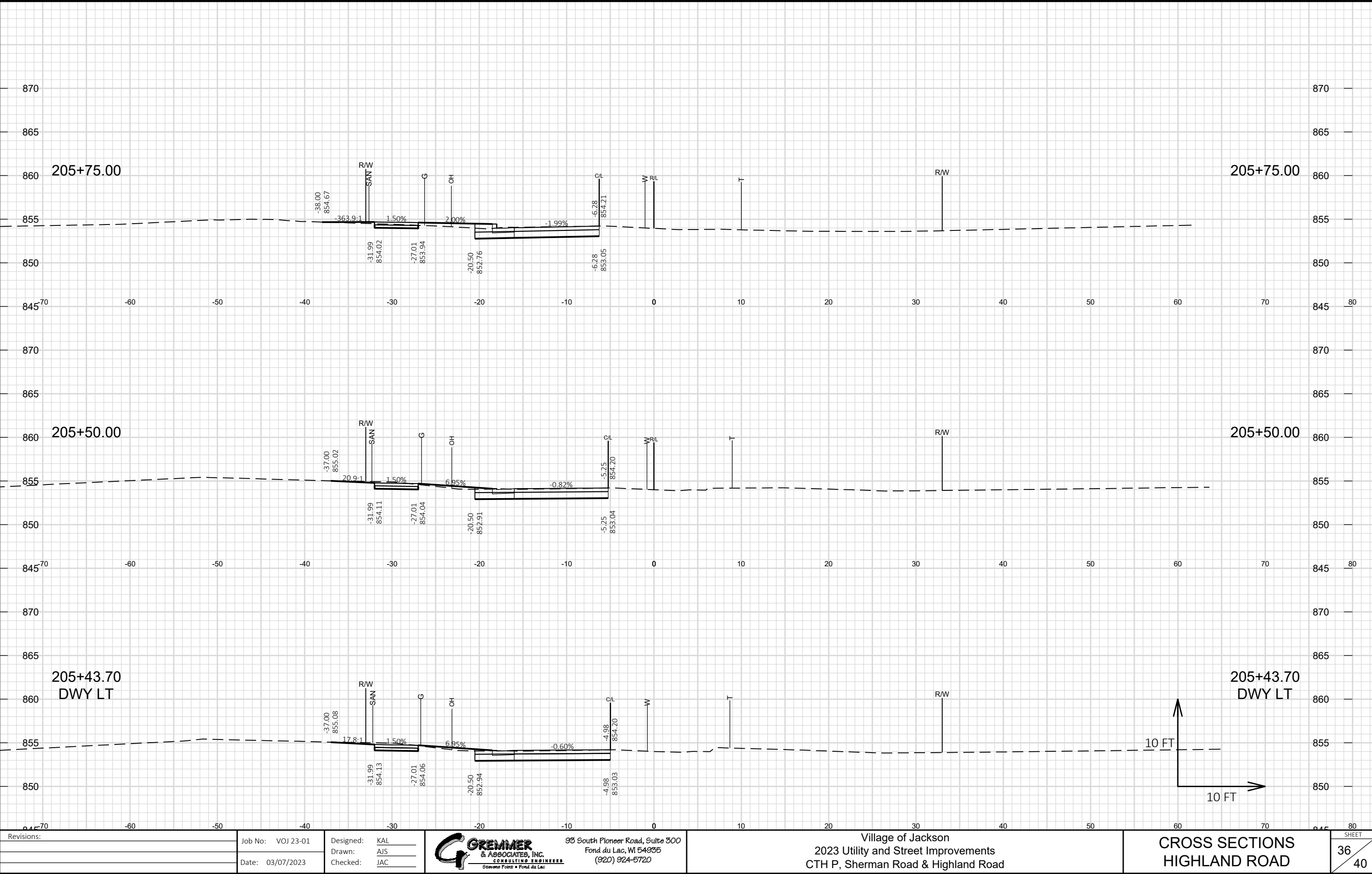
CROSS SECTIONS
HIGHLAND ROAD

SHEET
33
40

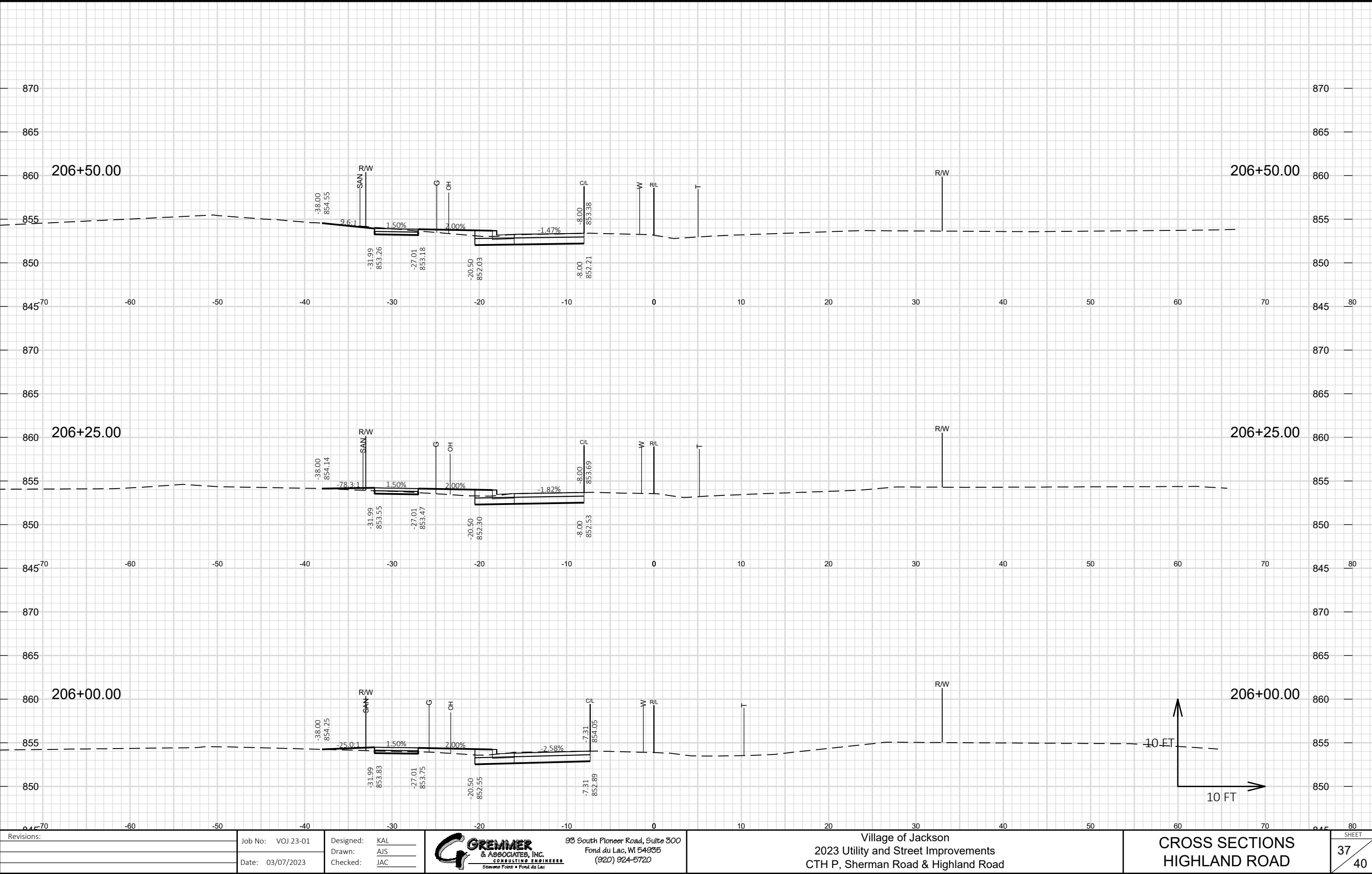


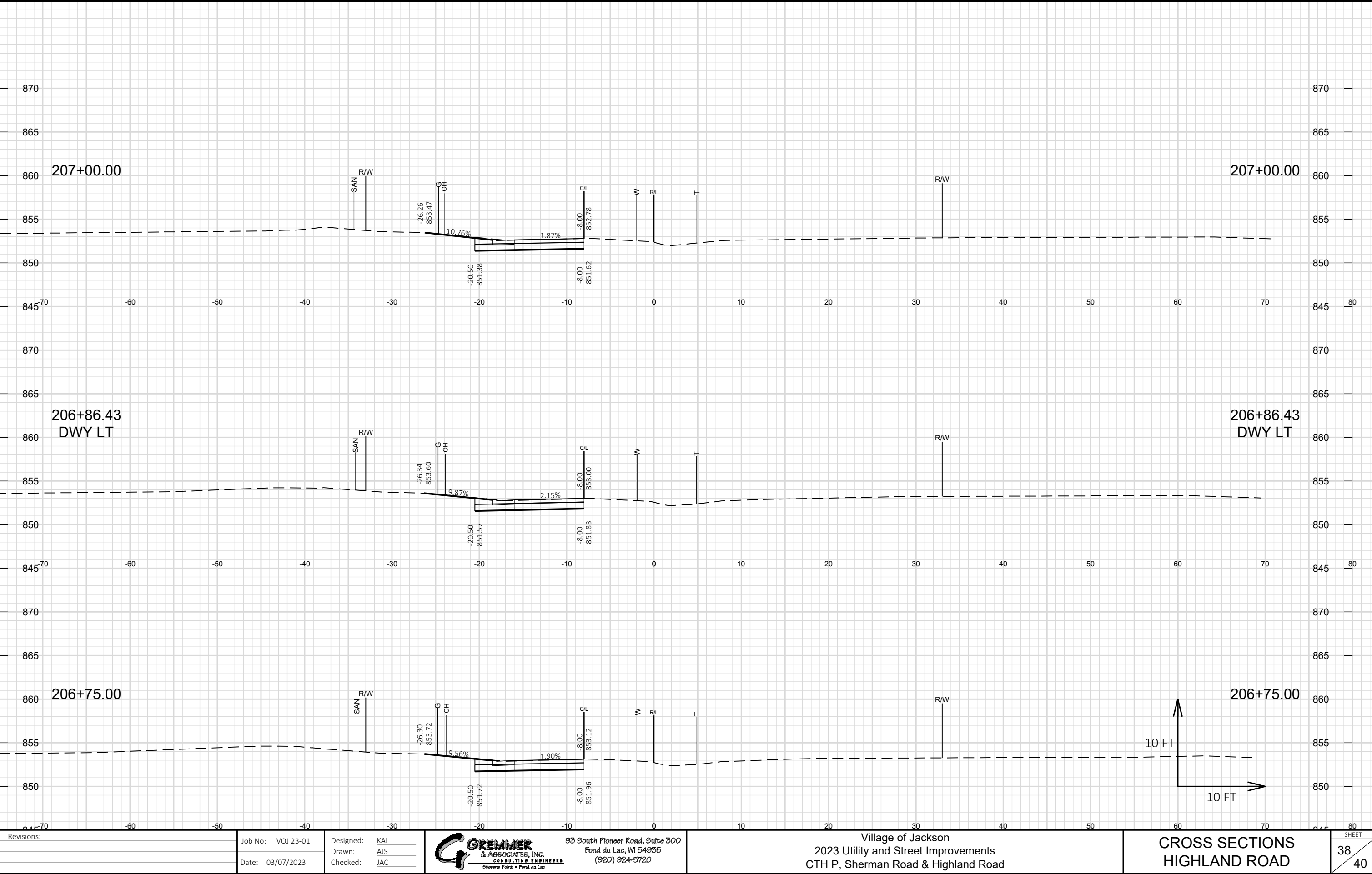
Revisions:	Job No: VOJ 23-01	Designed: KAL	 93 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	CROSS SECTIONS HIGHLAND ROAD	SHEET 34 40
	Date: 03/07/2023	Drawn: AIS Checked: JAC				

