

AGENDA
VILLAGE BOARD MEETING
Tuesday, February 8, 2022 at 7:30 p.m.
Jackson Municipal Complex
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Village Citizen Comment on an Agenda Item (Please Sign In)
4. Committee Member Appointment and Administration of Oaths of Office – Parks & Recreation Commission
5. Public Hearing – Conditional Use Amendment – Sign Works / Philip Dahlberg – for property located at N168W21367 Main Street
(Plan Commission Draft Minutes)
6. Public Hearing – Conditional Use Amendment – St. Vincent de Paul Washington County – for property located at W225N16712 Cedar Park Court, Unit 3
(Plan Commission Draft Minutes)
7. Acknowledgement of Receipt and Review of January 31, 2022 DOA Public Interest Determination – Sysco Corporation, Inc. Annexation Petition
8. Ordinance #22-02 – To Annex Territory to the Village of Jackson Identified by Tax Parcel T9_076400A – Sysco Corporation, Inc.
9. Amended and Re-Stated Pre-Development Reimbursement Agreement – Sysco Corporation, Inc.
10. Ryttec Request for Extension – Outdoor Storage
11. Jackson Fire Department Efficiency Study RFP Review
12. Approval of Minutes for the Village Board Meeting of January 11, 2022
13. Approval of Licenses
 - Entertainment License
 - Jackson Parks and Recreation – Kelly A. Valentino
 - Operator's Licenses:
 - East Side Mart, Main Street Mart & The Village Mart: Jackson Rampelberg, Cole Snyder

14. Budget & Finance Committee
 - Pay Request #22 – Municipal Complex Building
 - Change Order #12 – Municipal Complex Building
 - Village Board Room Furniture Proposals – Municipal Complex Building
 - Request for Letter of Credit Reduction – Laurel Springs Addition #1
 - Pay Request #3 – Coffee Connection Trail Project – Poblocki Paving
 - Pay Request #4 – Willow Ridge Drive Reconstruction Project – Soper LLC
 - Pay Request #5 – 2020 Road and Utility Project - Hunters Road – Wondra Construction, Inc.
15. Plan Commission
 - Concept Plan – Design 2 Construct / Karm Properties, LLC for property located at N168W19490 Main Street (Discussion only)
 - Extraterritorial Plat Review for a One-Lot Certified Survey Map – Property Owner, Andrew Hembel – for property located at 3223 Maple Road (Plan Commission Draft Minutes)
16. Board of Public Works
 - Resolution #22-01 – Discontinuing Chateau Drive Right of Way
 - Review of CSM for Property Around Well #5 – Northwest Passage (Board of Public Works Draft Minutes)
17. Village Municipal Complex – Update – Cedar Corp
18. West Bend School District Report
19. Washington County Board Report
20. Greater Jackson Business Alliance Report
21. Mid-Moraine Municipal Association Report
22. Citizens to Address the Village Board
23. Possible Action regarding alleged violations for property located at N168W19490 Main Street, Tax Parcel V3-047700K – Karm Properties, LLC
24. Future Agenda Items
25. Adjourn

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



JACKSON PARKS & RECREATION

MEMO

TO: Mike Schwab, Jackson Village President
Jen Keller, Jackson Village Administrator

FROM: Kelly Valentino, CPRP
Parks & Recreation Director

DATE: January 12, 2022

RE: Jackson Parks & Recreation Commission

The (4) Village Representatives from the former Jt. P&R Committee have expressed their willingness to continue to serve on the new Village Parks & Recreation Commission as defined in Ordinance #22-01.

Below are their names and the proposed staggered terms:

Casey Latz	(3) year term, expires April 2025
Brian Mekka	(3) year term, expires April 2025
Sue Rank	(2) year term, expires April 2024
Brittany Rathke	(1) year term, expires April 2023
Trustee TBD	(1) year term, expires April 2023

The goal is to have the appointments made and oaths taken at the February, 8 Village Board meeting. The first meeting of the Village Parks & Recreation Commission would then take place on Tuesday, February 15, 2022.

Thank you for your consideration.

Kelly Valentino

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 Sign Permit

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

Property Address: N168 W21367 Main St. Jackson Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: 1.12 acres sq. ft. Building Area: 3520 sq. ft.

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

APPLICANT INFORMATION

Name(s): Signworks - Dan Schaefer

Mailing Address: 501 W. Sumner St., Hartford State WI Zip 53027

Office: (262) 673-7318 Cell: (____) _____ Fax: (____) _____

Email: dan@signworkswi.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): Phillip Dahlberg

Address: N168 W21367 Main St., Jackson State WI Zip 53037

Office: (262) 677-8999 Cell: (____) _____ Fax: (____) _____

Email: phil@dahlberglawgroup.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____ Same as applicant

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: I was told by Collin Johnson that this sign permit will require PL + VB Review.

Provide a brief overview of proposed use(s) of entire property and/or lease space: Office space for existing law office.

Hours of Operation: 8:30 - 5pm

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

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, minimal light pollution.

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

Walgreens, Amoco, Kerry Blending, 1 residential home to the rear

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

Adding 1 internally illuminated sign cabinet and aluminum stud mounted letters.

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

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

Describe any proposed on-site security measures including site lighting: Parking lot lights

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

Describe the projected traffic circulation and impacts: N/A

List all setbacks from rights-of-way and property lines and height limitations: North = 50', East 100', West 70' - South 70'

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: Addition of 1 internally illuminated wall sign, routed aluminum sign face, remove existing Aluminum letters, install new aluminum letters.

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Aluminum letters and aluminum sign cabinet

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

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

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

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print):

Applicant Signature:

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

Dan Schaefer
[Signature]
Phil Dahlberg
[Signature]
1/6/22

You MUST sign and date this Application!

SUBMIT TO: Village of Jackson – Village Hall (Checks shall be made payable to Village of Jackson)
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

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: 1-11-22
Amount: \$ 175.00
Payment Type: CH / CC / CASH
Check/Rcpt. #: 33723826
Received By: [Signature]



AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis, IN 46278
24hr. Customer Service #: 888-604-7888

Utilities/fees Payment Confirmation (Ref #: 33723826)

PLC: Village Of Jackson
A00048 N168 W19851 Main Street
Jackson, Wisconsin 53037
For: Utilities/fees

Date: 01/11/2022 11:58 EST

TRANSACTION INFORMATION

Name:	Dan Schaefer	Transaction Reference #:	33723826
Utility Account #:		Transaction Date/Time:	01/11/2022 11:58 EST
Building Permit #:			
Parking Ticket #:			
Tax Bill:			
General:	Plan Commission Application FeeDahlberg Law Sign Review		

BILLING INFORMATION

Name:	Dan Schaefer
Address:	501 W Sumner Street
City, State Zip:	Hartford, WI 53027
Phone #:	(262)673-7318
Card #:	xxxx-xxxx-xxxx-5143

PAYMENT INFORMATION

Approval #:	056121
Payment Amount:	\$175.00
Service Fee:	\$4.64
Total Amount:	\$179.64

The service fee is not refundable.

ATTENTION CARDHOLDER

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid



Letter of Intent

January 6, 2022

Signworks is intending to furnish and install (1) new LED internally illuminated sign cabinet to the wall of the North facing elevation at Dahlberg Law Group's building, located at N168 W21367 Main St., Jackson, WI. 53037. Along with that sign, Signworks will be furnishing and installing new 1/4" aluminum letters, custom painted with blind stud mounting. Signworks will be removing and disposing of the existing aluminum letters on the building.

Sincerely,

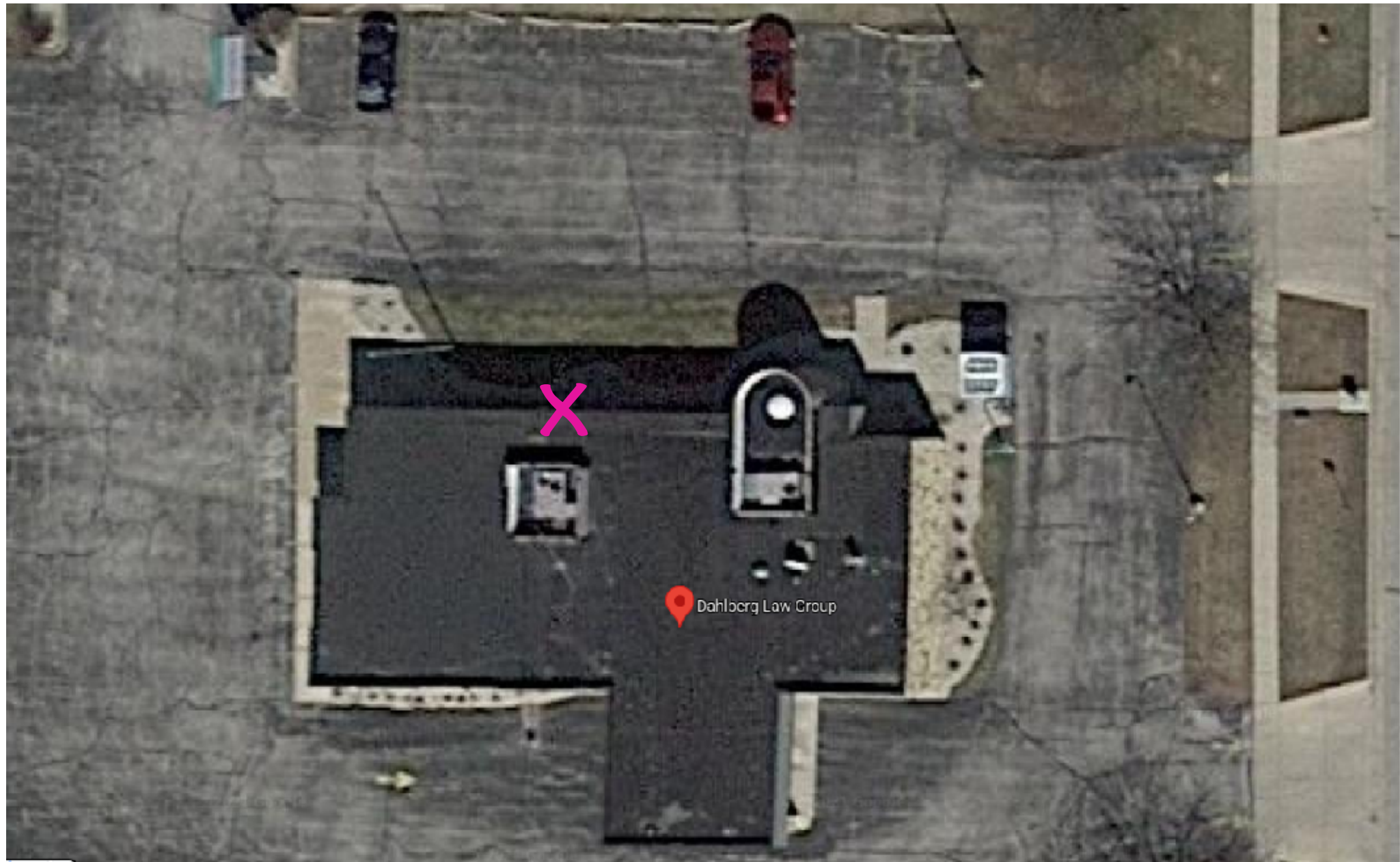
A handwritten signature in blue ink, appearing to read "Dan Schaefer", followed by a horizontal line.

Dan Schaefer

501 West Sumner Street Hartford, Wisconsin 53027 • Phone 262-673-7318
www.signworkswi.com



Existing



Proposed location of new signage



Wall Sign

**Option
2B**

36
years
1985 - 2020



JOB DETAILS:

A - Remove the existing letters (Holes will remain)

B - New internally illuminated wall sign. Routed Copy.

C - 1/4" thick painted aluminum letters - stud mounted



- ☐ Customer Pickup
- ☐ Signworks Deliver
- ☒ Installed
- ☐ Other _____
- ☐ Ship To _____

R2 6-2-21
Quote Number:
TBD



Customer Name: Dahlberg Law	Sales Representative: Dan Schaefer
Customer Address: Jackson WI	Designer: Jim
Job Location: Same	File: By Name: Dahlberg Sign Updates

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

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: W225N16712 Cedar Park Court Unit: 3 Jackson, WI

Parcel #: _____ Lot Size: _____ sq. ft. Building Area: 12,658 sq. ft.

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

APPLICANT INFORMATION

Name(s): St. Vincent De Paul Washington County
Mailing Address: 445 East Washington St. Slinger State WI Zip 53086
Office: (262) 384-3352 Cell: (262) 312-4256 Fax: (262) 644-6937
Email: greg@SVDPWC.COM

BUSINESS INFORMATION (If New Business)

Legal Business Name: ENER-CON
D/B/A: _____ FEIN #: _____
Mailing Address: _____ State WI Zip 53228
Office: (____) _____ Cell: (____) _____ Fax: (____) _____
Email: _____
Website: _____

PROPERTY OWNER INFORMATION

Name(s): ENER CON (Greenfield)
Address: 8575 W. Forest Home Ave. #160 State WI Zip 53228
Office: (414) 425-4939 Cell: (414) 852-8627 Fax: (414) 425-4946
Email: gloria@ener-con.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____
Primary Contact: _____
Address: _____ State _____ Zip _____
Office: (____) _____ Cell: (____) _____ Fax: (____) _____
Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: Thrift store/Donation drop off and warehouse support Washington County thrift operations.

Provide a brief overview of proposed use(s) of entire property and/or lease space: Location will house an e-bay store, thrift store outlet, and warehouse operations with a donation drop off

Hours of Operation: Monday through Friday 8am to 7pm. Sat. 8am to 5pm. Sunday 10-5

Provide a brief overview of proposed daily on-site operations: General Public shopping Thrift outlet and customers dropping off donations. Warehouse employee's processing merchandise for stores.

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.: Baling cardboard and baling rags

Describe all businesses, properties and other entities located adjacent to the proposed use: see attached.

Describe any proposed, development, on-site improvements or other construction/remodeling activities: will be remodeling inside of building to have more storage space. Attached proposed drawings-

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

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

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

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

Describe the projected traffic circulation and impacts: Customer Parking Front of Building, Employee Parking on Ends of Building - Customer Drop offs / Pickups Rear of Building -

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

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: Thrift store outlet Sign on Front of building 8ft x 12ft
Directional Sign 3x2ft on north entrance
3x3ft Directional Sign on back of Building west side

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

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

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

10 to 15 for Employees 10-15 for Customers -
handicap parking will use Existing

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

provided by Inlandlord

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

Brick walls and Bricks covered to be kept from the Building

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print):

Breg Kuczmarski

Applicant Signature:

Breg Kuczmarski

Co-Applicant Name (Print):

/

CO-Applicant Signature:

/

Date of Application:

1-10-2022

You MUST sign and date this Application!

SUBMIT TO:

Village of Jackson – Village Hall (Checks shall be made payable to Village of Jackson)
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

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: 1-7-22
Amount: \$ 175.00
Payment Type: CH / CC / CASH
Check/Rcpt. #: 37687
Received By: [Signature]

37687

SOCIETY OF ST VINCENT DE PAUL,

WASHINGTON CO WI INC
627 ELM ST
WEST BEND, WI 53095

bank **five nine**

79-242/759

1/5/22

PAY TO THE
ORDER OF

Village of Jackson

\$ **175.00

One Hundred Seventy-Five and 00/100*****

DOLLARS

Village of Jackson
N168 W20733 Main St
Jackson WI 53037

Laure D. Siessen

MEMO

AUTHORIZED SIGNATURE

⑈037687⑈ ⑆075902421⑆ 3799512⑈

Security Features. Details on back.

VILLAGE OF JACKSON

N168W19851 MAIN ST

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 252263**Date:** 1/11/2022**Check****RECEIVED**
FROM SOCIETY OF ST VINCENT DEPAUL

\$175.00

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

TOTAL RECEIVED	175.00
-----------------------	---------------

Receipt Memo: PC APP/W225N16712 CEDAR PARK CT/CK#37687

**INDUSTRIAL/FLEX FOR LEASE
CEDAR CREEK BUSINESS CENTER
JACKSON, WI**

AMERICAN
COMMERCIAL REAL ESTATE



**PRESENTED BY: ADAM WILLIQUETTE | 262-424-3217
ADAM@AMERICANCRE.NET**

3350 SOUTH RIVER ROAD | WEST BEND, WI 53095 | WWW.AMERICANCRE.NET

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

BUILDING SPECIFICATIONS/ PROPERTY INFO

Building Specifications

Size: +/- 45,132 SF
General Use: Industrial/Flex
Parking: Ample On-site
Year Built: 1996
Roof: Flat Rubber
Zoning: Planned Unit Development
Utilities: Municipal

Available Space

Address: W225N16712-20 Cedar Park Court
Size: 22,808 SF (divisible to +/- 2,843 SF)
Office: 8,113 SF
Warehouse: 14,695 SF
Docks: One (1)
Drive-ins: One (1)

Tax Information

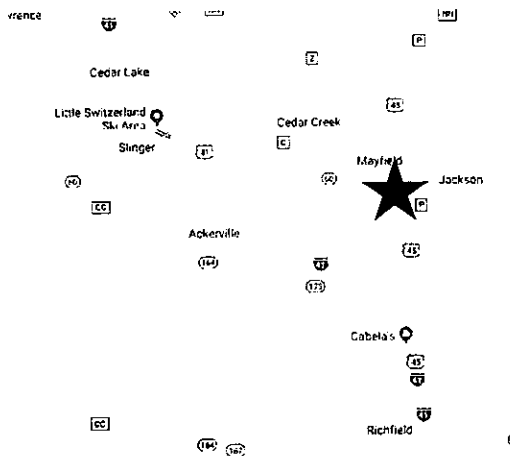
Parcel Size: +/- 3.58 Acres
Taxes--2020: \$46,317.36
Tax Key #: V3-030200G

Pricing

Lease Rate: \$5.00/ SF NNN warehouse
\$9.00/ SF NNN office

Comments

- Great location with easy access to Highway 41 & 45 via Hwy 60
- Divisible to 2,843 SF
- Heavy power



PRESENTED BY: ADAM WILLIQUETTE | 262-424-3217

ADAM@AMERICANCRE.NET

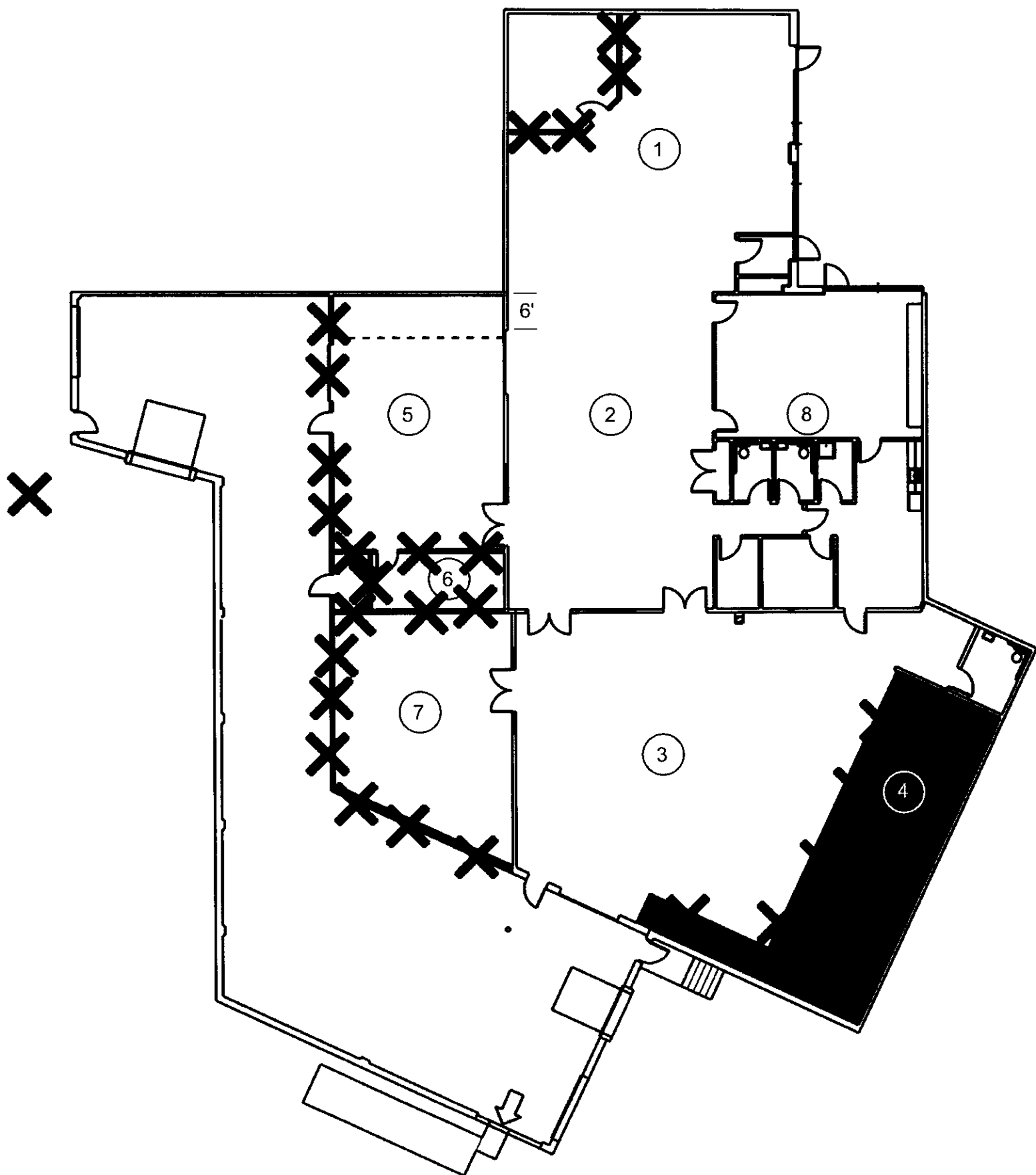
3350 SOUTH RIVER ROAD | WEST BEND, WI 53095 | WWW.AMERICANCRE.NET

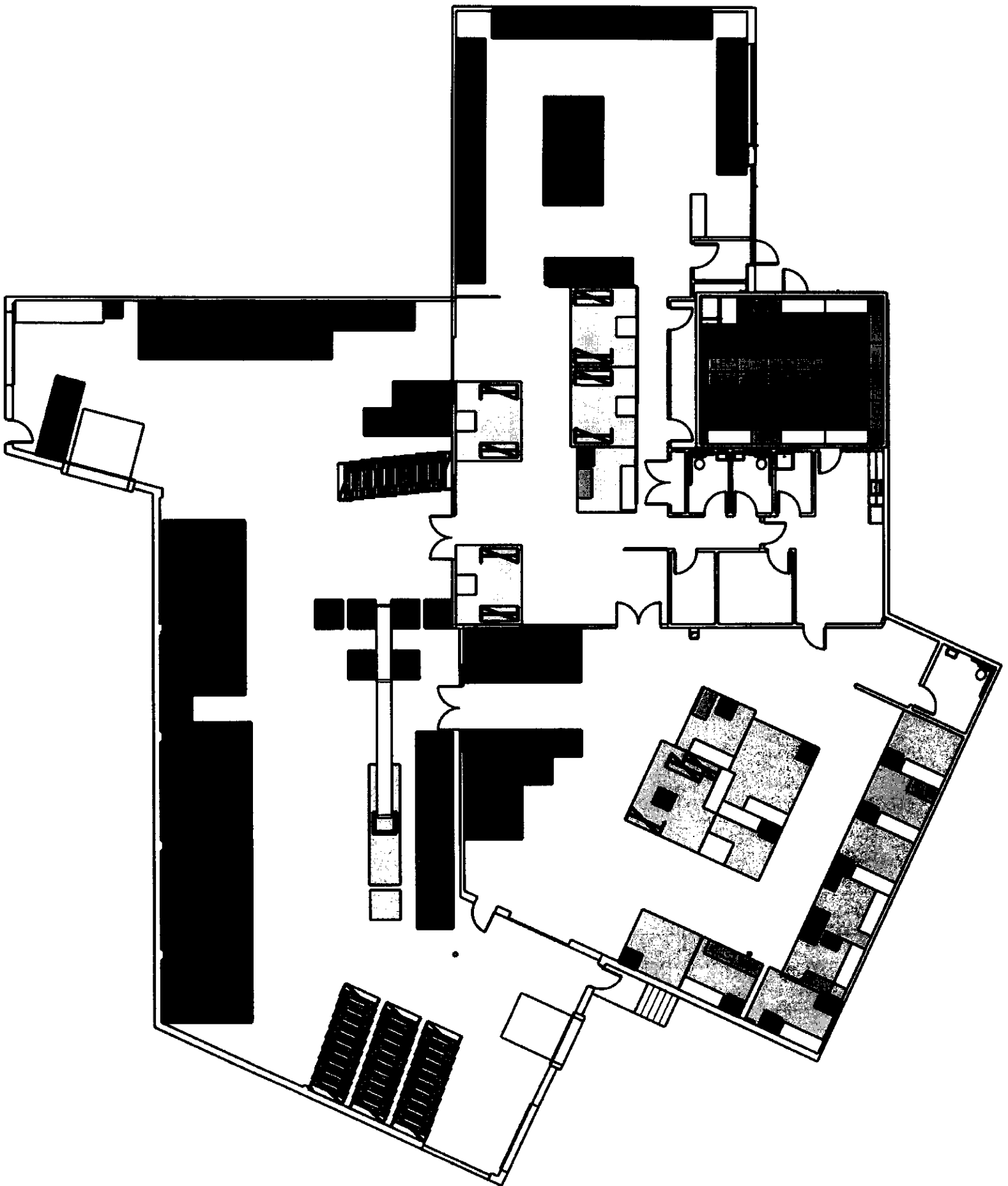
Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

SITE PLAN

**AVAILABLE SPACE
(MANY FLOOR PLANS)**









DESIGN | BUILD | DEVELOP | REAL ESTATE

RENOVATION ESTIMATE

TO:
Alicia

FROM:
Stephen Houdek

ORGANIZATION:
Cedar Creek Business Center

DATE:
9-16-2021

REVISED:
11-2-2021

RE:
W225 N16710 Cedar Park Ct. Jackson, WI – Tenant Space Modifications for St. Vincent de Paul

Ms. Alicia,

Thank you for the opportunity to formulate this proposal for your review. In general, we include the demolition of the space to meet our understood requirements and the sketch made by American Construction Services of the tenant space. Since we have not conversed directly with the building owner or tenant, we have included a range of allowances as placeholders for now until final determinations have been made.

Scope of Work

Professional Services

- i. Construction project management, site supervision, safety and coordination meetings, weekly project updates, construction draw coordination, administration, and municipal approvals.
- ii. Provide dumpsters as required for project, temporary toilet facilities, final cleaning, general liability and builder's risk insurance.

Demolition Scope – per callouts on scope sketch:

- a. (not on sketch) Provide asbestos inspection prior to beginning demolition work per \$3,000 total inspection/sample/report/abatement allowance.
- b. Remove for future re-use qty (2) overhead doors from interior of space. Note the doors are manual and do not have operators currently.
- c. Remove walls, doors, stairs, and mezzanine indicated on sketch. Note that the bathroom walls, toilet, etc. will stay intact. There may be a need to replace the ceiling in the bathroom pending the existing construction method used to support the bathroom ceiling. Demo/relocate/make-safe electrical in any remove walls, ceilings, mezzanines. Cut flush and fill with concrete qty (2) conduits rising through concrete floor.
- d. Remove existing carpet and remove glue residue from carpet with solvent. Finish floor to be 'smooth' concrete after glue removal. Aggressive glue remover will be used, but glue remnants may still be present. If additional measures must be taken to smooth out floor, floor grinding will need to be reviewed after carpet and glue have been fully reviewed.

Construction Scope – per callouts on scope sketch:

1. Provide and install qty (1) new 6070 double swinging ABS door (Chase or Eliason or similar) with frame into new opening cut-into existing wall. Demo/relocate/make-safe electrical in way of creating opening. Installation location noted on plan as 6ft away from adjacent wall.
2. Prepare opening and install qty (1) previously removed overhead door from bullet point (b.) above where generally indicated on scope sketch. There is an existing service door in that existing partition wall that will either be removed, or kept in-place, which will determine final location of the overhead door to be installed here, along with a building column just south of that partition wall. St. Vincent DePaul will need to provide direction on location for overhead door install before work commences on overhead door removal in step (b.) above.



DESIGN | BUILD | DEVELOP | REAL ESTATE

3. Build new wall in corridor with metal studs, install qty (1) salvaged hollow metal frame with salvaged door from demo in other area of project. St. Vincent DePaul will need to provide direction on which door to use and exact position of wall along with the door swing.
4. Provide and install new flooring in 'conference room' after existing carpet removal with transitions as necessary.
5. (not on sketch) Modify existing HVAC supply/returns as walls are removed to adequately service space. Modify fire protection piping as walls/structures are removed to adequately service space. Both per allowance amounts listed below pending final customer requirements.
6. (not on sketch) install new electrical transformer provided by St. Vincent DePaul and connect to St. Vincent DePaul compactor. Additional electrical per customer requests are included per the allowance amount below.

Allowances:

- A. Asbestos inspection/samples/report/abatement \$3,000 included
- B. Permits \$2,000 included
- C. Flooring supply and install \$6,000 included for bullet point #4
- D. Electrical additions \$5,000 included pending St. Vincent Requirements
- E. HVAC \$5,000 included
- F. Fire Protection \$4,500 included

Exclusions:

- A. Unforeseen site conditions or concealed conditions
- B. Items not specifically listed
- C. Drywall patching/repairs
- D. Painting

Total Cost Estimate based on above descriptions including applicable tax and freight:
\$141,330.00

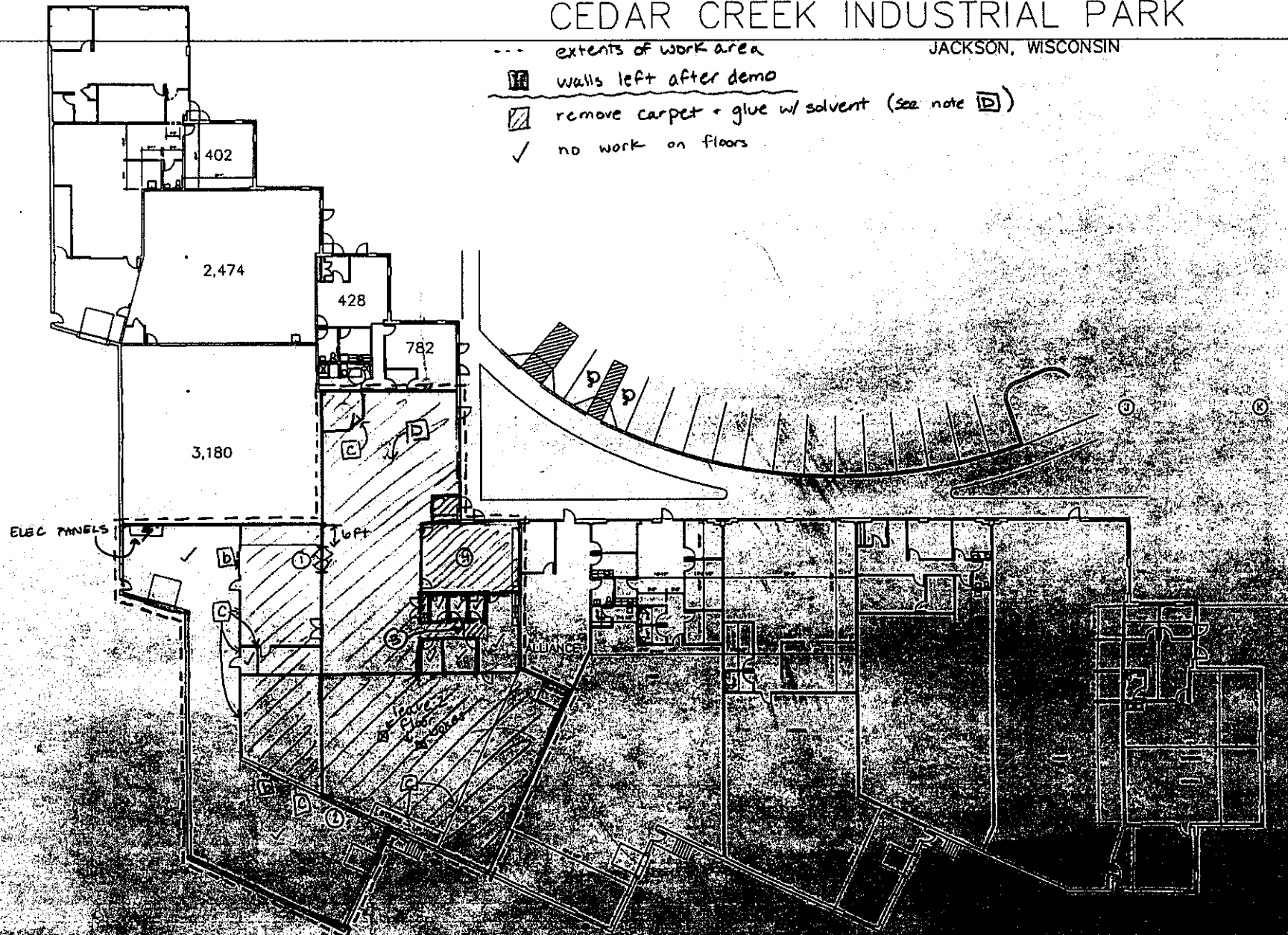
Sincerely,

Stephen Houdek, Compliance Officer

CEDAR CREEK INDUSTRIAL PARK

JACKSON, WISCONSIN

- extents of work area
-  walls left after demo
-  remove carpet + glue w/ solvent (see note D)
- ✓ no work on floors





TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

January 31, 2022

PETITION FILE NO. 14472

JILLINE DOBRATZ, CLERK
VILLAGE OF JACKSON
PO BOX 637
JACKSON, WI 53037-0637

ALISON PECHA, CLERK
TOWN OF POLK
3680 STATE HIGHWAY 60
SLINGER, WI 53086-9309

Subject: SYSCO FOOD SERVICES OF EASTERN WISCONSIN ANNEXATION

The proposed annexation submitted to our office on January 10, 2022, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the Village of Jackson, which is able to provide needed municipal services.

This annexation is a resubmittal of a previous petition - MBR #14463 – reviewed by the Department on November 26, 2021. This petition is identical in configuration. Petitioners indicate that the territory is being resubmitted to correct an error with the previous petition related to providing notice.

As with the previous petition, the Town expresses its opposition because losing territory along Mill Road harms the Town's future economic development plans, and because of concerns about safety along Mill Road. The Department again recommends that these are issues that may be appropriately resolved by an intergovernmental boundary agreement under ss. 66.0301 or 66.0307, Wis. Stats. Department staff are available to provide technical assistance should the communities decide to develop a boundary agreement.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14472 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2546>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erich Schmidtke', with a stylized, flowing script.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

ORDINANCE #22-02

**AN ORDINANCE TO ANNEX TERRITORY TO THE
VILLAGE OF JACKSON, WISCONSIN**

WHEREAS, Sysco Food Services of Eastern Wisconsin LLC ("property owner") owns a parcel in the Town of Polk, commonly referred to as Tax Parcel T9_076400A ("subject property"); and

WHEREAS, the property owner has submitted a petition to the Village Clerk, on or about January 7, 2022, for direct annexation of the subject property by unanimous approval; and

WHEREAS, this petition is a resubmittal of a previous petition – MBR #14463 – reviewed by the Department of Administration on November 26, 2021 and was resubmitted to correct a procedural concern related to providing notice; and

WHEREAS, the Village of Jackson Plan Commission considered the property owner's annexation petition at its meeting on January 27, 2022, and has, consistent with Wis. Stats. §66.0217(8)(a), recommended the subject property be temporarily classified as General Manufacturing (M-2) District; and

WHEREAS, the Village of Jackson Village Board considered the matter at its meeting on February 8, 2022; and

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

Section 1. Territory Annexed. In accordance with Wis. Stats. §66.0217(2) and the petition for direct annexation by unanimous submitted by the property owner, the following described territory in the Town of Polk, Washington County, Wisconsin is annexed to the Village of Jackson, Wisconsin:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 10 NORTH, RANGE 19 EAST, IN THE TOWN OF POLK, WASHINGTON COUNTY,
STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19 EAST;
THENCE NORTH 88° 11' 23" EAST ALONG THE EAST 1/4 LINE OF SAID SECTION, 300.00
FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88° 11' 23"
EAST ALONG SAID LINE OF SAID SECTION, 1020.52 FEET; THENCE SOUTH 01° 17' 44"
EAST, 1323.54 FEET; THENCE SOUTH 88° 07' 25" WEST, 1318.65 FEET; THENCE NORTH

01° 22' 37" WEST, 225.05 FEET; THENCE NORTH 88° 11' 23" EAST, 300.00 FEET; THENCE NORTH 01° 22' 37" WEST, 1100.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1,417,454 SQUARE FEET (32.54 ACRES) MORE OR LESS.

A scale map of the annexed territory is attached hereto and incorporated as Exhibit 1.

Section 2. Effect of Annexation. From and after the date of this ordinance the territory described in Section 1 shall be a part of the Village of Jackson for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules, and regulations governing the Village of Jackson.

Section 3. Population. The population of the subject territory is zero.

Section 4. Temporary Zoning Classification. Upon recommendation of the Plan Commission and pursuant to Wis. Stats. §66.0217(8)(a), the territory annexed to the Village of Jackson is temporarily zoned, General Manufacturing (M-2) District.

Section 5. Permanent Zoning Classification. The Plan Commission of the Village of Jackson is directed to prepare an amendment to the zoning ordinance setting forth a permanent zoning classification and regulations for the zoning of the annexed area and to submit its recommendation to the Village Board.

Section 6. Ward Designation. The territory described in Section 1 of this ordinance is made part of Ward 12 of the Village of Jackson, subject to the ordinances, rules, and regulations of the Village governing wards.

Section 7. Payment to Town of Polk. Pursuant to Wis. Stats. §66.0217(14), the Village Board agrees to pay annually to the Town of Polk, for five (5) years, an amount equal to the amount of property taxes levied by the Town of Polk on the annexed territory, as shown by the tax roll under Wis. Stats. §70.65 in 2021 (the year in which this annexation is final).

Section 8. Notification. The Village Clerk is directed to complete the notifications set forth in Wis. Stats. §66.0217(9).

Section 9. Effective Date. This ordinance shall become effective upon passage and posting, or publication as provided by law.

Section 10. Severability. 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.

Adopted this 8th day of February 2022, by at least a two-thirds vote of the elected members of the Village Board.

Introduced by:_____

Seconded by:_____

Vote: _____aye _____nay

Passed and approved_____

VILLAGE OF JACKSON

By:_____

Michael E. Schwab, Village President

Attest:

Jilline S. Dobratz, Village Clerk

Proof of Posting:

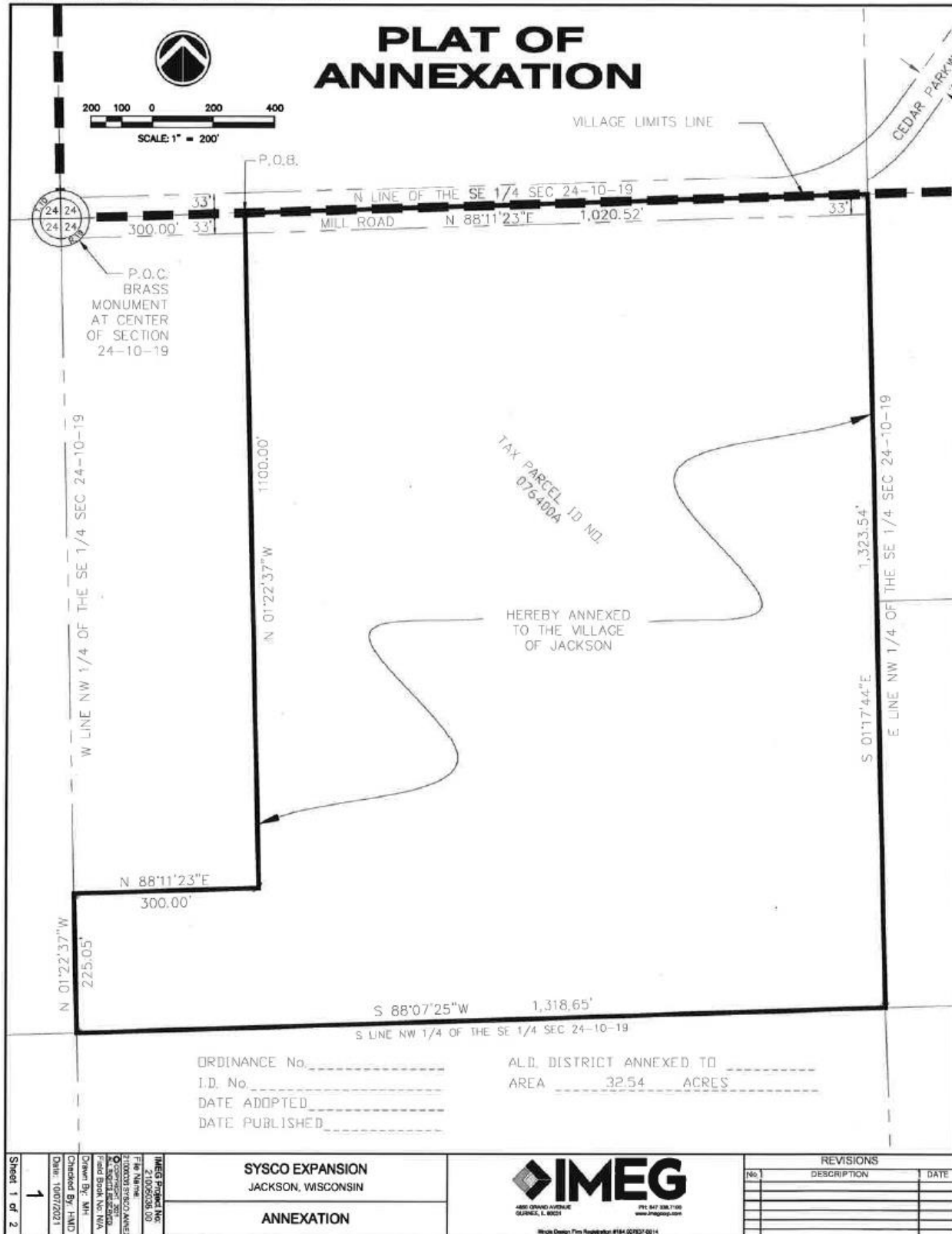
I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Village Hall, Post Office and one other location in the Village.

Village Official

Date

Exhibit 1.

Friday, October 22, 2021 8:03:07 AM
G:\2021\21006036\00\DESIGN\DWG\C30\SURVEY\21006036 SYSO ANNEXATION.DWG



Sysco Application for
Annexation Submittal to
Planning Commission
January 7, 2022

VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

(Meetings are held the fourth Thursday of the month. Applications are DUE the 1st Friday of the month for that month's meeting.)

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u> <i>Refer to number items in shaded column →</i>	<u>TYPE OF INFORMATION DESCRIBED</u> <i>(See reverse side for further instructions)</i>	<u>Paper or Digital Copy Required</u>
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)	Both
			2) Describe the intended use and operation	Both
CONDITIONAL USE			3) Address labels of adjacent owners to be notified (200' / 500')	Both
- Full Review or Amendment	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	4) Property owner acknowledgement of the request	Both
- *Special Use (to existing CU)	\$50	1,2,4,5,6,7,13	5) Impact Statement	Both
			6) Location Map	Both
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	7) Development Plan / Site Plan	Both
- *Special Use (to existing PUD)	\$50	1,2,3,4,5,6,7,13 (14-22 upon request)	8) Preliminary Plat	Both
			9) Final Plat	Both
REZONING	\$200	1,2,3,4,6,9 or 10 (500' for rezoning) 200' for Cond. Use or PUD Site Plan)	10) Certified Survey Map	Both
			11) Annexation Petition	Both
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	12) Annexation Map	Both
			13) Sketch Plan	Both
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	14) Landscape and Buffer Plan	Both
EXTRA TERRITORIAL PLAT/CSM	\$150	1,2,6,9 / 10		
EXTRA TERRITORIAL PLAT OUTSIDE SANITARY SRVC. AREA	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure	
			15) Grading / Drainage Plan	Both (24x36)
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sanitary Sewer / Storm Sewer Plans	Both (24x36)
			17) Street / Right of Way cross sections	Both (24x36)
FINAL PLAT / Final Plat Reappl.	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	Both (24x36)
			19) Proposed colors / materials	Both
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement	Both
			21) Annexation Agreement (<i>includes pre-annex agreements</i>)	Both
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) Other -	Both
VARIANCE / APPEAL	\$150	1,2,3,4,6,7		
MAILING LABELS	\$25	For all property addresses within 200 feet For all properties within 500' if rezoning ONLY	Must submit additional fee if not providing labels	Both

*SPECIAL USE PERMITS are applicable to EXISTING Conditional Use Permits and Planned Unit Developments. The granting of a Special Use Permit shall not change the character of the principal use or conflict with the purpose and intent of the original Conditional Use or Planned Use Development approval. Special Use Permits shall be reviewed for impact on neighboring uses in addition to the neighborhood. Compatibility is a primary consideration.

Examples of special uses include: New or expanded tenant uses including occupancies, minor changes to building facades, minor lighting changes, paint schemes, certain accessory structures, sign replacements of equal or lesser size or other uses or modifications as determined by the Village.

Applications shall be submitted NO LATER than 4:00 PM on the 1st Friday of the month to be considered at that month's meeting.

In some cases, additional copies of a submittal may 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.

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 at which a public hearing may be held. A decision on the request could be made at that time.

EXPLANATION OF TYPES OF INFORMATION REQUIRED *(From front page of application form)*

1. **Application Form:** You **MUST SUBMIT both HARD (paper) and DIGITAL (USB Drive) copies of your application.**
2. **Letter of Intent:** What you are requesting in your own words? *(Be brief)*
3. **Mailing/Address Labels:** It is your responsibility to provide the Village with addresses labels of ALL adjacent property owners within a 200-foot radius of the subject property. If mailed notification is required for your application, an incorrect address may cause a delay. *(Additional \$25 is required if Village provides address labels.)*
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. General hours of operation.
 - B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
 - C. Vehicle trip generation (trips per day per unit x number of units).
 - D. Estimated numbers of vehicles and/or equipment, materials, to be parked and/or stored on site.
 - E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.
 - F. Proposed dates of construction and completion.
 - G. Anticipated user profiles (for residential developments).
 - H. Annual water consumption estimate (100% occupancy and build-out).
 - I. Annual sewage generation estimate (100% occupancy and build-out).
6. **Location Map:** An aerial map indicating where the site is located within the Village.
7. **Development Plan:** Show entire proposal on the site. Include edge of pavement and/or back of the curb line, sidewalks (existing and proposed), structure footprint(s), driveways, parking areas, fencing, refuse enclosures, locations of accessory uses, and overall dimensions of structures and setbacks, 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 document 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:** Show location, size, type, botanical name & common name of proposed trees & shrubs. Also details surface treatments. Show walls, fence location and style, buffers/screening and similar details.
15. **Grading/Drainage Plan:** Show 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:** Show size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer system with gradient profiles and invert elevations; shows the proposed storm drainage system as in #15 above.
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 Building 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.** **Not applicable**

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

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: 1 Sysco Drive, Jackson WI 53037 Unit: _____ Jackson, WI

Parcel #: 076400A Lot Size: 32.54 acres sq. ft. Building Area: 317,192 sq. ft.

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

APPLICANT INFORMATION

Name(s): Sysco Food Services of Eastern Wisconsin

Mailing Address: 1 Sysco Drive, Jackson, WI 53037 -attn: Taylor Cherry State _____ Zip _____

Office: (346) 266-5244 Cell: (346) 266-5244 Fax: (_____) _____

Email: taylor.cherry@sysco.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): Sysco Food Services

Address: 1390 Enclave Parkway, Houston State TX Zip 77077

Office: (346) 266-5244 Cell: (346) 266-5244 Fax: (_____) _____

Email: taylor.cherry@sysco.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: The Austin Company

Primary Contact: Barry Rogers

Address: 6095 Parkland Blvd, Cleveland State OH Zip 44124

Office: (440) 544-2600 Cell: (216) 513-1891 Fax: (_____) _____

Email: barry.rogers@theaustin.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: _____

Requesting annexation of "south" parcel to the "north" parcel, both owned by Sysco,
to accomodate expansion of Sysco's operations and facility.

Annexation will integrate Sysco's operations and provide safe operation for vehicles and staff.

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

Current property houses a food distribution hub. Proposed expansion will increase existing operations.

South property being annexed, currently farm field, is proposed in part for trailer parking and maintenance function
to support their operations on site.

Hours of Operation: Varies with demand, can be 24x7 at peak. No change from existing hours of operation.

Provide a brief overview of proposed daily on-site operations: Receive trailer loads of food products, and put in storage.

Products stored in freezer, cooler, or ambient racks. Food products are retrieved from racks per order, and loaded on
trailers for distribution.

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.: No change from existing operations.

Vehicle operations are limited to paved surfaces to limit dust and silted runoff. Existing emergency generator
is limited to periodic test runs other than in power outage. Existing rooftop HVAC units and ammonia system coolers
will be extended for proposed building expansion.

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

Adjacent properties include manufacturing of overhead doors, highway, farmland with 2 separate residences, and
undeveloped land.

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

Proposed activities include building and site expansions on north parcel, and development of a portion of the south
parcel for trailer parking, vehicle maintenance, supplemental automobile parking, and storm water retention pond
for increased runoff. Details will be provided in subsequent submittal.

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

Grading and stormwater modifications will be similar to existing, modified as required for proposed modifications.
Grading will ensure safe operations for trucking and staff, with control of storm runoff compliant with requirements.

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

Main driveway into facility will be extended and widened to accommodate staged trailers on site. Landscaping
will be developed focusing on the proposed east wall of the expansion providing softening elements, and on the
areas adjacent to the existing residences where earth berms and selective tree plantings are planned.

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

Entire existing site is secured with fencing and manned guardhouse access for food security. Site lighting
provided for safe operations and security, with cut-offs to minimize impact to neighbors.

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

Existing buildings are provided with wet or dry fire suppression systems, yard fire loop pressurized by fire
pump, and fire alarms. Proposed building expansions will extend the existing systems.

Describe the projected traffic circulation and impacts: _____
Existing truck traffic to and from site will be maintained, but increased, heading northbound on Sysco drive.
Local traffic will be impacted by proposed vacation of road between north and south parcels. Emergency
vehicle access across vacated road can be provided.

List all setbacks from rights-of-way and property lines and height limitations: _____
In response to earlier feedback, proposed building development has been modified to provide minimum 30' setback
from property line/right of way line. Proposed building heights will be similar to existing, but slightly higher to meet
proposed operation requirements, with maximum roof height just under 40'. Small rooftop units required for freezer
operation will extend approximately 8' higher.
Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: _____
All known required licenses and certificates are current and valid.

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☒ Yes If yes, explain: Proposed construction will require normal Governmental approvals including
Building and site permits.

Describe any proposed signage including type, size, and location: _____
Signage for the project will be similar to current building and site signage. Existing temporary "trailer based
signage" will be replaced with more appropriate smaller permanent electronic signboard.

If construction is proposed, describe proposed exterior building materials (type, color, etc.): _____
Proposed project building expansions will utilize exterior insulated metal wall panels (IMP) similar to existing
in color and texture. Architectural treatment of the proposed wall adjacent to Sysco Drive is being studied.

Describe any site specific features/constraints, etc.: _____
Site development intends to mimic and extend the current development with improvements for off-street
trailer staging. South parcel will continue to be utilized for farming outside the proposed development area.

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
Parking requirements for proposed development are planned for nominal 100 additional spaces with code
defined percentage for handicapped parking.

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____
Proposed development will utilize a combination of earth berms and selective plantings adjacent to the two
existing residences in the south parcel.

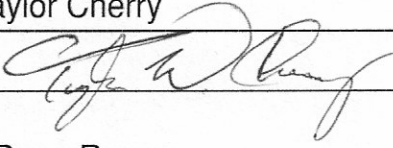
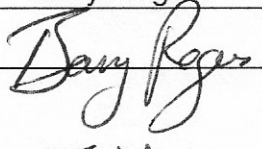
Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
Existing refuse and recycling containers will be maintained or relocated. Screening with fencing with
vision slats, matching existing, will be used to screen containers from public roadways.

Projected Sewer/Wastewater Usage: (see impact analysis) gal/year

Projected Water Usage: (see impact analysis) gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print): Taylor Cherry
Applicant Signature: 
Co-Applicant Name (Print): Barry Rogers
CO-Applicant Signature: 
Date of Application: JAN 7, 2022

You MUST sign and date this Application!

SUBMIT TO: Village of Jackson – Village Hall (Checks shall be made payable to Village of Jackson)
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

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

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

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

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

LETTER OF INTENT

Submitted to Village of Jackson Zoning Commission on January 7, 2022 as a
Supplement to Annexation request.

Sysco has operated a food distribution operation in Jackson for over 20 years, supporting and maintaining good relationships with the community. Sysco owns two properties, known generically as "south parcel" and "north parcel". The current operation is wholly located on the north parcel, while the south parcel, located adjacent but across Mill Road, is currently undeveloped and is being used as a farm field. The south parcel is located in the Town of Polk.

Currently Sysco is proposing to expand the Jackson operation, increasing the volume of food distribution. To achieve this expansion, the existing facility must increase in size for freezer, cooler and ambient storage rack areas. Existing yard trucking operations will be displaced by the building expansions, and additional truck counts will be required for the increased operations. Sysco proposes to utilize a portion of the south parcel adjacent to Mill Road and develop the parking area for additional employees and trailers. Additionally, a small fleet maintenance facility is proposed for the south parcel to replace an existing but aging fleet maintenance facility on the north parcel.

Expansion to the south parcel will involve significant trucking and personnel movements across Mill Road, with due concerns of safety for both Sysco staff and local residents. Further, as is required by federal regulations for food operations, the entire facility is secure with perimeter fencing, and fully manned guardhouse for vehicle entry. Maintaining security for the proposed separation of the two developed parcels without Annexation will be problematic.

To address both issues of safety for the trucking and personnel crossings, and to facilitate overall site security measures, Sysco is requesting Annexation of the south parcel.

Subsequent submittals will address details of the proposed building and site expansions, and the vacation of a portion of Mill Road.

Item 4- Proof of Property Ownership

- Title Policy

- Plat

Fidelity National Title
2651 North Harwood Ste. 450
Dallas, TX 75201
Attn: Ursula V. Fulks

Project I.D.: 9000342100571
Report No.: F-374388L

We find that the grantee(s) named in the latest recorded conveyance of the real estate described below (is) (are):

Sysco Food Services of Eastern Wisconsin, LLC

Legal Description:

Parcel A:

That part of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 10 North, Range 19 East, in the Town of Polk, Washington County, State of Wisconsin, bounded and described as follows:

Commencing at the center of Section 24, Township 10 North, Range 19 East; thence North 88°11'23" East along the East 1/4 line of said section, 300.00 feet to the place of beginning of this description; thence North 88°11'23" East along said line of said section, 1020.52 feet; thence South 01°17'44" East, 1323.54 feet; thence South 88°07'25" West, 1318.65 feet; thence North 01°22'37" West, 225.05 feet; thence North 88°11'23" East, 300.00 feet; thence North 01°22'37" West, 1100.00 feet to the place of beginning.

Parcel B:

A non-exclusive easement contained in Land Contract recorded December 29, 1975, in Volume 600 of Records, page 121, as Document No. 368808.

Tax Key No.: 076400A

Property Address: Mill Rd.

The following easements and restrictions affect the above described land:

Deeds:

Warranty Deed by Charles Sponholz to Lawrence Ritterbusch and Ramona Ritterbusch, husband and wife, recorded June 12, 1940, in Volume 126, page 403, as Document No. 172033.

Warranty Deed by Ramona Ritterbusch to Lawrence Ritterbusch recorded April 23, 1968 in Volume 447, page 262, as Document No. 299503.

Land Contract by Lawrence Ritterbusch to Jerome A. Schuh and Dorothy K. Schuh, his wife recorded December 29, 1975 in Volume 600, page 121, as Document No. 368808.

Warranty Deed by Lawrence Ritterbusch to Jerome A. Schuh and Dorothy K. Schuh, his wife, as joint tenants recorded December 29, 1980 in Volume 744, page 509, as Document No. 433408.

Warranty Deed by Jerome A. Schuh and Dorothy K. Schuh, husband and wife to Sysco Food Services of Eastern Wisconsin, LLC recorded November 16, 2004 as Document No. 1069543.

Easements:

Easement to Wisconsin Electric Power Company recorded October 1, 1976 in Volume 625, page 152, as Document No. 379885.

Easements first contained in Warranty Deed by Lawrence Ritterbusch to Jerome A. Schuh and Dorothy K. Schuh, his wife, as joint tenants recorded December 29, 1980 in Volume 744, page 509, as Document No. 433408.

Easement Agreement between Sysco Food Services of Eastern Wisconsin, LLC and Jerome A. Schuh and Dorothy K. Schuh, husband and wife recorded November 16, 2004 as Document No. 1069544.

Open Mortgages:

None.

Judgments:

None.

Taxes:

The 2020 Real Estate Taxes were paid in full in the amount of \$88.53.

Taxes, general and special, for the year 2021 and subsequent years not yet due and payable.

Dated this 9th day of September, 2021 at Washington County, Wisconsin at 12:00 AM, the effective date hereof.

This report and legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title or an opinion as to the marketability of title to the subject premises. This limited search is only as to the matters shown since September 9, 1961.

FIDELITY NATIONAL TITLE COMPANY, LLC



Sarah Struntz

Sarah.Struntz@fnf.com

cc: Ursula V. Fulks, Escrow Officer / Fidelity National Title

EXHIBIT "A"

LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT **THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.**

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

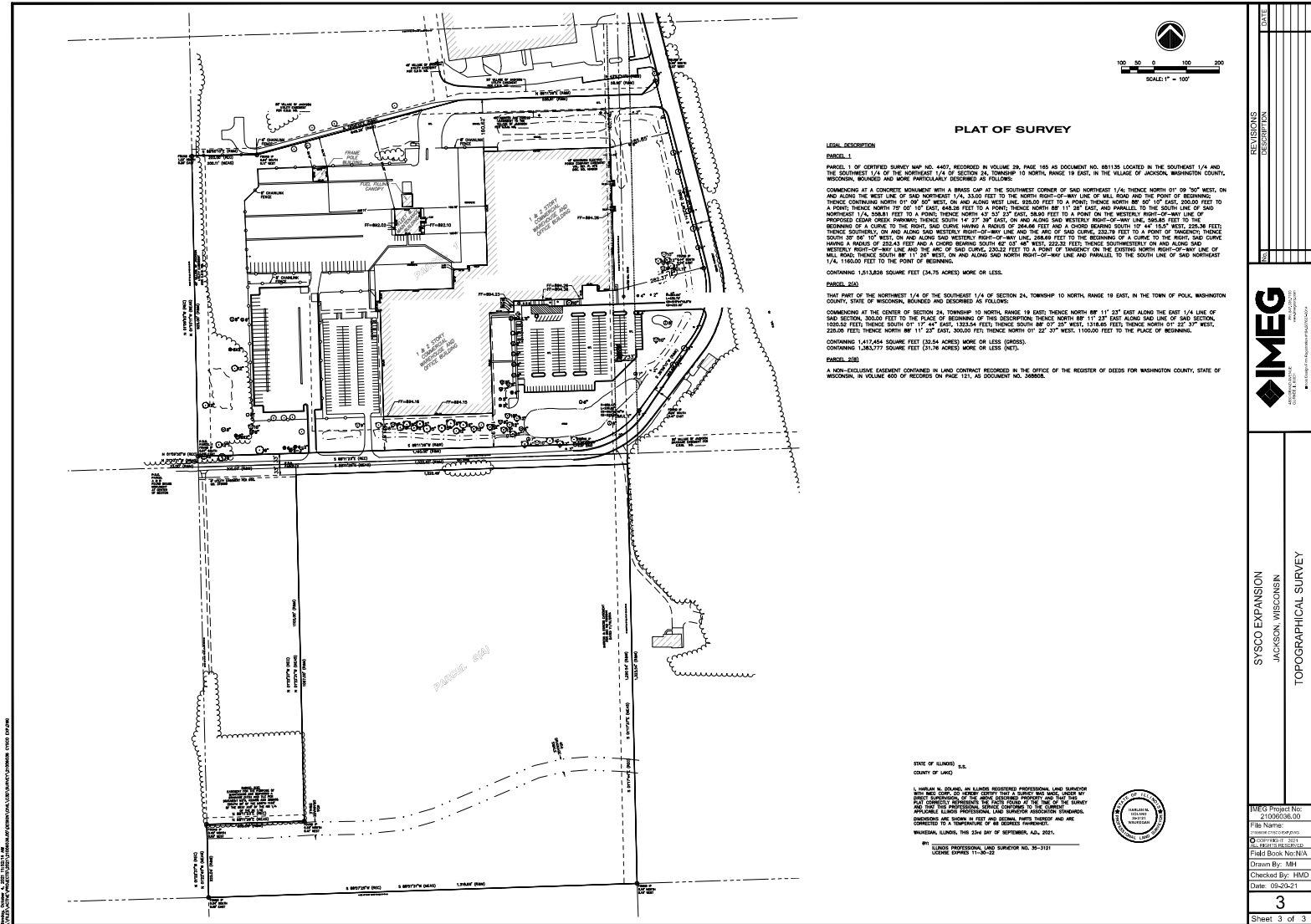
YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR

EXHIBIT "A"

(continued)

ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.



PLAT OF SURVEY

LEGAL DESCRIPTION

PARCEL 1

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4407, RECORDED IN VOLUME 29, PAGE 185 AS DOCUMENT NO. 881335 LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT WITH A BRASS CAP AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 01° 08' 50" WEST, ON AND ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HILL ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01° 09' 20" WEST, ON AND ALONG WEST LINE, 350.00 FEET TO A POINT; THENCE NORTH 88° 50' 10" EAST, 200.00 FEET TO A POINT; THENCE NORTH 73° 00' 40" EAST, 84.88 FEET TO A POINT; THENCE NORTH 88° 11' 20" EAST, AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4, 558.81 FEET TO A POINT; THENCE NORTH 42° 52' 25" EAST, 58.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED CLEAR CREEK PARKWAY; THENCE SOUTH 14° 27' 30" EAST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 588.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 284.48 FEET AND A CHORD BEARING SOUTH 10° 44' 10.5" WEST, 225.38 FEET; THENCE SOUTHWEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE END OF SAID CURVE, 225.38 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88° 10' WEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 128.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.43 FEET AND A CHORD BEARING SOUTH 82° 03' 48" WEST, 225.32 FEET; THENCE SOUTHWEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE END OF SAID CURVE, 225.32 FEET TO A POINT OF TANGENCY ON THE EASTERN NORTH RIGHT-OF-WAY LINE OF HILL ROAD; THENCE SOUTH 88° 11' 20" WEST, ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4, 116.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,213,828 SQUARE FEET (34.75 ACRES) MORE OR LESS.

PARCEL 20A

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19 EAST, IN THE TOWN OF POLK, WASHINGTON COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19 EAST; THENCE NORTH 88° 11' 20" EAST ALONG THE EAST 1/4 LINE OF SAID SECTION, 30.00 FEET TO THE PLACE OF BEGINNING OF THE DESCRIPTION; THENCE NORTH 88° 11' 20" EAST ALONG SAID LINE OF SAID SECTION, 1020.50 FEET; THENCE SOUTH 01° 17' 44" EAST, 1,323.54 FEET; THENCE SOUTH 88° 25' 25" WEST, 1318.85 FEET; THENCE NORTH 01° 25' 37" WEST, 225.08 FEET; THENCE NORTH 88° 11' 20" EAST, 300.00 FEET; THENCE NORTH 01° 22' 20" WEST, 1100.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1,417,454 SQUARE FEET (32.54 ACRES) MORE OR LESS (GROSS).

PARCEL 20B

A NON-EXCLUSIVE EASEMENT CONTAINED IN LAND CONTRACT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY, STATE OF WISCONSIN, IN VOLUME 850 OF RECORDS ON PAGE 121, AS DOCUMENT NO. 348808.

STATE OF ILLINOIS S.S.
COUNTY OF ILLINOIS

I, HIRSHAN N. SOHANI, AN ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR, BEING WELL AND LEGALLY QUALIFIED, DO HEREBY CERTIFY THAT I HAVE PERSONALLY AND INDIVIDUALLY EXAMINED THE FIELD NOTES AND PLAT CORRECTLY REPRESENTING THE SURVEY HEREIN, AND THAT THE SURVEY AND PLAT ARE IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR'S BOARD OF ETHICS.

DRAWN AND CALCULATED BY: HIRSHAN N. SOHANI
CHECKED BY: HIRSHAN N. SOHANI
DATE: 09-30-21

WISCONSIN PROFESSIONAL LAND SURVEYOR NO. 35-3211
LICENSE EXPIRES 11-30-22



REVISIONS		DATE
1	ISSUED FOR PERMIT	09-30-21

IMEG PROJECT NO: 21090036.00
DATE: 09-30-21
DRAWN BY: MH
CHECKED BY: HMD
SHEET: 3 OF 3

SYSCO EXPANSION
JACKSON, WISCONSIN
TOPOGRAPHICAL SURVEY

IMPACT STATEMENT

Submitted to Village of Jackson Zoning Commission on January 7, 2022 as a Supplement to Annexation request.