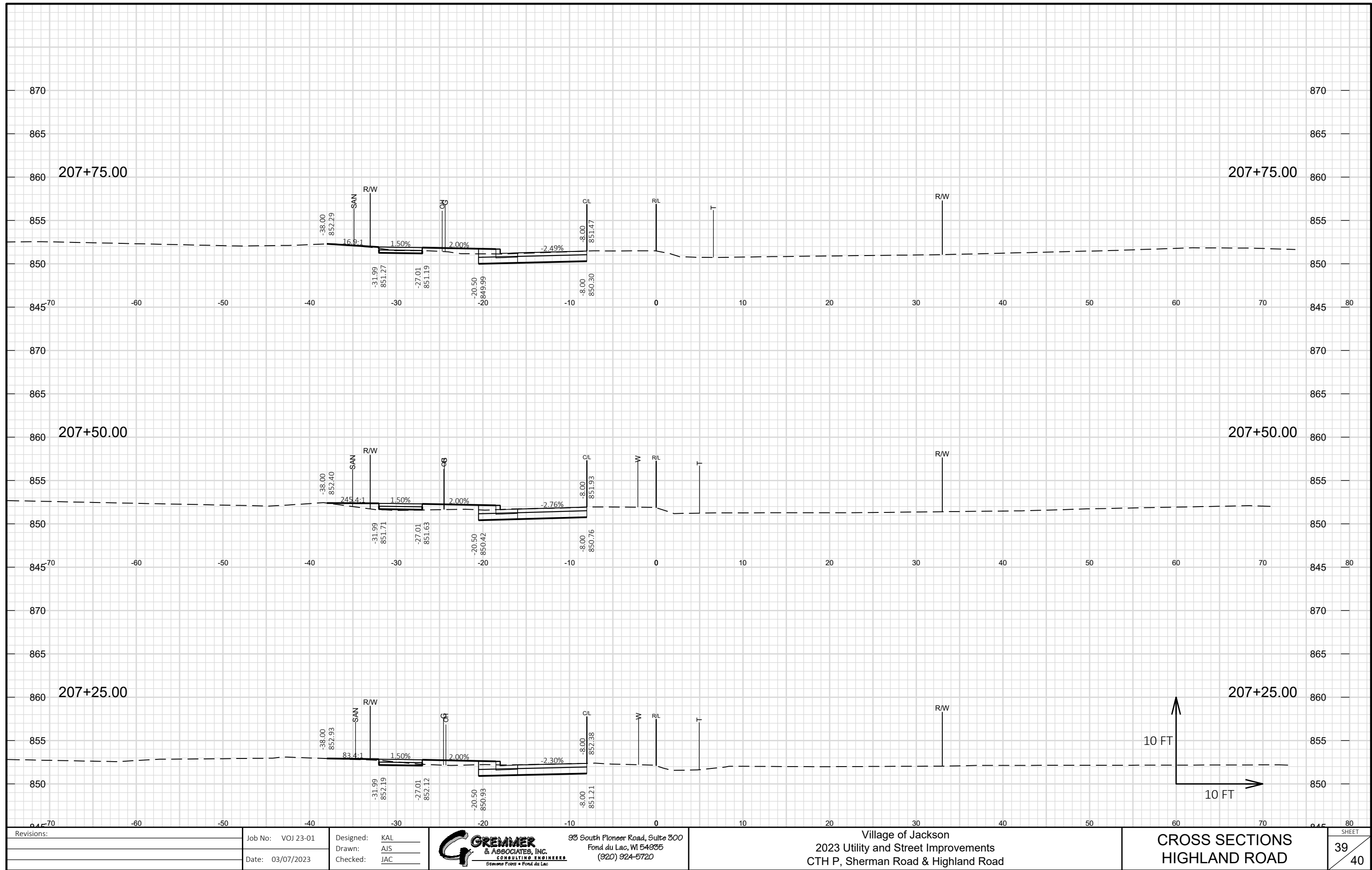


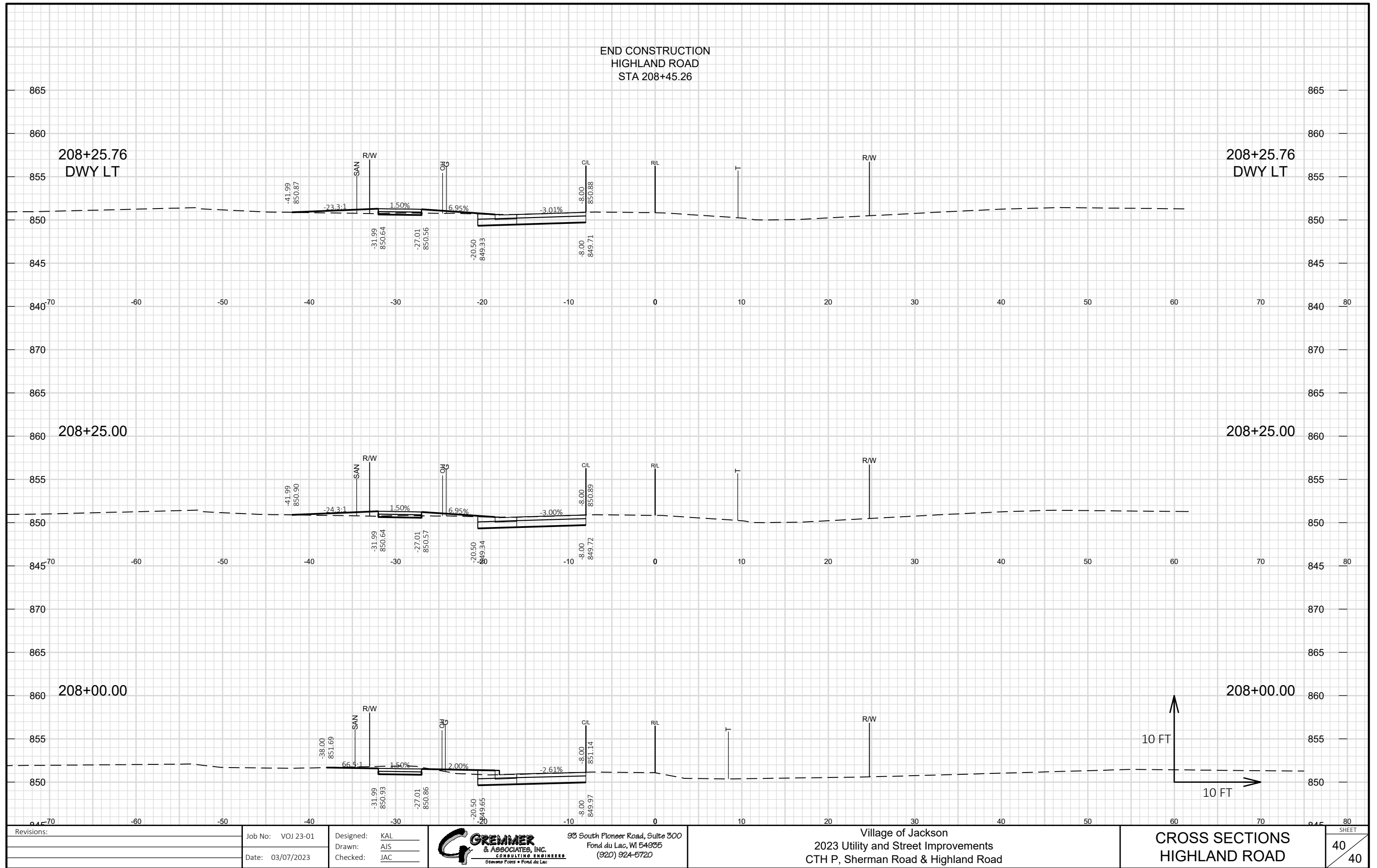


Revisions:	Job No: VOJ 23-01	Designed: KAL	 GREMMER & ASSOCIATES, INC. CONSULTING ENGINEERS Stevens Point • Fond du Lac	93 South Pioneer Road, Suite 300 Fond du Lac, WI 54935 (920) 924-5720	Village of Jackson 2023 Utility and Street Improvements CTH P, Sherman Road & Highland Road	CROSS SECTIONS HIGHLAND ROAD	SHEET 36 40
	Drawn: AJS	Checked: JAC					
	Date: 03/07/2023						









RESOLUTION #23-06

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

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

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

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

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

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

Introduced by: _____ 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

N
A
T



3/24/2023, 9:28:04 AM

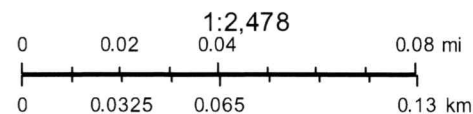
Current Parcel
Railroad Centerlines

Road Centerline I, USH

Interstate Highway, I-41

US Highway Hwy 45 US Highway Fond Du Lac Ave

State Highway
County Highway
Address Point
Parcel Taxkey & Acreage
Dimensions



RESOLUTION #23-07

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

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

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

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

- c. A schedule of the proposed properties against which the assessments are to benefit.
 - d. A statement that each property against which the assessments are proposed, has been inspected and is benefited, setting forth the basis of such benefit.
 - e. Upon completion of the report, the Village Engineer shall file a copy with the Village Clerk, and with the Village Treasurer.
7. The Village Clerk shall make a copy of the report available for public inspection.

Introduced by: _____ Seconded by: _____

Vote: ____ ayes ____ nays Passed and Approved: _____

Michael E. Schwab - Village President

Attest: _____
Jilline S. Dobratz - Village Clerk

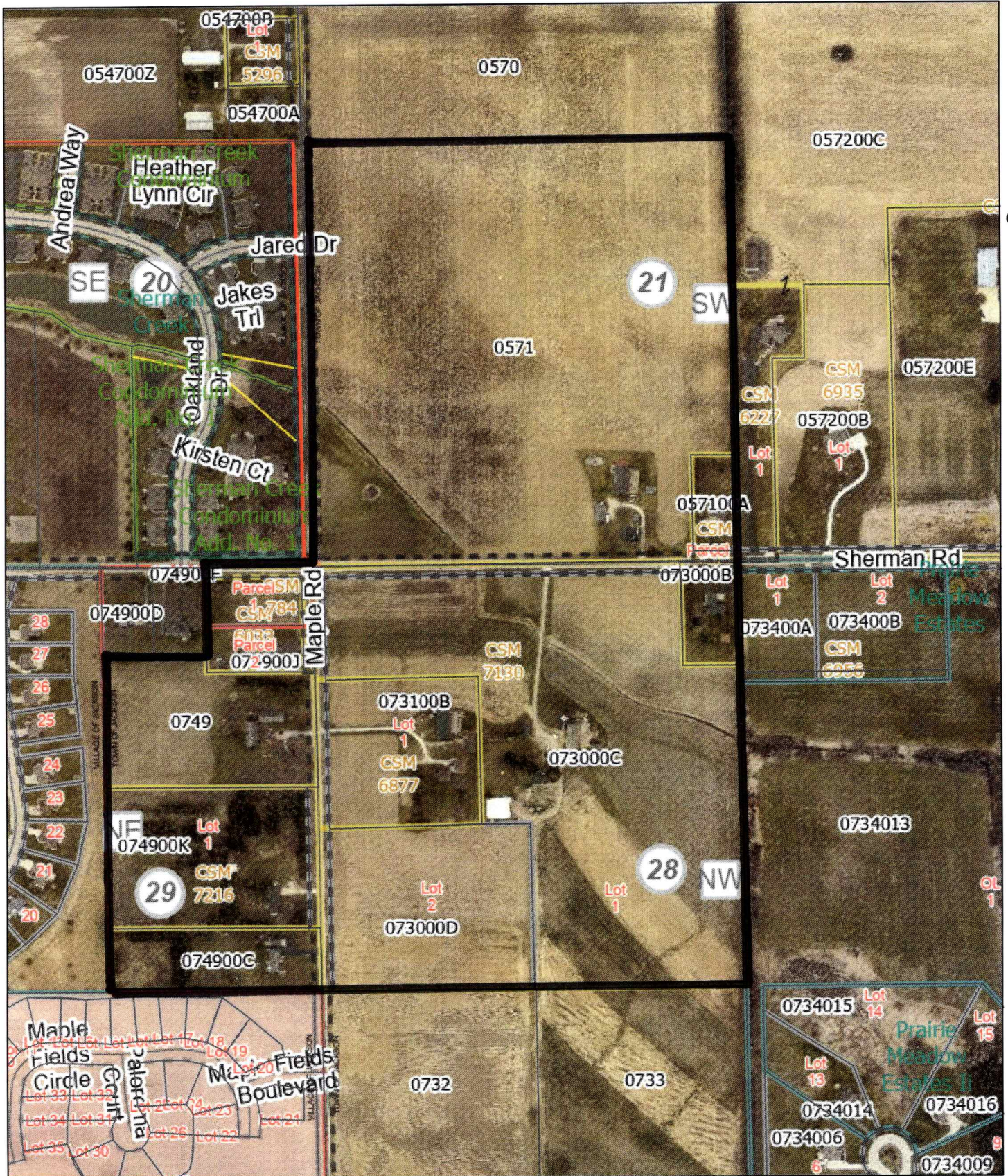
Proof of Posting:

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

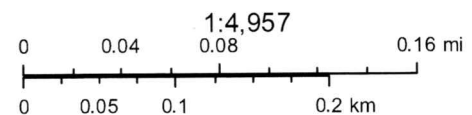
N
A



3/24/2023, 9:22:56 AM

- Current Parcel
- Railroad Centerlines
- Road Centerline I, USH
 - Interstate Highway, I-41
 - US Highway Hwy 45 US Highway Fond Du Lac Ave

- State Highway
- County Highway
- Parcel Taxkey & Acreage
- Dimensions
 - Parcel Dimension





93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
Phone 920-924-5720
Fax 920-924-5725

March 23, 2023

Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037

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

Subject: Project: VOJ 22-01
STH 60 Utility Upgrades
CTH P – Ridgeway Drive
Pay Request #2

Dear Mr. Kober:

Enclosed you will find Pay Request #2 for the STH 60 Utility Upgrades project in the Village of Jackson. The total amount, due to the contractor, has been reduced by five percent (5%) for retainage but not to exceed maximum retainage. This is per Article 6.02.A.1 Progress Payments; Retainage, of Contract Document 00500, Agreement:

Work completed, Pay Request #2	= \$168,376.35
Retainage, Pay Request #8363.82 (5%)	= \$8,418.82
Amount due to Contractor, Pay Request #2	= \$159,957.53

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

Sincerely,

A handwritten signature in blue ink that reads 'Todd Drew'.

Todd Drew
Project Inspector
Gremmier & Associates, Inc.

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

2

For (Project): ST 60								Application Date: 3/24/2023				
Application Period: 2/24/23 - 3/17/23												
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Stored Material	Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Value of Stored Materials(\$)	Estimated Quantity Installed	Value of Work Installed (\$)
100-01	Removing curb	LF	6	7.00	42.00							
100-02	Removing Curb & Gutter	LF	675	5.00	3,375.00							
100-03	Removing Concrete Sidewalk and Driveways	SY	945	5.00	4,725.00	13.34	\$66.70	28.43	\$142.15		41.77	\$208.85
100-04	Base Aggregate Dense 1 1/4-inch	TON	1480	15.80	23,384.00							
100-05	Base Aggregate Open-Graded	TON	1100	23.00	25,300.00							
100-06	Concrete Driveway 6-inch	SY	330	75.65	24,964.50							
100-07	Concrete Driveway 8-inch	SY	80	77.00	6,160.00							
100-08	Drilled Tie Bars	EA	545	9.00	4,905.00							
100-09	HMA Pavement 3 MT 58-28 S	TON	1030	275.00	283,250.00							
100-10	HMA Pavement 4 MT 58-28 S	TON	31	510.00	15,810.00							
100-11	Asphaltic Surface	TON	17	510.00	8,670.00							
100-12	Asphaltic Surface Driveways and Field Entrances	TON	42	510.00	21,420.00							
100-13	Concrete Cur Type D	LF	6	48.00	288.00							
100-14	Concrete Curb & Gutter 30-inch Type D	LF	675	42.75	28,856.25							
100-15	Concrete Sidewalk 5-inch	SF	4785	8.00	38,280.00							
100-16	Concrete Steps	SF	30	55.00	1,650.00							

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

2

For (Project): ST 60								Application Date: 3/24/2023				
Application Period: 2/24/23 - 3/17/23												
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Stored Material	Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Value of Stored Materials(\$)	Estimated Quantity Installed	Value of Work Installed (\$)
100-17	Pipe Underdrain Wrppped 4-inch	LF	580	55.00	31,900.00							
100-18	Moblization	EA	1	35,000.00	35,000.00							
100-19	Lawn Restoration	SY	1485	10.00	14,850.00							
100-20	Inlet Protection Type C	EA	35	55.00	1,925.00	12.00	\$660.00	20.00	\$1,100.00		32.00	\$1,760.00
100-21	Geotextile Type SAS	SY	915	2.50	2,287.50							
100-22	Marking Line Pain 4-inch	LF	6405	1.35	8,646.75							
100-23	Marking Line Pain 8-inch	LF	155	2.55	395.25							
100-24	arking Arrow Paint	EA	4	95.00	380.00							
100-25	Marking Word Paint	EA	1	125.00	125.00							
100-26	Marking Railroad Crossing Paint	EA	2	450.00	900.00							
100-27	Marking Stop Line Paint 18-inch	LF	45	5.85	263.25							
100-28	Marking Diagonal Paint 6-inch	LF	6	2.25	13.50							
100-29	Marking Crosswalk Paint Transverse Line 6-inch	LF	140	2.25	315.00							
100-30	Marking Crosswalk Paint Block Style 24-inch	LF	25	7.75	193.75							
100-31	Conduit Loop Detector	LF	224	16.50	3,696.00							
100-32	Loop Detector Wire	LF	800	2.35	1,880.00							

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

2

For (Project): ST 60								Application Date: 3/24/2023				
Application Period: 2/24/23 - 3/17/23												
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Stored Material	Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Value of Stored Materials(\$)	Estimated Quantity Installed	Value of Work Installed (\$)
100-33	Sawing Asphalt	LF	9,030	2.00	18,060.00	15.00	\$30.00	2,274.10	\$4,548.20		2,289.10	\$4,578.20
100-34	Sawing Concrete	LF	2660	3.00	7,980.00	25.00	\$75.00	72.00	\$216.00		97.00	\$291.00
100-35	Remove and Replace Retaining Wall	LS	1	8,990.00	8,990.00							
100-36	Traffic Control and Detour	LS	1	25,000.00	25,000.00	0.25	\$6,250.00	0.25	\$6,250.00		0.50	\$12,500.00
100-37	Excavating, Hauling, and Disposal of Contaminated Soil	TON	990	45.00	44,550.00							
200-01	Remove and Replace Sanitary Manhole Casting and Adjustment Rings	EA	27	4,500.00	121,500.00			1.00	\$4,500.00		1.00	\$4,500.00
200-02	Connect to Existing Sanitary Sewer Manhole	EA	1	2,000.00	2,000.00							
200-03	Connect to Existing Sanitary Sewer Main	EA	3	2,000.00	6,000.00			2.00	\$4,000.00		2.00	\$4,000.00
200-04	Sanitary Sewer PVC 10-inch, Granular Backfill	LF	232	200.00	46,400.00			70.00	\$14,000.00		70.00	\$14,000.00
200-05	Sanitary Sewer PVC 8-inch, Slurry Backfill	LF	1,099	243.00	267,057.00			3.00	\$729.00		3.00	\$729.00
200-06	Sanitary Sewer PVC 10-inch, Slurry Backfill	LF	39	300.00	11,700.00							
200-07	Sanitary Sewer PVC 12-inch, Slurry Backfill	LF	1402	325.00	455,650.00			166.00	\$53,950.00		166.00	\$53,950.00
200-07	Sanitary Sewer Lateral 6-inch, Granular Backfill	LF	2615	145.00	379,175.00			31.00	\$4,495.00		31.00	\$4,495.00
200-08	Sanitary Sewer Lateral 6-inch, Slurry Backfill	LF	1310	197.00	258,070.00			18.00	\$3,546.00		18.00	\$3,546.00
200-09	Sanitary Manholes 4-Ft Diameter with Casting	EA	10	6,500.00	65,000.00			1.00	\$6,500.00		1.00	\$6,500.00
200-10	Sanitary Outside Deep Manholes 4-FT Diameter with Casting	EA	2	9,518.00	19,036.00							

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

2

For (Project): ST 60								Application Date: 3/24/2023				
Application Period: 2/24/23 - 3/17/23												
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Stored Material	Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Value of Stored Materials(\$)	Estimated Quantity Installed	Value of Work Installed (\$)
200-11	Abandon Sanitary Sewer - Jackson Drive	LS	1	1,500.00	1,500.00							
300-01	Removing Hydrant	EA	2	1,100.00	2,200.00							
300-02	Connect to Existing Water Valve	EA	2	2,500.00	5,000.00							
300-03	Connect to Existing Water Main Pipe	EA	2	3,850.00	7,700.00							
300-04	Remove and Replace Water Service Curb Box	EA	100	2,800.00	280,000.00	41.00	\$114,800.00	23.00	\$64,400.00		64.00	\$179,200.00
300-05	Water Main PVC 6-inch, Slurry Backfill	LF	45	315.00	14,175.00							
300-06	Water Main PVC 12-inch, Slurry Backfill	LF	12	550.00	6,600.00							
300-07	Water Service Pipe 1 1/4-inch, Granular Backfill	LF	85	150.00	12,750.00							
300-08	Water Service Pipe 1 1/4-inch, Slurry Backfill	LF	120	200.00	24,000.00							
300-09	Water Service Saddle, Corporation Stop, Curb Stop, Curb Box and Couplings 1 1/4-inch	EA	3	1,400.00	4,200.00							
300-10	Water Gate Valve 12-inch	EA	1	5,200.00	5,200.00							
300-11	Water 45 Degree Bend 6-inch	EA	1	500.00	500.00							
300-12	Water 90 Degree Bend 6-inch	EA	3	530.00	1,590.00							
300-13	Hydrant	EA	2	9,000.00	18,000.00							
TOTAL BID ITEMS					\$2,713,433.75		\$121,881.70		\$168,376.35			\$290,258.05