Sysco is requesting Annexation of its "south parcel" to its main operation which is located in the "north parcel" to support a proposed expansion of the existing facility operations. Impact of the overall proposed expansion is outlined below in compliance with Village PC Submittal Guide.

- A. Hours of Operation: There will be no impact to operating hours with the proposed expansion. The operating hours for the current operation which vary with customer demand. Typical operations are 20 hours by 5 days, but can increase to 24x7 for periods of peak customer demand.
- B. Unusual Conditions warranting special attention: There will be no impact to fire hazards, odors, noise generation, etc with the proposed expansion. The proposed expansion to the cooler and freezer rack areas will require an increase in the zero carbon refrigerant ammonia, which is a hazardous material. The current ammonia system which has operated without incident will be expanded to support the increased area cooler and freezer areas.
- C. Vehicle trip generation: Proposed expansion will impact vehicle trips, increasing the volume by up to 2x over a 10 year planning cycle. Current trucking routes from the site are 56, with one round trip per route per day.
- D. Estimated numbers of vehicles, equipment, materials stored on site: Proposed expansion will impact the numbers of tractors and trailers on site, however these are generally active vehicles, not "stored". Proposed project will accommodate 120 tractors and 150 trailers on site, which is a small increase from the current on site activity. Longer trailers being utilized require additional safe maneuvering and parking area, while improved logistics control minimizes the number of "non-working" trailers on site. No equipment or materials are currently or planned for storage on outside paved or grassy areas.

- E. Proposed sign(s) for advertising, directional signage, etc.: Impact on signage from the proposed expansion will be de minimus. Existing building signage on the east wall of the cooler will be replaced with like on the proposed expansion, and ground signs at the entries will be relocated or replaced in kind. There will be no "advertising signs" facing the highway in the south parcel being annexed.
- F. Proposed Dates of construction and completion: Construction start is proposed for early spring 2022, with completion in less than 2 years.
- G. (residential developments- not applicable)
- H. Annual water consumption: Impact of the proposed project on water consumption is being analyzed in engineering currently. Available data for current annual water use is 3,333,539 gallons per year for the main building, and additional 95,663 gallons per year for the fleet maintenance building.

The primary use of water in the current (and proposed expanded areas) is evaporation from the condensers for the ammonia system. There is no "production" on site requiring water consumption. Proposed staff increases will increase domestic water use only slightly. Fleet maintenance water use will not change with the proposed replacement building.

- I. Annual sewage generation: Impact of the proposed project on sewage generation is being analyzed in engineering currently. Data for the current main building use is not available, but it is significantly less than the water use due to evaporation in the rooftop condensers. Sewage generation for the fleet maintenance is effectively the same as domestic water use above, and the proposed relocated fleet maintenance building will not increase water or sewer use. Proposed staff increases in the main building will increase the sewage generation slightly.



REVISIONS		DATE
NO	DESCRIPTION	
		
1 SYSCO DRIVE, JACKSON, WI 53037 JACKSON, WISCONSIN SYSCO EXPANSION AERIAL		
IMEG Project No. 21008036.00 21008036.00 Drone Aerial ☒ Completed ☐ Not Started ☒ All Rights Reserved ☐ All Rights Reserved Drawn By: KK Checked By: HMD Date: 01/05/2022 1		
Sheet 1 of 1		

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

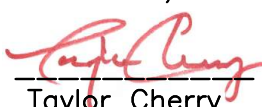
We the undersigned, constituting all of the electors and owners of certain real property in Washington County, Wisconsin, petition the Village Board of the Village of Jackson to annex the territory described hereon and shown on the attached scale map to the Village of Jackson, Washington County, Wisconsin:

Legal Description and scale map of the territory is attached as Exhibit "A" & "B".

The total population in the territory is 0.

The total number of qualified electors residing in the territory is 0.

We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

Signature of petitioner(s) and Electors	Date of Signing	Owner	Elector	Address
By: Sysco Eastern Wisconsin, LLC By:  Taylor Cherry Sr. Project Manager	12/17/2021	X		1 Sysco Drive Jackson, Wi. 53037

Sheet 2 of 2	1	IMEG Project No: 21006036.00 File Name: 21006036 SYSCO ANNEXATION.DWG ALL RIGHTS RESERVED Field Book No: N/A Drawn By: MH Checked By: HMD Date: 12/17/2021	SYSCO EXPANSION JACKSON, WISCONSIN	 4850 GRAND AVENUE GURNEE, IL 60031 PH: 847.336.7100 www.imegcorp.com Illinois Design Firm Registration #184.007637-0014	REVISIONS	
			ANNEXATION		No.	DESCRIPTION

AMENDED AND RESTATED PRE-DEVELOPMENT REIMBURSEMENT AGREEMENT

This Amended and Restated Pre-Development Reimbursement Agreement (“Agreement”) dated this ____ day of February 2022 by and between the Village of Jackson, Washington County, Wisconsin, and Sysco Corporation, Inc. (“Developer”).

Recitals

A. Developer wishes to expand an industrial development within the Village as further described in various submittals that have previously been provided to the Village.

B. The Village has expressed its willingness to consider the project. However, its review will require the Village to retain professional services, including, without limitation, financial consultants, engineers, and attorneys. The Village believes it is appropriate for Developer to reimburse the Village for its reasonable professional fees together with out-of-pocket Village expenses such as hearing notices, per diem hearing fees, and other established expenses. In addition, the parties contemplate the negotiation and potential execution of a Development Agreement for which professional fees will be incurred.

C. The execution of this Agreement does not constitute a waiver of the Village’s discretion to approve, modify, or deny the project to the extent that these actions are within the Village’s jurisdiction. All rights are reserved.

NOW, THEREFORE, in consideration of the above recitals, and for other good and valuable consideration mutually acknowledged by the parties, it is agreed as follows:

1. Reimbursement of Professional Fees. The Village will incur professional fees relating to the project. These fees will likely include professional services rendered by financial consultants, engineers, and attorneys (together “Professional Fees”). With limitation of \$5,000.00 as requested by Sysco Corporation, Professional Fees will be incurred to complete the review of plans, negotiation and execution of a development agreement, and the design, administration, supervision, review, and enforcement of commitments relating to the project. Developer agrees to pay the Village’s invoices regarding Professional Fees within 30 days of the issuance of the Village’s invoices identifying such additional fees. Late payment shall bear interest at the rate of 8% per annum. Should additional fees be incurred beyond \$25,000 developer and Village will enter into a subsequent agreement.

2. Reimbursement of Village Expenses. In addition to the obligation to reimburse the Village for its incurred Professional Fees, Developer agrees to reimburse the Village for all out-of-pocket expenses relating to the Village's review of the project, including hearing notices, per diem fees and other established Village expenses incurred to process the review of the project. The payment terms described in Section 1, above, apply to the reimbursement of the Village's expenses described in this Section 2.

3. Condition Precedent. The execution of this Agreement constitutes a condition precedent to any further action or obligation to be taken or assumed by the Village relating to the project. In addition to the execution of this Agreement, Developer acknowledges that the project requires various hearings and approvals, including, without limitation, the approval of the Village Board. The Village cannot assure Developer that all such approvals will be granted; however, the Village will address project applications in a timely fashion. Developer acknowledges that it has no property interest in the issuance of Village approvals relating to the project.

4. Village-No Obligation. The Village shall have no obligation or liability for any obligations or responsibilities to any lending institution, contractor, or subcontractor or any other party retained by Developer relating to the project. Developer specifically agrees that no representation, statements, assurances or guarantees will be made by Developer to any third-party or by any third-party, which is contrary to this provision.

5. Development Agreement. The project will require the approval of a development agreement by the Village. This Agreement is intended to supplement and complement the contemplated development agreement. However, if there is a conflict between these respective documents, the document imposing the greater responsibility or liability on Developer shall control.

6. Authority. Developer represents and warrants to the Village that the person executing this Agreement has been duly authorized to so execute and to cause Developer to enter into this Agreement. Developer further represents that this Agreement is enforceable in accordance with its terms.

7. Miscellaneous. Developer may not assign this Agreement without the prior written consent of the Village. No modification or amendment to this Agreement shall be binding upon either party until such modification or amendment is reduced to writing and executed by both parties. This Agreement may be signed in any number of counterparts with the same effect as if the signatures were upon the same instrument. A facsimile or digital signature has the same effect as an original signature. If any provision in this Agreement is held to be unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the above date.

VILLAGE OF JACKSON

By: _____
Mike Schwab, Village President

Attest:

Jilline Dobratz, Clerk

Sysco Corporation, Inc.

By: _____
Authorized Representative



1/10/2022

**Rytec Corporation
Letter of Intent**

Village Of Jackson
Planning Commission
Jackson, WI 53037

RE: Temporary Exterior Storage Extension

We are requesting an extension for the use of our southeast parking lot to store our production crates. This request is for the time period from 1/31/2022 through 3/31/2022.

The additional space has greatly helped our production flow as we navigated supply issues. We are beginning to see improvements but would like to extend if at all possible.

Sincerely,

Jeremy Becker

Mfg. Engineer



Jackson Fire Department

"Educating the Community about Fire Safety"

FIRE - EMS ORGANIZATIONAL REVIEW AND FUTURE NEEDS ANALYSIS

REQUEST FOR PROPOSALS

The Village is soliciting proposals from qualified firms or individuals to provide consulting services for an Organizational Review and Future Needs Analysis of the Jackson Fire Departments to include staffing levels, compensation, full-time employee steps, ranking and compositions of full-time/part-time/Paid-on-calls, and a study of the cost-of-service formula for Fire Department services to neighboring community. These reviews will greatly assist community leaders in thoroughly understanding how the Fire Department operates currently and how future actions and initiatives can be developed and designed with the goal of long-term service reliability and financial sustainability.

Over the last six years, the current Fire & EMS structure has experienced an increase in operational expenses and requests for service while also experiencing a decrease in the availability of volunteers. Emergency Medical Services (EMS) are primarily staffed by paid-on-call labor. Steps have recently been taken to add three full-time Firefighters/paramedics to address this issue, but the Village still believes there may be stressors within in the current staffing model. It is important that the Village understands what steps can be taken to strategically compensate and promote current and future employees of the Jackson Fire Department.

Demands on EMS/fire services have increased because of public expectations, changing demographics, expenses, transport distances, and education/licensing requirements. More is being expected of fire departments as healthcare consolidates and trauma, cardiac, and stroke care becomes regionalized in specialty care centers resulting in longer transports and more transfers. The cost of running an ambulance service is increasing faster than funding sources and the need to find new sources of EMS funding continues to be a challenge. Fire equipment has also skyrocketed in cost. For all these reasons, community leaders within the Village of Jackson are seeking a comprehensive assessment of staffing within the Village and the fire department coverage area to provide a better understanding of the strengths and weaknesses of the current staffing structure.

Community and Departmental leadership are also requesting a review and recommendation in compensation, possible utilization in a step structure based upon service and credentials and ranking of full-time members to be comparable with other departments of size, call volume, and within the area. It is important to be able to understand what the cost will be in the future so that planning can start now.

Other concerns relate to costs for the Village to contract for services to other communities. It is important to review the current formula utilized to determine each contracting township's annual contribution to the Village and determine if a change is warranted to this calculation. Furthermore, strategically budgeting for improvements in capital purchases to include with the contracting townships contribution is an area the Department would like direction on.



Jackson Fire Department

"Educating the Community about Fire Safety"

Background

Jackson is a Village in Southeastern Washington County, Wisconsin. The population was 3,516 at the 2000 census. In 2022, the population was estimated to be 8,001. The fire department covers 100% of the Town of Jackson which consists of a population of 4,028 in the year 2021. The fire department also covers 25% of the Town of Polk which has a population of 4081 in 2021. In total, the Jackson Fire Department provides services to approximately 13,050 people, spanning 50 sq. miles from Scenic Road on the east side of the Village to the Washington/Ozaukee line, from the north on Hwy. NN down to the south on Pioneer Road.

The Jackson Fire Department is a combination department. It consists of 1 full-time Fire Chief, 1 full-time Captain of Training/Fire Inspections, 3 full-time Paramedic/Firefighters, 5 part-time members, 7 paid-on-call EMS only, 6 paid-on-call fire only, and 20 paid-on-call Fire/EMS members. There are also 4 active reserves who are retired members that assist with larger incidents and some non-emergency functions. Calls for emergency services are dispatched throughout the county by a single dispatch/911 Center located in West Bend at the Washington County Sheriff's Office.

STUDY SCOPE: COMPONENTS/OBJECTIVES

Department Overview – Analysis of Current Operations and Service Delivery

- Perform emergency response data analysis
 - Compare to industry standards
- Evaluate standard response components
- Establish processes for the development of short-term (1 – 5 years) and long-term needs (5 – 10 years) for station, personnel, major equipment, and vehicles.
- Understand vehicle and equipment needs for EMS and fire services over the next 20 years.
- Review organizational chart/structure
- Review current resource deployment strategy
- Review and evaluate critical issues and future challenges/opportunities

Governance, Service Agreements and Contracts

- Assess the functionality of the current Township's (Jackson and Polk) methodology.
 - Assess current service agreements and contracts
 - Models for calculating the Municipal Partners' annual service costs.

Staffing Methodology, Current and Future Needs

- Review current staffing compared to similar sized districts/municipalities
- Analysis of current staffing levels and recommendations of appropriate levels to ensure effective response times



Jackson Fire Department

"Educating the Community about Fire Safety"

- Determine best practice method to deliver staffing of Paid on-call, Part-Time, and Full-time employees, in the present and future.
- Based on anticipated/projected growth and service delivery expectations, make recommendations regarding staffing levels for: next year, five years, and ten years
 - Provide options for various staffing models

Salaries:

- Compare salaries, of other departments, utilizing call volume, population, surrounding areas, and future needs.
- Establish a salary scale for all Full-time, Part-Time, and Paid-on-call members
- Establish pay steps

Fiscal Analysis and Implications

- Based on projected growth and how that growth may impact these services, the study should review, and project operating costs based upon the future recommended staffing projections
- Analyze short, mid, and long-term cost implications of all recommendations made in the study
 - Analyze revenue and funding sources from partnering municipalities and service contracts relative to their capability to fund the recommendation.

Planning for Growth

- Based on anticipated and projected growth in the service area, provide options for future service models to consider
- Evaluate service options that include cooperative efforts with new municipal partners, as well as service options without partnership.

PROPOSAL RESPONSES

To apply, consultants will prepare a proposal that addresses the scope of study defined above. The proposal will reflect the consultant's professional expertise and experience regarding their approach to complete the requested study. A proposal shall consist of the following components:

Qualifications and Experience

- Detail the firm or organization's qualifications and experience performing similar studies.
- Detail the qualifications and experience of any staff that your firm is assigning to work on this study.



Jackson Fire Department

"Educating the Community about Fire Safety"

Study Methodology, Proposed Timeline and Finished Product

- Outline/describe the proposed methodology that your firm plans to use to accomplish studying the study scope objectives.
- Submit a proposed timeline for completing the study. Include recommended approximate dates for meetings with staff, elected officials, and the public.
- Summarize what we can expect to see from your finished product.

Citizen Engagement

- Provide your firm's recommended plan for how citizens will be involved in the study process.

Cost

- Provide a cost for a study that involves a review and recommendations to address staffing and compensation.
- Provide a cost for a study that involves review and recommendations to address all aspect of the listed study scope.

ANTICIPATED RFP SCHEDULE

RFP Submittal and Selection:

- February 9th: RFP published and sent to firms
- February 23rd: RFP Proposals due by 4:00 PM (see below for details)
- February 23rd through February 25th: Proposals reviewed by Staff
- February 25th: Finalists are notified
- February 28th through March 8th: Firms interviewed by Staff
- March 8th: Firm selected by Village Board

Reports Due:

- May 5th: Preliminary report of Firm's findings provided to Staff
- June 3rd: Final report of Firm's findings provided to Staff
 - Final drafts are due to Administrator Keller by 4:00 PM (CST) May 5th, 2022.
- June 14th: Final report presented to Village Board



Jackson Fire Department

"Educating the Community about Fire Safety"

Please provide 3 hard copies of your proposal, clearly label the outside of the envelope with RFP# JFD2022. Please also provide a flash drive with an electronic version. Proposals may be delivered via e-mail, mail, or in-person at:

Village of Jackson
Attn: Jen Keller, Village Administrator
N168W19851 Main Street
PO Box 637
Jackson, WI 53037

Questions regarding this RFP should be directed to Village Administrator Jen Keller at Jen.keller@villageofjacksonwi.gov or call at (262)677-9001 ext. 215.

The Village of Jackson reserves the right to waive any informalities or technicalities and to reject all proposals or parts thereof deemed to be unsatisfactory or not in the Village of Jackson's best interest. Furthermore, the Village of Jackson reserves the right to cancel any order or contract for failure of the successful firm(s) to comply with the terms, conditions, and specifications of this request and/or contract. Village of Jackson reserves the right to award this request to the firm or firm whose proposal is overall the most advantageous to the Village of Jackson and the Jackson Fire Department.

DRAFT MINUTES
Village Board Meeting
Tuesday, January 11, 2022 at 7:30 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call

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

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

Member Excused: Pres. Schwab

Staff Present: Building Inspector Collin Johnson, Administrator Jen Keller, Director of Public Works/Village Engineer Brian Kober, Fire Chief Aaron Swaney, Parks & Recreation Director Kelly Valentino, Police Chief Ryan Vossekui and Village Clerk Jilline Dobratz.

Also Present: Jim Blise of Design 2 Construct, Kris Dressler of Cedar Corporation, Bryan Lindgren of Neumann Developments, Jon Molkentin of Morning Star Building Committee, Jackie Mich of Vandewalle & Associates, Inc., Deb Sielski of Washington County Community Development, Phil Cosson of Ehlers and Attorney Matt Parmentier, by phone.

2. Pledge of Allegiance

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

3. Appointment of Acting Chair

Motion by Tr. Engelhardt, second by Tr. Wells, to appoint Tr. Heckendorf as the Acting Chair.

Vote: 6 ayes, 0 nays. Motion carried.

4. Any Village Citizen Comment on an Agenda Item

None.

5. Public Hearing – Conditional Use Amendment – Morning Star Lutheran Church – Early Childhood Learning Building Addition – N171W20131 Highland Road

Tr. Heckendorf opened the Public Hearing. No one spoke. Tr. Heckendorf closed the Public Hearing.

Jon Molkentin with Morning Star gave background information on the project and explained the amendments that were made following Plan Commission review. Vegetative screening will be added to make it look natural. The existing fire hydrant is within 150 feet of the building. Fire Chief Swaney stated this complies with requirements.

Motion by Tr. Engelhardt, second by Tr. Wells, to approve the Conditional Use Amendment – Morning Star Lutheran Church – Early Childhood Learning Building Addition – N171W20131 Highland Road.

Vote: 6 ayes, 0 nays. Motion carried.

6. Ordinance #22-01 Amending Chapter 2 of Village Code Regarding Joint Village and Town Parks and Recreation Committee

Administrator Keller gave information on the amendment. Tr. Emmrich stated the Town of Jackson requested the agreement to be rescinded.

Motion by Tr. Heckendorf, second by Tr. Emmrich, to introduce Ordinance #22-01 Amending Chapter 2 of Village Code Regarding Joint Village and Town Parks and Recreation Committee.

Vote: 6 ayes, 0 nays. Motion carried.

Motion by Tr. Heckendorf, second by Tr. Emmrich, to suspend the rules and allow the second reading with approval of Ordinance #22-01.

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

Motion by Tr. Heckendorf, second by Tr. Emmrich, to approve Ordinance #22-01 Amending Chapter 2 of Village Code Regarding Joint Village and Town Parks and Recreation Committee.

Vote: 6 ayes, 0 nays. Motion carried.

7. Ordinance #21-10 – Rezone Various Properties and to Amend the Zoning Map of the Village of Jackson Pursuant to Section 48.34 of the Municipal Code (2nd Reading)

Motion by Tr. Heckendorf, second by Tr. Emmrich, to approve Ordinance #21-10 – Rezone Various Properties and to Amend the Zoning Map of the Village of Jackson Pursuant to Section 48.34 of the Municipal Code (2nd Reading).

Vote: 6 ayes, 0 nays. Motion carried.

8. Ordinance #21-11 – Amending Chapter 16 of the Village Code of Ordinances Regarding Environment (2nd Reading)

Motion by Tr. Wells, second by Tr. Kruepke, to approve Ordinance #21-11 – Amending Chapter 16 of the Village Code of Ordinances Regarding Environment (2nd Reading).

Vote: 6 ayes, 0 nays. Motion carried.

9. Proposed Personnel Policies for Adoption – Multi-Factor Authentication

Administrator Keller explained this is an internal procedure. All Village emails will be required to take a secondary security step.

Motion by Tr. Heckendorf, second by Tr. Wells, to approve Policy – Multi-Factor Authentication.

Vote: 6 ayes, 0 nays. Motion carried.

10. Proposed Personnel Policies for Adoption – Cyber Liability for Transfer of Funds and Wire Transfers

Administrator Keller provided information.

Motion by Tr. Heckendorf, second by Tr. Engelhardt, to adopt Policy – Cyber Liability for Transfer of Funds and Wire Transfers.

Vote: 6 ayes, 0 nays. Motion carried.

11. Approval of Minutes for the Village Board Meeting of December 14, 2021

Motion by Tr. Emmrich, second by Tr. Wells, to approve the minutes for the Village Board Meeting of December 14, 2021.

Vote: 6 ayes, 0 nays. Motion carried.

12. Budget & Finance Committee

- **Pay Request #21 – Municipal Complex Building**

Motion by Tr. Wells, second by Tr. Kruepke, to approve payment for Pay Request #21 – Municipal Complex Building in the amount of \$94,431.33.

Vote: 6 ayes, 0 nays. Motion carried.

- **Jackson Main Street Revitalization Plan Scope of Services – Vandewalle**

Jackie Mich of Vandewalle & Associates, Inc. provided information on potential uses of the former Village Hall/Police Department parcel.

Deb Sielski of Washington County spoke on redevelopment and a long-term vision of the Village. Funding from the County for site analysis is available.

Motion by Tr. Heckendorf, second by Tr. Emmrich, to table action on the Jackson Main Street Revitalization Plan Scope of Services – Vandewalle until agenda Item #20.

Vote: 6 ayes, 0 nays. Motion carried.

- **Request to Amend Developer's Agreement for TID 6 – Design 2 Construct**

Jim Blise of Design 2 Construct gave information on overperformance in the TID. The agreement wording included must be industrial, so the apartments don't qualify for overperformance.

Phil Cosson of Ehlers spoke on two initial incentive payments that are overperformance payments. The Delaney Group overperformance amount is approximately \$186,000 and the 72 unit apartment building overperformance amount is \$561,780.00. The original project plan accounted for overperformance amounts that would be paid based on the developer meeting the minimum taxable threshold. The apartment building fits within the project plan. The overpayment agreement amounts are to be paid over a period of five years.

Motion by Tr. Heckendorf, second by Tr. Engelhardt, to table action to Amend Developer's Agreement for TID 6 – Design 2 Construct until agenda Item #20.

Vote: 6 ayes, 0 nays. Motion carried.

13. Village Municipal Complex – Update – Cedar Corp

Kris Dressler from Cedar Corp. was present and gave an update. A substantial completion date is being established. The final completion is being reviewed and the final pay application is to be determined. The remaining work was discussed. The elevator inspection was completed today. Project budget allocated to date is 99.4%.

14. Next Generation Housing Coalition Update – Washington County

Washington County Community Development Director Deb Sielski provided a report to the Village Board including an update to progress with the Coalition, inclusion of EDWC and Vandewalle with the project, and the draft timeline for the Village of Jackson should a site in the Village be selected by the Next Generation Housing Coalition in March. Initial estimates project an 18-month window of time from the date of project selection in March 2022 to development occurring.

15. West Bend School District Report

West Bend School Board member Erin Dove provided an update to the Board including Covid protocol in effect and upcoming School Board election updates.

16. Greater Jackson Business Alliance Report

Tr. Matter gave an update on scholarship applications. The membership meeting will be next week with speaker Deb Sielski. They are welcoming two new Board members.

17. Mid-Moraine Municipal Association Report

Tr. Wells provided an update, sharing the next legislative committee will meet at the Jackson Municipal Complex on January 12th and the next Dinner meeting will be hosted in the Village of Germantown on January 26th.

18. Citizens to Address the Village Board

Casey Latz, N168W21190 Main Street, commented on selling the original Village Hall. There are people interested in purchasing the property. They consider it the "old Jackson" and the Municipal Complex is the "new Jackson." She would like to see it sold.

19. Future Agenda Items

None.

20. Closed Session pursuant to Wis. Stats. §19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved and pursuant to Wis Stats. §19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, and conducting other public business because competitive and bargaining reasons require a closed session and pursuant to Wis. Stats. §19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the Village has jurisdiction or exercises responsibility;

During the closed session, the Village Board will discuss matters related to proposed amendment to TID 6 Developer's Agreement, possible Sysco Corporation Expansion, the purchase and the sale of public land, and personnel matters

Motion by Tr. Heckendorf, second by Tr. Engelhardt, to convene into closed session at 9:26 p.m. first portion to include the Village Board, the Village Administrator, the Village Engineer and Village Financial Advisor.

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

Reconvene into Open Session with Possible Action related to the closed session, including possible approval of an amended TID 6 Developer's Agreement, the purchase of public land and the sale of public land.

Motion by Tr. Heckendorf, second by Tr. Wells, to reconvene into open session at 11:02 p.m. Vote: 6 ayes, 0 nays. Motion carried.

Motion by Tr. Kruepke, second by Tr. Wells, to approve the First Amendment to Agreement for Public Improvements and Other Matters Relating to D2C/GC Jackson, LLC

Vote: 6 ayes, 0 nays. Motion carried

Motion by Tr. Emmerich, second by Tr. Kruepke, to authorize the issuance of an Offer to Purchase for the property located at N168W20733-53 Main Street to Walter Miller Family Investment Properties LLC on the terms and conditions set forth in its December 9, 2021 offer to purchaser subject to modification as determined by the Village Attorney.

Vote: 5 ayes, 1 nay (Tr. Matter). Motion carried

Motion by Tr. Wells, second by Trustee Emmerich to approve the Jackson Main Street Revitalization Plan Scope of Services with Vandewalle and Associates conditioned upon the expansion of scope of work to include Main Street to Eagle Drive and for a Village contribution in an amount not to exceed \$8,000.00.

Vote: 6 ayes, 0 nays. Motion carried

21. Adjourn

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

Vote: 6 ayes, 0 nays. Meeting was adjourned at 11:05 p.m.

Respectfully submitted:

Jilline Dobratz, *CMC/WCPC*
Village Clerk

Licenses: February 8, 2022

Village Board Meeting

Name	Establishment	Police Chief Recommendation
ENTERTAINMENT LICENSES		
Kelly Valentino	Jackson Parks & Recreation	Approval
OPERATOR'S LICENSES		
Jackson Rampelberg	East Side Mart, Main Street Mart & The Village Mart	Approval
Cole Snyder	East Side Mart, Main Street Mart & The Village Mart	Approval



2022

Village of Jackson
N168 W19851 Main Street, P.O. Box 637
Jackson, WI 53037-0637
(262) 677-9001 x 213/jilline.dobratz@villageofjackson.com

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

N/C

I hereby apply for an Entertainment license for one year, starting **January 1, 22 to December 31, 22** 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 8/6/68 3. Driver's License Number on file

4. Business Legal Name: Jackson Park & Rec. Phone: _____

5. Business Address: 20330 Hickory Ln. Jackson 53037
Street City Zip Code

6. Business Mailing Address If Different Than Above: Same

7. Business E-Mail Address: Kelly.Valentino@villageofjacksonwi.gov

8. Business Contact Name: Kelly Valentino Date of Birth: _____ Phone: _____

9. Explain how the license will be used: Park & Rec. Events & Programs at Village of Jackson Public Parks & Facilities.

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 1/5/2022
Signature of Applicant Date

Police Chief's Recommendation:

☒ Approve ☐ Approve with Conditions- See attached

☐ Deny- See attached

Ryan Vossekui, Chief of Police

01/10/2022
Date

Payment _____ Date Received _____ Receipt # _____ CC: Police Dept _____



engineering | architecture | environmental | surveying
landscape architecture | planning | economic development

W61 N497 Washington Avenue
Cedarburg, WI 53012
262-204-2360
800-472-7372
FAX 262-375-2688
www.cedarcorp.com

February 2, 2022

Village of Jackson
N168 W20733 Main Street
PO Box 637
Jackson, WI 53037

Attn: Mr. Brian Kober, P.E., Director of Public Works

Re: Contractor's Application for Payment No. 22
Municipal Complex
Project No. J05789-0002

Dear Mr. Kober:

Enclosed for your use in payment to Mike Koenig Construction Co., Inc. in the amount of \$79,557.04 is Contractor's Application for Payment No. 22.

Following your review and approval, please complete the application for payment forms within the areas reserved for the Owner. Thereafter, retain one copy for your records, provide the second copy to the Contractor with payment and provide the third copy to our office.

Should you have any questions, please feel free to contact me at our Cedarburg office.

Sincerely,

CEDAR CORPORATION

A handwritten signature in blue ink, appearing to read 'Douglas T. Kroes'.

Douglas T. Kroes
Senior Construction Manager

Enclosed: Contractor's Application for Payment No. 22
Lien Waivers

Cc: Pete Schmoll, Project Manager – Mike Koenig Construction Co., Inc.

☒ Owner ☐ Engineer
☐ Contractor ☐ Funding Agency

Contractor's Application for Payment No. 22

Application Period: 1/1/2022 to 1/31/2022		Application Date: 1/31/2022
To (Owner): Village of Jackson	From (Contractor): Mike Koenig Construction Co., Inc.	Via (Engineer): Cedar Corporation
Project: Municipal Complex	Contract: B-20	
Owner's Contract No:	Contractor's Project No: 200500	Engineer's Project No: J5789-0002

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1 & 2	\$98,969.67	
3		\$16,234.00
4	\$16,392.00	
5		\$759.00
6 & 7	\$29,586.75	
8 & 9	\$41,388.69	
10 & 11	\$16,063.01	
12		\$22,337.79
TOTALS	\$202,400.12	\$39,330.79
NET CHANGE BY CHANGE ORDERS	\$163,069.33	

1. ORIGINAL CONTRACT PRICE.....	\$	\$11,595,340.00
2. Net change by Change Orders.....	\$	\$163,069.33
3. Current Contract Price (Line 1 ± 2).....	\$	\$11,758,409.33
4. TOTAL COMPLETED AND STORED TO DATE (Column 1 total on Progress Estimates).....	\$	\$11,616,103.16
5. RETAINAGE:		
a. 5% X \$11,616,103.16 Work Completed.....	\$	\$580,805.16
b. 5% X _____ Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$580,805.16
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$11,035,298.00
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$10,955,740.96
8. AMOUNT DUE THIS APPLICATION.....	\$	\$79,557.04

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

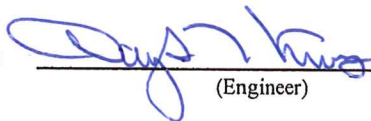
- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: Donna Jeweler

Date: 2/2/2022

Payment of: \$79,557.04
(Line 8 or other - attach explanation of the other amount)

is recommended by:  (Engineer) 2-2-22 (Date)

Payment of: \$79,557.04
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ (Owner) _____ (Date)

Approved by: _____ Funding or Financing Entity (if applicable) _____ (Date)

Unit Price Progress Estimate

Contractor's Application

Project: Municipal Complex						Application Number: 1/31/2022						
Application Period: 1/1/2022 to 1/31/2022						Application Date: January 31, 2022						
A				B	C	D	E	F	G	H	I	J
Bid No.	Item	Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
	Description			Previous Applications		This Application		Materials Stored				
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
1	Imported Fill Material-Soil Class D-2	115 CY	\$22.75	115	\$2,616.25					115	\$2,616.25	100.0%
2	Footing Foundation Stabilization Excavation	700 CY	\$12.50	700	\$8,750.00					700	\$8,750.00	100.0%
3	Footing Foundation Stabilization Backfill - 1 1/4" CABC Dense	1400 TN	\$16.00	1400	\$22,400.00					1400	\$22,400.00	100.00%
4	Excavation Below Subgrade (EBS) - Building	1115 CY	\$12.55	1115	\$13,993.25					1115	\$13,993.25	100.00%
5	Structural Backfill - Building Pad - Soil Class D-3	4400 TN	\$16.00	4400.03	\$70,400.00					4400.03	\$70,400.00	100.00%
6	Crushed Aggregate Base Course - 1 1/4" Dense Site	17500 TN	\$16.80	17433.91	\$292,889.69	66.12	\$1,110.82			17500.00	\$294,000.50	100.00%
7	Crushed Aggregate Base Course - 1 1/4" Dense Building	TN	\$16.80									
8	Geogrid - Site	13000 SY	\$2.80	13000	\$36,400.00					13000	\$36,400.00	100.0%
CO1	Add Transoms to Entry Doors (8 EA)	1 LS	\$3,566.50	1	\$3,566.50					1	\$3,566.50	100.0%
CO1	Removal & Disposal of Concrete Debris Pile	1 LS	\$7,363.00	1	\$7,363.00					1	\$7,363.00	100.0%
CO1	CREDIT Fire Dept. Log w/i Precast Panel	1 LS	-\$1,722.00	1	-\$1,722.00					1	-\$1,722.00	100.0%
CO2	Geogrid - Building Pad Stabilization	5450 SY	\$3.55	4905	\$17,412.75	545	\$1,934.75			5450	\$19,347.50	100.0%
CO2	3" Dense Graded Base - Building Pad Stabilization	7500 TN	\$19.75	5858.87	\$115,712.68	1641.13	\$32,412.32			7500	\$148,125.00	100.0%
CO2	4"-8" Stone (6/18/20 Bldg Pad Stabilization Test Strip)	42.45 TN	\$40.00	42.45	\$1,698.00					42.45	\$1,698.00	100.0%
CO2	Existing Foundation Debris Disposal Cost	1 LS	\$4,258.17	1	\$4,258.17					1	\$4,258.17	100.0%
CO2	Alternate Exterior Brick Material	1 LS	\$38,274.00	1	\$38,274.00					1	\$38,274.00	100.0%
CO3	Water Main Extension	1 LS	\$4,445.00	1	\$4,445.00					1	\$4,445.00	100.0%
CO3	Export Surplus Excavated Material	1 LS	\$58,690.00	1	\$58,690.00					1	\$58,690.00	100.0%
CO3	Additional Roof Drain Lateral	1 LS	\$4,231.00	1	\$4,231.00					1	\$4,231.00	100.0%
CO3	Tornado Siren Electrical Siren	1 LS	\$4,633.00	1	\$4,633.00					1	\$4,633.00	100.0%
CO3	Increased Window Size - Fire Dept. K	1 LS	\$3,142.00	1	\$3,142.00					1	\$3,142.00	100.0%
CO4	Revision to Monument Sign Conduits	1 LS	\$673.00	1	\$673.00					1	\$673.00	100.0%

Unit Price Progress Estimate

Contractor's Application

Project: Municipal Complex						Application Number: 1/31/2022						
Application Period: 1/1/2022 to 1/31/2022						Application Date: January 31, 2022						
A				B	C	D	E	F	G	H	I	J
Bid No.	Item	Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
	Previous Applications			This Application		Materials Stored						
	Description			Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
CO4	Revision to Elevator shaft wall locations and footings/structural slab	1 LS	\$4,848.00	1	\$4,848.00					1	\$4,848.00	100.0%
CO4	Addition of Rip Rap to 6" roof drain discharge to pond embankment	1 LS	\$847.00	1	\$847.00					1	\$847.00	100.0%
CO4	Enlarge Window Size - Fire Dept. Resource Report Watch Room	1 LS	\$4,165.00	1	\$4,165.00					1	\$4,165.00	100.0%
CO4	Building D Stairwell, West - Add access door to stairwell from hallway	1 LS	\$5,424.00	1	\$5,424.00					1	\$5,424.00	100.0%
CO4	CMU Partition Wall Footing - Room 1D27/1D28	1 LS	\$435.00	1	\$435.00					1	\$435.00	100.0%
CO5	Movable Partition Wall Strt. Support	1 LS	\$3,045.00	1	\$3,045.00					1	\$3,045.00	100.0%
CO5	High Speed OH Doors - PD	1 LS	\$2,254.00	1	\$2,254.00					1	\$2,254.00	100.0%
CO5	Waste Line Relocations - ADA rtrms	1 LS	\$697.00	1	\$697.00					1	\$697.00	100.0%
CO5	Precast Plank Support Hanger/CMU	1 LS	-\$1,677.00	1	-\$1,677.00					1	-\$1,677.00	100.0%
CO5	Tower Windows - Material Revision	1 LS	-\$12,140.00	1	-\$12,140.00					1	-\$12,140.00	100.0%
CO5	Countertop - Material Revision	1 LS	-\$295.00	1	-\$295.00					1	-\$295.00	100.0%
CO5	Thin brick Handling Charge	1 LS	\$7,357.00	1	\$7,357.00					1	\$7,357.00	100.0%
CO6	Burn Tower Structure Foundation	1 LS	\$26,455.00	1	\$26,455.00					1	\$26,455.00	100.0%
CO6	Interior Bollards - Bldg E - Fire Dept	1 LS	-\$5,758.00	1	-\$5,758.00					1	-\$5,758.00	100.0%
CO6	Additional Electrical Outlets Bldg D	1 LS	\$2,803.28	1	\$2,803.28					1	\$2,803.28	100.0%
CO6	Revision to Hallway Windows Glass	1 LS	\$144.00	1	\$144.00					1	\$144.00	100.0%
CO6	HVAC Return Air Ductwork Bldg D	1 LS	\$4,203.00	1	\$4,203.00					1	\$4,203.00	100.0%
CO6	Relocation of Emergency Services	1 LS	-\$958.71	1	-\$958.71					1	-\$958.71	100.0%
CO6	IT Switch Gear - Bldg D 2nd Floor	1 LS	\$898.75	1	\$898.75					1	\$898.75	100.0%
CO6	Changes to Proposed Ceiling Bldg D	1 LS	\$2,180.14	1	\$2,180.14					1	\$2,180.14	100.0%
CO6	Work Station Case Work - Bldg A	1 LS	-\$1,135.00	1	-\$1,135.00					1	-\$1,135.00	100.0%
CO6	653 CY Footing Foundation Excavat.	653 CY	-\$12.50	653	-\$8,162.50					653	-\$8,162.50	100.0%
CO6	1265.33 TN Ftg Foundation Backfill	1265.33 TN	-\$16.00	1265.33	-\$20,245.28					1265.33	-\$20,245.28	100.0%
CO6	Modify Ceiling Sound Break Gypsum	1 LS	\$5,473.00	1	\$5,473.00					1	\$5,473.00	100.0%
CO7	2 Windows w/ Building C Village Adm	1 LS	\$4,087.00	1	\$4,087.00					1	\$4,087.00	100.0%
CO7	Electric and Data Outlets Floor Box	1 LS	\$2,465.07	1	\$2,465.07					1	\$2,465.07	100.0%
CO7	Heated Air Curtin Rough-in Prov.	1 LS	\$2,500.00	1	\$2,500.00					1	\$2,500.00	100.0%
CO7	12'W x 4'-2" H Display Cabinet	1 LS	\$11,022.00	1	\$11,022.00					1	\$11,022.00	100.0%
CO7	Depository Recepticle	1 LS	\$3,615.00	1	\$3,615.00					1	\$3,615.00	100.0%
CO8	Excavation Below Subgrade (EBS)	1000 CY	-\$12.55	1000	-\$12,550.00					1000	-\$12,550.00	100.0%
CO8	Structural Backfill - Building Pad	410.05 TN	-\$16.00	410.05	-\$6,560.80					410.05	-\$6,560.80	100.0%
CO8	Crushed Aggregate Base Course	900 TN	-\$16.80	900	-\$15,120.00					900	-\$15,120.00	100.0%

Unit Price Progress Estimate

Contractor's Application

Project: Municipal Complex						Application Number: 1/31/2022						
Application Period: 1/1/2022 to 1/31/2022						Application Date: January 31, 2022						
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
Bid No.	Description			Previous Applications		This Application		Materials Stored				
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
CO8	Revision to Police Department	1 LS	\$369.00	1	\$369.00					1	\$369.00	100.0%
CO8	Electrical Fused Panel - Panel 4-EM-1	1 LS	\$3,714.20	1	\$3,714.20					1	\$3,714.20	100.0%
CO8	Valley Curb Installation - STH60	1 LS	\$3,132.00	1	\$3,132.00					1	\$3,132.00	100.0%
CO8	Owner Furnished Rm Access. Inst	1 LS	\$2,000.00	1	\$2,000.00					1	\$2,000.00	100.0%
CO8	Revisions to Sidewalk/ Curb & Gutter	1 LS	-\$3,966.00	1	-\$3,966.00					1	-\$3,966.00	100.0%
CO8	Add Clothers Dryer Exhaust Fan	1 LS	\$536.00	1	\$536.00					1	\$536.00	100.0%
CO8	Rev Location of Four-Fold Door Swit	1 LS	\$2,365.85	1	\$2,365.85					1	\$2,365.85	100.0%
CO8	Revision to Electrical Dist System	1 LS	\$2,357.00	1	\$2,357.00					1	\$2,357.00	100.0%
CO8	Revision to Curb Inlet Casting Types	1 LS	\$11,052.42	1	\$11,052.42					1	\$11,052.42	100.0%
CO8	Reconfigure Air Drop Locations	1 LS	\$12,872.00	1	\$12,872.00					1	\$12,872.00	100.0%
CO8	Metal Canopy - Main Lobby Entrance	1 LS	\$12,992.00	1	\$12,992.00					1	\$12,992.00	100.0%
CO9	Deduct security bollard	1 EA	-\$2,325.00	1	-\$2,325.00					1	-\$2,325.00	100.0%
CO9	Tomado Siren Circuit Wiring	1 LS	\$1,972.90	1	\$1,972.90					1	\$1,972.90	100.0%
CO9	Security Monitor Provisions	1 LS	\$1,738.50	1	\$1,738.50					1	\$1,738.50	100.0%
CO9	Data Cables Addit Security Cameras	1 LS	\$5,413.50	1	\$5,413.50					1	\$5,413.50	100.0%
CO9	Deduct Revised Plantings & Landscape	1 LS	-\$993.20	1	-\$993.20					1	-\$993.20	100.0%
CO9	Electrical Cord Drop Offsets	1 LS	\$3,171.32	1	\$3,171.32					1	\$3,171.32	100.0%
CO9	Precast Concrete Cores	1 LS	\$4,608.00	1	\$4,608.00					1	\$4,608.00	100.0%
CO9	Upgrade to Appartus Bay Veh Exh	1 LS	\$12,681.00									
CO9	Install of Owner Supplied Data Rack	1 LS	\$1,928.00	1	\$1,928.00					1	\$1,928.00	100.0%
CO10	Deduct Traffic Alert System	1 LS	-\$3,792.00	1	-\$3,792.00					1	-\$3,792.00	100.0%
CO10	Raise cabinet base height	1 LS	\$2,737.00	1	\$2,737.00					1	\$2,737.00	100.0%
CO10	Pylon/Monument Sign Electric Circuit	1 LS	\$1,420.00	1	\$1,420.00					1	\$1,420.00	100.0%
CO10	Reroute Data Cable to Addt Switch Gr	1 LS	\$4,168.75	1	\$4,168.75					1	\$4,168.75	100.0%
CO10	Revised Speaker Wiring Plan/Volume	1 LS	\$4,714.50	1	\$4,714.50					1	\$4,714.50	100.0%
CO11	Repair Hose Tower Lift Winch	1 LS	\$6,814.76			1	\$6,814.76			1	\$6,814.76	100.0%
CO12	Light fixture extensions/suspensions	1 LS	\$3,602.25			1	\$3,602.25			1	\$3,602.25	100.0%
CO12	Ice make water supply lines - 3 each	1 LS	\$860.00			1	\$860.00			1	\$860.00	100.0%
CO12	SCBA Fresh Air Intake Assembly	1 LS	\$510.00			1	\$510.00			1	\$510.00	100.0%
CO12	Rev. to Room signage & dimensional lettering	1 LS	\$2,017.46			1	\$2,017.46			1	\$2,017.46	100.0%
CO12	Owner supplied appliances installation cost	1 LS	\$562.00			1	\$562.00			1	\$562.00	100.0%
CO12	1 1/4" Crushed Agg. Base Course Dense - Site	1 TN	-\$16.80			- 66.12	-\$1,110.82			66.12	-\$1,110.82	6612.0%
CO12	Addtl OH door remotes - Sally Port - PD	1 LS	\$546.00			1	\$546.00			1	\$546.00	100.0%
CO12	Hose Tower Lift Repair: Contractor's Fee	1 LS	\$646.00			1	\$646.00			1	\$646.00	100.0%
CO12	Add air line to Police Dept Weapons Room	1 LS	\$475.00			1	\$475.00			1	\$475.00	100.0%
CO12	Inst of elect. solenoid valve on toilet sup. line	1 LS	\$2,050.00			1	\$2,050.00			1	\$2,050.00	100.0%
CO12	Inst of Owner supplied Keurig coffee maker	1 LS	\$290.00			1	\$290.00			1	\$290.00	100.0%

Unit Price Progress Estimate

Contractor's Application

Project: Municipal Complex							Application Number: 1/31/2022					
Application Period: 1/1/2022 to 1/31/2022							Application Date: January 31, 2022					
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.
Bid No.	Description			Previous Applications		This Application		Materials Stored				
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	
CO12	Inc contract Work related to access control wirin	1 LS	-\$802.50			1	-\$802.50			1	-\$802.50	100.0%
CO12	Alternate dryfall paint material	1 LS	\$893.00			1	\$893.00			1	\$893.00	100.0%
CO12	Deletion of Contractor's rep. of defective plants	1 LS	-\$3,856.00			1	-\$3,856.00			1	-\$3,856.00	100.0%
CO12	Add. Work to Monument Sign electrical inst.	1 LS	\$485.00			1	\$485.00			1	\$485.00	100.0%
CO12	Add GFCI Breakers to Drop Cords (18 Each)	1 LS	\$2,875.89									
CO12	Install of mounting plywood within IT Room	1 LS	\$865.00			1	\$865.00			1	\$865.00	100.0%
CO12	Furnish & install door closure on FD door	1 LS	\$530.00									
CO12	Furnish & install vent enc - PD Intake	1 LS	\$571.00									
CO12	3" Dense Graded Base - Bld Pad Stabilization	1 TN	-\$19.75			1641.13	-\$32,412.32			1641.13	-\$32,412.32	100.0%
CO12	Geogrid - Building Pad Stabilization	1 SY	-\$3.55			545	-\$1,934.75			545	-\$1,934.75	100.0%
TOTAL					\$792,328.98		\$15,957.97				\$808,286.95	

Progress Estimate - Lump Sum Work

Contractor's Application

Project: Municipal Complex				Application Number: 27				
Application Period: 1/1/2022 to 1/31/2022				Application Date: 1/31/2022				
			Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Specification Section No.	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				
	General Conditions	\$280,000.00	\$275,000.00	\$5,000.00		\$280,000.00	100.0%	
	Bond	\$80,000.00	\$80,000.00			\$80,000.00	100.0%	
	Site Utilities	\$225,200.00	\$225,200.00			\$225,200.00	100.0%	
	Site Work	\$96,371.10	\$96,371.10			\$96,371.10	100.0%	
	Asphalt	\$213,247.00	\$208,247.00			\$208,247.00	97.7%	\$5,000.00
	Fencing	\$23,834.00	\$23,834.00			\$23,834.00	100.0%	
	Landscaping	\$25,500.00	\$25,500.00			\$25,500.00	100.0%	
	Concrete Foundations	\$180,000.00	\$180,000.00			\$180,000.00	100.0%	
	Concrete Flatwork	\$515,000.00	\$515,000.00			\$515,000.00	100.0%	
	Precast Concrete	\$1,690,000.00	\$1,690,000.00			\$1,690,000.00	100.0%	
	Masonry	\$325,000.00	\$325,000.00			\$325,000.00	100.0%	
	Structural Steel	\$780,000.00	\$780,000.00			\$780,000.00	100.0%	
	Carpentry	\$180,000.00	\$180,000.00			\$180,000.00	100.0%	
	Cabinets	\$162,454.37	\$162,454.37			\$162,454.37	100.0%	
	Insulation	\$2,980.00	\$2,980.00			\$2,980.00	100.0%	
	Roofing	\$330,875.00	\$330,875.00			\$330,875.00	100.0%	
	EIFS	\$21,782.00	\$21,782.00			\$21,782.00	100.0%	
	Caulking	\$15,000.00	\$15,000.00			\$15,000.00	100.0%	
	HM & Wood Doors	\$206,860.00	\$206,860.00			\$206,860.00	100.0%	
	Aluminum Entrances	\$272,555.00	\$272,555.00			\$272,555.00	100.0%	
	Overhead Doors	\$287,700.00	\$287,700.00			\$287,700.00	100.0%	
	Gypsum Board Assemblies	\$543,000.00	\$543,000.00			\$543,000.00	100.0%	
	Flooring	\$217,739.00	\$217,739.00			\$217,739.00	100.0%	
	Epoxy Flooring	\$100,749.30	\$76,915.02	\$23,834.28		\$100,749.30	100.0%	
	Painting	\$131,975.00	\$131,975.00			\$131,975.00	100.0%	
	Acoustic Ceilings	\$73,623.49	\$73,623.49			\$73,623.49	100.0%	
	Specialties	\$80,000.00	\$75,755.00			\$75,755.00	94.7%	\$4,245.00
	Lockers	\$116,505.49	\$116,505.49			\$116,505.49	100.0%	
	Mobil Storage Shelving	\$35,000.00	\$9,000.00	\$26,000.00		\$35,000.00	100.0%	
	Furnishings - Blinds	\$7,245.00	\$7,245.00			\$7,245.00	100.0%	
	Elevator	\$59,050.00	\$56,098.00	\$2,952.00		\$59,050.00	100.0%	
	Firehose Lift	\$53,000.00	\$53,000.00			\$53,000.00	100.0%	
	Firehouse Slide Pole	\$21,500.00	\$21,500.00			\$21,500.00	100.0%	
	Mechanical HVAC	\$1,215,000.00	\$1,145,069.00			\$1,145,069.00	94.2%	\$69,931.00
	Sprinklers	\$109,510.00	\$109,510.00			\$109,510.00	100.0%	
	Plumbing	\$613,850.00	\$613,850.00			\$613,850.00	100.0%	
	Electrical	\$1,146,400.00	\$1,146,400.00			\$1,146,400.00	100.0%	
	OH, Supervision & Profit	\$494,959.25	\$438,486.46	\$10,000.00		\$448,486.46	90.6%	\$46,472.79

WAIVER OF LIEN

January 31, 2022

For value received, we hereby waive **partial** rights and claims for lien on land and on Buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for **Village of Jackson** Owner

by **Mike Koenig Construction Co., Inc.**, contractor

for **Application No. 22 Invoice #11397 \$79,557.04** *contingent on payment*

same being situated in **Washington County, State of Wisconsin**, described as

Village of Jackson Municipal Complex

New facility

N168W19721 Main Street

Jackson, WI 53037

for all labor performed and for all material furnished for the erection, construction, alteration, repair of said buildings and appurtenances, upon receipt of payment.

MIKE KOENIG CONSTRUCTION CO., INC.

Donna Tewelis
(Signature)

1/31/22
(Date)

NAME: Donna Tewelis

TITLE: Office Manager

UNCONDITIONAL WAIVER OF LIEN

DATE CHECK RECEIVED: 1/25/2022

For value received, we hereby waive **partial** rights and claims for lien on land and on Buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for **Village of Jackson** Owner
by **Mike Koenig Construction Co., Inc.**, contractor
for **Application #21 Invoice #11380 \$94,431.33** same being situated in **Washington County, State of Wisconsin**, described as

**Village of Jackson Municipal Complex
New facility
N168W19721 Main Street
Jackson, WI 53037**

for all labor performed and for all material furnished for the erection, construction, alteration, repair of said buildings and appurtenances.

MIKE KOENIG CONSTRUCTION CO., INC.

Donna Tewelis 1/31/22
(Signature) (Date)

NAME: Donna Tewelis
TITLE: Office Manager



LAMMSCAPES!

Unconditional Waiver and Release on Final Payment

Name of Claimant: John Lamm of Jackson, Inc.

Name of Customer: Jackson Municipal Complex

Job Location: N168W19721 Main Street
Jackson, WI 53037

Owner: Mike Koenig Construction

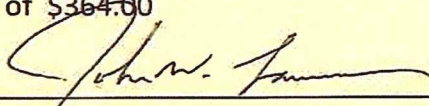
Unconditional Waiver and Release

This document waives and releases lien, stops payment notice, and payment bond rights the claimant has for all labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor and services provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are released by this document, unless listed as an Exception below. The Claimant has been paid in full.

Exceptions

This document does not affect any of the following: RETAINAGE

Claims for the Amount of \$364.00

Claimants Signature: 

Claimants Title: PRESIDENT, COO

Date of Signature: 1-10-2022

LANDSCAPE • GARDEN & DESIGN

2708 Sherman Road Jackson, WI 53037 Phone: (262) 677-3010 Fax: (262) 677-0505 www.lammscape.com

PARTIAL UNCONDITIONAL WAIVER OF LIEN

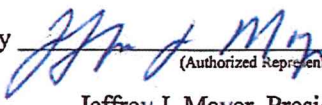
Date: January 3, 2022

FOR VALUE RECEIVED, the undersigned waives all rights and claims for lien including construction lien and/or lien on proceeds in the hands of owner or mortgagee, and/or claim on payment bond, if applicable, and relating to buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto:

for Village of Jackson Owner
by Mike Koenig Construction Contractor
for HVAC
(division of work)
being situated in Washington County
State of Wisconsin described
as Jackson Municipal Complex, N168 W19721 Main Street, Jackson, WI 53037

for all labor performed and for all material furnished through November 19, 2021 in the amount of
\$102,372.95 for the erection, construction, alteration, or repair of said building and appurtenances.

J & H Heating, Inc.
(Company)

by 
(Authorized Representative)
Jeffrey J. Mayer, President
(Printed Name & Title)

J&H #2685 - Inv. J006238

PARTIAL LIEN WAIVER, RELEASE AND CERTIFICATION OF PAYMENT

The undersigned, having contracted to provide labor, materials, skill or equip. or the project known as **Jackson Municipal Complex** located at **N168 W19721 Main St., Jackson, WI**, (the Project"), hereby acknowledges receipt of payment in the amount of **\$10,573.50** and in consideration of such payment, hereby waives and releases any rights to claim a mechanic's lien, or any other lien rights or claims (including, without limitation, claims under public works statutes, claims against bonds and other rights afforded by law to protect unpaid subcontractors, laborers and suppliers of machinery, tools, equipment, materials, supplies, services and other construction items), which lien waiver and release shall extend to all of the labor, materials, skills, equip., tools, supplies, to and including the **31st day of October, 2021**, with the exception only of unpaid retention in the amount of **\$0.00** as against: (a) the Project; and (b) the owner, general contractor, surety, if any, parties who have an interest in the Project and any other individual or entity.

The undersigned certifies and represents that he has paid in full for all labor, materials, skills, equipment, tools, supplies, services and associated items furnished for the undersigned's use in connection with the Project, except the dollar amounts and named individuals or entities listed below, if any: **N/A**

This Lien Waiver and Release and the representations contained herein are made with the intent that the owner, general contractor, surety, if any, parties who have an interest in the Project, and any other individual or entity, may rely upon the language of this Lien Waiver and Release.

The undersigned has executed this Lien Waiver and Release voluntarily and with full knowledge of his rights under the laws of the State of Wisconsin.

Dated: December 29, 2021

Omni Glass & Paint, LLC

A handwritten signature in black ink, appearing to read "Chris Skrobutanas".

Chris Skrobutanas – CFO

PARTIAL LIEN WAIVER, RELEASE AND CERTIFICATION OF PAYMENT

The undersigned, having contracted to provide labor, materials, skill or equip. or the project known as **Jackson Municipal Complex** located at **N168 W19721 Main St., Jackson, WI**, (the Project"), hereby acknowledges receipt of payment in the amount of **\$10,573.50** and in consideration of such payment, hereby waives and releases any rights to claim a mechanic's lien, or any other lien rights or claims (including, without limitation, claims under public works statutes, claims against bonds and other rights afforded by law to protect unpaid subcontractors, laborers and suppliers of machinery, tools, equipment, materials, supplies, services and other construction items), which lien waiver and release shall extend to all of the labor, materials, skills, equip., tools, supplies, to and including the **31st day of October, 2021**, with the exception only of unpaid retention in the amount of **\$0.00** as against: (a) the Project; and (b) the owner, general contractor, surety, if any, parties who have an interest in the Project and any other individual or entity.

The undersigned certifies and represents that he has paid in full for all labor, materials, skills, equipment, tools, supplies, services and associated items furnished for the undersigned's use in connection with the Project, except the dollar amounts and named individuals or entities listed below, if any: **N/A**

This Lien Waiver and Release and the representations contained herein are made with the intent that the owner, general contractor, surety, if any, parties who have an interest in the Project, and any other individual or entity, may rely upon the language of this Lien Waiver and Release.

The undersigned has executed this Lien Waiver and Release voluntarily and with full knowledge of his rights under the laws of the State of Wisconsin.

Dated: December 29, 2021

Omni Glass & Paint, LLC



Chris Skrobotanas – CFO

FINAL WAIVER OF LIEN

FOR VALUE RECEIVED, WE hereby waive rights and claims for lien on land and buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto, for:

Village of Jackson

BY: Total Mechanical, Inc.
FOR: Fire Protection
INVOICE: 40713*08
INVOICE DATE: 10-19-21
AMOUNT: 817.00

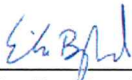
Same being situated in **Washington** County, State of Wisconsin, described as:

***Jackson Municipal Complex
N168 W19721 Main St
Jackson, WI 53037***

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances.

Name of Sub-Contractor: **Total Mechanical, Inc.**

Authorized Signature: _____


Erika Berglund, Billing Coordinator

2900 W. Elberg Avenue
Appleton, WI. 54914
920- 738-9315 Ph.
920- 738-9253 Fax

Appleton Acoustical Systems, Inc

UNCONDITIONAL LIEN WAIVER

STATE OF Wisconsin DATE 01/04/2022
COUNTY OF Outagamie

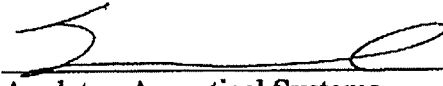
For value received, I hereby waive **partial** rights and claims for lien on land and on buildings about to be erected, erected, altered, or repaired and to the appurtenances thereunto,

For: Village of Jackson owner
Contractor: Mike Koenig Construction Co., Inc.
By: Appleton Acoustical Systems
 \$13,197.99

Said lands being situated in Washington County, State of Wisconsin, and being described as follows:

**Village of Jackson Municipal Complex
New facility
N168 W19721 Main Street
Jackson, WI 53037**

for all labor performed and for all material furnished for the erection, construction, alteration, repair of said buildings and appurtenances.


Appleton Acoustical Systems

PARTIAL UNCONDITIONAL WAIVER

RE: Jackson Municipal
N168 W1972 Main Street
Jackson, WI
HII Job #

IN CONSIDERATION OF THE SUM OF: (\$ 58,151.14)

The receipt of which is hereby acknowledged, the undersigned does hereby WAIVE, RELEASE AND FOREVER DISCHARGE any and all liens, claims or rights of liens on or against the premises described above for and on account of work performed and labor, equipment and or materials supplied at or in connection with construction or improvement at the premises described above.

THROUGH DATE: 09/30/2021 SERVICE SUPPLIED: CERAMIC, RESILIENT, CARPET MATERIALS AND LABOR

Kristin A. Bohi
BY: JW Flooring, Inc.

COMPANY NAME: JW FLOORING INC
COMPANY ADDRESS: 2289 MAIN STREET
GREEN BAY, WI 54311

Subscribed and sworn before me this 3 day of Jan, 2022

State of: WISCONSIN County of: BROWN

Taylor Neeper
Notary Public:

My commission expires: 2/26/23

TAYLOR NEEPER
Notary Public
State of Wisconsin

WAIVER OF LIEN

1-4-22

19

For value received, We hereby waive Partial rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for Mike Holzig Construction Co. Inc. owner
by for contractor

for same being situated in Washington County, State of Wisconsin, described as
Jackson Municipal Complex
N 168 W 19 1/2 Main St.
Jackson, WY 83037

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except,

Tri City Glass & Door
Leroy Bunch President

Waiver of Construction Lien, Payment
Bond and Lien on Funds

January 12, 2022
For good and valuable consideration, the undersigned hereby irrevocably and unconditionally waives and releases any and all (a) rights and claims for a construction or other lien on land and buildings being constructed, altered, erected or repaired and to the appurtenances thereunto, (b) rights and claims on any payment bond(s) furnished in conjunction with said construction, alteration, erection or repair, and (c) rights and claims for lien on money, bonds, or warrants due or to become due to the prime contractor therefor. The property covered by this waiver is owned by Village of Jackson
(owner), is located at N168W19721 Main St Jackson WI
in the County of Washington Wisconsin is described as
and this waiver pertains to a portion of the work to be performed by JAK Enterprises
(prime contractor).
This waiver covers all labor, material and supplies for construction alteration, erection, and repairs furnished by the undersigned under a contract with Mike Koenig Construction Co. Inc.
through the dated of this waiver in the amount of \$21,331.65

Subcontract Waiver Form
Wisconsin Chapter, AGC

Company Name JAK Enterprises
By Jina M. Dahl
Its Andy. Ngr.

Partial Unconditional Waiver of Lien

Date: January 4, 2022

For value received, we hereby waives all rights and claims for lien on land and buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

For Mike Koenig Construction Co., Inc.

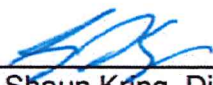
by Automatic Entrances of WI., Inc.

for Automatic Door Equipment

same being situated in Washington County, State of Wisconsin, described as

Jackson Municipal Complex, N168 W19721 Main St., Jackson, WI 53037

for all materials furnished and labor performed for the erection, construction, alteration or repair of said building and appurtenances to date. All materials used and labor employed on this project have been fully paid for. This waiver covers payment


Shaun Kring, Director of Operations
Automatic Entrances of Wisconsin, Inc.