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

Pay Request #2
Advance Construction - Prime Contractor

			Advance Construction		Pay Request #1		Pay Request #2		Pay Request #3		Pay Request #4		Pay Request #5		Pay Request #6		Cumulative Totals		% Complete	
Item No.	Description	Units	Total	Unit Price	Bid Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	
100-01	Removing Curb	LF	6	\$7.00	\$42.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-02	Removing Curb & Gutter	LF	960	\$5.00	\$4,800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-03	Removing Concrete Sidewalk and Driveways	SY	1,205	\$5.00	\$6,025.00	13.34	\$66.70	28.43	\$142.15		\$0.00		\$0.00		\$0.00		\$0.00	42	\$208.85	3%
100-04	Base Aggregate Dense 1 1/4-Inch	TON	1,875	\$15.80	\$29,625.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-05	Base Aggregate Open-Graded	TON	1,130	\$23.00	\$25,990.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-06	Concrete Driveway 6-Inch	SY	505	\$75.65	\$38,203.25		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-07	Concrete Driveway 8-Inch	SY	80	\$77.00	\$6,160.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-08	Drilled Tie Bars	EACH	525	\$9.00	\$4,725.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-09	HMA Pavement 3 MT 58-28 S	TON	1,110	\$275.00	\$305,250.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-10	HMA Pavement 4 MT 58-28 S	TON	67	\$510.00	\$34,170.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-11	Asphaltic Surface	TON	17	\$510.00	\$8,670.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-12	Asphaltic Surface Driveways and Field Entrances	TON	50	\$510.00	\$25,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-13	Concrete Curb Type D	LF	6	\$48.00	\$288.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-14	Concrete Curb & Gutter 30-Inch Type D	LF	960	\$42.75	\$41,040.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-15	Concrete Sidewalk 5-Inch	SF	5,520	\$8.00	\$44,160.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-16	Concrete Steps	SF	30	\$55.00	\$1,650.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-17	Pipe Underdrain Wrapped 4-Inch	LF	200	\$55.00	\$11,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-18	Mobilization	EACH	1	\$35,000.00	\$35,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-19	Lawn Restoration	SY	900	\$10.00	\$9,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-20	Inlet Protection Type C	EACH	35	\$55.00	\$1,925.00	12	\$660.00	20	\$1,100.00		\$0.00		\$0.00		\$0.00		\$0.00	32	\$1,760.00	91%
100-21	Geotextile Type SAS	SY	945	\$2.50	\$2,362.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-22	Marking Line Paint 4-Inch	LF	6,405	\$1.35	\$8,646.75		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-23	Marking Line Paint 8-Inch	LF	225	\$2.55	\$573.75		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-24	Marking Arrow Paint	EACH	5	\$95.00	\$475.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-25	Marking Word Paint	EACH	1	\$125.00	\$125.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-26	Marking Railroad Crossing Paint	EACH	2.0	\$450.00	\$900.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-27	Marking Stop Line Paint 18-Inch	LF	45	\$5.85	\$263.25		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-28	Marking Diagonal Paint 6-Inch	LF	6	\$2.25	\$13.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-29	Marking Crosswalk Paint Transverse Line 6-Inch	LF	205	\$2.25	\$461.25		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-30	Marking Crosswalk Paint Block Style 24-Inch	LF	25	\$7.75	\$193.75		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-31	Conduit Loop Detector	LF	224	\$16.50	\$3,696.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-32	Loop Detector Wire	LF	800	\$2.35	\$1,880.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-33	Sawing Asphalt	LF	8,760	\$2.00	\$17,520.00	15	\$30.00	2274.10	\$4,548.20		\$0.00		\$0.00		\$0.00		\$0.00	2289	\$4,578.20	26%
100-34	Sawing Concrete	LF	2,625	\$3.00	\$7,875.00	25	\$75.00	72	\$216.00		\$0.00		\$0.00		\$0.00		\$0.00	97	\$291.00	4%
100-35	Remove and Replace Retaining Wall	LS	1	\$8,990.00	\$8,990.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-36	Traffic Control and Detour	LS	1	\$25,000.00	\$25,000.00	0.25	\$6,250.00	0.25	\$6,250.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$12,500.00	50%
100-37	Excavating, Hauling, and Disposal of Contaminated Soil	TON	990	\$45.00	\$44,550.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
200-01	Remove and Replace Sanitary Manhole Casting and Adjustment Rings	EACH	27	\$4,500.00	\$121,500.00		\$0.00	1	\$4,500.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$4,500.00	4%
200-02	Connect to Existing Sanitary Sewer Manhole	EACH	1	\$2,000.00	\$2,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
200-03	Connect to Existing Sanitary Sewer Main	EACH	3	\$2,000.00	\$6,000.00		\$0.00	2	\$4,000.00		\$0.00		\$0.00		\$0.00		\$0.00	2	\$4,000.00	67%
200-04	Sanitary Sewer PVC 10-Inch, Granular Backfill	LF	232	\$200.00	\$46,400.00		\$0.00	70	\$14,000.00		\$0.00		\$0.00		\$0.00		\$0.00	70	\$14,000.00	30%
200-05	Sanitary Sewer PVC 8-Inch, Slurry Backfill	LF	1,099	\$243.00	\$267,057.00		\$0.00	3	\$729.00		\$0.00		\$0.00		\$0.00		\$0.00	3	\$729.00	0%
200-06	Sanitary Sewer PVC 10-Inch, Slurry Backfill	LF	39	\$300.00	\$11,700.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
200-07A	Sanitary Sewer PVC 12-Inch, Slurry Backfill	LF	1,402	\$325.00	\$455,650.00		\$0.00	166	\$53,950.00		\$0.00		\$0.00		\$0.00		\$0.00	166	\$53,950.00	12%
200-07B	Sanitary Sewer Lateral 6-Inch, Granular Backfill	LF	615	\$145.00	\$89,175.00		\$0.00	31	\$4,495.00		\$0.00		\$0.00		\$0.00		\$0.00	31	\$4,495.00	5%
200-08	Sanitary Sewer Lateral 6-Inch, Slurry Backfill	LF	310	\$197.00	\$61,070.00		\$0.00	18	\$3,546.00		\$0.00		\$0.00		\$0.00		\$0.00	18	\$3,546.00	6%
200-09	Sanitary Manholes 4-FT Diameter With Casting	EACH	10	\$6,500.00	\$65,000.00		\$0.00	1	\$6,500.00		\$0.00		\$0.00		\$0.00		\$0.00	1	\$6,500.00	10%
200-10	Sanitary Outside Drop Manholes 4-FT Diameter With Casting	EACH	2	\$9,518.00	\$19,036.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
200-11	Abandon Sanitary Sewer - Jackson Drive	LS	1	\$1,500.00	\$1,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
200-12	Sanitary Sewer Lateral Pipe Bursting	LF	3,000	\$139.00	\$417,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
200-13	Furnish and Install 36" cleanout manhole with casting		1	\$3,645.00	\$3,645.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0%
200-14	Repair existing storm laterals not shown on plan	EACH	6	\$448.00	\$2,688.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-01	Removing Hydrant	EACH	2	\$1,100.00	\$2,200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-02	Connect to Existing Water Valve	EACH	2	\$2,500.00	\$5,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-03	Connect to Existing Water Main Pipe	EACH	3	\$3,850.00	\$11,550.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-04	Remove and Replace Water Service Curb Box	EACH	100	\$2,800.00	\$280,000.00	41	\$114,800.00	23	\$64,400.00		\$0.00		\$0.00		\$0.00		\$0.00	64	\$179,200.00	64%
300-05	Water Main PVC 6-Inch, Slurry Backfill	LF	45	\$315.00	\$14,175.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-06	Water Main PVC 12-Inch, Slurry Backfill	LF	12	\$550.00	\$6,600.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-07	Water Service Pipe 1 1/4-Inch, Granular Backfill	LF	168	\$150.00	\$25,200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-08	Water Service Pipe 1 1/4-Inch, Slurry Backfill	LF	88	\$200.00	\$17,600.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-09	Water Service Saddle, Corporation Stop, Curb Stop, Curb Box and Couplings 1 1/4-Inch	EACH	7	\$1,400.00	\$9,800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-10	Water Gate Valve 12-Inch	EACH	1	\$5,200.00	\$5,200.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-11	Water 45 Degree Bend 6-Inch	EACH	1	\$500.00	\$500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-12	Water 90 Degree Bend 6-Inch	EACH	3	\$530.00	\$1,590.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-13	Hydrant	EACH	2.0	\$9,000.00	\$18,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-14	Temporary Blow Off 2-Inch	EACH	1	\$506.00	\$506.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-15	Connect to Existing Water Main Pipe with 12-Inch Gate Valve	EACH	1	\$4,480.00	\$4,480.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-16	Water Main DI 12-Inch with Fluorocarbon Gaskets, Granular Backfill	LF	247	\$291.00	\$71,877.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-17	Water 22.5 Degree Bend 12-Inch	EACH	4	\$1,004.00	\$4,016.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
300-18	Water Cap 12-Inch	EACH	2	\$2,216.00	\$4,432.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0%
300-19	HDD Water service connect to main, new curb box	EACH	1	\$4,750.00	\$4,750.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0%
300-20	Furnish and Install 1" Curb Stop - if existing one does not function while replacing Curb Box	EACH	6	\$750.00	\$4,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00</	

Advance original bid #

\$2,713,433.75

Difference / Increase of

\$104,712.25

Work completed, previous estimate

Work completed, this estimate

Total work completed

Total retainage, previous estimates

\$121,881.70

\$168,376.35

\$290,258.05

\$6,094.09

\$159,957.53

\$6,094.09 Retainage Est #1

\$8,418.82 Retainage Est #2

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: March 16, 2023

Agenda Item: Item #3

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

From: Collin Johnson, Director of Inspections & Zoning

Subject: Two-Lot Certified Survey Map for Properties identifies as Tax Keys
V3_046500E001 and V3_046500E002 – DFN Properties, LLC

Background and Analysis:

DFN Properties owns the subject property and would like to subdivide the parcel so it can be developed. The Village has previously reviewed and approved a previous two-lot CSM for this parcel in March/April 2022. However, in completing their review of the CSM, Washington County staff detailed various errors within the document, and therefore, recommended certain corrections.

Necessary corrections included the referenced CSM number, and correction to an overlap onto a portion of an existing platted condominium. The CSM before you corrects each of those issues.

Plans submitted and approved previously by the Village in 2008 proposing construction of eight two-family (16-units) condominium buildings within the area designated at Lots 1 & 2 are included for your review. In 2019, a site plan amendment submittal included replacing the four two-family buildings along HWY 60 (what is now Lot 2) with commercial development. Those plans have not been pursued to date.

Existing site improvements include underground utilities, sanitary sewer, and water main configured to support the 2008 development plan. Some alterations and/or abandonment of some of those utilities may be necessary depending on the final revised site plan to be submitted at a future date. Village staff will work with the developer to determine what changes may be necessary.

Future plans for the site include the construction of attached condominiums with the potential for two, three, and four-unit buildings. The units would be owner occupied. The 2019 TID #7 plan (map attached) was amended in 2022 to support the residential development. The amended TID boundary map was needed in order for the TID to conform to the statutory limitation on TIDs which states no more than 35% of total mixed-use TID acreage can be developed as newly platted residential.

Comprehensive Plan & Zoning Impacts:

The Village Comprehensive Plan Land Use Map identifies the entire subject property (Lots 1 & 2) as Multi-Family/High-Density Urban Residential. The property is currently zoned Planned Unit Development (PUD). The potential for rezoning of one or both parcels exists contingent upon future development proposals.

Site Plan:

See attached site location map and CSM

Additional Staff Comments:

None

Review Procedures:

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

Notice Requirements:

- Posting on the agenda

Potential Action:

Recommend the Village Board approve the Two-Lot Certified Survey Map for Parcel V3_046500E001 and Parcel V3_046500E002.

Attachments:

- Plan Commission Application
- Certified Survey Map (CSM)
- 2008 Site Development Plan
- 2019 Concept Site Plan

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: N169W19747 GEORGETOWN DR. Unit: _____ Jackson, WI

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

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

APPLICANT INFORMATION

Name(s): STEVEN NITSCHKE

Mailing Address: 560 BAYBERRY LN STINGER State WI Zip 53086

Office: (_____) Cell: (262) 355 6065 Fax: (_____) _____

Email: stenitschke1@gmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: DFN PROPERTIES LLC

D/B/A: SAME FEIN #: 83-0966122

Mailing Address: N24 W24832 ADDERBROOK DR. PEWAUKEE State WI Zip 53072

Office: (_____) Cell: (262) 355 6065 Fax: (_____) _____

Email: stnitschke1@gmail.com

Website: _____

PROPERTY OWNER INFORMATION

Name(s): SAME AS ABOVE

Address: _____ State _____ Zip _____

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

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: JAHNKE & JAHNKE SURVEY

Primary Contact: JOE STIGLER

Address: _____ State _____ Zip _____

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

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: _____

WE PLAN ON ADDING 4-MORE DUPLEXES
TO STONEWALL HEIGHTS PONDS ASSOCIATION
OR 3-4 FAMILY AND 2-3 FAMILY CONDOS

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

4-DUPLEX
CONDOS OR 3-4 FAMILY AND 2-3 FAMILY
(ATTACHED)

Hours of Operation: N/A

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

RESIDENTIAL LIVING

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

RESIDENTIAL USE

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

ACROSS
FROM VILLAGE HALL AND FIRE DEPT

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

NONE

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

PART OF
ORIGINAL DEVELOPMENT PLAN

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

SAME LANDSCAPE DESIGN AS 2 OTHER
DUPLEXES THAT ARE A PART OF STONEWALL PONDS
HEIGHTS

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

NONE PLANNED

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

ALL INSTALLED IN PREVIOUS DEVELOPMENT

Describe the projected traffic circulation and impacts: RESIDENTIAL USE

List all setbacks from rights-of-way and property lines and height limitations: AS PER ORIGINAL PLAN 2007

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

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

☐ No ☒ Yes If yes, explain: TIF DISTRICT WITHDRAWAL

Describe any proposed signage including type, size, and location: NONE PLANNED

If construction is proposed, describe proposed exterior building materials (type, color, etc.): EARTH TONES, SAME AS PREVIOUS BUILDINGS IN DEVELOPMENT