WAIVER OF LIEN TO DATE

Loan # _____

Gty # _____

STATE OF ILLINOIS

COUNTY OF

Winnebago

WHEREAS the undersigned has been employed by

Mike Koenig Construction Co., Inc.

to furnish Signage

for the premises known as Village Of Jackson Municipal Complex

of which Village Of Jackson

_____ is the owner.

THE undersigned, for and in consideration of Twenty Thousand Nine Hundred Forty Seven and 50/100-----

(\$ 20,947.50) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due to or become due from the owner, on account of labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*

DATE: December 30, 2021

COMPANY NAME

CorPro Screenshot

ADDRESS

5129 Forest Hills Ct

Loves Park, IL 61111

President

SIGNATURE AND TITLE

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF

Winnebago

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED,
AND SAYS THAT HE OR SHE IS

Robert Marchione

BEING DULY SWORN, DEPOSES

President

OF

CorPro Screenshot

WHO IS THE

CONTRACTOR FURNISHING

Signage

WORK ON THE BUILDING

LOCATED AT

N168 W19721 Main St. - Jackson, WI

OWNED BY

Village Of Jackson

That the amount of the contract including extras* is

\$ 22,050.00

-0-

prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
CorPro Screenshot	Signage	\$ 22,050.00	-0-	\$ 20,947.50	\$ 1,102.50
All Labor Is Provided In House And Paid In Full. All material is taken from fully paid stock and delivered to the jobsite by company owned trucks.					
The name and phone number of my principle supplier is CorPro Screenshot. Company owned equipment is used.					
TOTAL LABOR AND MATERIALS INCLUDING EXTRAS* TO COMPLETE		\$ 22,050.00	-0-	\$ 20,947.50	\$ 1,102.50

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE December 30, 2021

SUBSCRIBED AND SWORN TO BEFORE ME THIS

30th

DAY OF

December, 2021

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT

NOTARY PUBLIC



**SECTION 00 63 63
CHANGE ORDER**

Change Order No. 12

Date of Issuance:	February 1, 2022	Effective Date:	February 9, 2022
Owner:	Village of Jackson	Owner's Contract No.:	B-20
Contractor:	Mike Koenig Construction Co.	Contractor's Project No.:	
Engineer:	Cedar Corporation	Engineer's Project No.:	J5789-002
Project:	Municipal Complex	Contract Name:	

The Contract is modified as follows upon execution of this Change Order:

Description:

1	ADD Lump Sum - Light Fixture extensions/suspensions	=	\$3,602.25
2	ADD Lump Sum - Ice Maker Water Supply Lines - 3 Each	=	\$860.00
3	ADD Lump Sum - SCBA Fresh Air Intake Assembly	=	\$510.00
4	ADD Lump Sum - Revision to Room signage and dimensional lettering	=	\$2,017.46
5	ADD Lump Sum - Owner supplied appliances installation cost	=	\$562.00
6	DEDUCT - 66.12 TON of 1 1/4" Crushed Aggregate Base Course Dense - Site (Bid Item #6) @ \$16.80/TN	=	(\$1,110.82)
7	ADD Lump Sum - Additional overhead door remotes - Sally Port - Police Department	=	\$546.00
8	ADD Lump Sum - Hose Tower Lift Repair: Contractor's Fee	=	\$646.00
9	ADD Lump Sum - Add air line to Police Dept Weapons Room	=	\$475.00
10	ADD Lump Sum - Installation of 1 1/2" electric solenoid valve on toilet supply line	=	\$2,050.00
11	ADD Lump Sum - Install of Owner supplied Keurig coffee maker	=	\$290.00
12	DEDUCT Lump Sum - Incomplete contract Work related to access control wiring	=	(\$802.50)
13	ADD Lump Sum - Alternate dryfall paint material	=	\$893.00
14	DEDUCT Lump Sum - Deletion of Contractor's replacements of defective plantings	=	(\$3,856.00)
15	ADD Lump Sum - Additional work related to Monument Sign electrical installation	=	\$485.00
16	ADD Lump Sum - Add GFCI Breakers to Drop Cords (18 Each)	=	\$2,875.89
17	ADD Lump Sum - Installation of mounting plywood within IT Room	=	\$865.00
18	ADD Lump Sum - furnishing and installing door closure mechanism on Fire Dept. Resource Watch Room Door	=	\$530.00
19	ADD Lump Sum - furnishing and installing vent protective enclosure - Police Dept. Intake Restroom	=	\$571.00
20	DEDUCT 1641.13 Ton of 3" Dense Graded Base - Building Pad Stabilization (CO#2)@ \$19.75/TN	=	(\$32,412.32)
21	DEDUCT 545 SY of Geogrid - Building Pad Stabilization (CO#2 Item) @ \$3.55/SY	=	(\$1,934.75)
TOTAL			(\$22,337.79)

Reason for Change Order:

- Change Order Item No.1: Light fixture extensions/suspensions within Building D, 2nd floor storage room and mechanical room. Necessary due to HVAC ductwork size/heights.
- Change Order Item No. 2: Owner requested to add water line provisions within the locations of Owner purchased refrigerators as the purchased appliances are equipped with ice makers.
- Change Order Item No. 3: Addition of a fresh air intake to accommodate the installation of the SCBA compressor equipment as furnished by Owner/Fire Dept.
- Change Order Item No. 4: Cost associated with the Owner's decision to revise the exterior and interior dimensional lettering from the planned wording of "Village Hall" to "Administration".
- Change Order Item No. 5: Owner decided to contract the Contractor to install/connect appliances as purchased/furnished by the Owner.
- Change Order Item No. 6: Reconciliation of as-built (estimated Vs installed) unit price quantities - 1 1/4" CABC Dense - Site

- g) Change Order Item No. 7: Police Department requested additional overhead door operator remote controls to accommodate the number of Police Department vehicles.
- h) Change Order Item No. 8: Hose Tower Lift Repair: Contractor's Fee - Original cost was based on the Owner facilitating the repair Work. Owner decided to facilitate the Work through the building contract resulting in the Contractor's fee to be added to the Work.
- i) Change Order Item No. 9: Compressed air line added to the Police Department Weapons Room. Compressed air line used to maintain/clean Police Department weaponry.
- j) Change Order Item No. 10: Police Department requested the addition of a manual flush operation to a restroom toilet in lieu of the planned exclusive remote operated flush operation to allow for staff usage of the restroom.
- k) Change Order Item No.11: Additional cost associated with the Contractor's Work connecting an Owner supplied coffee maker within the Police Department.
- l) Change Order Item No.12: Deduct related to access control contract work which was completed by Owner's contractor located within the main lobby vestibule.
- m) Change Order Item No.13: Specified dryfall paint material was found to be unavailable resulting in an alternate paint material with an increased material cost.
- n) Change Order Item No.14: Certain landscape planting items were deemed defective and in lieu of replacing the plantings, the Owner elected to accept a credit for the replacement of the defective plantings.
- o) Change Order Item No.15: Following the installation of the monument sign furnished and installed by Owner's contractor, it was found that additional electrical was necessary to provide electrical power to the sign which was outside of the original scope of Work provided to the Contractor.
- p) Change Order Item No.16: Cord drops located within the FD Apparatus Bay (14) and PD Squad Garage (4) were found to be under the code requirement of GFCI protection and therefore, GFCI protection is to be added to these circuits.
- q) Change Order Item No.17: Owner's IT, Emergency Radio and Access Control contractors required additional mount backing for the installation of their equipment. The Contractor installed the plywood backing to accommodate the equipment
- r) Change Order Item No.18: Add cost related to furnishing and installing door closure mechanism on Fire Dept. Resource Watch Room Door as requested by the Fire Department.
- s) Change Order Item No.19: Police Department requested the addition of a protective enclosure surrounding a sanitary waste vent located within the PD intake restroom due to concern of potential damage by detainees.
- t) Change Order Item No.20: Reconciliation of as-built (estimated Vs installed) unit price quantities - 3" Dense - Building Pad Stabilization
- u) Change Order Item No.21: Reconciliation of as-built (estimated Vs installed) unit price quantities - Geogrid - Building Pad Stabilization.

Attachments: (List documents supporting change)

- a) Change Order Item No.1: 1) Drawing Sht M102D, 2) Contractor's Work Proposal PCO#58R1 dated 7/6/21
- b) Change Order Item No. 2: Engineer's Exhibit "Additional Refrigerator Ice Maker Water Supplies" dated 9/3/21
- c) Change Order Item No. 3: Engineer's Exhibit "SCBA Fresh Air Intake Assembly" dated 8/31/21
- d) Change Order Item Nos.2,3,9,10 &11: Contractor's Work Proposal PCO#75 dated 10/19/21
- e) Change Order Item No. 4: E-mail correspondence between Engineer and Contractor dated 12/8/21 through 2/1/22
- f) Change Order Item No. 5: Contractor's Work Proposal PCO#82 dated 10/6/21
- g) Change Order Item Nos. 6,20 & 21: Engineer's As-Built Quantity Worksheet dated 2/1/22
- h) Change Order Item No. 7: 1) E-mail correspondence between Contractor, Owner & Engineer dated 10/13/21, 2) Contractor's Work Proposal PCO#78 dated 10/28/21
- i) Change Order Item No. 12: 1) Change Order dated 10/12/21 from Owner's IT contractor Pros4 Technology, 2) E-mail correspondence from Engineer to Contractor dated 10/14/21
- j) Change Order Item No. 13: Contractor's Work Proposal PCO#79 dated 12/28/21

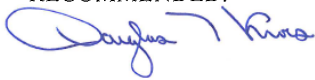
- k) Change Order Item No. 14: Contractor's Work Proposal PCO#74 dated 9/28/21
 l) Change Order Item No. 15: Contractor's Work Proposal PCO#81 dated 11/10/21
 m) Change Order Item No. 16: Contractor's Work Proposal PCO#84 dated 1/13/22
 n) Change Order Item No. 17: Contractor's Work Proposal PCO#76 dated 10/20/21
 o) Change Order Item No. 18: Contractor's Work Proposal PCO#85 dated 12/30/21
 p) Change Order Item No. 19: Contractor's Work Proposal PCO#86 dated 1/27/22

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price \$ <u>11,595,340.00</u>	Original Contract Times: Substantial completion (date): <u>September 17, 2021</u> Ready for Final Payment (date): <u>October 15, 2021</u>
Increase (Decrease) from previous approved Change Orders No. <u>1</u> to No. <u>11</u> : \$ <u>185,407.12</u>	from previous Change Orders: No. <u>1</u> to No. <u>11</u> : Substantial Completion (days): <u>0</u> Ready for Final Payment (days): <u>0</u>
Contract Price prior to this Change Order: \$ <u>11,780,747.12</u>	Contract Times prior to this Change Order: Substantial completion (date): <u>September 17, 2021</u> Ready for Final Payment (date): <u>October 15, 2021</u>
Increase (Decrease) of this Change Order: \$ <u>(22,337.79)</u>	Increase (Decrease) this Change Order: Substantial Completion (days): <u>0</u> Ready for Final Payment (days): <u>0</u>
Contract Price incorporating this Change Order: \$ <u>11,758,409.33</u>	Contract Times with all approved Change Orders: Substantial completion (date): <u>September 17, 2021</u> Ready for Final Payment (date): <u>October 15, 2021</u>

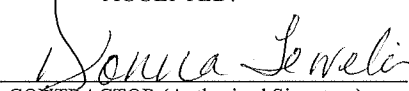
RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: 
 Title: Senior Construction Manager
 Date: February 1, 2022

By: _____
 Title: Owner (Authorized Signature)
 Date: _____

By: 
 Title: Corporate Secretary
 Date: 2/2/2022

Approved by Funding Agency (if applicable):

By: _____ Date: _____
 Title: _____

SHEET NOTES

1. PROVIDE SOUND BOOT FOR EACH RETURN GRILLE

KEY NOTES

- M22 ROUTE 12x10 SA DUCT IN JOIST SPACE
- M24 ROUTE DUCT PENETRATIONS IN BETWEEN JOISTS. (2) 26x30 SA UP TO RTU-1.

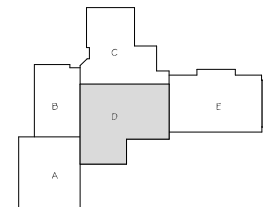
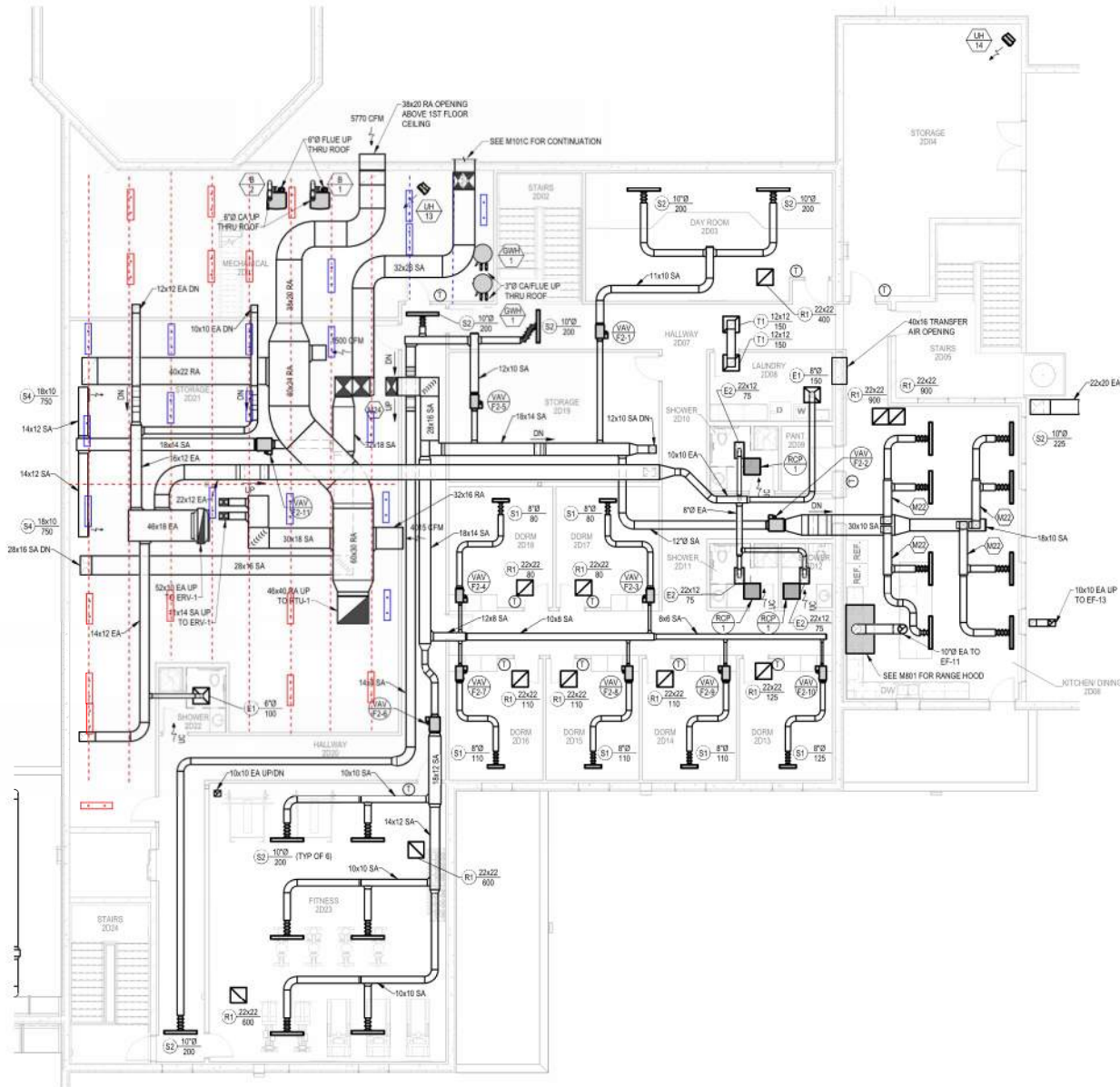
REVISIONS		
NO.	DATE	DESCRIPTION
1	03/02/20	Addendum No. 1

ARCHITECT/ENGINEER:
Cedar corporation
800-470-7372
www.cedarcorp.com
engineers • architects • planners • environmental specialists
land surveyors • landscape architects • interior designers

CONSULTANT:
ibc engineering services, inc.
10000 WISCONSIN AVE.
SUITE 200
JACKSON, WI 53037
THIS SHEET APPEARS 2" LONG ON FULL SIZE SHEETS

VILLAGE OF JACKSON
MUNICIPAL COMPLEX
STATE HWY 60
JACKSON, WI 53037

JOB NO.
J5789-002
DRAWN BY: Author
CHECKED BY: Checker
ISSUE DATE
MARCH 18, 2020
SET TYPE
CONSTRUCTION
ENLARGED
SECOND FLOOR
MECHANICAL
PLAN "D"
SHEET NO.
M102D



KEY
PLAN

2

ENLARGED SECOND FLOOR HVAC PLAN "D"

SCALE: 1/8" = 1'-0"



July 26, 2021

Jackson Municipal Complex

N168W19721 Main St
Jackson, WI 543037

PCO #58R1: Mechanical 2D01, Storage 2D21 Lighting Layout Changes

Mike Koenig Construction Co. Inc. proposes to supply labor, materials and equipment to modify lighting layout in Mechanical 2D01 and Storage 2D21 per the following specifications.

The original plan show fixtures being mounted to the bottom of the bar joist.

Total of 31 fixtures.

- 11 Fixtures to be mounted to the bottom of bar Joist (Per plan no cost)
- 17 Fixtures to be pendant mounted at 9' AFF
- Additional Labor and material in needed to accommodate new lighting layout that has been
- Aircraft cable Kits
- Aircraft Hanger Clips
- MC
- MC Conn etc.

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Material	1.00	\$790.00	\$790.00
Labor	33.00	\$100.00	\$3,300.00
Labor deduct fixture per plan	7.65	(\$95.00)	(\$726.75)

Labor and Material: \$ 3,363.25

Mark-up: \$ 168.00

Bond: \$ 71.00

NET SUM OF: \$ 3,602.25

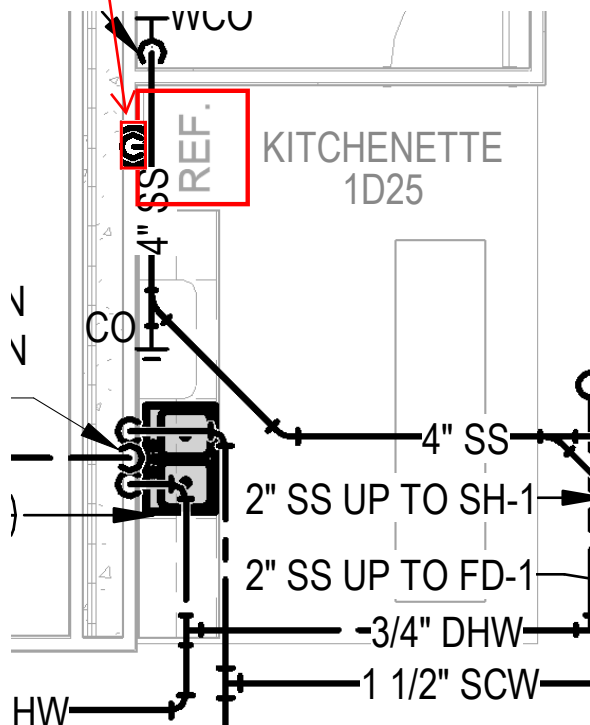
Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

1/2" SCW DN TO ICE MAKER P16

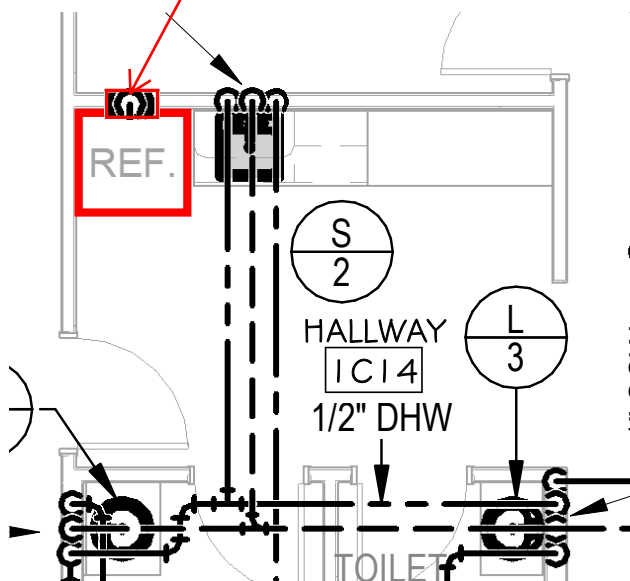


ENLARGED FIRST FLOOR PLUMBING PLAN "D"
SHEET NO. P101D

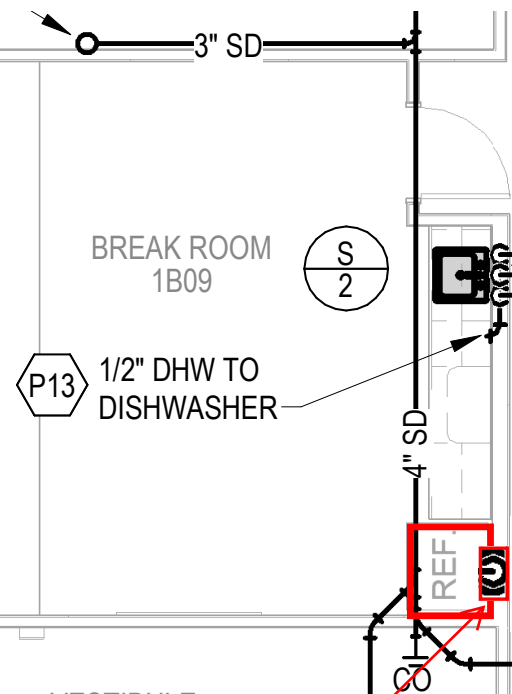
KEY NOTES

P16 PROVIDE AN ICE MAKER BOX EQUAL TO OATEY 38607.

1/2" SCW DN TO ICE MAKER P16



ENLARGED FIRST FLOOR PLUMBING PLAN "C"
SHEET NO. P101C



1/2" SCW DN TO ICE MAKER P16

ENLARGED FIRST FLOOR PLUMBING PLANS "A" & "B"
SHEET NO. P101AB

JACKSON MUNICIPAL COMPLEX

ADDITIONAL REFRIGERATOR ICE MAKER WATER SUPPLIES



engineering . architecture . environmental . surveying .
landscape architecture . planning . economic development

800-472-7372

www.cedarcorp.com

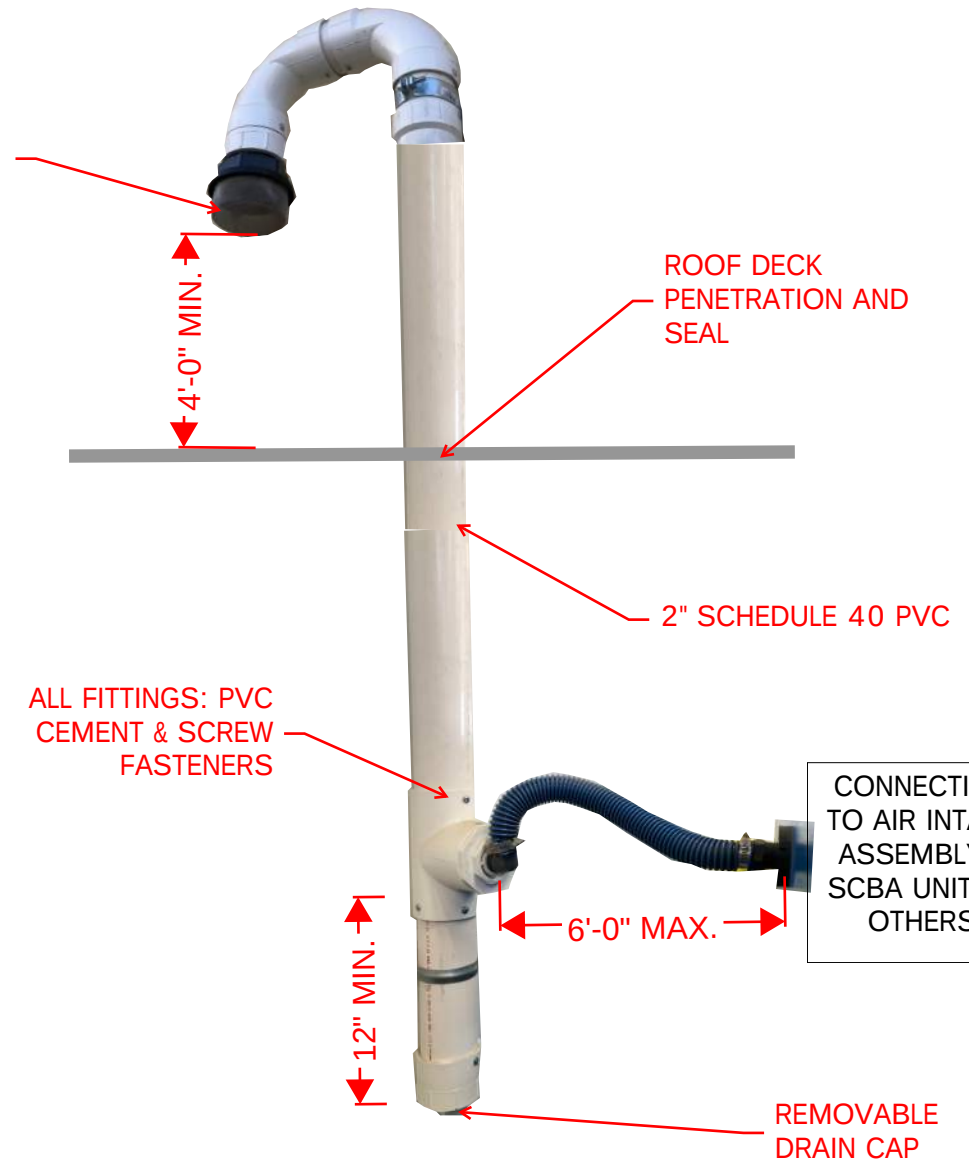
PROJECT NO. J5789-0002

DRAWN BY: DTK

DATE: 9/3/21

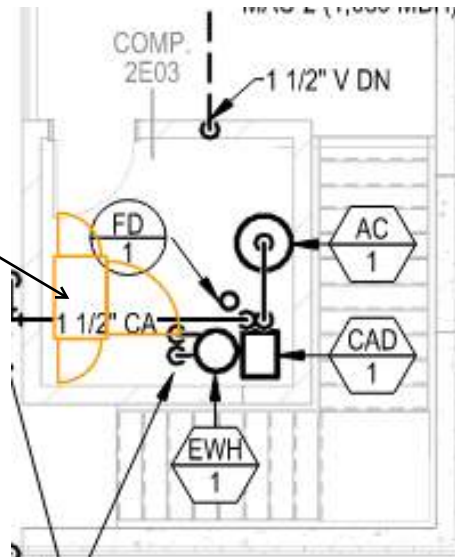
SCALE: NTS

SCREENING DEVICE:
NOTE: Must have large enough surface area to not restrict air flow. Coordinate with SCBA Vendor:
 5 Alarm
 Rob Thompson, Service Manager
 (262)337-9123



ROOM 2E03

SCBA COMPRESSOR



**JACKSON MUNICIPAL COMPLEX
 SCBA FRESH AIR INTAKE
 ASSEMBLY**



800-472-7372
 www.cedarcorp.com

engineering . architecture . environmental . surveying .
 landscape architecture . planning . economic development

PROJECT NO. J5789-0002

DRAWN BY: DTK

DATE: 8/31/21

SCALE: NTS



October 19, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #75: Plumbing T&M Changes

Mike Koenig Construction Co. Inc. proposes to complete the following plumbing changes per the following specifications.

- Added three water supplies for (3) refrigerator ice makers. \$860.00
One line was added in the Police breakroom, one line was added in the village break room area and one line was added in the conference area.
- Install 2" vent for tank fill compressor in fire station. \$510.00
- Installed new air drop in police garage for gun cleaning area. \$475.00
- Install 1 1/2" electric solenoid valve on toilet supply line in ceiling. \$2,050.00
Replaced air actuator flush valve with battery powered flush valve
- Installed owner supplied Keurig coffee maker in police station \$290.00

Labor and Material: \$4,185.00
Mark-up: \$ 209.00
Bond: \$ 88.00
NET SUM OF: \$4,482.00

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager

Doug Kroes

From: Pete Schmoll <petes@mikekoenigconstruction.com>
Sent: Tuesday, February 1, 2022 9:11 AM
To: Doug Kroes
Cc: Kristopher Dressler
Subject: RE: Jackson Signage Revisionss

Doug,

Yes, I will submit a revision. The total cost will be \$2,017.46 if you want to include that on your change order.

Thanks,

Pete Schmoll
Project Manager
Mike Koenig Construction Co. Inc.
Cell: 920-619-3150
Office: 920-457-0923
Email: petes@mikekoenigconstruction.com

From: Doug Kroes [mailto:doug.kroes@cedarcorp.com]
Sent: Tuesday, February 1, 2022 9:01 AM
To: Pete Schmoll <petes@mikekoenigconstruction.com>
Cc: Kristopher Dressler <kris.dressler@cedarcorp.com>
Subject: RE: Jackson Signage Revisionss

Pete, should we be expecting a revised PCO for this? The reason I'm asking is that I'd like to get change order no. 12 wrapped up by Wednesday and am wondering if I should include this item or leave it for CO#13.

Please let me know. Thanks!

Doug Kroes

Senior Construction Manager

Cedar Corporation

W61 N497 Washington Avenue | Cedarburg | WI | 53012

Office: 262-204-2360 ext 1403 | TF: 800-472-7372

Cell: 920-246-6326

doug.kroes@cedarcorp.com

www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at <http://www.cedarcorp.com/disclaimer> for more details.

From: Doug Kroes
Sent: Friday, January 28, 2022 1:38 PM
To: Pete Schmoll <petes@mikekoenigconstruction.com>
Cc: Kristopher Dressler <kris.dressler@cedarcorp.com>
Subject: RE: Jackson Signage Revisionss

Pete:

Our cost comparison source has provided us with the following materials cost related to the interior and exterior lettering changes from Village Hall to Administration:

Net Materials = \$1,164.46

In regard to install labor, we figured 2 hours per letter (6 EA) at \$60.00/Letter = \$720.00

Materials & Labor Total = \$1,884.46

Plus your GC mark-up/bond cost.

Please let me know if you have any questions.

Thanks,

Doug Kroes

Senior Construction Manager

Cedar Corporation

W61 N497 Washington Avenue | Cedarburg | WI | 53012

Office: 262-204-2360 ext 1403 | TF: 800-472-7372

Cell: 920-246-6326

doug.kroes@cedarcorp.com

www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at <http://www.cedarcorp.com/disclaimer> for more details.

From: Pete Schmoll <petes@mikekoenigconstruction.com>

Sent: Tuesday, January 25, 2022 4:37 PM

To: Doug Kroes <doug.kroes@cedarcorp.com>

Cc: Kristopher Dressler <kris.dressler@cedarcorp.com>

Subject: RE: Jackson Signage Revisions

Doug,

Yes, that was my thought, you stated your experience and resources did not support the submitted cost and since you are the one approving the cost I figured we might as well cut to the chase and if you had a supported cost that seemed reasonable we would agree to that. I would disagree with labor not being relevant, while you are correct mobilization is not impacted, the installation of additional charterers does indeed require additional labor.

Thanks,

Pete Schmoll

Project Manager

Mike Koenig Construction Co. Inc.

Cell: 920-619-3150

Office: 920-457-0923

Email: petes@mikekoenigconstruction.com

From: Doug Kroes [<mailto:doug.kroes@cedarcorp.com>]

Sent: Tuesday, January 25, 2022 3:28 PM

To: Pete Schmoll <petes@mikekoenigconstruction.com>

Cc: Kristopher Dressler <kris.dressler@cedarcorp.com>

Subject: RE: Jackson Signage Revisions

Pete,

Our source of information was a manufacturer but the labor aspect wouldn't be relevant as this project considered being mobilized to the site already, etc. Out of curiosity, how would our cost expectations assist your effort? Are you thinking of a negotiated price absent your subcontractor's supporting information?

Doug Kroes

Senior Construction Manager

Cedar Corporation

W61 N497 Washington Avenue | Cedarburg | WI | 53012

Office: 262-204-2360 ext 1403 | TF: 800-472-7372

Cell: 920-246-6326

doug.kroes@cedarcorp.com

www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at <http://www.cedarcorp.com/disclaimer> for more details.

From: Pete Schmoll <petes@mikekoenigconstruction.com>

Sent: Monday, January 24, 2022 2:30 PM

To: Doug Kroes <doug.kroes@cedarcorp.com>

Cc: Kristopher Dressler <kris.dressler@cedarcorp.com>

Subject: RE: Jackson Signage Revisions

Doug,

Unfortunately no. Can you please provide the cost data you are using the associated anticipated cost.

Thanks

Pete Schmoll

Project Manager

Mike Koenig Construction Co. Inc.

Cell: 920-619-3150

Office: 920-457-0923

Email: petes@mikekoenigconstruction.com

From: Doug Kroes [<mailto:doug.kroes@cedarcorp.com>]

Sent: Monday, January 24, 2022 1:21 PM

To: Pete Schmoll <petes@mikekoenigconstruction.com>

Cc: Kristopher Dressler <kris.dressler@cedarcorp.com>

Subject: RE: Jackson Signage Revisions

Pete, any update on this item?

Doug Kroes

Senior Construction Manager

Cedar Corporation

W61 N497 Washington Avenue | Cedarburg | WI | 53012

Office: 262-204-2360 ext 1403 | TF: 800-472-7372

Cell: 920-246-6326

doug.kroes@cedarcorp.com

www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at <http://www.cedarcorp.com/disclaimer> for more details.

From: Doug Kroes
Sent: Wednesday, December 8, 2021 10:39 AM
To: Pete Schmoll <petes@mikekoenigconstruction.com>
Cc: Kristopher Dressler <kris.dressler@cedarcorp.com>
Subject: RE: Jackson Signage Revisionss

Pete, thank you for the information. In reviewing the invoice, we understand the cost to be associated with changing the signage from "Village Hall" to "Administration" in two areas (1 Exterior & 1 Interior) which totals an addition of six(6) letters at \$443 Each. Based on our experience and estimating resources, this cost appears very excessive absent further supporting information. For us to conduct a more informative review, please provide the following information:

1. Detailed invoice to include line item costs for labor and materials amounting to the total cost.
2. A copy of the original bid quote for furnishing the dimensional lettering as bid.

Thank you,

Doug Kroes

Senior Construction Manager
Cedar Corporation

W61 N497 Washington Avenue | Cedarburg | WI | 53012
Office: 262-204-2360 ext 1403 | **TF:** 800-472-7372
Cell: 920-246-6326
doug.kroes@cedarcorp.com
www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at <http://www.cedarcorp.com/disclaimer> for more details.

From: Pete Schmoll <petes@mikekoenigconstruction.com>
Sent: Tuesday, December 7, 2021 12:59 PM
To: Doug Kroes <doug.kroes@cedarcorp.com>; Kristopher Dressler <kris.dressler@cedarcorp.com>
Subject: Jackson Signage Revisionss

Please find the attached proposal for the signage lettering changes.