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: N/A

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

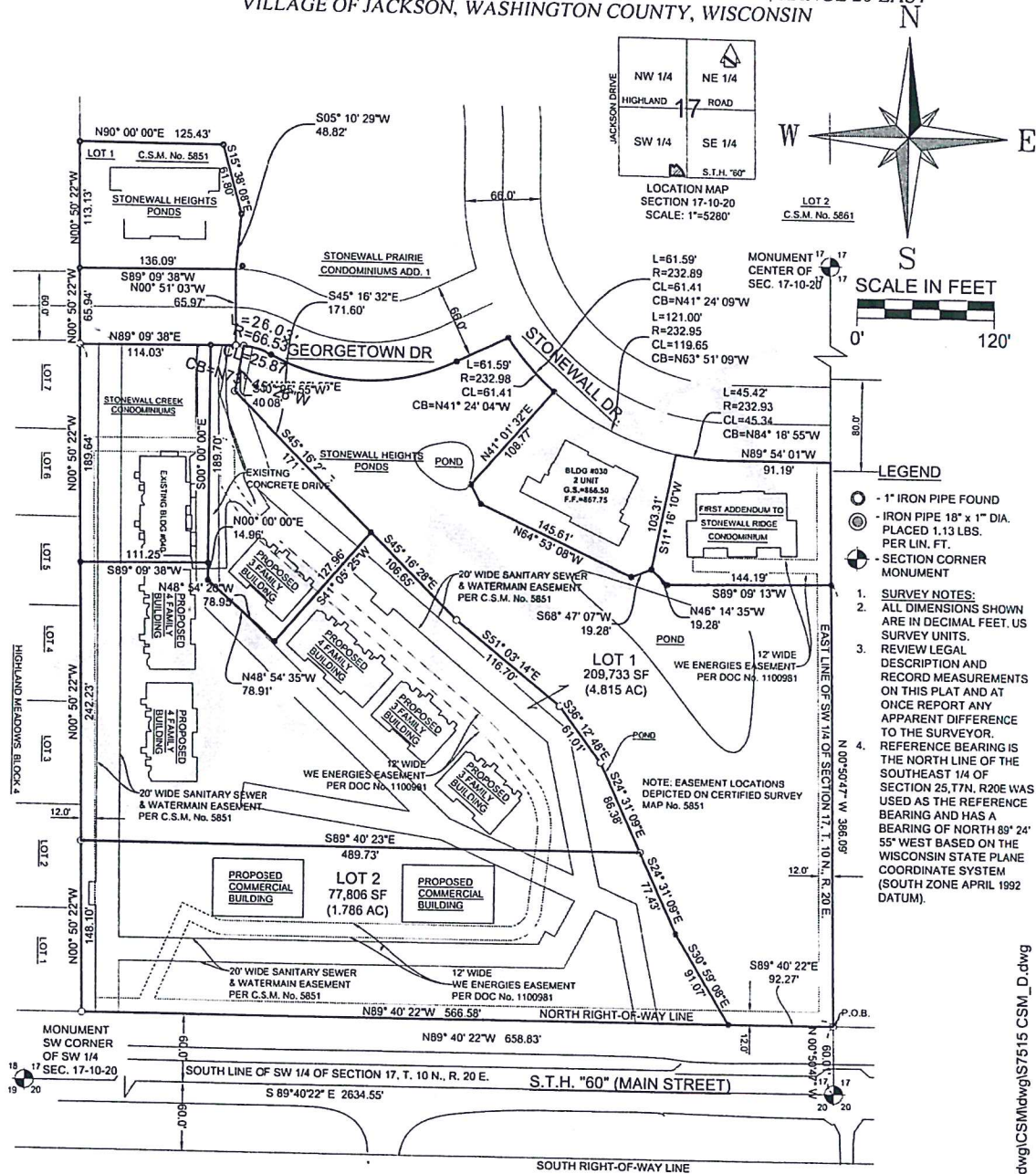
Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: RECYCLING CANS GO IN GARAGE

Projected Sewer/Wastewater Usage: SINGLE FAMILY gal/year

Projected Water Usage: SINGLE FAMILY gal/year

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF C.S.M. NO. 5851 AND BEING A
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWN 10 NORTH, RANGE 20 EAST
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



STATE OF WISCONSIN } SS.
COUNTY OF WAUKESHA

I CERTIFY, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLAT HEREON DRAWN IS A REPRESENTATION OF SAME.

DATED AT WAUKESHA, WISCONSIN THIS 16th DAY OF JANUARY, 2023.
BY:

JOHN R. STIGLER - WISCONSIN PROFESSIONAL
LAND SURVEYOR NO. -1820

REFERENCE BEARING: THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWN 10 NORTH, RANGE 20 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 00°50'47" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

SURVEYOR/ENGINEER:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., LLC.
524 BLUEMOUND ROAD,
WAUKESHA, WI 53188-2479
PHONE: (262) 542-5797

OWNER/SUBDIVIDER:
JACKSON DEVELOPMENT
C/O WILLIAM NASGOVITZ
4470 NORTH LAKE DRIVE
SHOREWOOD, WI 53211

SHEET: 1 OF 1



JAHNKE & JAHNKE
ASSOCIATES, LLC.
ENGINEERS • PLANNERS • SURVEYORS
CONNECT ► EMPOWER ► DESIGN
WWW.JAHNKEANDJAHNKE.COM
524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

DRAWN BY: JB		CHECKED BY: JRS
JOB NO.: S7515		BOOK NO.: WASH-56, PG: 61-72
REVISION		
DATE	DESCRIPTION	BY

FILE NAME: S:\projects\S7515\dwg\CSMdwg\S7515 CSM_D.dwg

Describe the projected traffic circulation and impacts: RESIDENTIAL TRAFFIC
INTERNAL USAGE BY OWNERS

List all setbacks from rights-of-way and property lines and height limitations: BY
APPROVED PREVIOUS MASTER PLAN 2008

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

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

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: N/A

If construction is proposed, describe proposed exterior building materials (type, color, etc.): SAME
MATERIALS USED IN PREVIOUS PHASES

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

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

N/A

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): PREVIOUS
APPROVED SITE PLAN 2008

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
INTERNAL GARBAGE AND RECYCLING BINS
STORED IN GARAGE

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY	
Acct. #: 100-00-45730-000-00	
Date Received:	<u>2-9-23</u>
Amount: \$	<u>150.00</u>
Payment Type:	<u>CH</u> / CC / CASH
Check/Rcpt. #:	<u>7605</u>
Received By:	<u>CM</u>

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 268013**Date:** 2/10/2023**Check****RECEIVED
FROM**

H&R CONSTRUCTION

\$150.00

Type of Payment

Accounting

Description

PLANNING / ZONING FEES

CSM/N169W19747 GEORGETWON DR.

Amount

150.00

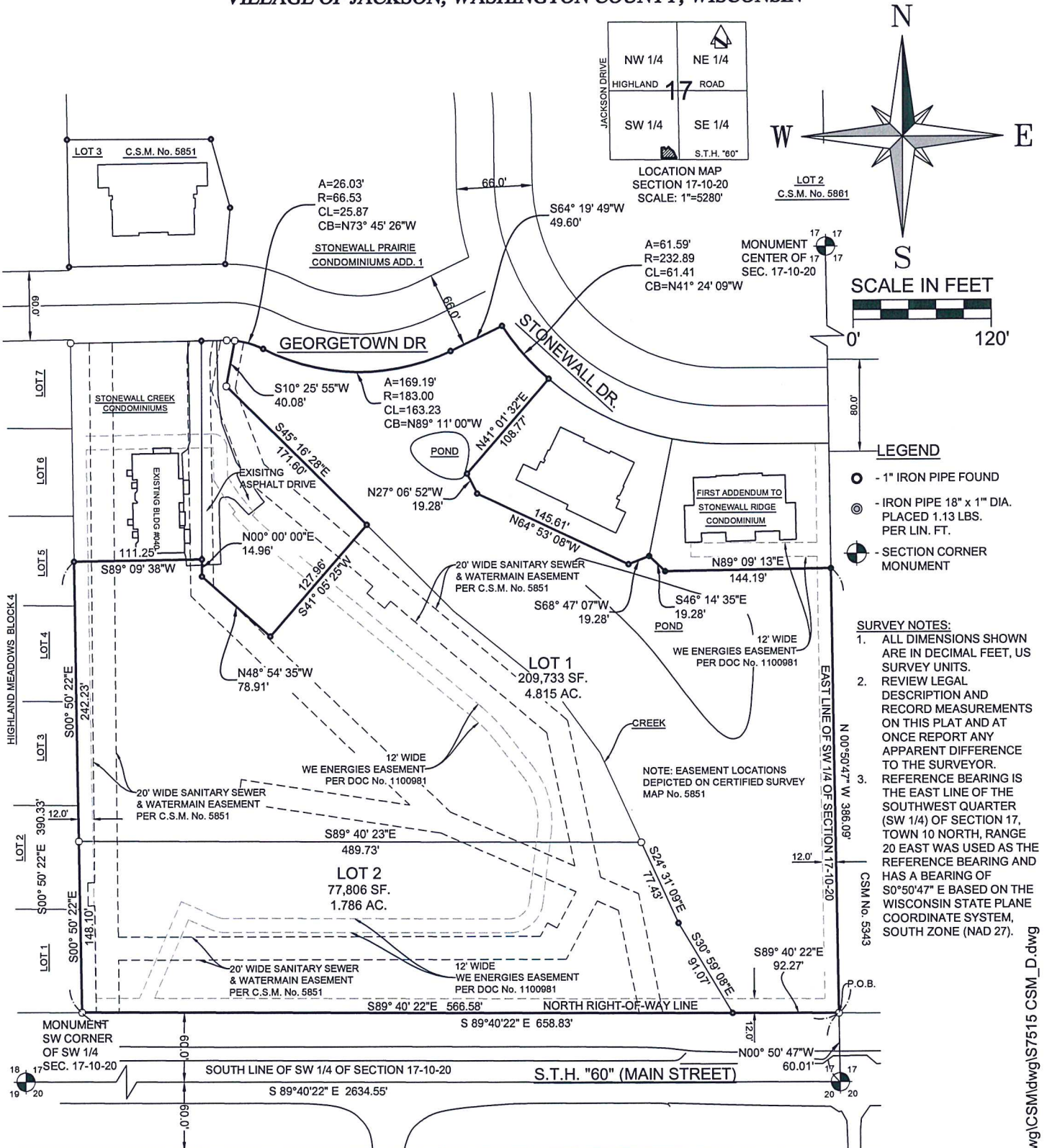
TOTAL RECEIVED150.00

Receipt Memo:

CSM/CK#7605

CERTIFIED SURVEY MAP NO. _____

BEING A REPLACEMENT OF C.S.M. NO. 7231 AND BEING A
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWN 10 NORTH, RANGE 20 EAST
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



STATE OF WISCONSIN } SS.
COUNTY OF WAUKESHA

UNPLATTED LANDS

SOUTH RIGHT-OF-WAY LINE

I CERTIFY, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND TO THE
BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLAT HEREON DRAWN IS A
REPRESENTATION OF SAME.

DATED AT WAUKESHA, WISCONSIN THIS 7th DAY OF FEBRUARY, 2023.

BY: *John R. Stigler*
JOHN R. STIGLER - WISCONSIN PROFESSIONAL
LAND SURVEYOR NO. -1820

SURVEYOR/ENGINEER:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., LLC.
524 BLUEMOUND ROAD,
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

OWNER/SUBDIVIDER:
JACKSON DEVELOPMENT
C/O WILLIAM NASGOVITZ
4470 NORTH LAKE DRIVE
SHOREWOOD, WI. 53211

THIS INSTRUMENT WAS PREPARED UNDER THE SUPERVISION OF JOHN R. STIGLER

SHEET: 1 OF 4		JAHNKE & JAHNKE ASSOCIATES, LLC. ENGINEERS • PLANNERS • SURVEYORS CONNECT ► EMPOWER ► DESIGN WWW.JAHNKEANDJAHNKE.COM 524 BLUEMOUND ROAD, WAUKESHA, WI 53188 PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM	DRAWN BY: JB		CHECKED BY: JRS	
			JOB NO.: S7515		BOOK NO.: WASH-56, PG: 61-72	
			REVISION			
			DATE	DESCRIPTION	BY	

FILE NAME: S:\projects\S7515\dwg\CSM\dwg\S7515 CSM_D.dwg

CERTIFIED SURVEY MAP NO. _____

Page 2 of 4

BEING A REPLACEMENT OF C.S.M. NO. 7231 AND BEING A
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWN 10 NORTH, RANGE 20 EAST
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

All that being a replacement of Certified Survey Map No. 7231 and being a part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 17, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin bounded and described as follows:

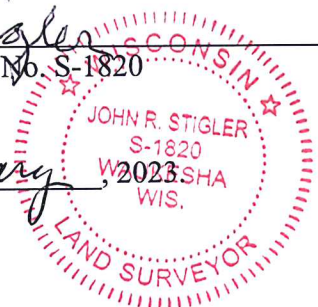
All that being a replacement of Certified Survey Map No. 7231, commencing at the Southeast corner of the Southwest Quarter (SW 1/4) of Section 17, Town 10 North, Range 20 East, being marked by a Corner Monument with a brass cap; thence North 00°50'47" West, 60.01 feet along the East line of said Southwest Quarter (SW 1/4) to the place of beginning of the lands described herein; thence North 00°50'47" West, 386.09 feet; thence South 89°09'13" West, 144.19 feet; thence North 46°14'35" West, 19.28 feet; thence South 68°47'07" West, 19.28 feet; thence North 64°53'08" West, 145.61 feet; thence North 27°06'52" West, 19.28 feet; thence North 41°01'32" East, 108.77 feet; thence along the arc of a non-tangential curve 61.59 feet, center lies to the Northeast, radius of 232.89 feet, chord bears North 41°24'09" West, 61.41 feet; thence South 64°19'49" West, 49.60 feet to a point a curvature; thence 169.19 feet along the arc of a curve, center lies to the North, radius of 183.00 feet, chord bears North 89°11'00" West, 163.23 feet to a point of curvature; thence along the arc of a curve 26.03 feet, curve center lies to the South with a radius of 66.53 feet, chord bears North 73°45'26" West, 25.87 feet; thence South 10°25'55" West, 40.08 feet; thence South 45°16'28" East, 171.60 feet; thence South 41°05'25" West, 127.96 feet; thence North 48°54'35" West, 78.91 feet; thence Due North, 14.96 feet; thence South 89°09'38" West, 111.25 feet to the East line of Highland Meadows Block 4; thence, along said East line, South 00°50'22" East, 390.33 feet to the North right-of-way line of STH 60; thence, along said North right-of-way line, South 89°40'22" East, 658.83 feet to the point of beginning. Containing a net area of 287,539 square feet or 6.601 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Jackson in surveying, dividing and mapping the same.


JOHN R. STIGLER - Wis. Reg. No. S-1820

STATE OF WISCONSIN)
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 7TH day of February, 2023



My commission expires October 18th, 2026.


JENNIFER MARIE LANGBAUER - NOTARY PUBLIC



CERTIFIED SURVEY MAP NO. _____

Page 3 of 4

BEING A REPLACEMENT OF C.S.M. NO. 7231 AND BEING A
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWN 10 NORTH, RANGE 20 EAST
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Jackson on this _____ day of _____, 2023.

MIKE SCHWAB - CHAIRMAN-PLANNING COMMISSION

Date

JEN KELLER - ADMINISTRATOR-PLANNING COMMISSION

Date

VILLAGE OF JACKSON BOARD APPROVAL:

This Certified Survey Map, being a part of the SE ¼ of the SW ¼ of Section 17, T10N, R20E, in the Village of Jackson, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby accepted by the Village Board of Trustees of the Village of Jackson on this _____ day of _____, 2023.

MIKE SCHWAB - CHAIRMAN-PLANNING COMMISSION

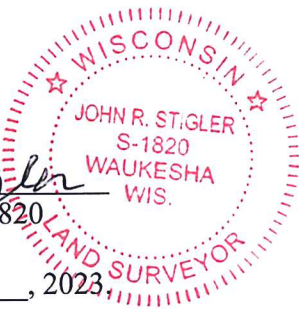
Date

JEN KELLER - ADMINISTRATOR-PLANNING COMMISSION

Date

John R. Stigler
JOHN R. STIGLER, Wis. Reg. No. S-1820

Dated this 7TH day of FEB, 2023.



CERTIFIED SURVEY MAP NO. _____

Page 4 of 4

BEING A REPLACEMENT OF C.S.M. NO. 7231 AND BEING A
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWN 10 NORTH, RANGE 20 EAST
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner, I do hereby certify that I have caused the lands described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Jackson Subdivision Ordinance.

WITNESS the hand and seal of said Owner this 7 day of February, 2023.

IN THE PRESENCE OF:

JACKSON DEVELOPMENT
By WILLIAM NASGOVITZ - Owner

[Signature]
Witness

[Signature]
WILLIAM NASGOVITZ - Owner

STATE OF WISCONSIN } ss.
COUNTY OF WASHINGTON }

Personally came before me this 7 day of February, 2023, the above named WILLIAM NASGOVITZ, Owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires 10/23/2025

[Signature]
NOTARY PUBLIC -

OWNER'S CERTIFICATE:

As owner, I do hereby certify that I have caused the lands described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Jackson Subdivision Ordinance.

WITNESS the hand and seal of said Owner this 7 day of February, 2023.