Thanks,

Pete Schmoll
Project Manager
Mike Koenig Construction Co. Inc.
Cell: 920-619-3150
Office: 920-457-0923
Email: petes@mikekoenigconstruction.com

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at <http://www.cedarcorp.com/disclaimer> for more details.



December 6, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #82: Dishwasher Hookups

Mike Koenig Construction Co. Inc. proposes to provide complete dishwasher hookup per the following specifications.

- Install dishwasher cords
- Plumbing hook-up of owner supplied dishwashers

Labor and Material: \$ 525.00

Mark-up: \$ 26.00

Bond: \$ 11.00

NET SUM OF: \$562.00

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager

PROJECT NO: J5789-0002PROJECT ID: Municipal Complex - Contract B-20CLIENT: Village of JacksonCONTRACTOR: Mike Koenig Construction

ESTIMATED QUANTITY

ESTIMATED VS AS BUILT

Item		Unit Price	TOTAL Estimated Quantity	Unit Meas.	As Built Quantities	QUANTITIES Estimated VS As Built	As Built Values	VALUES Estimated VS As Built
6	Crushed Aggregate Base Course - 1 1/4" Dense - Site	\$16.80	16600	TN	16533.88	(66.12)	\$ 277,769.18	\$ (1,110.82)
CHANGE ORDER ITEMS (& Supplemental Items by Change Order):								
CO2	Geogrid - Building Pad Stabilization	\$ 3.55	5450	SY	4905	(545)	\$ 17,412.75	\$ (1,934.75)
CO2	3" Dense Graded Base - Building Pad Stabilization	\$ 19.75	7500.00	TN	5858.87	(1641.13)	\$ 115,712.68	\$ (32,412.32)

Doug Kroes

From: Ryan Vossekuil <chief@jacksonpolice.org>
Sent: Wednesday, October 13, 2021 5:30 PM
To: Kristopher Dressler
Cc: Pete Schmoll; Jason Kossman; Doug Kroes
Subject: Re: jackson municipal remote operators

Yes, please order 7 of the 2-button models.

Sent from my iPhone

On Oct 13, 2021, at 5:08 PM, Kristopher Dressler <kris.dressler@cedarcorp.com> wrote:

The contract does not address any additional remotes as Pete has stated. We will have to add this cost to the project.

I would think the 2 button remotes would be more desirable that way you don't have a bunch of remotes in the squads. The shipping may have more to do with the order processing as well as they may need to order these from the manufacturer which I believe is Overhead Door Company.

Chief,

Let us know if you are good with this and we can have them get these ordered.

Thank you,

Kristopher Dressler, R.A.

Architect

Cedar Corporation

604 Wilson Avenue | Menomonie | WI | 54751

Office: 715-235-9081 | TF: 800-472-7372

kris.dressler@cedarcorp.com

www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at <http://www.cedarcorp.com/disclaimer> for more details.

From: Pete Schmoll <petes@mikekoenigconstruction.com>
Sent: Wednesday, October 13, 2021 4:10 PM
To: Ryan Vossekuil <chief@jacksonpolice.org>; Jason Kossman <jasonk@mikekoenigconstruction.com>
Cc: Kristopher Dressler <kris.dressler@cedarcorp.com>; Doug Kroes <doug.kroes@cedarcorp.com>
Subject: RE: jackson municipal remote operators

All,

This is all I see regarding OH door controls, nothing indicated for remotes, Reliable provided the one we already have at their cost. Please let me know if you would like us to order the additional ones, 1 or 2 button?

b. Operator Controls:

- (1) Push-button operated control stations with open, close, and stop buttons.
- (2) Surface mounting.
- (3) Interior location.

Pete Schmoll
Project Manager
Mike Koenig Construction Co. Inc.
Cell: 920-619-3150
Office: 920-457-0923
Email: petes@mikekoenigconstruction.com

From: Ryan Vossekul [<mailto:chief@jacksonpolice.org>]
Sent: Wednesday, October 13, 2021 3:19 PM
To: Jason Kossman <jasonk@mikekoenigconstruction.com>
Cc: Kristopher Dressler <kris.dressler@cedarcorp.com>; Cedar Corp Doug Kroes <doug.kroes@cedarcorp.com>; Pete Schmoll <petes@mikekoenigconstruction.com>
Subject: Re: jackson municipal remote operators

We're good with 7 2-button units. I guess we just need to know who's paying for them. \$45 to ship 7 garage door openers seems outrageous, especially from a company that's in the Village. I'd lean on them a bit on that.

Sent from my iPhone

On Oct 13, 2021, at 3:15 PM, Jason Kossman <jasonk@mikekoenigconstruction.com> wrote:

Getting 7 - 2 button remotes may be a better solution than the 14 singles. The price for each option is in the quote

Jason Kossman
Project Superintendent
Mike Koenig Construction
Cell: [920-378-9769](tel:920-378-9769)
Office: [920-457-0923](tel:920-457-0923)
Email: jasonk@mikekoenigconstruction.com

Begin forwarded message:

From: Cassy Marx <CMarx@rdoor.com>
Date: October 13, 2021 at 15:12:55 CDT
To: Jason Kossman <jasonk@mikekoenigconstruction.com>
Subject: RE: jackson municipal remote operators

Cassy Marx
Service Manager
Reliable Door and Dock, Inc.
N173W21130 NW Passage Way
Jackson, WI 53037

www.RDoor.com

Phone: 262-677-8993 x 5227

Email: CMarx@RDoor.com

Service Center Locations:

- Green Bay, WI
- Jackson, WI (Milwaukee)
- Osseo, WI (Eau Claire)
- Crestwood, IL (Chicago)

From: Cassy Marx
Sent: Wednesday, October 13, 2021 7:01 AM
To: Jason Kossman <jasonk@mikekoenigconstruction.com>
Subject: RE: jackson municipal remote operators

I attached the quote.

\$638.28

Cassy Marx
Service Manager
Reliable Door and Dock, Inc.
N173W21130 NW Passage Way
Jackson, WI 53037

www.RDoor.com

Phone: 262-677-8993 x 5227

Email: CMarx@RDoor.com

Service Center Locations:

- Green Bay, WI
- Jackson, WI (Milwaukee)
- Osseo, WI (Eau Claire)
- Crestwood, IL (Chicago)

From: Jason Kossman <jasonk@mikekoenigconstruction.com>
Sent: Wednesday, October 13, 2021 6:57 AM
To: Cassy Marx <CMarx@RDoor.com>
Subject: Re: jackson municipal remote operators

-- EXTERNAL SENDER -- USE CAUTION WITH LINKS OR ATTACHMENTS

Any idea on cost

Jason Kossman
Project Superintendent
Mike Koenig Construction
Cell: [920-378-9769](tel:920-378-9769)
Office: [920-457-0923](tel:920-457-0923)
Email: jasonk@mikekoenigconstruction.com

On Oct 13, 2021, at 06:54, Cassy Marx
<CMarx@rdoor.com> wrote:

Jason,

I would have to order them. Would think I would get them early next week if I ordered today.

Cassy Marx
Service Manager
Reliable Door and Dock, Inc.
N173W21130 NW Passage Way
Jackson, WI 53037

www.RDoor.com

Phone: 262-677-8993 x 5227

Email: CMarx@RDoor.com

Service Center Locations:

- Green Bay, WI
- Jackson, WI (Milwaukee)
- Osseo, WI (Eau Claire)
- Crestwood, IL (Chicago)

From: Jason Kossman
<jasonk@mikekoenigconstruction.com>
Sent: Wednesday, October 13, 2021 6:28 AM
To: Cassy Marx <CMarx@RDoor.com>
Subject: jackson municipal remote operators

-- EXTERNAL SENDER -- USE CAUTION WITH LINKS OR ATTACHMENTS

Cassy what are the chances that you would have 14 single push button remotes on hand. The PD is looking for 7ea for the 2 sally port OH doors and of course a price

Thank you

Jason Kossman

Project Superintendent
Mike Koenig Construction
Cell: 920-378-9769
Office: 920-457-0923
Email: jasonk@mikekoenigconstruction.com

<q326205.pdf>

<updated q326205.pdf>

**This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation.
Please visit our website at <http://www.cedarcorp.com/disclaimer> for more details.**



October 28, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #78: Overhead Door Remotes

Mike Koenig Construction Co. Inc. proposes to provide additional overhead door remotes per the following specifications.

- Provided (7) 2-Button Remote Security +2.0
- Programmed remotes and provided them to the police chief.

Labor and Material: \$ 509.00

Mark-up: \$ 26.00

Bond: \$ 11.00

NET SUM OF: \$546.00

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager



CHANGE ORDER

Customer Name: Village of Jackson **Date:** _____

Job Name and Location: Village of Jackson Municipal Complex

Person Requesting Change: _____

Change Order Written Up By: David Becker

We herby agree to make the change(s) specified below:

Additional labor hours for having to drill holes in and run wires through five crash bar doors provided by other vendors (2 - front lobby, 2 - vestibule, 1 - upstairs fire door). Once wire was ran in the doors, wire had to be connected to crash bar controls and connected to both sides of power transfer hinges. Wire had to be fished through the doors as doors were already installed. This was not planned for in the original door access quote as we were advised we would only need to run wires to the door to connect to the door access control system and it was a lot more complicated than that and required multiple connection points.

10 Hours of Labor at \$75.00 an hour: \$750.00

Grand Total: \$750.00

I hereby accept the changes listed above and understand that these changes were not part of the original estimate/quote provided by Pros 4 Technology. I also acknowledge that I am authorized to make these changes on behalf of my company and understand that the additional cost for these changes will be billed to my company at the end of the current project and that no written estimate/quote will be provided in advance for these changes unless specifically requested.

Signature: _____ **Date:** _____

Printed Name: _____

Doug Kroes

From: Doug Kroes
Sent: Thursday, October 14, 2021 9:51 AM
To: Pete Schmoll (petes@mikekoenigconstruction.com)
Cc: 'Jason Kossman'; Cory Scheidler (cory.scheidler@cedarcorp.com); Kris Dressler (kris.dressler@cedarcorp.com); jen.keller@villageofjackson.com
Subject: Jackson Municipal Complex: Contract Work Performed by Owner's Contractor
Attachments: VOJ Change Order 10122021.pdf

Pete:

Attached please find a change order from Pros4 Technology related to work they performed that was within the scope of your contract in the amount of \$750.00. This work is related to incomplete access control wiring associated with door frames, doors and operating mechanisms which again, was within the Municipal Complex contract scope. Therefore, this cost will be deducted from the contract amount as a change order item.

Please feel free to contact me should you have any questions.

Thank you,

Doug Kroes

Senior Construction Manager

Cedar Corporation

W61 N497 Washington Avenue | Cedarburg | WI | 53012

Office: 262-204-2360 ext 1403 | TF: 800-472-7372

Cell: 920-246-6326

doug.kroes@cedarcorp.com

www.cedarcorp.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

This e-mail and any attachments may contain proprietary and confidential information from Cedar Corporation. Please visit our website at <http://www.cedarcorp.com/disclaimer> for more details.



December 28, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #79: Dryfall Paint

Mike Koenig Construction Co. Inc. proposes to provide alternate dryfall paint product per the following specifications.

- Hallman Lindsay Acrylic Dryfall (350 Gallons) required , added cost of \$2.50 per gallon

Labor and Material: \$ 875.00

Mark-up: \$ 00.00

Bond: \$ 18.00

NET SUM OF: \$893.00

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager



September 28, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #74: Landscape Credit

Mike Koenig Construction Co. Inc. proposes to credit the replacement of dead and missing plants to be used to offset cost of revised landscaping to be completed by Lammscapes directly for the owner per the following specifications.

- Relocate plants and materials from existing landscape areas to replace and complete plants in other areas
- Eliminate replacement of plants and materials in areas to be redesigned and replaced by Lammscapes

DEDUCT: \$3,600.00

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager



November 10, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #81: Monument Sign Electrical

Mike Koenig Construction Co. Inc. proposes to provide complete additional electrical work for the Monument Sigs per the following specifications.

- Additional electrical work related to the monument sign electrical installation

Labor and Material: \$ 452.00
Mark-up: \$ 23.00
Bond: \$ 10.00
NET SUM OF: \$485.00

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager



January 13, 2022

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #84: Cord Drop GFCI Protection

Mike Koenig Construction Co. Inc. proposes to provide GFCI protection for apparatus bay cord drops per the following specifications.

Per Inspector Request, Not noted on plan per spec.

FD Apparatus Bay

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Material	14.00	\$132.66	\$1,857.30
Labor	4.00	\$100.00	\$400.00

PD Squad Garage

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Material	4.00	\$132.66	\$530.64
Labor	2.00	\$100.00	\$200.00

Deduct Original Breaker Cost

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
Material	18.00	\$16.84	(\$303.12)

Labor and Material: \$2,687.94

Mark-up: \$ 135.00

Bond: \$ 56.00

NET SUM OF: \$2,878.94

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Cost of BAB 20 Amp Breaker \$303.05 (\$16.80 per Breaker)

They will be left on site to the customer's future use.

Existing Breaker come from the Factory installed at no cost when order is placed

Cost GFCI Breakers \$2,387.88 (\$132.25 per Breaker)

All the Neutral wires need to be extended to the GFCI breakers being installed.

Labor to Install \$600.00

Multiple different panels throughout the facility.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager



October 20, 2021

Jackson Municipal Complex

N168W19721 Main St

Jackson, WI 543037

PCO #76: Add Plywood in IT Room

Mike Koenig Construction Co. Inc. proposes to provide labor and, materials to install fire treated plywood in the IT room (nothing on plan but required by Pro's 4) per the following specifications.

- Labor – 8hr at \$76/hr. \$608.00
- Material – 3 Sheet and fasteners \$200.00

Labor and Material: \$808.00

Mark-up: \$ 40.00

Bond: \$ 17.00

NET SUM OF: \$865.00

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager



December 30, 2021

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #85: Add Closure on 1C34

Mike Koenig Construction Co. Inc. proposes to provide one door closure per the following specifications.

- Provide one closure with hold open arm at 1C34 \$290.00
- Install Closure \$204.00

Labor and Material: \$ 494.00

Mark-up: \$ 25.00

Bond: \$ 11.00

NET SUM OF: \$ 530.00

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager



January 27, 2022

Jackson Municipal Complex
N168W19721 Main St
Jackson, WI 543037

PCO #86: Pipe Guard PD Bathroom

Mike Koenig Construction Co. Inc. proposes to provide labor materials and equipment for a pipe guard in the PD Bathroom the following specifications.

- 1/8" aluminum (shiny) Diamond Plate bent to enclose corner around pipe \$260.00
- Installation \$250.00

Labor and Material: \$ 510.00

Mark-up: \$ 51.00

Bond: \$ 10.00

NET SUM OF: \$ 571.00

Please sign below to indicate your approval.

Owner Signature

Date

Note: If this proposal is accepted an official contract change order will be issued which will adjust the total contract amount accordingly.

Respectfully Submitted,
MIKE KOENIG CONST. CO., INC.

Pete Schmoll

Pete Schmoll
Project Manager

Memo

To: Jen Keller, Village Administrator
From: Brian W. Kober, P. E., Director of Public Works
Subject: Village Board Room – Dias Project
Date: February 4, 2022
CC: Village Board

We have been investigating options to change the tables in the Village Board Room to mirror the former dias used at the old Village Hall. Three contractors were pursued, but only one showed continued interest in the project. Cathedral Builders, Inc. located on Tower Drive in the Village of Jackson has been grateful to help in the design and ideas of using the existing dias to create something new. All designs would incorporate mobility for removal from the room and placed in the storage room. The following are three quotes and the details of each design:

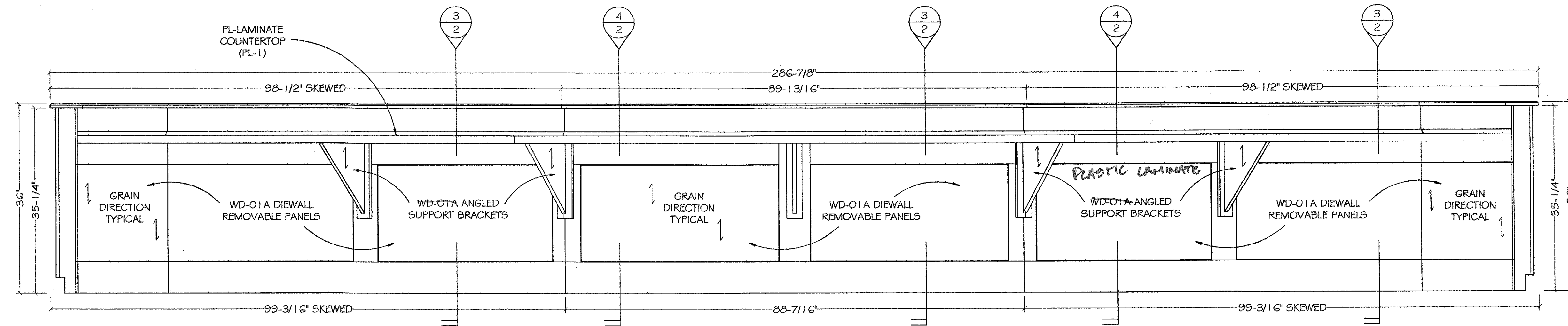
- 1) **New Dais in Board Room** follows plans (see attached) created back in 2001 of a dias design. We like to sit farther apart now days, and the current board room is larger so we would add a section in the middle to accommodate four people instead of three. This addition is not included in the price. **Cost per current plan is \$10,491.00.**
- 2) **Add on to Existing Dias** is a design that uses the existing dias. A template has been created by Cathedral Builders, Inc. to show how the dias shape fits in the new board room. The template can be displayed during the Village Board meeting. If we carry out this design (radius shape) a section would be added to flatten the radius or a new dias would be easier and less expensive to make. **The cost represents just changing the colors and putting wheels on the existing dias for \$10,828.00.**
- 3) **Modesty Panels on Existing Tables** are four (4) laminate panels with a wood top for each table. There is an alternate upgrade to have a front wood panel. A prototype has been made by Cathedral Builders, Inc. that can be displayed at the Village Board meeting. **The cost for all four (4) panels is \$5,559.00 with the alternate of \$3,105.00 for a total of \$8,664.00.**

Requesting Village Board input on how to proceed with the Dias Project.

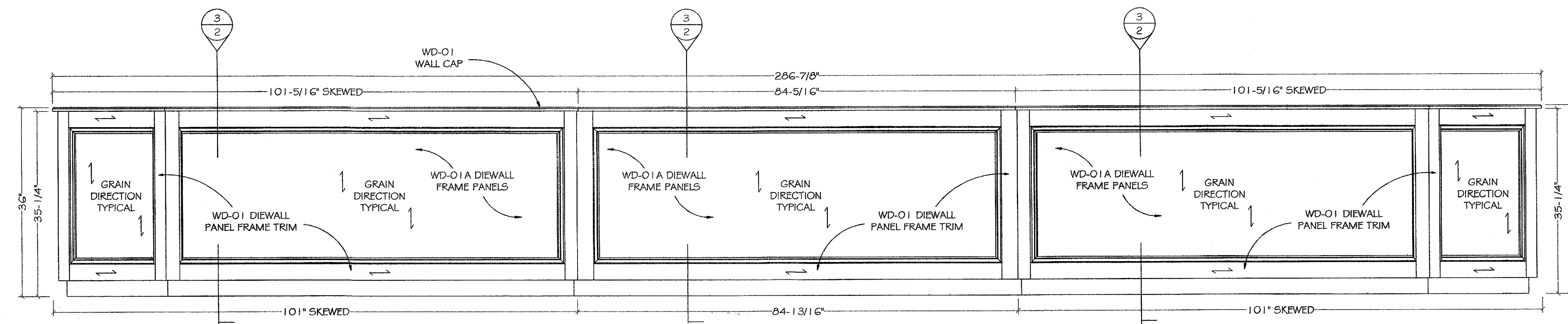
If you have any questions, please let me know.

Brian W. Kober, P.E.

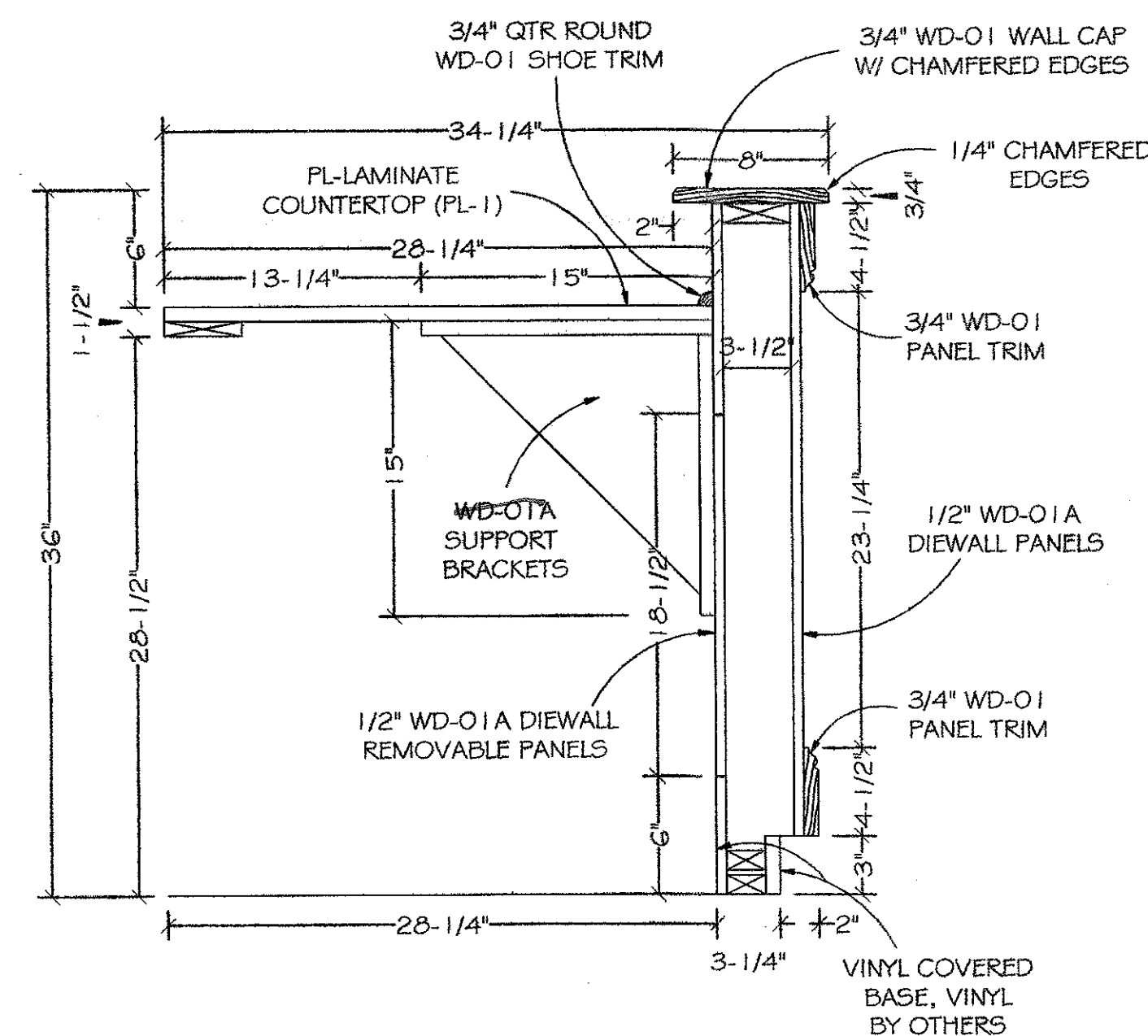
Drawing No: 20-65-00-
1 OF



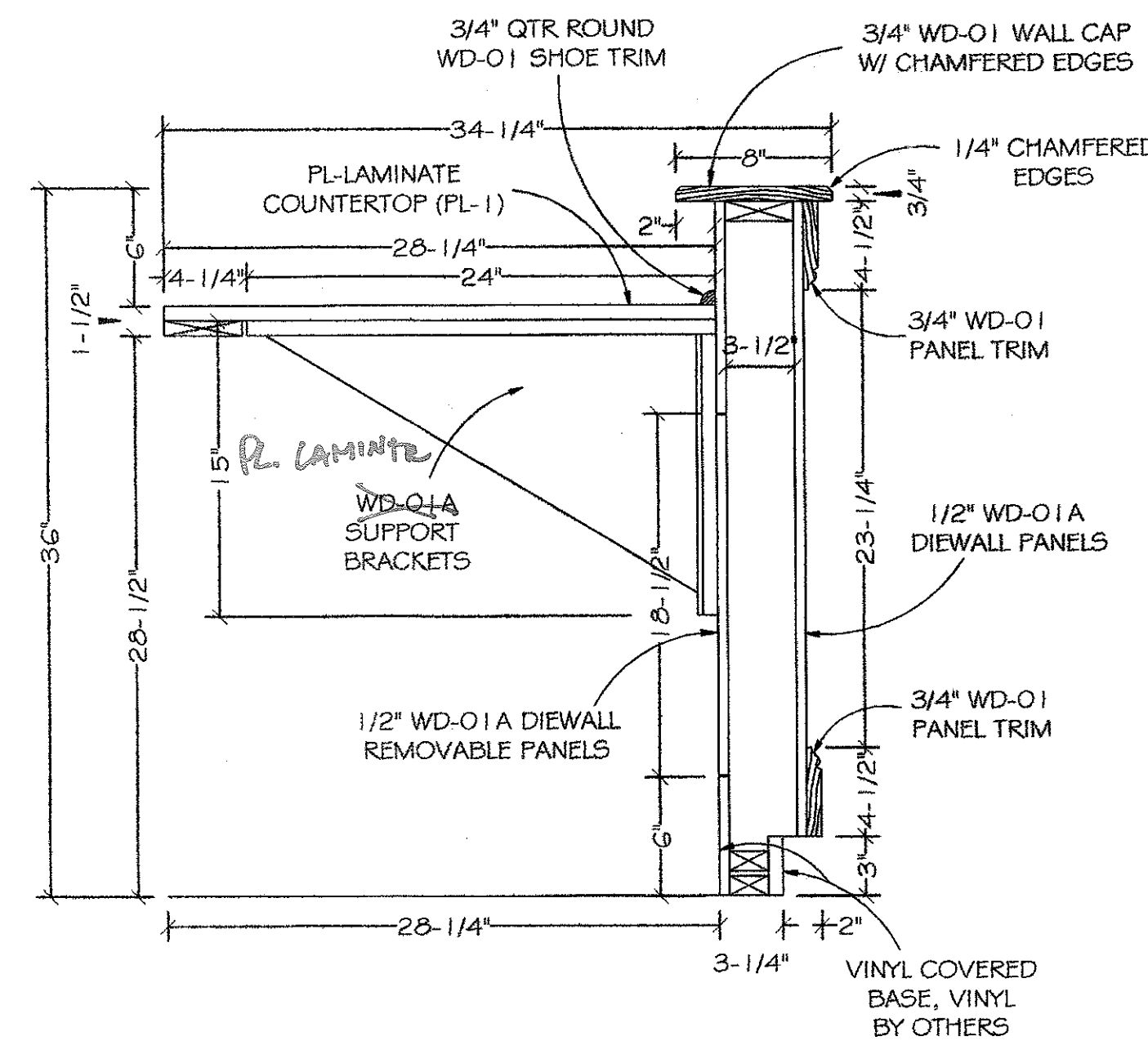
1-RM #102 BOARD ROOM
BACK ELEVATION
SCALE: 1" = 1' ARCH. REF: NONE



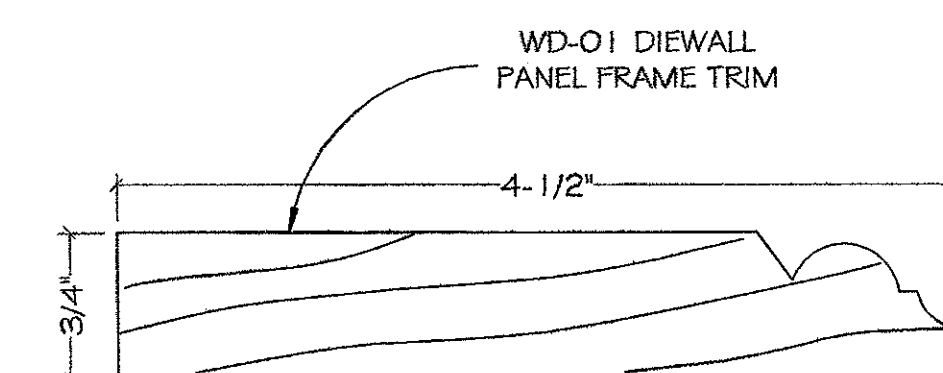
1-RM #102 BOARD ROOM
FRONT ELEVATION
SCALE: 1" = 1' ARCH. REF: 1/AB



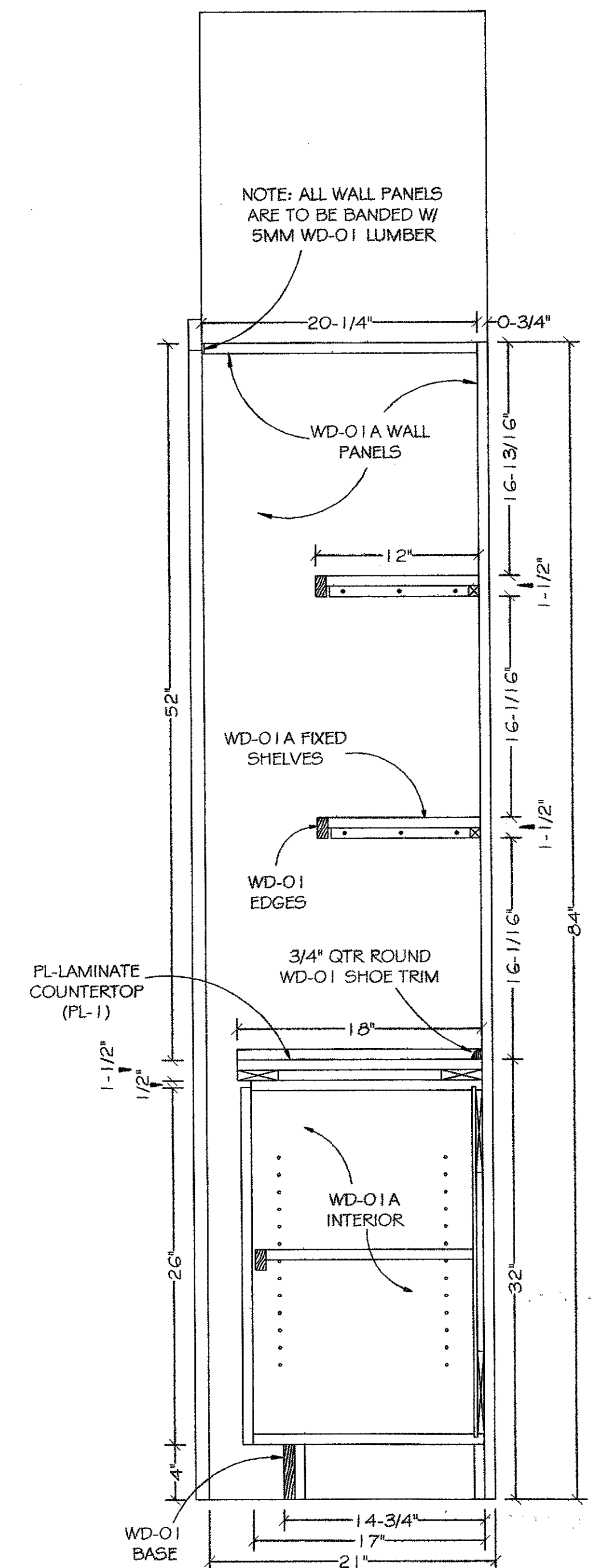
SECTION DETAIL
SCALE: 1-1/2" = 1' ARCH. REF: 2/AB



SECTION DETAIL
SCALE: 1-1/2" = 1' ARCH. REF: NONE



PANEL TRIM DETAIL
SCALE: FULL SCALE ARCH. REF: NONE



SECTION DETAIL
SCALE: 1-1/2" = 1' ARCH. REF: 3/AB

JACKSON VILLAGE HALL

Scale: VARIES

Date: 11/14/00

REVISION #

Drawn By: S.F.C.

Revised:

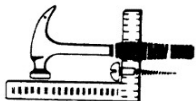
LANGE BROTHERS WOODWORK

CONTRACTOR: JOSEPH LORENZ, INC.
ARCHITECT: ERLICH, GENSEN & ASSOCIATES

Drawing No: 20-65-00-2 OF







Cathedral Builders, Inc.

N169W21170 Tower Dr.
Jackson, WI 53037

Phone: 262-250-1985
Fax: 262-674-1944

Date: **12/3/2021**
Name: **VILLAGE OF JACKSON**
W194 N16660 EAGLE DRIVE
JACKSON, WI 53037
Attn: **BRIAN KOBER**
Phone: **262-677-0707**
Fax:

ESTIMATOR: **BOB KORUP**

ESTIMATE # 8735
REV#

Contractor Certification #253153

Contractor Qualifier Certification #1059584

We are pleased to submit the following cost estimate:

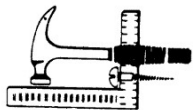
JOB #
REV #

Job Description: VILLAGE OF JACKSON DIAS

Drawings Dated: 12/28/2000

PAGE 1 OF 2

DESCRIPTION	PRICE	TOTAL
New Dias in Board Room - SUPPLY ONLY		
29'-6" Die Wall with Wood Face		
2 PLAM End Panel Supports		
3 PLAM Countertop Brackets		
59 SF PLAM Countertop		
20 SF Wood Transaction Top		
	SUBTOTAL	\$10,491.00
	SALES TAX	\$578.00
	TOTAL	\$11,069.00
Add on to Existing Dias - SUPPLY ONLY		
5' Curved Die Wall with PLAM Face		
2'-6" x 5' PLAM Countertop		
1' x 5' PLAM Transaction Top		
1 PLAM Countertop Brackets		
1 Shop Work with Existing Dias		
	SUBTOTAL	\$10,828.00
	SALES TAX	\$596.00
	TOTAL	\$11,424.00
PLEASE SEE LAST PAGE FOR PROVISIONAL STATEMENTS INCLUDED IN THIS ESTIMATE		
Total Estimate		AS ABOVE



Cathedral Builders, Inc.

N169W21170 Tower Dr.
Jackson, WI 53037

Phone: 262-250-1985
Fax: 262-674-1944

Date: **12/3/2021**
Name: **VILLAGE OF JACKSON**
W194 N16660 EAGLE DRIVE
JACKSON, WI 53037
Attn: **BRIAN KOBER**
Phone: **262-677-0707**
Fax: **0**

ESTIMATOR: **BOB KORUP**

ESTIMATE # 8735

REV#

Contractor Certification #253153

Contractor Qualifier Certification #1059584

We are pleased to submit the following cost estimate:

JOB #

REV #

Job Description: **VILLAGE OF JACKSON DIAS**

Drawings Dated: **12/28/2000**

PAGE 2 OF 2

DESCRIPTION	PRICE	TOTAL
-------------	-------	-------

CATHEDRAL BUILDERS, INC. PROVISIONAL STATEMENTS:

INCLUSIONS / EXCLUSIONS

PRICING INCLUDES SALES TAX.

PRICING INCLUDES SHOP DRAWINGS AND TAILGATE DELIVERY.

PRICING INCLUDES PRE-FINISHING OF ALL WOOD MATERIALS LISTED ABOVE.

PRICING EXCLUDES INSTALLATION OF SOLID SURFACE MATERIALS LISTED ABOVE.

CATHEDRAL BUILDERS IS NOT RESPONSIBLE FOR DAMAGE TO PRODUCT AFTER DELIVERY IS MADE.

LEAD TIME / PRICING:

AS OF MAY 1, 2021 CATHEDRAL BUILDERS, INC FINAL PRICING WILL BE SUBJECT TO AVAILABILITY AT THE TIME OF ORDER PLACEMENT AND ONLY AFTER SHOP DRAWINGS ARE APPROVED WITH SIGNATURE AND RETURNED TO CATHEDRAL BUILDERS, INC. BY CUSTOMER /CLIENT. AT WHICH TIME ALL PRICING MUST BE READDRESSSED AND OPEN TO INCREASES IF NECESSARY.

ANY / ALL WOOD PRICING IS VALID FOR 15 DAYS AND SUBJECT TO AVAILABILITY AT THE TIME OF ORDER. AFTER THAT, AT WHICH TIME ALL PRICING MUST BE READDRESSSED AND OPEN TO INCREASES IF NECESSARY.

AS OF MAY 1, 2021, WOOD MATERIAL ORDER LEAD TIME IS A MINIMUM OF 4 WEEKS. THIS TIMEFRAME DOES NOT INCLUDE SHOP PRODUCTION TIME.

EXCEPTION NOTICE:

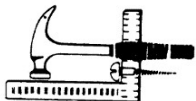
Cathedral Builders, Inc.'s sole responsibility with respect to any stone / solid surface product supplied, including but not limited to quartz, will be to provide such products in accordance with the field measurements taken for supply at the worksite. Cathedral Builders, Inc. shall not be responsible for any product installation, or for any additional cutting, fitting, or modifications that may be required for field installation. Please note, these types of installations typically warrant and require specialty tools and equipment. Product will be deemed accepted "as-is" per specification, upon delivery in accordance with the field measurements. Only manufacturer's warranty is applicable for non-installation contracts.

TERMS:

TERMS: This estimate is valid for 30 days, unless otherwise noted above. Payment will be made under the terms and conditions of this offer. Net due upon completion. All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Construction and mechanics lien rights apply. This bid is conditioned upon the use of the AIA A 401 Subcontract or terms consistent with the ASA Addendum to Subcontract. Cathedral Builders, Inc is a member of the AWI and follow their guidelines in addition to customer, client architectural specs and plans for manufactured products. Cathedral Builders, Inc. does not provide in house architectural

PRICE BASED ON STANDARD GRADE P-LAM COLOR AND TEXTURE SELECTIONS ONLY

PAYMENT TERMS: 30% DOWNPAYMENT; MONTHLY BILLINGS DUE NET 15 DAYS



Cathedral Builders, Inc.

N169W21170 Tower Dr.
Jackson, WI 53037

Phone: 262-250-1985
Fax: 262-674-1944

Date: **12/3/2021**
Name: **VILLAGE OF JACKSON**
W194 N16660 EAGLE DRIVE
JACKSON, WI 53037
Attn: **BRIAN KOBER**
Phone: **262-677-0707**
Fax:

ESTIMATOR: **BOB KORUP**

ESTIMATE # 8735
REV#

Contractor Certification #253153

Contractor Qualifier Certification #1059584

We are pleased to submit the following cost estimate:

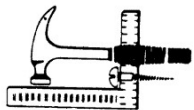
JOB #
REV #

Job Description: VILLAGE OF JACKSON DIAS

Drawings Dated: 12/28/2000

PAGE 1 OF 2

DESCRIPTION	PRICE	TOTAL
Modesty Panels on Existing Tables - QTY 4 SUPPLY ONLY 2 plam panels 15" x 30" 1 plam panel 30" x 6' 9' wood cap stained to match doors Hardware to attach to table top Misc Trim		
	SUBTOTAL	\$5,559.00
	SALES TAX	\$312.00
	TOTAL	\$5,871.00
ALTERNATE Upgrade to wood in lieu of plam	ADD	\$3,105.00
PLEASE SEE LAST PAGE FOR PROVISIONAL STATEMENTS INCLUDED IN THIS ESTIMATE		
Total Estimate		AS ABOVE



Cathedral Builders, Inc.

N169W21170 Tower Dr.
Jackson, WI 53037

Phone: 262-250-1985
Fax: 262-674-1944

Date: **12/3/2021**
Name: **VILLAGE OF JACKSON**
W194 N16660 EAGLE DRIVE
JACKSON, WI 53037
Attn: **BRIAN KOBER**
Phone: **262-677-0707**
Fax: **0**

ESTIMATOR: **BOB KORUP**

ESTIMATE # **8735**

REV#

Contractor Certification #253153

Contractor Qualifier Certification #1059584

We are pleased to submit the following cost estimate:

JOB #

REV #

Job Description: **VILLAGE OF JACKSON DIAS**

Drawings Dated: **12/28/2000**

PAGE 2 OF 2

DESCRIPTION	PRICE	TOTAL
-------------	-------	-------

CATHEDRAL BUILDERS, INC. PROVISIONAL STATEMENTS:

INCLUSIONS / EXCLUSIONS

PRICING INCLUDES SALES TAX.

PRICING INCLUDES SHOP DRAWINGS AND TAILGATE DELIVERY.

PRICING INCLUDES PRE-FINISHING OF ALL WOOD MATERIALS LISTED ABOVE.

PRICING EXCLUDES INSTALLATION OF SOLID SURFACE MATERIALS LISTED ABOVE.

CATHEDRAL BUILDERS IS NOT RESPONSIBLE FOR DAMAGE TO PRODUCT AFTER DELIVERY IS MADE.

LEAD TIME / PRICING:

AS OF MAY 1, 2021 CATHEDRAL BUILDERS, INC FINAL PRICING WILL BE SUBJECT TO AVAILABILITY AT THE TIME OF ORDER PLACEMENT AND ONLY AFTER SHOP DRAWINGS ARE APPROVED WITH SIGNATURE AND RETURNED TO CATHEDRAL BUILDERS, INC. BY CUSTOMER /CLIENT. AT WHICH TIME ALL PRICING MUST BE READDRESSSED AND OPEN TO INCREASES IF NECESSARY.

ANY / ALL WOOD PRICING IS VALID FOR 15 DAYS AND SUBJECT TO AVAILABILITY AT THE TIME OF ORDER. AFTER THAT, AT WHICH TIME ALL PRICING MUST BE READDRESSSED AND OPEN TO INCREASES IF NECESSARY.

AS OF MAY 1, 2021, WOOD MATERIAL ORDER LEAD TIME IS A MINIMUM OF 4 WEEKS. THIS TIMEFRAME DOES NOT INCLUDE SHOP PRODUCTION TIME.

EXCEPTION NOTICE:

Cathedral Builders, Inc.'s sole responsibility with respect to any stone / solid surface product supplied, including but not limited to quartz, will be to provide such products in accordance with the field measurements taken for supply at the worksite. Cathedral Builders, Inc. shall not be responsible for any product installation, or for any additional cutting, fitting, or modifications that may be required for field installation. Please note, these types of installations typically warrant and require specialty tools and equipment. Product will be deemed accepted "as-is" per specification, upon delivery in accordance with the field measurements. Only manufacturer's warranty is applicable for non-installation contracts.

TERMS:

TERMS: This estimate is valid for 30 days, unless otherwise noted above. Payment will be made under the terms and conditions of this offer. Net due upon completion. All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Construction and mechanics lien rights apply. This bid is conditioned upon the use of the AIA A 401 Subcontract or terms consistent with the ASA Addendum to Subcontract. Cathedral Builders, Inc is a member of the AWI and follow their guidelines in addition to customer, client architectural specs and plans for manufactured products. Cathedral Builders, Inc. does not provide in house architectural

PRICE BASED ON STANDARD GRADE P-LAM COLOR AND TEXTURE SELECTIONS ONLY

PAYMENT TERMS: 30% DOWNPAYMENT; MONTHLY BILLINGS DUE NET 15 DAYS

Memo

To: Jen Keller, Village Administrator
From: Brian W. Kober, P. E., Director of Public Works 
Subject: Laurel Springs Addition #1 Subdivision
Date: January 24, 2022
CC: John Donovan, Bielinski Homes

The Village of Jackson has reviewed the letter of reduction as submitted by John Donovan from Bielinski Homes dating 1/19/2022 for Laurel Spring Addition #1 Subdivision. The reduction amount compares to the items that were installed and constructed associated with the subdivision. The remaining items are final lift of asphalt and street trees. The 15% contingency is also being held in the remaining balance.

Recommend approval of reducing the letter of credit amount to \$138,012.00.

If you have any questions, please let me know.

Brian W. Kober, P.E.



Date: 01/19/2022

Village of Jackson – via email

Jen Keller, Village Administrator

N168 W19851 Main Street

Jackson, WI 53037

Re: Letter of Credit Reduction Request #3, Acceptance and Final Dedication of all public improvements at Laurel Springs Addition No. 1.

Dear John:

Due to the work being completed other than the Surface Course of Asphalt and Street Trees in the Subdivision only, Bielinski is requesting a reduction of the amount on the Letter of Credit in place for the Laurel Springs Addition No. 1:

Requesting the following reductions per the Developers Agreement.

ORIGINAL LETTER OF CREDIT AMOUNT: \$ 2,622,782.00

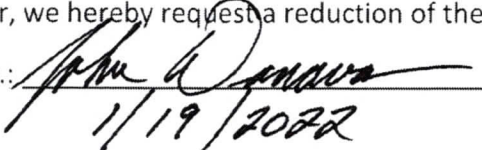
LOC REDUCTIONS #1 and 2: \$ 2,160,670.00

BALANCE OF LETTER OF CREDIT: \$ 462,112.00

NET REDUCTION ALLOWED REQUEST #3: \$ 324,100.00

BALANCE OF LETTER OF CREDIT: \$ 138,012.00

By copy of this letter, we hereby request a reduction of the above amount.

Bielinski Homes, Inc.:  Title: Development Manager

The Village of Jackson hereby accepts the Letter of Credit Reduction on the work completed to date.

Exhibit "A" Letter of Credit Reduction Request #3

1/19/2022

Laurel Springs Addition #1, Village of Jackson, WI

Item	Reduction #1			Reduction #2		Reduction #3	
	Amount	Amount	Balance of LOC	Amount	Balance of LOC	Amount	Balance of LOC
Grading, Erosion Control & Final Site Stabilization	\$ 451,650.00	\$ 300,000.00	\$ 151,650.00	\$ 151,650.00	\$ -	\$ -	\$ -
Complete Sanitary Sewer Construction	\$ 391,000.00	\$ 391,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Complete Water System Construction	\$ 493,000.00	\$ 493,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Complete Storm Sewer Construction	\$ 306,000.00	\$ 256,000.00	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -
Concrete Curb & Gutter	\$ 105,405.00	\$ -	\$ 105,405.00	\$ 105,405.00	\$ -	\$ -	\$ -
Asphalt Road Paving (Base, Stone and Binder Course Sub	\$ 214,835.00	\$ -	\$ 214,835.00	\$ 214,835.00	\$ -	\$ -	\$ -
Asphalt Road Work Area IV Jackson Dr.	\$ 35,975.00	\$ 35,975.00	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Trail (10') Area III Jackson Dr.	\$ 27,500.00	\$ -	\$ 27,500.00	\$ 27,500.00	\$ -	\$ -	\$ -
Asphalt Road Work Area II Cedar Creek Rd.	\$ 21,250.00	\$ 15,000.00	\$ 6,250.00	\$ 6,250.00	\$ -	\$ -	\$ -
Concrete Sidewalks	\$ 114,055.00	\$ -	\$ 114,055.00	\$ 114,055.00	\$ -	\$ -	\$ -
Surface Course Asphalt Paving (Subdivision Only)	\$ 90,010.00	\$ -	\$ 90,010.00	\$ -	\$ 90,010.00	\$ -	\$ 90,010.00
Street Trees	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00
Subtotal	\$ 2,280,680.00	\$ 1,490,975.00	\$ 789,705.00	\$ 669,695.00	\$ 120,010.00	\$ -	\$ 120,010.00
Contingencies (15%)	\$ 342,102.00	\$ -	\$ 342,102.00	\$ -	\$ 342,102.00	\$ 324,100.00	\$ 18,002.00
Letter of Credit Amount	\$ 2,622,782.00	\$ 1,490,975.00	\$ 1,131,807.00	\$ 669,695.00	\$ 462,112.00	\$ 324,100.00	\$ 138,012.00

RESOLUTION #20-13

A RESOLUTION ACCEPTING THE SANITARY SEWER AND WATER SYSTEM ASSOCIATED WITH THE LAUREL SPRINGS ADDITION #1 DEVELOPMENT.

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

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

Introduced by: Tr. Lippard

Seconded by: Tr. Olsen

Vote: 6 Ayes 0 Nays

Passed and Approved: September 8, 2020

Michael E. Schwab
Michael E. Schwab – Village President

Attest: Jilline S. Dobratz

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.

Jilline S. Dobratz
Village Official

September 10, 2020
Date



December 13, 2021

Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037

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

Subject: Project: VOJ 21-01
Coffee Connection Trail
Jackson Drive – Eagle Drive
Pay Request #3

Dear Mr. Kober:

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

Work completed, Pay Request #2	= \$197,610.26
Retainage, Pay Request #3 (5%)	= \$810.42
Amount due to Contractor, Pay Request #3	= \$196,799.84

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

Sincerely,

Todd Drew
Project Engineer
Gremmer & Associates, Inc.

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

Pay Request #3
Poblocki Paving - Prime Contractor

Item No.	Description	Units	Total	Poblocki Paving		Pay Request #1		Pay Request #2		Pay Request #3		Cumulative Totals		% Complete
				Unit Price	Bid Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	
100-01	Removing Small Pipe Culverts	EACH	1	\$200.00	\$200.00		\$0.00		\$0.00	1.00	\$200.00	1	\$200.00	100%
100-02	Removing Concrete Pavement	SY	65	\$30.00	\$1,950.00		\$0.00		\$0.00	63.00	\$1,890.00	63	\$1,890.00	97%
100-03	Removing Asphaltic Surface	SY	35	\$12.00	\$420.00		\$0.00		\$0.00	84.00	\$1,008.00	84	\$1,008.00	240%
100-04	Removing Curb & Gutter	LF	350	\$11.00	\$3,850.00		\$0.00		\$0.00	350.00	\$3,850.00	350	\$3,850.00	100%
100-05	Removing Concrete Sidewalk	SY	65	\$30.00	\$1,950.00		\$0.00		\$0.00	47.00	\$1,410.00	47	\$1,410.00	72%
100-06	Excavation Common	CY	637	\$66.00	\$42,042.00		\$0.00	550	\$36,300.00	316.00	\$20,856.00	866	\$57,156.00	136%
100-07	Base Aggregate Dense 3/4-Inch	TON	104	\$32.00	\$3,328.00		\$0.00		\$0.00	105.12	\$3,363.84	105	\$3,363.84	101%
100-08	Base Aggregate Dense 1 1/4-Inch	TON	1,135	\$29.00	\$32,915.00		\$0.00	1252.94	\$36,335.26	270.40	\$7,841.60	1523.34	\$44,176.86	134%
100-09	Breaker Run	TON	180	\$29.00	\$5,220.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-10	Concrete Driveway 6-Inch	SY	31	\$90.00	\$2,790.00		\$0.00		\$0.00	31.33	\$2,819.70	31	\$2,819.70	101%
100-11	Drilled Tie Bars	EACH	36	\$15.00	\$540.00		\$0.00		\$0.00	47.00	\$705.00	47	\$705.00	131%
100-12	Asphaltic Surface	TON	370	\$114.00	\$42,180.00		\$0.00		\$0.00	433.30	\$49,396.20	433	\$49,396.20	117%
100-13	Concrete Curb & Gutter 30-Inch Type D	LF	350	\$66.00	\$23,100.00		\$0.00		\$0.00	350.00	\$23,100.00	350	\$23,100.00	100%
100-14	Concrete Curb Pedestrian	LF	25	\$78.00	\$1,950.00		\$0.00		\$0.00	25.00	\$1,950.00	25	\$1,950.00	100%
100-15	Concrete Sidewalk 4-Inch	SF	2,910	\$6.30	\$18,333.00		\$0.00		\$0.00	2000.00	\$12,600.00	2000	\$12,600.00	69%
100-16	Concrete Sidewalk 6-Inch	SF	755	\$8.80	\$6,644.00		\$0.00		\$0.00	1380.00	\$12,144.00	1380	\$12,144.00	183%
100-17	Curb Ramp Detectable Warning Field Yellow	SF	135	\$30.00	\$4,050.00		\$0.00		\$0.00	154.00	\$4,620.00	154	\$4,620.00	114%
100-18	Curb Ramp Detectable Warning Field Radial Yellow	SF	101	\$30.00	\$3,030.00		\$0.00		\$0.00	106.00	\$3,180.00	106	\$3,180.00	105%
100-19	Lawn Restoration	SY	4,456	\$10.14	\$45,183.84		\$0.00		\$0.00	4010.00	\$40,661.40	4010	\$40,661.40	90%
100-20	Silt Fence	LF	1,895	\$2.00	\$3,790.00	1956	\$3,912.00	260	\$520.00		\$0.00	2216	\$4,432.00	117%
100-21	Inlet Protection Type A	EACH	1	\$105.00	\$105.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-22	Inlet Protection Type C	EACH	6	\$105.00	\$630.00	6	\$630.00		\$0.00		\$0.00	6	\$630.00	100%
100-23	Temporary Ditch Checks	LF	24	\$30.00	\$720.00	24	\$720.00		\$0.00		\$0.00	24	\$720.00	100%
100-24	Culvert Pipe Checks	EACH	8	\$185.00	\$1,480.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-25	Posts Wood 4x6-Inch X 14-FT	EACH	20	\$390.00	\$7,800.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-26	Signs Type II Reflective F	SF	135.0	\$26.00	\$3,510.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-27	Traffic Control	LS	1	\$8,556.00	\$8,556.00	1	\$8,556.00		\$0.00		\$0.00	1	\$8,556.00	100%
100-28	Geotextile Type SAS	SY	600	\$2.40	\$1,440.00		\$0.00	397	\$952.80		\$0.00	397	\$952.80	66%
100-29	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	621	\$10.86	\$6,744.06		\$0.00		\$0.00	148.00	\$1,607.28	148	\$1,607.28	24%
100-30	Marking Crosswalk Epoxy Ladder Pattern 24-Inch	LF	88	\$44.36	\$3,903.68		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-31	Sawing Asphalt	LF	225	\$2.50	\$562.50		\$0.00	465.5	\$1,163.75		\$0.00	465.5	\$1,163.75	207%
100-32	Sawing Concrete	LF	115	\$3.00	\$345.00		\$0.00	54	\$162.00		\$0.00	54	\$162.00	47%
200-01	Culvert Pipe Reinforced Concrete Horizontal Elliptical Class HE-III 14x23-Inch	LF	--	\$180.00	\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	NA
200-02	Apron Endwalls for Culvert Pipe Reinforced Concrete Horizontal Elliptical 14x23-Inch	EACH	--	\$1,060.00	\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	NA
200-03	Storm Sewer Pipe Class III-A 12-Inch	LF	51	\$138.00	\$7,038.00	51	\$7,038.00		\$0.00		\$0.00	51	\$7,038.00	100%
200-04	Inlet Covers Type MS	EACH	1	\$748.00	\$748.00	1	\$748.00		\$0.00		\$0.00	1	\$748.00	100%
200-05	Inlets Median 1 Grate	EACH	1	\$748.00	\$748.00	1	\$748.00		\$0.00		\$0.00	1	\$748.00	100%
200-06	Connect to Existing Storm Sewer Structure	EACH	1	\$900.00	\$900.00	1	\$900.00		\$0.00		\$0.00	1	\$900.00	100%
200-07	Storm Sewer Pipe PVC SDR-35 6-Inch	LF	36	\$53.00	\$1,908.00	36	\$1,908.00		\$0.00		\$0.00	36	\$1,908.00	100%
300-01	Adjusting Sanitary Sewer Manhole	EACH	9	\$1,620.00	\$14,580.00	9	\$14,580.00		\$0.00		\$0.00	9	\$14,580.00	100%
400-01	Adjusting Water Valves	EACH	9	\$600.00	\$5,400.00	8	\$4,800.00		\$0.00		\$0.00	8	\$4,800.00	89%
400-02	Adjusting Hydrants	EACH	1	\$1,734.00	\$1,734.00	1	\$1,734.00		\$0.00		\$0.00	1	\$1,734.00	100%
400-03	Relocating Hydrant	EACH	1	\$8,370.00	\$8,370.00	1	\$8,370.00		\$0.00		\$0.00	1	\$8,370.00	100%
500-01	Posts Wood 4x6-Inch X 16-FT	EACH	1	\$410.00	\$410.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
500-02	Posts Tubular Steel 2x2 X 16-FT	EACH	1	\$410.00	\$410.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
500-03	Signs Type II Reflective H	SF	10.5	\$26.00	\$273.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
500-04	Relocate Sign	EACH	1	\$350.00	\$350.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0%
500-05	Marking Line Epoxy 4-Inch	LF	141	\$5.34	\$752.94		\$0.00		\$0.00	173.00	\$923.82	173	\$923.82	123%
500-06	Marking Stop Line Epoxy 18-Inch	LF	76	\$25.00	\$1,900.00		\$0.00		\$0.00	96.00	\$2,400.00	96	\$2,400.00	126%
500-07	Removing Pavement Marking	LF	337	\$2.34	\$788.58		\$0.00		\$0.00	463.00	\$1,083.42	463	\$1,083.42	137%
600-01	Sanitary Sewer Pipe PVC SDR-35 6-Inch, including all fittings (VOJ 21-02)	LF	50	\$660.00	\$33,000.00	50	\$33,000.00		\$0.00		\$0.00	50	\$33,000.00	100%
TOTAL					\$358,572.60		\$87,644.00		\$75,433.81		\$197,610.26		\$360,688.07	100.59%

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

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

\$75,433.81
\$197,610.26
\$360,688.07
\$810.42
\$8,153.89
\$8,964.32
\$196,799.84

Max retainage to hold=

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



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

Ph: 414.476.9130 Fax: 414.476.9132

INVOICE: 109454

Date: 11/30/2021

Your PO:

Terms: Upon Completion

Salesperson: KOUTNICK

Contract #: C29212 P1

Job #: 21CK0024

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

SITE Coffee Connection Trail
Asphalt Paving Project
Jackson, WI 53037

Project #: VOJ-21-01

DESCRIPTION

PRICE

Work completed per attached detail

361,262.32

Less pay application #1

-88,244.00

Less pay application #2

-75,408.06

TOTAL AMOUNT DUE

197,610.26

November 30th

BID SCHEDULE

Item No	Item Description	Units	Path	Ridgeway	UAL QUAN	Quantity	Unit Price	Bid Amount	ACTUAL AMOUNT
BASE BID									
100-01	Removing Small Pipe Culverts	EACH	1	--	1	1	\$ 200.00	\$ 200.00	\$ 200.00
100-02	Removing Concrete Pavement	SY	65	--	63	65	\$ 30.00	\$ 1,950.00	\$ 1,890.00
100-03	Removing Asphaltic Surface	SY	35	--	84	35	\$ 12.00	\$ 420.00	\$ 1,008.00
100-04	Removing Curb & Gutter	LF	145	205	350	350	\$ 11.00	\$ 3,850.00	\$ 3,850.00
100-05	Removing Concrete Sidewalk	SY	16	49	47	65	\$ 30.00	\$ 1,950.00	\$ 1,410.00
100-06	Excavation Common	CY	637	--	866	637	\$ 66.00	\$ 42,042.00	\$ 57,156.00
100-07	Base Aggregate Dense 3/4-Inch	TON	60	44	105	104	\$ 32.00	\$ 3,328.00	\$ 3,363.84
100-08	Base Aggregate Dense 1 1/4-Inch	TON	1,135	--	1,523	1,135	\$ 29.00	\$ 32,915.00	\$ 44,176.86
100-09	Breaker Run	TON	180	--	--	180	\$ 29.00	\$ 5,220.00	\$ -
100-10	Concrete Driveway 6-Inch	SY	31	--	31	31	\$ 90.00	\$ 2,790.00	\$ 2,819.70
100-11	Drilled Tie Bars	EACH	36	--	47	36	\$ 15.00	\$ 540.00	\$ 705.00
100-12	Asphaltic Surface	TON	370	--	433	370	\$ 114.00	\$ 42,180.00	\$ 49,396.20
100-13	Concrete Curb & Gutter 30-Inch Type D	LF	145	205	350	350	\$ 66.00	\$ 23,100.00	\$ 23,100.00
100-14	Concrete Curb Pedestrian	LF	25	--	25	25	\$ 78.00	\$ 1,950.00	\$ 1,950.00
100-15	Concrete Sidewalk 4-Inch	SF	1,095	1,815	2,000	2,910	\$ 6.30	\$ 18,333.00	\$ 12,600.00
100-16	Concrete Sidewalk 6-Inch	SF	755	--	1,380	755	\$ 8.80	\$ 6,644.00	\$ 12,144.00
100-17	Curb Ramp Detectable Warning Field Yellow	SF	43	92	154	135	\$ 30.00	\$ 4,050.00	\$ 4,620.00
100-18	Curb Ramp Detectable Warning Field Radial Yellow	SF	61	40	106	101	\$ 30.00	\$ 3,030.00	\$ 3,180.00
100-19	Lawn Restoration	SY	4,400	56	4,010	4,456	\$ 10.14	\$ 45,183.84	\$ 40,661.40
100-20	Silt Fence	LF	1,895	--	2,216	1,895	\$ 2.00	\$ 3,790.00	\$ 4,432.00
100-21	Inlet Protection Type A	EACH	1	--		1	\$ 105.00	\$ 105.00	\$ -
100-22	Inlet Protection Type C	EACH	6	--	6	6	\$ 105.00	\$ 630.00	\$ 630.00
100-23	Temporary Ditch Checks	LF	24	--	24	24	\$ 30.00	\$ 720.00	\$ 720.00
100-24	Culvert Pipe Checks	EACH	8	--		8	\$ 185.00	\$ 1,480.00	\$ -
100-25	Posts Wood 4x6-Inch X 14-FT	EACH	6	14		20	\$ 390.00	\$ 7,800.00	\$ -
100-26	Signs Type II Reflective F	SF	49.5	85.5		135.0	\$ 26.00	\$ 3,510.00	\$ -
100-27	Traffic Control	LS	1	--	1	1	\$ 8,556.00	\$ 8,556.00	\$ 8,556.00
100-28	Geotextile Type SAS	SY	600	--	397	600	\$ 2.40	\$ 1,440.00	\$ 952.80
100-29	Marking Crosswalk Epoxy Transverse Line 6-Inch	LF	290	331	148	621	\$ 10.86	\$ 6,744.06	\$ 1,607.28
100-30	Marking Crosswalk Epoxy Ladder Pattern 24-Inch	LF	88	--		88	\$ 44.36	\$ 3,903.68	\$ -
100-31	Sawing Asphalt	LF	225	--	520	225	\$ 2.50	\$ 562.50	\$ 1,300.00

November 30th

BID SCHEDULE

100-32	Sawing Concrete	LF	115	--		115	\$ 3.00	\$ 345.00	\$ -
200-01	Culvert Pipe Reinforced Concrete Horizontal Elliptical Class HE-III 14x23-Inch	LF	--	--		--	\$ 180.00	\$ -	\$ -
200-02	Apron Endwalls for Culvert Pipe Reinforced Concrete Horizontal Elliptical 14x23-Inch	EACH	--	--		--	\$ 1,060.00	\$ -	\$ -
200-03	Storm Sewer Pipe Class III-A 12-Inch	LF	51	--	51	51	\$ 138.00	\$ 7,038.00	\$ 7,038.00
200-04	Inlet Covers Type MS	EACH	1	--	1	1	\$ 748.00	\$ 748.00	\$ 748.00
200-05	Inlets Median 1 Grate	EACH	1	--	1	1	\$ 748.00	\$ 748.00	\$ 748.00
200-06	Connect to Existing Storm Sewer Structure	EACH	1	--	1	1	\$ 900.00	\$ 900.00	\$ 900.00
200-07	Storm Sewer Pipe PVC SDR-35 6-Inch	LF	36	--	36	36	\$ 53.00	\$ 1,908.00	\$ 1,908.00
300-01	Adjusting Sanitary Sewer Manhole	EACH	5	--	9	9	\$ 1,620.00	\$ 14,580.00	\$ 14,580.00
400-01	Adjusting Water Valves	EACH	9	--	9	9	\$ 600.00	\$ 5,400.00	\$ 5,400.00
400-02	Adjusting Hydrants	EACH	1	--	1	1	\$ 1,734.00	\$ 1,734.00	\$ 1,734.00
400-03	Relocating Hydrant	EACH	1	--	1	1	\$ 8,370.00	\$ 8,370.00	\$ 8,370.00
500-01	Posts Wood 4x6-Inch X 16-FT	EACH	1	--		1	\$ 410.00	\$ 410.00	\$ -
500-02	Posts Tubular Steel 2x2 X 16-FT	EACH	1	--		1	\$ 410.00	\$ 410.00	\$ -
500-03	Signs Type II Reflective H	SF	10.5	--		10.5	\$ 26.00	\$ 273.00	\$ -
500-04	Relocate Sign	EACH	--	1		1	\$ 350.00	\$ 350.00	\$ -
500-05	Marking Line Epoxy 4-Inch	LF	14	127	173	141	\$ 5.34	\$ 752.94	\$ 923.82
500-06	Marking Stop Line Epoxy 18-Inch	LF	--	76	96	76	\$ 25.00	\$ 1,900.00	\$ 2,400.00
500-07	Removing Pavement Marking	LF	65	272	463	337	\$ 2.34	\$ 788.58	\$ 1,083.42
600-01	Sanitary Sewer Pipe PVC SDR-35 6-Inch, including all fittings (VOJ 21-02)	LF	50	--	50	50	\$ 660.00	\$ 33,000.00	\$ 33,000.00
BASE BID TOTAL									\$ 358,572.60
									\$ 361,262.32

Missed On Bid Form: Storm Inlets: \$2,400 Each



engineering | architecture | environmental | surveying
landscape architecture | planning | economic development

W61 N497 Washington Avenue
Cedarburg, WI 53012
262-204-2360
800-472-7372
FAX 262-375-2688
www.cedarcorp.com

November 30, 2021

Village of Jackson
N168 W20733 Main Street
PO Box 637
Jackson, WI 53037

Attn: Mr. Brian Kober, P.E., Director of Public Works

Re: Contractor's Application for Payment No. 4
Willow Ridge Drive Reconstruction
Project No. 05789-0013

Dear Mr. Kober:

Enclosed for your use in payment to Soper Sewer & Water LLC in the amount of \$190,109.18 is Contractor's Application for Payment No. 4.