IN THE PRESENCE OF:

DFN PROPERTIES LLC.
By STEVEN NITSCHKE - Owner

[Signature]
Witness

[Signature]
STEVEN NITSCHKE - Owner

STATE OF WISCONSIN } ss.
COUNTY OF WASHINGTON }

Personally came before me this 7 day of February, 2023, the above named STEVEN NITSCHKE, Owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

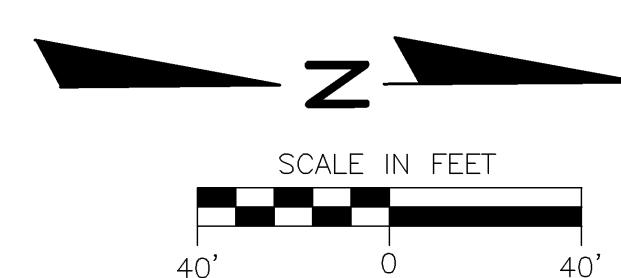
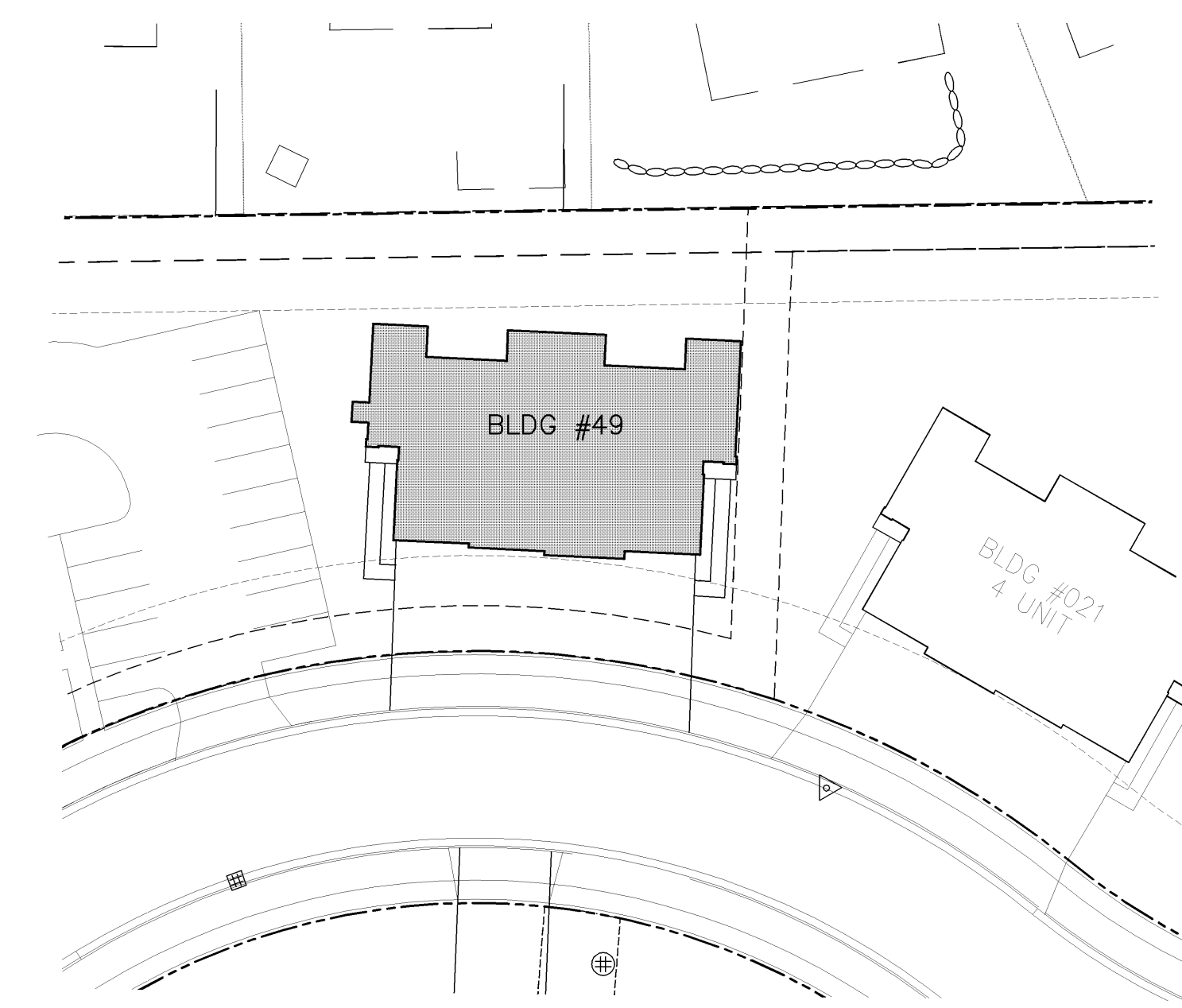
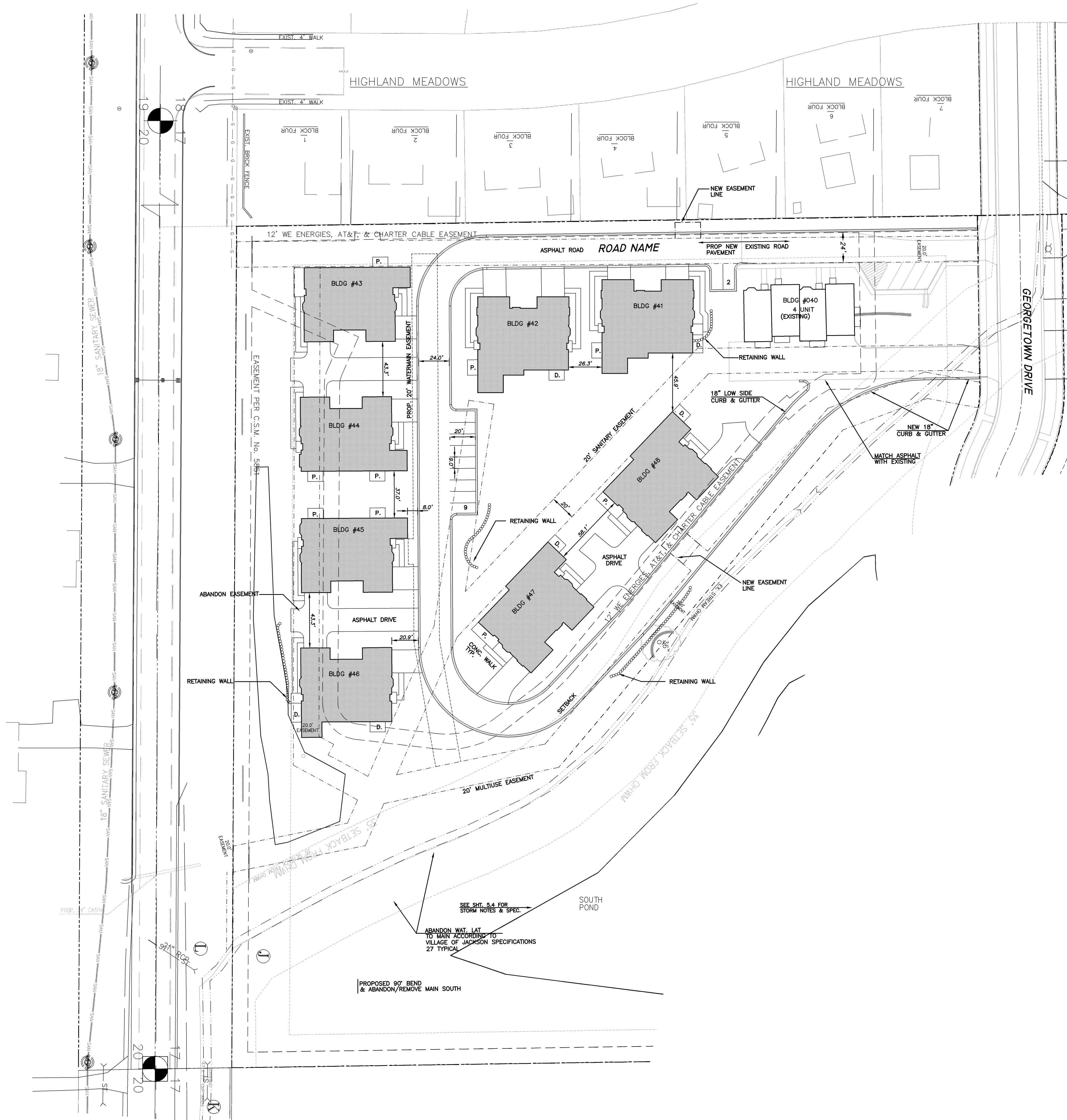
My commission expires 10/23/2025

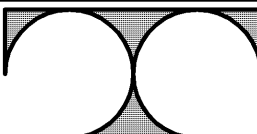
[Signature]
NOTARY PUBLIC -

[Signature]
JOHN R. STIGLER, Wis. Reg. No. S-1820

Dated this 7TH day of FEB., 2023.





REVISIONS:		TDI ASSOCIATES, INC.				OWNERSHIP OF DOCUMENTS This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.					
DATE	BY	All Rights Reserved									
		N8 W22550 JOHNSON DRIVE, SUITE B4									
		WAUKESHA, WISCONSIN 53186									
		PHONE 262-437-0400 FAX 262-437-0401									
				TDI ASSOCIATES, INC.							
				ARCHITECTS, ENGINEERS, PLANNERS							
								VILLAGE OF JACKSON, WI			
								STONEWALL RIDGE PHASE 2			
								SITE DEVELOPMENT PLAN			
								SCALE: 1" = 40'-0"		JOB NO: 07-168.000	
						DESIGNED BY: ROB		DRAWN BY: ROB		CHECKED BY:	
						APPROVED BY:					
						ENGINEER		DATE		SHEET	
										C-2 1	

VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant JACKSON DEVELOPMENT (HAR CONSTRUCTION)
 Contact KURT HENNING Address/ZIP 1629 SHERMAN RD Phone # 414-550-7423
 E-mail Address klhhrconst@gmail.com Fax # where Agenda/Staff comments are to be faxed N/A
 Name of Owner JACKSON DEVELOPMENT Address/ZIP _____ Phone# _____
 Owner Representative/Developer KURT HENNING
 Proposed Use of Site 4-FAMILY BUILDINGS - 7-IN TOTAL Present Zoning CONDO DEVELOPMENT

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	<u>Engineering Review - Infrastructure</u>		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal & prepared by the Village.		

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

Name KURT HENNING Signature [Signature] Date MAY 18, 2019

Office Use: Date Received _____ Date Paid _____ Receipt # _____ Amount Paid \$ _____

C Applicant VILLAGE OF JACKSON

VILLAGE OF JACKSON

☐ Special Use ☐ Conditional Use ☐ Planned Unit Development Permit # _____

The Village of Jackson, hereby grants a ☐ Special Use ☐ Conditional Use ☒ Planned Unit Development

Permit to:

Name of Business/Applicant: JACKSON DEVELOPMENT

For a property located at (address): STONEWALL DRIVE & GEORGETOWN

Phone number of Business/Applicant: 414-550-7423

For (land use, activity, sign, site plan, other): CONDO DEVELOPMENT

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): NEW CONSTRUCTION

Hours of Operation: _____

Comprehensive/Master Plan Compatibility: PHASING OF STONEWALL PROJECT

Building Materials (type, color): SAME AS OTHER BUILDINGS IN STONEWALL DEVELOPMENT

Setbacks from rights-of-way and property lines: PART OF MASTER PLAN DEVELOPMENT IN STONEWALL

Screening/Buffering: _____

Landscape Plan (sizes, species, location): SAME AS PREVIOUS BUILDINGS

Signing (dimensions, colors, lighting, location): NONE

Lighting (wattage, style, pole location and height, coverage): _____

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), sidewalk/pedestrian way width and material): RESIDENTIAL NEIGHBORHOOD DEVELOPMENT

Storm-water Management: IN EXISTING STORMWATER MASTER
PLAN

Erosion Control: PER VILLAGE AND STATE CODES

Fire Hydrant Location(s): INSTALLED ALREADY

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: NA

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: RESIDENTIAL CONDO DEVELOPMENT

Parking (no. of spaces, handicapped parking, and dimensions): RESIDENTIAL PROJECT

Tree and shrub preservation: N/A OPEN LAND

Setbacks/height limitations: IN COMMON CONDO DEVELOPMENT

Wastewater Usage Projected: RESIDENTIAL gal/year
USE

Water Usage Projected: RESIDENTIAL gal/year
USE

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):

TERMS OF THIS PERMIT

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

Granted by: Village Board _____ Date _____ Over the Counter _____ Date _____

John Walther, Administrator

_____, Owner
Please print name

Applications shall be submitted by 4:00 PM on the Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay by being incomplete.

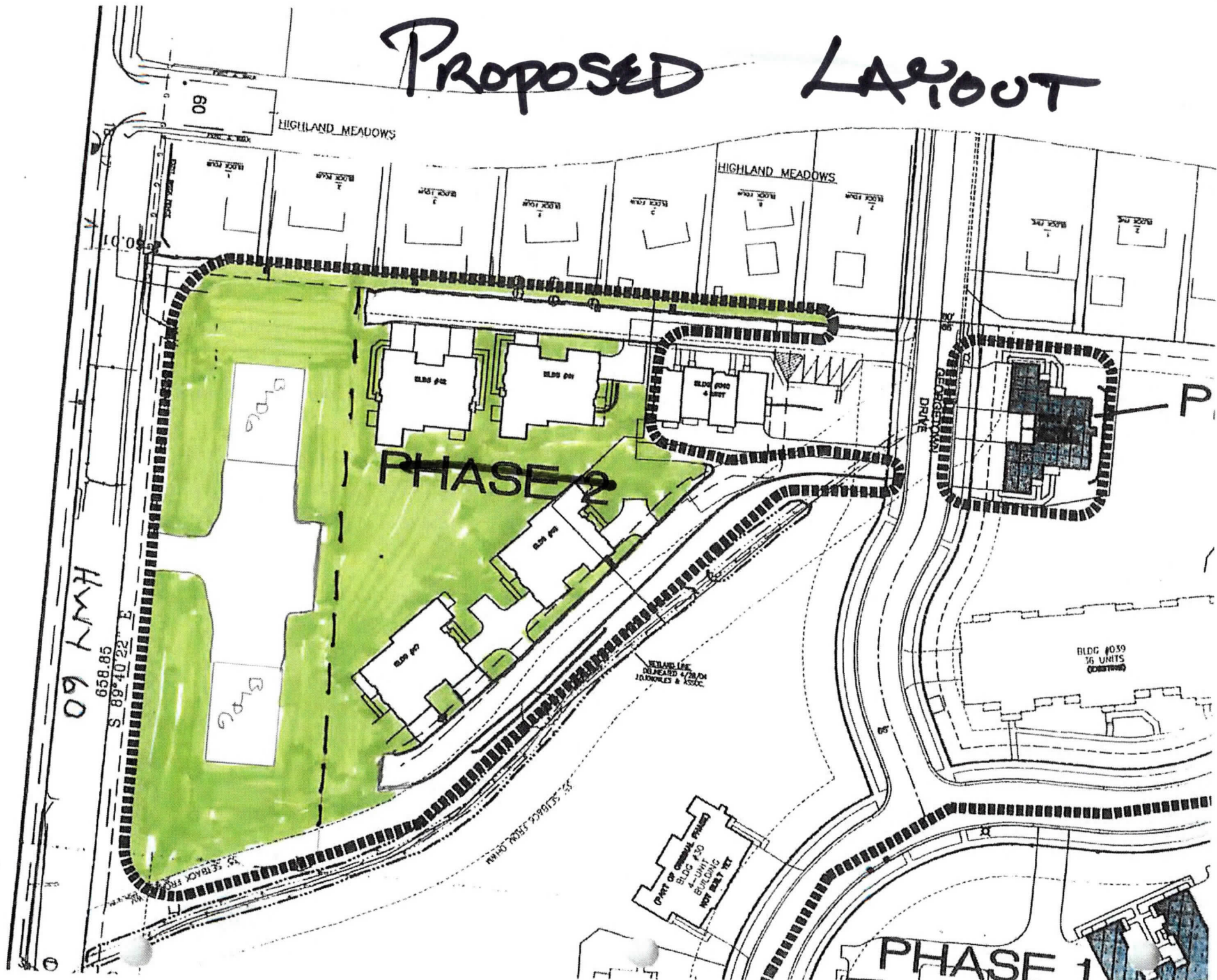
The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

EXPLANATION OF TYPES OF INFORMATION (From face of application form):

1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address may cause you a delay. If the Village prepares the labels for you, there will be an additional charge of \$25.00
4. Proof of Property Ownership: A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out)
 - B. Annual sewage generation estimate (100% occupancy and build-out)
 - C. Vehicle trip generation (trips per day per unit x number of units)
 - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation
 - G. Anticipated user profiles (for residential developments)
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of the curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. Certified Survey Map: A recordable instrument showing the legal and mapped description of the land division.
11. Annexation Petition/Attachment Request: Shows owner is supporting the annexation.
12. Annexation Map: A recordable map having the legal and mapped description of the parcel to be annexed.
13. Sketch Plan: An informal drawing depicting the proposal for discussion purposes.
14. Landscape Plan: Shows location, size, type, botanical name & common name of proposed trees & shrubs. Also calls out surface treatments. Shows walls, fences & details.
15. Grading/Drainage Plan: Shows original & proposed grades& runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (storm sewer system, ditches, culverts, etc.)
16. Water/Sewer/Storm Sewer Plans: Shows size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
17. Street Crossing Sections: Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. Erosion Control Plan: A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. Proposed Colors and Materials: Submit samples of exterior colors and materials.
20. Improvement Agreement: An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. Annexation Agreement.

MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.

PROPOSED LAYOUT



EXISTING APPROVED PHASE 1 LAYOUT



PROPOSED LAYOUT



STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: March 16, 2023

Agenda Item: Item #4

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

From: Collin Johnson, Director of Inspections & Zoning

Subject: One-Lot Certified Survey Map for Parcels V3_019700N, V3_019700T, V3_019700U

Background and Analysis:

Anticipating future development, the owners have submitted the Certified Survey map before you which seeks to combine three separate parcels into a singular 3.65-acre parcel.

Comprehensive Plan & Zoning Impacts:

The Village Comprehensive Plan Land Use Map identifies each of the current parcels as Multi-Family/High-Density Residential. The current zoning for these parcels is Planned Unit Development. However, rezoning of the combined larger parcel is possible.

Site Plan:

See attached aerial map and CSM.

Additional Staff Comments:

None

Review Procedures:

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

Notice Requirements:

- Posting on the agenda

Potential Action:

Recommend the Village Board approve the One-Lot Certified Survey Map for parcels V3_019700N, V3_019700T, and V3_019700U as submitted.

Attachments:

- Certified Survey Map

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: _____ Unit: _____ Jackson, WI

Parcel #: 019700N
019700T Lot Size: 159,096 sq. ft. Building Area: NA sq. ft.
019700U

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

APPLICANT INFORMATION

Name(s): JAMES KUPFER
Mailing Address: 4707 W. JENNA CT., FRANKLIN State WI Zip 53132
Office: (____) _____ Cell: (414) 736-5300 Fax: (____) _____
Email: jk5300@hotmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____
D/B/A: _____ FEIN #: _____
Mailing Address: _____ State _____ Zip _____
Office: (____) _____ Cell: (____) _____ Fax: (____) _____
Email: _____
Website: _____

PROPERTY OWNER INFORMATION

Name(s): CYNTHIA MINSHALL
Address: 4707 W. JENNA CT., FRANKLIN State WI Zip 53132
Office: (____) _____ Cell: (414) 736-5300 Fax: (____) _____
Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: AMERICAN ARCHITECTURAL GROUP
Primary Contact: ADAM HERTEL
Address: 3350 S. RIVER ROAD State WI Zip 53095
Office: (414) 334-3811 Cell: (____) _____ Fax: (____) _____
Email: adam@teamaag.net

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

Briefly explain what you are requesting to be reviewed and/or approved: _____

CSM - COMBINE 3 LOTS

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

36 UNIT MULTI-FAMILY WITH DETACHED
GARAGES

Hours of Operation: _____

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

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

PEDESTRIAN TRAFFIC & PERSONAL VEHICLES

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

GROCERY STORE

HARDWARE STORE

SENIOR LIVING COMMUNITY

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

36 UNIT, TWO STORY, GARAGES, SIDEWALKS,
DRIVEWAYS, PARKING AREAS, DUMPSTER
ENCLOSURE

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

NA AT THIS TIME

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

DRIVEWAYS & SIDEWALKS

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

NA / TBD

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

TBD

Describe the projected traffic circulation and impacts: _____

LIGHT DUTY TRAFFIC TO AND FROM, VEHICLE
TRAFFIC IN & OUT OF GARAGES

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

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

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

☒ No ☐ Yes If yes, explain: _____

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

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

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

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

TBD

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

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

DUMPSTER ENCLOSURE TBD

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print):

James Kupfer

Applicant Signature:

James Kupfer

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

2-23-23

SUBMIT TO:

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

PAYMENT INFO:

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

QUESTIONS?

Zoning Director:

Phone:

Email:

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

(262) 677-9696

collin.johnson@villageofjacksonwi.gov

Village Clerk:

Phone:

Email:

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

(262) 677-9001 Ext. 213

jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: 2-24-23

Amount: \$ 150.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 030969

Received By: [Signature]

VILLAGE OF JACKSON
N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 268377
Date: 2/24/2023
Check

RECEIVED FROM AMERICAN ARCHITECTURAL GROUP \$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	150.00
	CSM	

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

Receipt Memo: CSM KUPFER/CK#030950



February 24, 2023

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

RE: Jackson Townhomes

Dear Plan Commission Members:

We are requesting approval of the enclosed Certified Survey Map that combines parcels 019700N, 019700T, and 019700U into one lot for the purpose of developing it into a multi-family property.

The project will consist of (36) two-story 3-bedroom/two-bathroom units. The units will be for rent. Detached garages will be provided for each unit with additional surface parking for residents and guests.

Certified Survey Map – Parcels V3_019700N, V3_019700T, V3_019700U



2/27/2023, 11:30:46 AM

Lines

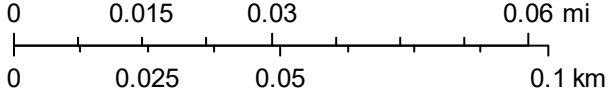
- Override 1
- Current Parcel
- Railroad Centerlines
- Road Centerline I, USH
 - Interstate Highway, I-41
 - US Highway, Hy 45; US Highway, Fond Du Lac Ave
- Road Centerline STH, CTH
 - On/Off Ramp
 - State Highway
 - County Highway
 - Address Point
 - Parcel Taxkey & Acreage

Dimensions

- Parcel Dimension
- Right of Way Dimension

- Leader Lines
- Subdivision Name
- Condominium Name
- Certified Survey Number
- Lot Number
- Landhook
- Meander Line
- PLSS Monument
- Local Road Labels
 - Township Road
 - City/Village Street
 - Private Street
 - Municipality
 - Retired Parcel
 - Right-of-Way

1:1,416



CERTIFIED SURVEY MAP # _____

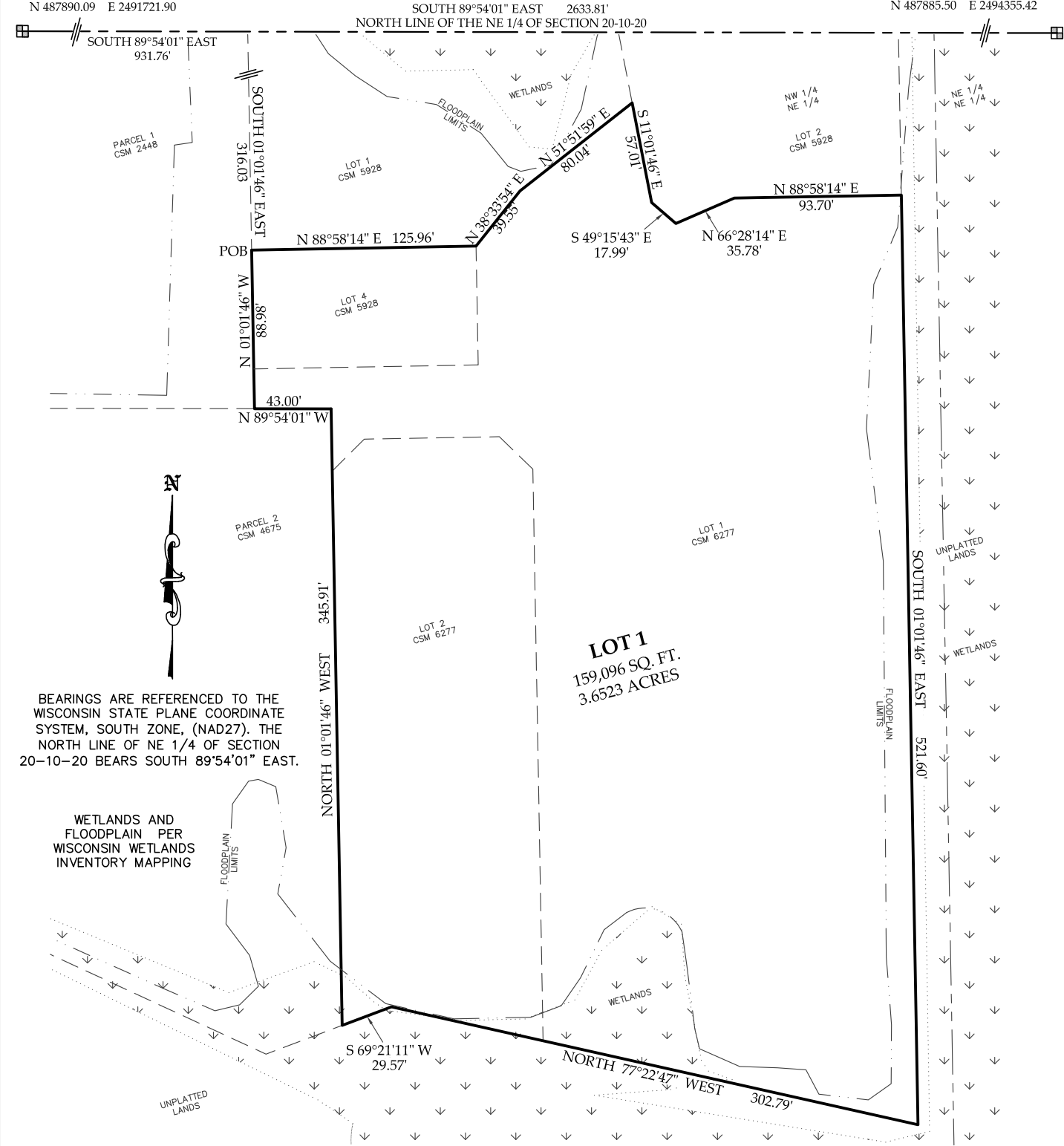
TO COMBINE LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

PRELIMINARY

NORTHWEST CORNER OF THE
NE 1/4 OF SECTION 20-10-20.
FOUND CONCRETE MONUMENT.
N 487890.09 E 2491721.90

OWNER:
CYNTHIA R. MINSHALL
4707 JENNA CT.
FRANKLIN, WI 53132

NORTHEAST CORNER OF THE
NE 1/4 OF SECTION 20-10-20.
FOUND CONCRETE MONUMENT.
N 487885.50 E 2494355.42

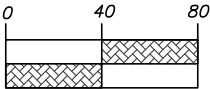
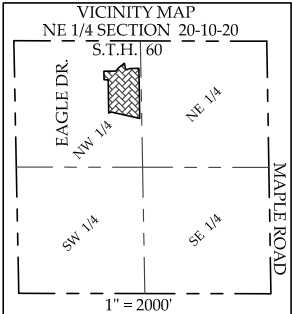


BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD27). THE NORTH LINE OF NE 1/4 OF SECTION 20-10-20 BEARS SOUTH 89°54'01" EAST.

WETLANDS AND FLOODPLAIN PER WISCONSIN WETLANDS INVENTORY MAPPING

LEGEND

- 1" IRON PIPE FOUND, OR AS NOTED
- 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.



PSE

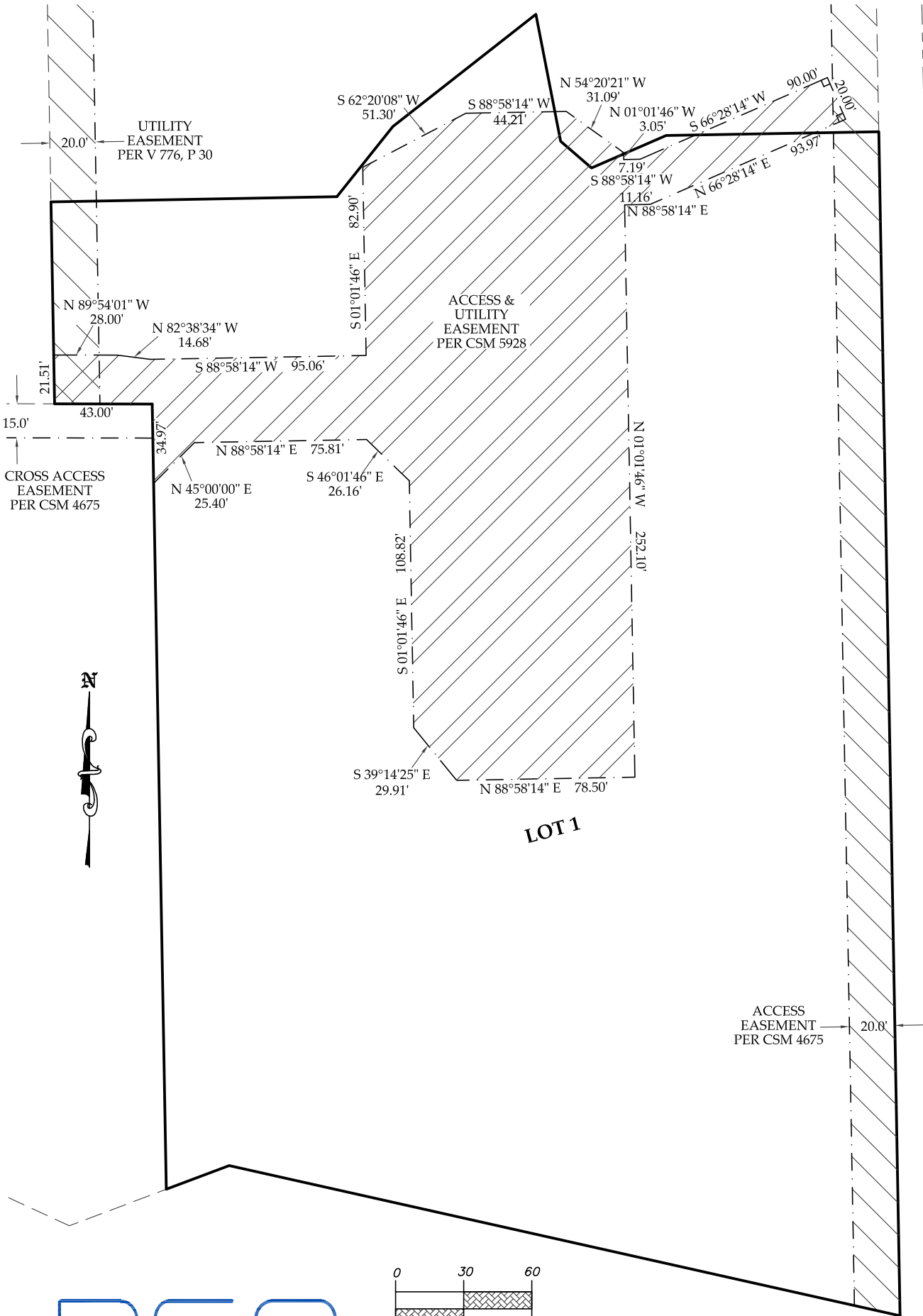
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: AM-97-22

Date: 02/15/23

CERTIFIED SURVEY MAP # _____

TO COMBINE LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.



PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: AM-97-22

Date: 02/15/23

SHEET
2
OF
4

CERTIFIED SURVEY MAP # _____
TO COMBINE LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS
DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY
MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON,
COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, CYNTHIA R. MINSHALL:

LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20;

THENCE SOUTH 89°54'01" EAST, 931.76 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;
THENCE SOUTH 01°01'46" EAST, 316.03 FEET, ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 5928 TO THE NORTHWEST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 88°58'14" EAST, 125.96 FEET, ALONG THE NORTH LINE OF SAID LOT 4;
THENCE NORTH 38°33'54" EAST, 39.55 FEET, ALONG THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP 5928;
THENCE NORTH 51°51'59" EAST, 80.04 FEET, ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP 5928;
THENCE SOUTH 11°01'46" EAST, 57.01 FEET, ALONG SAID WEST LINE;
THENCE SOUTH 49°15'43" EAST, 17.99 FEET, ALONG THE WEST SOUTHWEST LINE OF SAID LOT 2;
THENCE NORTH 66°28'14" EAST, 35.78 FEET, ALONG THE SOUTHWEST LINE OF SAID LOT 2;
THENCE NORTH 88°58'14" EAST, 93.70 FEET, ALONG SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 01°01'46" EAST, 521.60 FEET, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 6277 TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 77°22'47" WEST, 302.79 FEET, ALONG THE SOUTH LINES OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277;
THENCE SOUTH 69°21'11" WEST, 29.57 FEET, ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF PARCEL 2 OF CERTIFIED SURVEY MAP 4675;
THENCE NORTH 01°01'46" WEST, 345.91 FEET, ALONG THE EAST LINE OF PARCEL 2;
THENCE NORTH 89°54'01" WEST, 43.00 FEET, ALONG THE NORTH LINE OF SAID PARCEL 2;
THENCE NORTH 01°01'46" WEST, 88.98 FEET, ALONG THE EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP 2448 TO THE POINT OF BEGINNING.

CONTAINING 159,096 SQUARE FEET // 3.6523 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF JACKSON SUBDIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: AM-97-22 Date: 02/15/23

CERTIFIED SURVEY MAP # _____

TO COMBINE LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER’S CERTIFICATE

AS OWNER, CYNTHIA R. MINSHALL, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

CYNTHIA R. MINSHALL

STATE OF WISCONSIN
_____:SS
_____ COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, _____,
TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS _____ DAY OF _____, 2023.

MICHAEL SCHWAB, CHAIRMAN

JILLINE DOBRATZ, VILLAGE CLERK

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS _____ DAY OF _____, 2023.

MICHAEL SCHWAB, VILLAGE PRESIDENT

JILLINE DOBRATZ, VILLAGE CLERK



STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: March 16, 2023

Agenda Item: Item #5

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

From: Collin Johnson, Director of Inspections & Zoning

Subject: Concept Plan – Morning Meadows Subdivision – Phase III

Background and Analysis:

In 2020, Home Path Financial, LP presented a Planned Unit Development application seeking approval of a proposed 88 single-family lot subdivision. The development was separated into three phases. Phase I which is fully constructed, included 24 single-family lots, Phase II includes 26 single-family lots with three homes currently under construction. The proposal for Phase III initially included 38 single-family lots and one outlot for a total of 89 lots.

Aside from general site grading and construction of various detention ponds, there have been no other improvements to the Phase III portion of land to date.

In recognizing the need for more affordable, entry-level housing, the developer is considering the idea of changing Phase III from single-family to two-family housing with a market rate similar to that established in the Next Generation Housing Initiative. The development would include 63 reduced size lots with the smallest lot being 4,500 sf in area, the largest lot being 9,498 sf in area, with the average lot size being 5,911 sf. General lot dimensions were not provided in the submittal. The developer is seeking initial feedback to their updated proposal.

In order for the development to move forward, proper zoning for Phase III of the development would need to be established. A Planned Unit Development zoning district would need to be created to accommodate the proposed smaller lot sizes and zero lot-line configuration. This would likely also require an amendment to the existing PUD.

While the developer had initially planned to defer development of Phase III while concentrating on existing inventory, the updated concept plan is being proposed in order to incorporate considerations that need to be made regarding utility infrastructure. As the Village of Jackson prepares to install water and sewer utilities north along County Trunk P, utilizing the existing water main creek crossover installed as part of the Phase II expansion would allow the Village a connection point along the north side of Cedar Creek. Alternatively, the Village would need to seek DNR approval for, and ultimately install a separate crossing under the creek.

Comprehensive Plan & Zoning Impacts:

The Village Comprehensive Plan Land Use Map identifies those portions of Phase III lands as Medium-Density Residential. The current zoning is defined as Planned Unit Development however, a proper zoning ordinance would be necessary.

Site Plan:

See attached aerial map and CSM.

Additional Staff Comments:

None

Review Procedures:

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

Notice Requirements:

- Posting on the agenda

Potential Action:

No Action Necessary – Discussion Only

Attachments:

- Location Map
- Original Site Plan
- Proposed Site Plan

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: Cty Hwy P, Jackson Unit: _____ Jackson, WI

Parcel #: 052000Z002 Lot Size: 22.22 Acres sq. ft. Building Area: 900 to 1280 sq. ft.

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

APPLICANT INFORMATION

Name(s): Home Path Financial, LP

Mailing Address: 19435 W. Capitol Dr., Ste. 104 State WI Zip 53045

Office: (____) _____ Cell: (262) 328-4939 Fax: (____) _____

Email: kfrank@myhomepath.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

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

Mailing Address: _____ State _____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Home Path Financial, LP

Address: 19435 W. Capitol Dr., Ste. 104, Brookfield State WI Zip 53045

Office: (____) _____ Cell: (262) 328-4939 Fax: (____) _____

Email: kfrank@myhomepath.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: RA Smith

Primary Contact: Chris Hitch

Address: 16745 W. Bluemound Road, Brookfield State WI Zip 53005

Office: (262) 781-1000 Cell: (262) 317-3267 Fax: (____) _____

Email: chris.hitch@rasmith.com

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

Briefly explain what you are requesting to be reviewed and/or approved: We are requesting consideration on a conceptual plan to amend the PUD to allow for zero lot line fee simple attached residential use.

Provide a brief overview of proposed use(s) of entire property and/or lease space: This is Phase III of Morning Meadows, on which we are currently building detached SF residential units. We are looking to introduce an affordable product to the market that will not compete with our current inventory and align more with county NGH goals

Hours of Operation: _____

Provide a brief overview of proposed daily on-site operations: N/A

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

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

Describe any proposed, development, on-site improvements or other construction/remodeling activities: _____
All infrastructure improvements will essentially remain as previously approve, with the exception of S&W laterals. Added trails.

Describe any proposed grading, and/or stormwater management plan: Mass grading is 75% complete and would only require minor revisions to finish grading and storm water management

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____
General site landscaping would be as previously approved. We may look at adding some building specific landscaping

Describe any proposed on-site security measures including site lighting: Street lighting per prior approved plan

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

Describe the projected traffic circulation and impacts: Consistent with current approved plan

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

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

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

☐ No ☒ Yes If yes, explain: Washington County & Wisconsin DOA Subdivision Plat

Describe any proposed signage including type, size, and location: Consistent with current approved plans

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

See preliminary architectural elevation renderings

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

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

All parking requirements will be met within the garages and driveways

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

TBD

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

Projected Sewer/Wastewater Usage: _____ gal/year

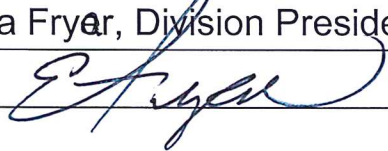
Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): Eva Fryar, Division President

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 02/23/23

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

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

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov

Village Clerk: For all **general questions** concerning notices, meeting dates and times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY	
Acct. #: 100-00-45730-000-00	
Date Received:	<u>2-24-23</u>
Amount: \$	<u>50.00</u>
Payment Type:	☒ CH / CC / CASH
Check/Rcpt. #:	<u>1609</u>
Received By:	<u>CMF</u>

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 268376**Date:** 2/24/2023**Check****RECEIVED
FROM**

HOME PATH FINANCIAL

\$50.00

Type of Payment

Accounting

Description

PLANNING / ZONING FEES

PHASE 3 REV CONCEPT PLAN-MORNING MEADOWS

Amount

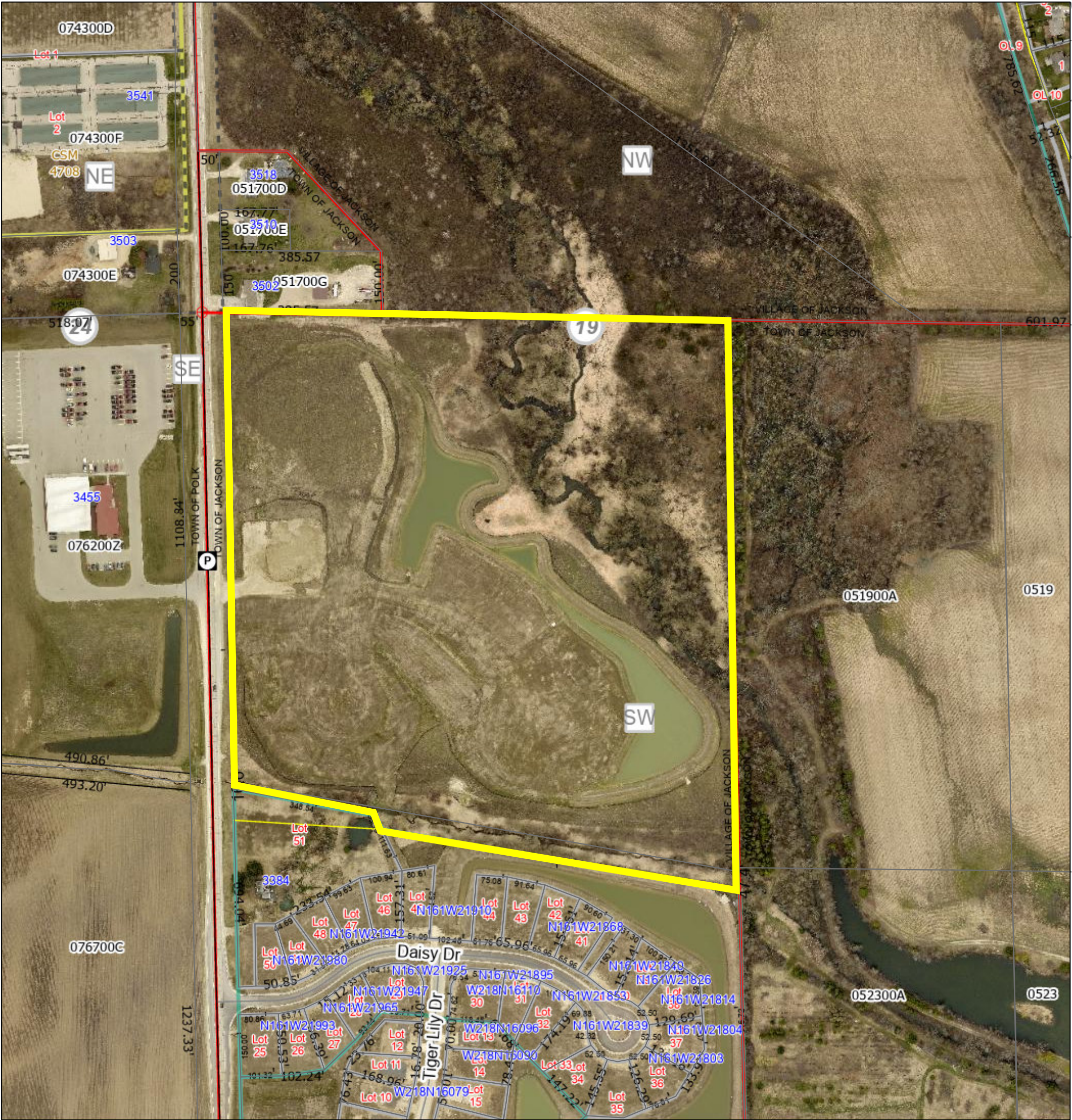
50.00

TOTAL RECEIVED50.00

Receipt Memo:

PHASE 3 REVISED CONCEPT/CK#1609

Morning Meadows Phase III - Concept Plan



2/27/2023, 11:49:54 AM

1:2,833

Lines

Override 1

Current Parcel

Railroad Centerlines

Road Centerline I, USH

Interstate Highway, I-41

US Highway, Hy 45; US Highway, Fond Du Lac Ave

Road Centerline STH, CTH

On/Off Ramp

State Highway

County Highway

Address Point

Parcel Taxkey & Acreage

Dimensions

Parcel Dimension

Right of Way Dimension

Leader Lines

Subdivision Name

Condominium Name

Certified Survey Number

Lot Number

Landhook

Meander Line

PLSS Monument

Local Road Labels

Township Road

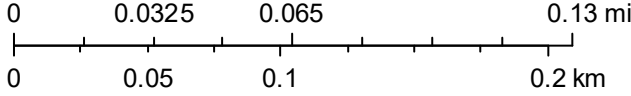
City/Village Street

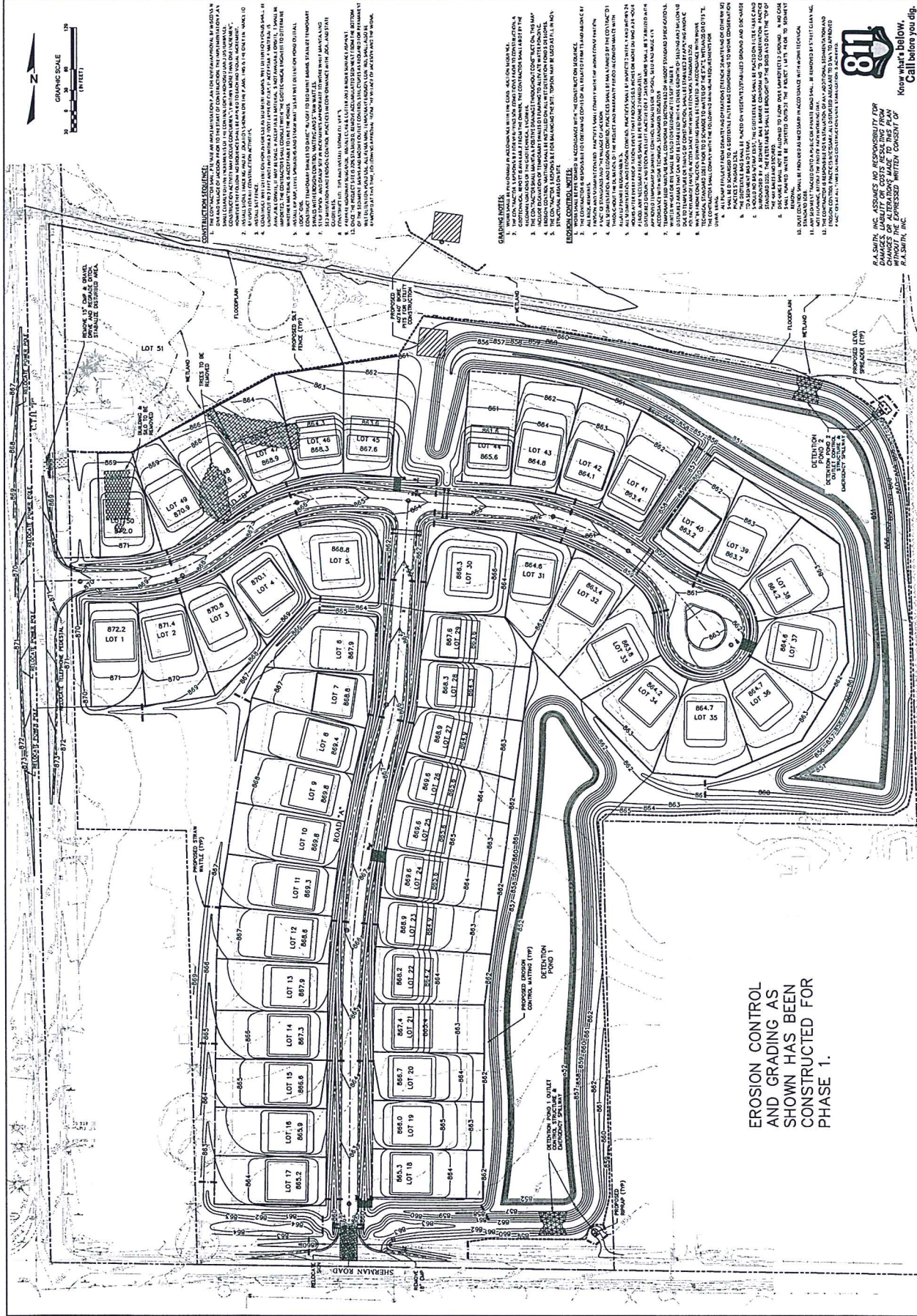
Private Street

Municipality

Retired Parcel

Right-of-Way





EROSION CONTROL
AND GRADING AS
SHOWN HAS BEEN
CONSTRUCTED FOR
PHASE 1.



**Know what's below.
Call before you dig.**

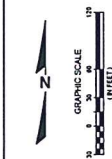
R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

MORNING MEADOWS SUBDIVISION - PHASE 2	VILLAGE OF JACKSON, WISCONSIN
OVERALL EROSION CONTROL & GRADING PLAN	

Smith
16745 W. Blumound Road
Brookfield, WI 53005-5938
(262) 781-1000
smithinc.com

© COPYRIGHT 2021
R.A. Smith, Inc.
DATE: 01/15/2021
SCALE: 1" = 60'
JOB NO. 3050195.01
PROJECT MANAGER:
CHRIS D. HITCHER, P.E.
DESIGNED BY: DJM
CHECKED BY: CDM
SHEET NUMBER
C100

DATE	DESCRIPTION

[illegible][illegible]

12. CONSTRUCT UNTIL THE ROAD AND ALL STORM DRAINAGE.

1. THE CONTRACT SHALL BE ALLOWED TO PROCEED IN ACCORDANCE WITH THE COST ACTION AGREEMENT.
2. THE CONTRACT SHALL BE ALLOWED TO PROCEED WITH THE COST ACTION AGREEMENT.
3. THE CONTRACT SHALL BE ALLOWED TO PROCEED WITH THE COST ACTION AGREEMENT.
4. THE CONTRACT SHALL BE ALLOWED TO PROCEED WITH THE COST ACTION AGREEMENT.
5. THE CONTRACT SHALL BE ALLOWED TO PROCEED WITH THE COST ACTION AGREEMENT.
6. THE CONTRACT SHALL BE ALLOWED TO PROCEED WITH THE COST ACTION AGREEMENT.
7. THE CONTRACT SHALL BE ALLOWED TO PROCEED WITH THE COST ACTION AGREEMENT.
8. THE CONTRACT SHALL BE ALLOWED TO PROCEED WITH THE COST ACTION AGREEMENT.
9. THE CONTRACT SHALL BE ALLOWED TO PROCEED WITH THE COST ACTION AGREEMENT.
10. THE CONTRACT SHALL BE ALLOWED TO PROCEED WITH THE COST ACTION AGREEMENT.

ROSION CONTROL NOTES:

1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COAS "ACTION SEQUENCE".
2. THE "ACTION" RESPONSIBILITY FOR OBTAINING COPIES OF ALL RELATED PERMITS AND AB DMC BY ALL REQUIREMENTS.
3. PREPARE AND SUBMIT "CONTINGENCY PLAN" TO THE COAS WITH THE WORK CONVEYANCE.

3. ALL DIMENSIONAL AND EMISSION CONTROL FACTORS SHALL BE MAINTAINED 3" THE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH STATED PERMIT REQUIREMENTS.
4. ALL DIMENSIONAL AND EMISSION CONTROL FACTORS SHALL BE INSPECTED WEEKLY AND NOTIFY 24 HOURS AFTER EVERY PRESENTATION EVENT THAT PRODUCES EXHAUSTION OR MORE DURING A 24 HOUR PERIOD. ANY VIOLATION WILL BE PENALIZED IMMEDIATELY.
5. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 30 DAYS OF THE END OF THE PROJECT.

APPROVED. EMPLOYMENT AGREEMENTS CONTAINED. REWARDS OF 10% TO 20% AND 10% TO 20%.

8. WATER FROM CONSTRUCTION OPERATIONS SHALL BE TREATED IN ACCORDANCE WITH THE TECHNICAL STANDARD SPECIFICATIONS TO THE UTAH WATER QUALITY ACT, CHAPTER 17, "CONSTRUCTION" AND SHALL COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS FOR DISCHARGE:

a. ALL PLANT EFFLUENT FROM CONSTRUCTION OPERATIONS (TREATMENT OR UNTREATED) SHALL BE DISCHARGED TO A CATCH BASIN OR A FACILITY CONFORMING TO WORK CONSTRUCTION STANDARDS FOR DISCHARGE.

1. THE GEOTEXTILE BAG SHALL BE PLACED ON VEGE-TA-TION STABILIZED GROUND AND DISCONNECTED TO A 150 AMP MINI MAIN ON TRAP.
2. SHOULD NO BASIN/TANK EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON THE FILLING AND SURROUNDED BY A 30" MIN. BALE TAMPED AT CONFINING DOT CONSTRUCTION PRACTICE STANDARD TOES. THE FILLER FABRIC SHALL BE CONTINGUITY OF THE SITES AND OVER THE "D" OF THE PUMP TANKS AND REQUIRED.
3. DISCONNECT SHALL BE PLACED TO ALLOW OVER UNLIMITED TO GROUND. A. NO FANS

12. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WISCONSIN TECHNICAL STANDARDS FOR DUST.
13. ANY MATERIAL HANDLED ON A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING NOT LATER THAN THE END OF EACH WORKING DAY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ALL ADJACENT PROPERTIES.

811

TH, INC. ASSUMES NO RESPONSIBILITY FOR
S'S LIABILITY OR COSTS RESULTING FROM
S'S OR ALTERATIONS MADE TO THIS PLAN
THE EXPRESSED WRITTEN CONSENT OF

TH, INC.

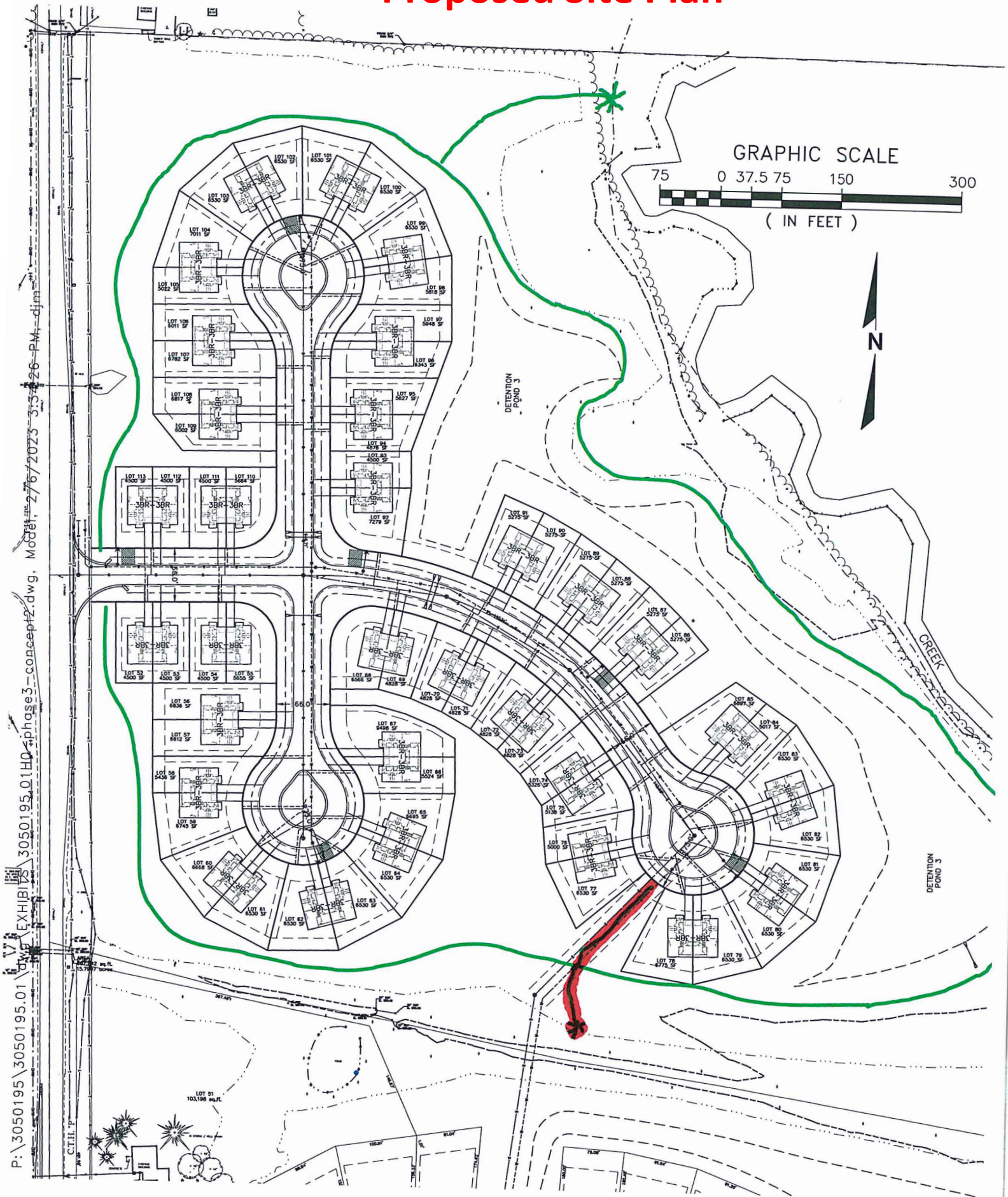
Call before you dig.

rasmith
CREATIVITY BEYOND ENGINEERING
rasmith.com
16745 W. Blumound Road
Brookfield, WI 53005-5098
(262) 781-1000

MORNING MEADOWS SUBDIVISION-PHASE 3
VILLAGE OF JACKSON, WISCONSIN
OVERALL EROSION CONTROL &
GRADING PLAN

© COPYRIGHT 2020 R.A. Smith, Inc.	SCALE: 1" = 60'	600 NO. 3050195.02
DATE: 10/28/2020		PROJECT MANAGER:
		CHRIS D. HITCH, P.E.
		DESIGNED BY: DJM
		CHECKED BY: CDH
		SHEET NUMBER
		C100

Proposed Site Plan



**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday, March 16, 2023 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

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

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

Village Board Member Present: Trustee Heckendorf

Staff Present: Director of Inspections Collin Johnson and Clerk Jilline Dobratz

Also Present: Kurt Henning of DFN Properties and Ken Frank (Director of Land Development) of Home Path Financial

2. Approval of Minutes for the Plan Commission Meeting of February 23, 2023

Motion by Doug Wilcox, second by Jon Molkentin to approve the Plan Commission minutes of February 23, 2023.

Vote: 7 ayes, 0 nays. Motion carried.

3. Two-Lot Certified Survey Map (CSM) for properties identified as Tax Key: V3_046500E001 and Tax Key: V3_046500E002 – DFN Properties, LLC

Motion by President Schwab, second by Doug Wilcox to recommend to the Village Board approval of the Two-Lot Certified Survey Map for Parcel V3_046500E001 and Parcel V3_046500E002.

Director Johnson stated the Village had approved a previous two-lot CSM for this parcel. However, in Washington County's review, various errors were found in the document and recommended corrections.

Vote: 7 ayes, 0 nays. Motion carried.

4. One-Lot Certified Survey Map (CSM) for properties identified as Tax Key: V3_019700N, V3_019700T, V3_019700U – James Kupfer

Director Johnson provided background information.

Motion by Doug Wilcox, second by Dan Reik to recommend to the Village Board approval of the One-Lot Certified Survey Map for Parcels V3_019700N, V3_019700T, and V3_019700U as submitted.

Vote: 7 ayes, 0 nays. Motion carried.

5. Concept Plan – Morning Meadows Subdivision, Phase III – Home Path Financial, LP

Ken Frank of Home Path presented information on the concept plan. The projected price points are from \$300,000 to \$350,000. The homes would be ranch style two-

family lots and one car garages. The market would be similar to the Next Generation Housing Initiative.

6. Citizens to Address the Plan Commission

None.

7. Adjourn

Motion by President Schwab, second by Tr. Emmrich to adjourn.

Vote: 7 ayes, 0 nays. Meeting adjourned at 7:14 p.m.

Respectfully submitted,

Jilline Dobratz, *MMC/WCPC*
Village Clerk

DRAFT

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday, February 23, 2023 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

President Schwab called the meeting to order at 7:12 p.m.

Members Present: Tr. Emmrich, Tr. Kruepke, Jon Molkentin and Dan Reik

Excused Absent: Ryan Ganshow and Doug Wilcox

Village Board Member Present: Trustee Heckendorf

Staff Present: Director of Inspections Collin Johnson and Administrator Jen Keller

Also Present: Deb Sielski and Hannah Keckeisen of Washington County Department of Community Development.

2. Approval of Minutes for the Plan Commission Meeting of January 5, 2023

Motion by President Schwab, second by Tr. Kruepke to approve the Plan

Commission minutes of January 5, 2023.

Vote: 4 ayes, 0 nays. Motion carried.

3. Preliminary Plat – Parcel #V3_053600B – The Oaks of Jackson – Village of Jackson

Administrator Keller provided an overview of the Preliminary Plat and supportive documents.

Motion by President Schwab, second by Dan Reik to recommend to the Village Board approval of the Preliminary Plat for Parcel #V3_053600B The Oaks of Jackson as proposed by the Village of Jackson subject to the following:

General Conditions (1-3)

1. **Staff and Governmental Approval.** Prior to the Village signing the final plat/CSM, the commencement of any construction of any improvement, whether public or private, or any site development, the development shall satisfy all comments, conditions and concerns of the Village engineer, the Village planner and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Administration ch. 236, Wisconsin Statutes and ch. Comm. 85, Wisconsin Administrative Code; and Washington County.
2. **Professional Fees.** The Village shall participate in all costs and expenses of any type in connection with this development, including the cost of professional services incurred by the Village such as engineering, legal, planning, and other consulting fees, for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.

3. **Surveyor's Responsibility.** Although the Village of Jackson has reviewed the subdivision plat/certified survey map, the surveyor is entirely responsible for the thoroughness and accuracy of the survey and related matters and compliance with all state and local codes, ordinances, and procedures. Modifications to the survey may be required should errors or changed conditions be found at a future date.

Specific Conditions (1-8)

1. The subdivider must obtain the approval of the Village engineer.
2. The Date and name of delineator should be added to the plat with corresponding notes.
3. The Village will confirm the proposed street names are acceptable with Final Plat review and approval.
4. The subdivider must obtain all necessary approvals as specified in s. 236.34(1), Wis. Stats.
5. The subdivider must prepare and submit deed restrictions to the Village and obtain approval of the same
6. Prior to any (1) land-altering activity or (2) the execution of the final plat, the builder or condo developers must enter into a Development Agreement with the Village, upon such terms as determined by the Village Board, and obtain approval of the same. In addition to general provisions in a developer agreement, the agreement must address the following special circumstances:
 - a. Phasing of the development.
 - b. A description of those improvements that are needed to the Village's water and sewer infrastructure, if any, that may be needed to provide service to the subdivision and any cost recovery mechanisms needed to fund such required work.
 - c. At the time of approval of the preliminary plat, the subject property consists of two undeveloped Outlots 6 and 8 parcels. A provision must be added to ensure both parcels remain under the control of the subdivider.
 - d. The Village Engineer shall review and approve all required plans (e.g., construction plans, stormwater management, and erosion control) and all permit applications must be submitted and approved.
 - e. The Engineer shall approve a stormwater management plan to include any necessary access easements which shall be described with a legal description.
 - f. The engineer shall approve a land management plan for Outlots 1, 2 and 7. Such plan must describe vegetation management objectives and permissible uses of such lands within the PUD language.
 - g. Any other conditions determined by the Village Planner, Engineer, or Attorney.
7. A Notice of Intent permit is required by NR 216.42, Wis. Stats. for construction sites of one acre or more of land disturbance. The Engineer must obtain a copy, as that has been issued.
8. The final plat must show all required features listed in the Village's land division regulations and comply with all required standards and procedures unless modifications are approved via PUD review and approval. In particular, the final plat needs to address the following items:

- a. Any maintenance of paths for Outlots 3, 4 and 5.
- b. The area of land being dedicated to the public for street purposes must be stated on the face of the plat per s. 236.20(2)(i), Wis. Stats.
- c. Include the following note(s) on the face of the final plat substantially as follows:
 - i. The titleholders of Lots 1 through 44 own a 1/44th undivided and nontransferable interest in Outlots 1, 2,3, 4, 5, 7. The use and maintenance of the outlots is governed by Declaration of Covenants approved by the Village Board.
 - ii. The titleholders of Lots 1 through 44 are responsible for the maintenance of the stormwater facilities in the subdivision consistent with the stormwater management plan.
 - iii. Stormwater management practices are located in one or more of the outlots in the subdivision. There are one or more separate documents recorded on the property title through the Washington County register of deeds entitled "stormwater management practice maintenance agreement" ("maintenance agreement") that apply to outlots. The maintenance agreement subjects this subdivision plat, and all lot owners therein, to covenants, conditions, and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The agreement also outlines a process by which the Village of Jackson may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the maintenance agreement.
- d. Show any existing easements and include the document number of the instrument of origin

Vote: 4 ayes, 0 nays. Motion carried.

4. Ordinance 23-04 – Rezoning of Tax Parcel V3_053600C for Planned Unit Development (PUD) to B-1 (Community Business District) – Village of Jackson

Tr. Emmrich joined the meeting at 7:19 p.m.

Motion by Tr. Kruepke, second by Jon Molkentin to recommend to the Village Board approval of Ordinance 23-04 Rezoning of Tax Parcel V3_053600C from Planned Unit Development (PUD) to B-1, Community Business District and to amend the zoning map accordingly.

Administrator Keller stated a public hearing would be required at the March 14th Board Meeting prior to the Village Board taking action.

Vote: 5 ayes, 0 nays. Motion carried.

5. Ordinance 23-05 – Amending Ordinance Section 48-177 Pertaining to Parking Requirements

Motion by President Schwab, second by Tr. Kruepke to recommend the Village Board adopt Ordinance 23-05 Amending Section 48-177 of Village Code regarding Parking Requirements.

Administrator Keller stated a public hearing would be required at the March 14th Board Meeting prior to the Village Board taking action.

Vote: 5 ayes, 0 nays. Motion carried.

6. Citizens to Address the Plan Commission

No comments were provided.

7. Adjourn

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

Vote: 5 ayes, 0 nays. Meeting adjourned at 7:22 p.m.

Respectfully submitted,

Jen Keller
Village Administrator