Please Note: As the Contractor has not yet received payment from the Village related to their Application for Payment No. 3, this application does not include lien waivers from subcontractors and/or material suppliers associated with Application No. 3. These lien waivers will be submitted and included with Contractor's application for payment no. 5.

Following your review and approval, please complete the application for payment forms within the areas reserved for the Owner. Thereafter, retain one copy for your records, provide the second copy to the Contractor with payment, and provide the third copy to our office.

Should you have any questions, please feel free to contact me at our Cedarburg office.

Sincerely,

CEDAR CORPORATION

A handwritten signature in blue ink that reads 'Douglas T. Kroes'.

Douglas T. Kroes
Senior Construction Manager

Enclosed: As Noted

Cc: Doug Hansen, Soper Sewer & Water LLC

☒ Owner ☐ Engineer
☐ Contractor ☐ Funding Agency

Contractor's Application for Payment No. 4

Application Date: 11/24/2021		Application Period: Through 11/24/2021	
To (Owner): Village of Jackson	From (Contractor): Soper Sewer & Water LLC	Via (Engineer): Cedar Corporation	
Contact: Brian Kober	Contact: Doug Hansen	Contact: Doug Kroes	
Project: Willow Ridge Drive Reconstruction	Address: 139 E. Packer Avenue Oshkosh, WI 54901	Address: Cedar Corporation W61 N497 Washington Avenue Cedarburg, WI 53012	
Owner's Contract No.: A-21	Contractor's Project No.: SSW21-049	Engineer's Project No.: 05789-0013	

Change Order Summary

Approved Change Orders			
Number	Additions	Deductions (Enter as Positive Number)	
			1. ORIGINAL CONTRACT PRICE \$ 788,832.75
			2. Net change by Change Orders \$ -
			3. CURRENT CONTRACT PRICE (Line 1 + Line 2) \$ 788,832.75
			4. TOTAL COMPLETED TO DATE
			(Column L Total on Progress Estimates) \$ 761,914.03
			5. RETAINAGE:
			a. 5% X \$394,416.38 Work Completed \$ 19,720.82
			6. RETAINAGE REDUCTION TO DATE (Enter as Positive Number) ... \$
			7. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5a. + Line 6) \$ 742,193.21
			8. LESS PREVIOUS PAYMENTS (Line 7 from Prior Application) \$ 552,084.03
			9. AMOUNT DUE THIS APPLICATION \$ 190,109.18
TOTALS			
NET CHANGE BY CHANGE ORDERS			

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge:

(1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment;

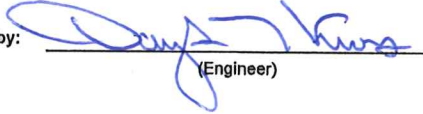
(2) title to all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner per Article 15 of the General Conditions; and

(3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: 

Date: 11/29/2021

Payment of: \$ 190,109.18
 (Line 9 or other - attach explanation of the other amount)

Recommended by:  11-30-21
 (Engineer) (Date)

Payment of: \$
 (Line 9 or other - attach explanation of the other amount)

Approved by: _____
 (Owner) (Date)

Progress Estimate - Unit Price Work

Contractor's Application for Payment No.

4

For (Project): Willow Ridge Drive Reconstruction								Application Date: 11/24/2021			
Application Period: Through 11/24/2021								Owner's Contract No.: A-21 Engineer's Project No.: 05789-0013			
A	B	C	D	E	F	G	H	I	J	K	L
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Item Value (\$)	Work Completed Previously		Work Completed This Period		Total Work Completed to Date	
						Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)	Estimated Quantity Installed	Value of Work Installed (\$)
1.	COMMON EXCAVATION	L.S.	4,200.00	\$ 16.20	\$ 68,040.00	3,150.00	\$ 51,030.00		\$ -	3,150.00	\$ 51,030.00
2.	SAW CUTTING ASPHALT ROADWAY	L.S.	200.00	\$ 3.10	\$ 620.00		\$ -	200.00	\$ 620.00	200.00	\$ 620.00
3.	SAN MH CHIMNEY & CASTING REPLACEMENT	I.D.	7.00	\$ 1,440.00	\$ 10,080.00	7.00	\$ 10,080.00		\$ -	7.00	\$ 10,080.00
4.	VALVE BOX REPLACEMENT	S.F.	3.00	\$ 420.00	\$ 1,260.00	2.00	\$ 840.00		\$ -	2.00	\$ 840.00
5.	48" STORM SEWER MANHOLE	L.F.	4.00	\$ 2,870.00	\$ 11,480.00	4.00	\$ 11,480.00		\$ -	4.00	\$ 11,480.00
6.	12" DIA. STORM SEWER	L.F.	595.00	\$ 90.00	\$ 53,550.00	639.00	\$ 57,510.00		\$ -	639.00	\$ 57,510.00
7.	6" DIA. PVC STORM SEWER	EA.	98.00	\$ 90.00	\$ 8,820.00	72.50	\$ 6,525.00		\$ -	72.50	\$ 6,525.00
8.	4" DIA. STORM LATERAL	EA.	2,084.00	\$ 68.00	\$ 141,712.00	2,031.10	\$ 138,114.80		\$ -	2,031.10	\$ 138,114.80
9.	STORM MANHOLE CHIMNEY & CASTING REPLACEMENT	1,000GAL	4.00	\$ 1,600.00	\$ 6,400.00	4.00	\$ 6,400.00		\$ -	4.00	\$ 6,400.00
10.	CATCH BASIN REPLACEMENT	100 LBS	6.00	\$ 3,000.00	\$ 18,000.00	6.00	\$ 18,000.00		\$ -	6.00	\$ 18,000.00
11.	CURB BOX REPLACEMENT	L.F.	5.00	\$ 650.00	\$ 3,250.00	6.00	\$ 3,900.00		\$ -	6.00	\$ 3,900.00
12.	CURB STOP REPLACEMENT	S.Y.	3.00	\$ 1,200.00	\$ 3,600.00	2.00	\$ 2,400.00		\$ -	2.00	\$ 2,400.00
13.	SANITARY LATERAL REPLACEMENT (1 UNIT)	S.Y.	12.00	\$ 200.00	\$ 2,400.00	12.50	\$ 2,500.00		\$ -	12.50	\$ 2,500.00
14.	6" SAN LATERAL RECONNECTION (7 UNITS)	L.S.	71.00	\$ 200.00	\$ 14,200.00	56.10	\$ 11,220.00		\$ -	56.10	\$ 11,220.00
15.	REMOVE CONCRETE SIDEWALK	C.Y.	13,435.00	\$ 0.50	\$ 6,717.50	13,435.00	\$ 6,717.50		\$ -	13,435.00	\$ 6,717.50
16.	4" CONCRETE SIDEWALK	TON	12,968.00	\$ 4.35	\$ 56,410.80	10,374.00	\$ 45,126.90	1,879.05	\$ 8,173.87	12,253.05	\$ 53,300.77
17.	REMOVE CURB & GUTTER	S.Y.	3,461.00	\$ 0.70	\$ 2,422.70	3,461.00	\$ 2,422.70		\$ -	3,461.00	\$ 2,422.70
18.	30" CURB & GUTTER TYPE "D"	TON	3,234.00	\$ 13.50	\$ 43,659.00	3,234.00	\$ 43,659.00	33.60	\$ 453.60	3,267.60	\$ 44,112.60
19.	REMOVE CONCRETE DRIVEWAY APRON	TON	6,754.00	\$ 0.50	\$ 3,377.00	6,754.00	\$ 3,377.00		\$ -	6,754.00	\$ 3,377.00
20.	7" CONCRETE DRIVEWAY APRON & SIDEWALK	GAL	10,319.00	\$ 5.50	\$ 56,754.50	8,255.00	\$ 45,402.50	2,358.91	\$ 12,974.01	10,613.91	\$ 58,376.51
21.	EXCAVATION BELOW SUBGRADE (EBS)	TON	420.00	\$ 17.00	\$ 7,140.00	376.85	\$ 6,406.45		\$ -	376.85	\$ 6,406.45
22.	EBS BACKFILL 1-1/4" DENSE	TON	840.00	\$ 15.00	\$ 12,600.00	741.76	\$ 11,126.40		\$ -	741.76	\$ 11,126.40
23.	1-1/4" DENSE CRUSHED AGGREGATE BASE COURSE	L.F.	3,900.00	\$ 15.00	\$ 58,500.00	3,958.44	\$ 59,376.60		\$ -	3,958.44	\$ 59,376.60
24.	LOWER LAYER HMA PAVEMENT 3-1/4"	L.F.	1,275.00	\$ 71.00	\$ 90,525.00		\$ -	1,285.39	\$ 91,262.69	1,285.39	\$ 91,262.69
25.	UPPER LAYER HMA PAVEMENT 1-3/4"	L.S.	685.00	\$ 75.65	\$ 51,820.25		\$ -	724.08	\$ 54,776.65	724.08	\$ 54,776.65
26.	TRAFFIC CONTROL (Includes Mobilization)	EA.	1.00	\$ 25,000.00	\$ 25,000.00	0.75	\$ 18,750.00		\$ -	0.75	\$ 18,750.00
27.	LAWN RESTORATION	S.F.	3,509.00	\$ 6.00	\$ 21,054.00		\$ -	3,509.00	\$ 21,054.00	3,509.00	\$ 21,054.00
28.	INLET PROTECTION	S.F.	10.00	\$ 90.00	\$ 900.00	10.00	\$ 900.00		\$ -	10.00	\$ 900.00
29.	ABANDON 8" SAN SEWER & WTM	S.F.	1.00	\$ 4,880.00	\$ 4,880.00	1.00	\$ 4,880.00		\$ -	1.00	\$ 4,880.00
30.	REMOVE SAN. MANHOLE	S.Y.	1.00	\$ 2,660.00	\$ 2,660.00	1.00	\$ 2,660.00		\$ -	1.00	\$ 2,660.00
31.	SALVAGE HYDRANT AND VALVE	L.F.	1.00	\$ 1,000.00	\$ 1,000.00	1.00	\$ 1,000.00		\$ -	1.00	\$ 1,000.00
TOTAL BID ITEMS 1-31						\$ 788,832.75		\$ 571,804.85		\$ 189,314.82	\$ 761,119.67
ADDITIONAL ITEMS											
	DRIVEWAY PATCHING	TON	7	\$ 113.48	\$ 794.36		\$ -	7.00	\$ 794.36	7.00	\$ 794.36
					\$ -		\$ -		\$ -		\$ -
TOTAL ADDITIONAL ITEMS						\$ 794.36		\$ -		\$ 794.36	\$ 794.36
TOTAL ALL ITEMS						\$ 789,627.11		\$ 571,804.85		\$ 190,109.18	\$ 761,914.03

PROJECT NO: 05789-0013
PROJECT ID: Willow Ridge Drive Reconstruction
CLIENT: Village of Jackson
CONTRACTOR: Soper Compies



			ESTIMATED QUANTITIES				Project-to-Date (PTD) CONTRACTOR SUBMITTAL			AS BUILT OF PTD INSTALLED QUANTITIES			AS BUILT VS SUBMITTED		ESTIMATED VS AS BUILT				NOTES:		
			ORIGINAL Estimated Quantity	ORIGINAL Schedule of Values	Bid Quantities Changed By Change Order CO#	TOTAL Estimated Quantity	Unit Meas.	YTD Schedule of Values Amount	QUANTITIES Submitted To Date	VALUES Submitted To Date	\$ % of Est.	QUANTITIES As Built Quantities	VALUES As Built Values	\$ % of Est.	QUANTITIES As Built VS Submitted	VALUES As Built VS Submitted	As Built Quantities	QUANTITIES Estimated VS As Built		As Built Values	VALUES Estimated VS As Built
Unit Price																					
1	COMMON EXCAVATION	\$16.20	4,200	\$ 68,040.00		4200	C.Y.	\$ 68,040.00	3150.00	\$ 51,030.00	75.00%	4200	\$ 68,040.00	100.00%	1050	\$ 17,010.00	4200	0	\$ 68,040.00	\$ -	Valve box at 14+25 10'LT was not replaced-looked new
2	SAW CUTTING ASPHALT ROADWAY	\$3.10	200	\$ 620.00		200	L.F.	\$ 620.00	200.00	\$ 620.00	100.00%	184	\$ 570.40	92.00%	(16)	\$ (49.60)	184	(16)	\$ 570.40	\$ (49.60)	
3	SAN MH CHIMNEY & CASTING REPLACEMENT	\$1,440.00	7	\$ 10,080.00		7	EACH	\$ 10,080.00	7.00	\$ 10,080.00	100.00%	7	\$ 10,080.00	100.00%	0	\$ -	7	0	\$ 10,080.00	\$ -	
4	VALVE BOX REPLACEMENT	\$420.00	3	\$ 1,260.00		3	EACH	\$ 1,260.00	2.00	\$ 840.00	66.67%	2	\$ 840.00	66.67%	0	\$ -	2	(1)	\$ 840.00	\$ (420.00)	Increased quantities related to storm sewer revision between MH 100 & MH 12 + Replaced existing storm sewer on Ridgeway Dr & Willow Ridge per Owner's direction.
5	48" STORM SEWER MANHOLE	\$2,870.00	4	\$ 11,480.00		4	EACH	\$ 11,480.00	4.00	\$ 11,480.00	100.00%	4	\$ 11,480.00	100.00%	0	\$ -	4	0	\$ 11,480.00	\$ -	
6	12" DIA. STORM SEWER	\$90.00	595	\$ 53,550.00		595	L.F.	\$ 53,550.00	639.00	\$ 57,510.00	107.39%	639	\$ 57,510.00	107.39%	0	\$ -	639	44	\$ 57,510.00	\$ 3,960.00	
7	6" DIA. PVC STORM SEWER	\$90.00	98	\$ 8,820.00		98	L.F.	\$ 8,820.00	72.50	\$ 6,525.00	73.98%	72.5	\$ 6,525.00	73.98%	0	\$ -	72.5	(26)	\$ 6,525.00	\$ (2,295.00)	Deleted quantities related to storm sewer revision.
8	4" DIA. STORM LATERAL	\$68.00	2,084	\$ 141,712.00		2084	L.F.	\$ 141,712.00	2031.10	\$ 138,114.80	97.46%	2031.1	\$ 138,114.80	97.46%	0	\$ -	2031.1	(53)	\$ 138,114.80	\$ (3,597.20)	Eliminated 2 each laterals: combined laterals as directed by Owner.
9	STORM MANHOLE CHIMNEY & CASTING REPLACEMENT	\$1,600.00	4	\$ 6,400.00		4	EACH	\$ 6,400.00	4.00	\$ 6,400.00	100.00%	3	\$ 4,800.00	75.00%	(1)	\$ (1,600.00)	3	(1)	\$ 4,800.00	\$ (1,600.00)	Salvaged 1 each existing casting/chimney - no reconstruct/replacement necessary.
10	CATCH BASIN REPLACEMENT	\$3,000.00	6	\$ 18,000.00		6	EACH	\$ 18,000.00	6.00	\$ 18,000.00	100.00%	6	\$ 18,000.00	100.00%	0	\$ -	6	0	\$ 18,000.00	\$ -	I was deleted per village
11	CURB BOX REPLACEMENT	\$650.00	5	\$ 3,250.00		5	EACH	\$ 3,250.00	6.00	\$ 3,900.00	120.00%	5	\$ 3,250.00	100.00%	(1)	\$ (650.00)	5	0	\$ 3,250.00	\$ -	
12	CURB STOP REPLACEMENT	\$1,200.00	3	\$ 3,600.00		3	EACH	\$ 3,600.00	2.00	\$ 2,400.00	66.67%	2	\$ 2,400.00	66.67%	0	\$ -	2	(1)	\$ 2,400.00	\$ (1,200.00)	
13	SANITARY LATERAL REPLACEMENT (1 UNIT)	\$200.00	12	\$ 2,400.00		12	L.F.	\$ 2,400.00	12.50	\$ 2,500.00	104.17%	12.5	\$ 2,500.00	104.17%	0	\$ -	12.5	1	\$ 2,500.00	\$ 100.00	Additional driveway replacment per village request
14	6" SAN LATERAL RECONNECTION (7 UNITS)	\$200.00	71	\$ 14,200.00		71	L.F.	\$ 14,200.00	56.10	\$ 11,220.00	79.01%	64.7	\$ 12,940.00	91.13%	9	\$ 1,720.00	64.7	(6)	\$ 12,940.00	\$ (1,260.00)	
15	REMOVE CONCRETE SIDEWALK	\$0.50	13,435	\$ 6,717.50		13435	S.F.	\$ 6,717.50	13435.00	\$ 6,717.50	100.00%	13435	\$ 6,717.50	100.00%	0	\$ -	13435	0	\$ 6,717.50	\$ -	
16	4" CONCRETE SIDEWALK	\$4.35	12,968	\$ 56,410.80		12968	S.F.	\$ 56,410.80	12253.05	\$ 53,300.77	94.49%	13093.27	\$ 56,955.72	100.97%	840	\$ 3,654.96	13093.27	125	\$ 56,955.72	\$ 544.92	Quantities Include HMA driveway replacments
17	REMOVE CURB & GUTTER	\$0.70	3,461	\$ 2,422.70		3461	L.F.	\$ 2,422.70	3461.00	\$ 2,422.70	100.00%	3469	\$ 2,428.30	100.23%	8.0	\$ 5.60	3469	8	\$ 2,428.30	\$ 5.60	
18	30" CURB & GUTTER TYPE "D"	\$13.50	3,234	\$ 43,659.00		3234	L.F.	\$ 43,659.00	3267.60	\$ 44,112.60	101.04%	3241	\$ 43,753.50	100.22%	(27)	\$ (359.10)	3241	7	\$ 43,753.50	\$ 94.50	
19	REMOVE CONCRETE DRIVEWAY APRON	\$0.50	6,754	\$ 3,377.00		6754	S.F.	\$ 3,377.00	6754.00	\$ 3,377.00	100.00%	5961.98	\$ 2,980.99	88.27%	(792)	\$ (396.01)	5961.98	(792)	\$ 2,980.99	\$ (396.01)	Additional driveway replacment per village request
20	7" CONCRETE DRIVEWAY APRON & SIDEWALK	\$5.50	10,319	\$ 56,754.50		10319	S.F.	\$ 56,754.50	10613.91	\$ 58,376.51	102.86%	10878.99	\$ 59,834.45	105.43%	265	\$ 1,457.94	10878.99	560	\$ 59,834.45	\$ 3,079.95	
21	EXCAVATION BELOW SUBGRADE (EBS)	\$17.00	420	\$ 7,140.00		420	C.Y.	\$ 7,140.00	376.85	\$ 6,406.45	89.73%	376.85	\$ 6,406.45	89.73%	0	\$ -	376.85	(43)	\$ 6,406.45	\$ (733.55)	
22	EBS BACKFILL 1-1/4" DENSE	\$15.00	840	\$ 12,600.00		840	TONS	\$ 12,600.00	741.76	\$ 11,126.40	88.30%	741.76	\$ 11,126.40	88.30%	0	\$ -	741.76	(98)	\$ 11,126.40	\$ (1,473.60)	
23	1-1/4" DENSE CRUSHED AGGREGATE BASE COURSE	\$15.00	3,900	\$ 58,500.00		3900	TONS	\$ 58,500.00	3958.44	\$ 59,376.60	101.50%	3840.55	\$ 57,608.25	98.48%	(118)	\$ (1,768.35)	3840.55	(59)	\$ 57,608.25	\$ (891.75)	
24	LOWER LAYER HMA PAVEMENT 3-1/4"	\$71.00	1,275	\$ 90,525.00		1275	TONS	\$ 90,525.00	1285.39	\$ 91,262.69	100.81%	1285.39	\$ 91,262.69	100.81%	0	\$ -	1285.39	10	\$ 91,262.69	\$ 737.69	
25	UPPER LAYER HMA PAVEMENT 1-3/4"	\$75.65	685	\$ 51,820.25		685	TONS	\$ 51,820.25	724.08	\$ 54,776.65	105.71%	731.08	\$ 55,306.20	106.73%	7	\$ 529.55	731.08	46	\$ 55,306.20	\$ 3,485.95	Quantities Include HMA driveway replacments
26	TRAFFIC CONTROL	\$25,000.00	1	\$ 25,000.00		1	L.S.	\$ 25,000.00	0.75	\$ 18,750.00	75.00%	1	\$ 25,000.00	100.00%	0	\$ 6,250.00	1	0	\$ 25,000.00	\$ -	
27	LAWN RESTORATION	\$6.00	3,509	\$ 21,054.00		3509	S.Y.	\$ 21,054.00	3509.00	\$ 21,054.00	100.00%	3509	\$ 21,054.00	100.00%	0	\$ -	3509	0	\$ 21,054.00	\$ -	
28	INLET PROTECTION	\$90.00	10	\$ 900.00		10	EACH	\$ 900.00	10.00	\$ 900.00	100.00%	10	\$ 900.00	100.00%	0	\$ -	10	0	\$ 900.00	\$ -	
29	ABANDON 8" SAN SEWER & WTM	\$4,880.00	1	\$ 4,880.00		1	L.S.	\$ 4,880.00	1.00	\$ 4,880.00	100.00%	1	\$ 4,880.00	100.00%	0	\$ -	1	0	\$ 4,880.00	\$ -	
30	REMOVE SAN. MANHOLE	\$2,660.00	1	\$ 2,660.00		1	EACH	\$ 2,660.00	1.00	\$ 2,660.00	100.00%	1	\$ 2,660.00	100.00%	0	\$ -	1	0	\$ 2,660.00	\$ -	
31	SALVAGE HYDRANT AND VALVE	\$1,000.00	1	\$ 1,000.00		1	L.S.	\$ 1,000.00	1.00	\$ 1,000.00	100.00%	1	\$ 1,000.00	100.00%	0.0	\$ -	1	0	\$ 1,000.00	\$ -	
TOTAL - Items thru , Inclusive,.....				\$ 788,832.75				\$ 788,832.75		\$ 761,119.66	96.49%		\$ 786,924.65	99.76%		\$ 25,804.99		0	\$ 786,924.65	\$ (1,908.10)	
CHANGE ORDER ITEMS (& Supplemental Items by Change Order):																					
CO1	HMA Driveway Patching	\$113.48	7	\$ 794.36		7	TN	\$ 794.36	7	\$ 794.36	100.00%	7	\$ 794.36	100.00%	0	\$ -	7	0	\$ 794.36	\$ -	
CO1				\$ -		0		\$ -		\$ -	#DIV/0!	0	\$ -	#DIV/0!	0	\$ -	0	0	\$ -	\$ -	
CO1				\$ -		0		\$ -		\$ -	#DIV/0!	0	\$ -	#DIV/0!	0	\$ -	0	0	\$ -	\$ -	
CO1				\$ -		0		\$ -		\$ -	#DIV/0!	1	\$ -	#DIV/0!	1	\$ -	1	1	\$ -	\$ -	
				\$ -		0		\$ -		\$ -	#DIV/0!	0	\$ -	#DIV/0!	0	\$ -	0	0	\$ -	\$ -	
				\$ -		0		\$ -		\$ -	#DIV/0!	0	\$ -	#DIV/0!	0	\$ -	0	0	\$ -	\$ -	
				\$ -		0		\$ -		\$ -	#DIV/0!	0	\$ -	#DIV/0!	0	\$ -	0	0	\$ -	\$ -	
				\$ -		0		\$ -		\$ -	#DIV/0!	0	\$ -	#DIV/0!	0	\$ -	0	0	\$ -	\$ -	
				\$ -		0		\$ -		\$ -	#DIV/0!	0	\$ -	#DIV/0!	0	\$ -	0	0	\$ -	\$ -	
Project TOTALS =				\$ 789,627.11				\$ 789,627.11		\$ 761,914.02	96.49%		\$ 787,719.01	99.76%		\$ 25,804.99			\$ 787,719.01	\$ (1,908.10)	

Net Change from Change Orders = \$ 794.36
ADD / (LESS) As-Built Reconciliation of Installed Quantities Vs Estimated = \$ -
TOTAL CHANGE FROM CHANGE ORDERS (Including As-Built Reconciliation) = \$ 794.36
Change to Contract Price as Percent of ORIGINAL Contract Value = 0.10%
Change to Contract Price as Percent of FINAL Contract Value = 0.10%

CONTRACTOR PTD PAYMENTS:

1	Original Contract Price	\$ 788,832.75	Payment No.1	\$ 89,091.00
2	Change Orders	\$ 794.36	Payment No.2	\$ 224,864.81
3	Current Contract Price	\$ 789,627.11	Payment No.3	\$ 238,128.22
4	Completed to Date	\$ 761,914.02 ("YTD Contractor Submittal")	Payment No.4	
5	Retainage	\$ 19,047.85 (5% before Substantial Completion 2.5% after)	Payment No.5	
6	Complete LESS Retainage	\$ 742,866.17	Payment No.6	
7	Previous Payments	\$ 552,084.03	Payment No.7	
8	LDs	\$ -	Payment No.8	
9	Additional Eng Costs	\$ -	Payment No.9	
10	DUE this Application	\$ 190,782.14	Payment No.10	
11	Balance to Finish Including Retainage	\$ 46,760.94	Payment No.11	
			Payment No.12	
		Line 10 PLUS 11	\$ 237,543.08	YTD PAID TO CONTRACTOR = \$ 552,084.03
				As-Built Value = \$ 787,719.01
				Balance = \$ 235,634.98



engineering | architecture | environmental | surveying
landscape architecture | planning | economic development

W61 N497 Washington Avenue
Cedarburg, WI 53012
262-204-2360
800-472-7372
FAX 262-375-2688
www.cedarcorp.com

August 30, 2021

Village of Jackson
N168 W20733 Main Street
PO Box 637
Jackson, WI 53037

Attn: Mr. Brian Kober, P.E., Director of Public Works

Re: Contractor's Application for Payment No. 5 (FINAL)
2020 Road and Utility Project
Project No. 05789-0011

Dear Mr. Kober:

Enclosed for your use in payment to Wondra Construction, Inc. in the amount of \$23,436.56 is Contractor's Application for Payment No. 5 (FINAL).

Following your review and approval, please complete the application for payment forms within the areas reserved for the Owner. Thereafter, retain one copy for your records, provide the second copy to the Contractor with payment, and provide the third copy to our office.

Should you have any questions, please feel free to contact me at our Cedarburg office.

Sincerely,

CEDAR CORPORATION

A handwritten signature in blue ink, appearing to read 'Douglas T. Kroes'.

Douglas T. Kroes
Senior Construction Manager

Enclosed: Contractor's Application for Payment No. 5 (FINAL)
Lien Waivers
Consent of Surety to Final Payment
Certificate of Insurance – Completed Operations

Cc: Roger Thimm, Wondra Construction, Inc.

☒ Owner ☐ Engineer
☐ Contractor ☐ Funding Agency

Contractor's Application for Payment No. 5 FINAL

Application Period: 01-29-2021 to 07-31-2021		Application Date: 8/5/2021
To (Owner): Village of Jackson	From (Contractor): Wondra Construction, Inc.	Via (Engineer): Cedar Corporation
Project: 2020 Road and Utility Project	Contract: Roger Thimm	
Owner's Contract No: C-20	Contractor's Project No:	Engineer's Project No: 05789-0011

**Application For Payment
Change Order Summary**

Approved Change Orders		
Number	Additions	Deductions
1	\$17,610.00	
2	-\$7,426.97	
TOTALS	\$10,183.03	
NET CHANGE BY CHANGE ORDERS	\$10,183.03	

1. ORIGINAL CONTRACT PRICE.....	\$	\$458,548.12
2. Net change by Change Orders.....	\$	\$10,183.03
3. Current Contract Price (Line 1 ± 2).....	\$	\$468,731.15
4. TOTAL COMPLETED AND STORED TO DATE (Column I total on Progress Estimates).....	\$	\$468,731.15
5. RETAINAGE:		
a. 5% X Work Completed.....	\$	
b. 5% X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$468,731.15
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$445,294.59
8. AMOUNT DUE THIS APPLICATION.....	\$	\$23,436.56

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: Roger W Thimm Date: 8-25-21

Payment of: \$ \$23,436.56
(Line 8 or other - attach explanation of the other amount)

is recommended by: [Signature] (Engineer) 8-30-21 (Date)

Payment of: \$ \$23,436.56
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ (Owner) _____ (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Unit Price Progress Estimate

Contractor's Application

Project: 2020 Road and Utility Project						Application Number: 5 FINAL						
Application Period: 01-29-2021 to 07-31-2021						Application Date: August 5, 2021						
A				B	C	D	E	F	G	H	I	J
Item		Estimated Bid Quantity	Unit Price	Quantity Completed				Total Completed &		% Comp.		
Bid No.	Description			Previous Applications		This Application		Materials Stored			Stored to Date (C+E+G)	
				Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity	Amount
1	Common Excavation, Including Asphalt Pavement Removal	2,600 CY	\$10.75	2600	\$27,950.00					2600	\$27,950.00	100.0%
2	Saw Cutting Asphalt Roadway	263 LF	\$2.50	263	\$657.50					263	\$657.50	100.0%
3	Sanitary Manhole Chimney & Casting Replacement	3 Each	\$880.00	3	\$2,640.00					3	\$2,640.00	100.0%
4	Valve Box Replacement	4 Each	\$600.00	4	\$2,400.00					4	\$2,400.00	100.0%
5	6" Sanitary Lateral	10 LF	\$67.00	64	\$4,288.00					64	\$4,288.00	640.0%
6	48" Storm Manhole	1 Each	\$2,000.00	1	\$2,000.00					1	\$2,000.00	100.0%
7	36" RCP Storm Sewer with Pavement Replacement	185 LF	\$105.65	187	\$19,756.55					187	\$19,756.55	101.1%
8	60" Dia Storm Sewer Inlet Manhole Replacement	1 Each	\$3,360.00	1	\$3,360.00					1	\$3,360.00	100.0%
9	96" Dia Storm Sewer Inlet Manhole Replacement	1 Each	\$7,110.00	1	\$7,110.00					1	\$7,110.00	100.0%
10	36" Flared End Section	1 Each	\$1,300.00	1	\$1,300.00					1	\$1,300.00	100.0%
11	12" Dia RCP Storm Sewer	69 LF	\$44.60	65	\$2,899.00					65	\$2,899.00	94.2%
12	4" Dia Storm Lateral (22 Units)	1,515 LF	\$31.35	1437.65	\$45,070.33					1437.65	\$45,070.33	94.9%
13	Medium Rip Rap	7 CY	\$86.15	7	\$603.05					7	\$603.05	100.0%
14	Remove Concrete Sidewalk	10,393 SF	\$0.26	10393	\$2,702.18					10393	\$2,702.18	100.0%
15	4" Concrete Sidewalk	11,262 SF	\$5.00	11902.77	\$59,513.85					11902.77	\$59,513.85	105.7%
16	Remove Curb & Gutter	2,785 LF	\$1.12	2808	\$3,144.96					2808	\$3,144.96	100.8%
17	30" Curb & Gutter	2,785 LF	\$16.60	2808.68	\$46,624.09					2808.68	\$46,624.09	100.9%
18	Remove Concrete Driveway Apron	5,136 SF	\$0.37	6595.77	\$2,440.43					6595.77	\$2,440.43	128.4%
19	7" Concrete Driveway Apron & Sidewalk	7,234 SF	\$6.50	9066.27	\$58,930.76					9066.27	\$58,930.76	125.3%
20	Excavation Below Subgrade (EBS)	450 CY	\$17.10	139.79	\$2,390.41					139.79	\$2,390.41	31.1%
21	EBS Backfill 1-1/4" Dense	450 Ton	\$13.60	84.5	\$1,149.20					84.5	\$1,149.20	18.8%
22	EBS Backfill 3" Dense	450 Ton	\$13.50									
23	1-1/4" Dense Crushed Aggregate Base Course	2,920 Ton	\$13.10	2840.8	\$37,214.48					2840.8	\$37,214.48	97.3%
24	Lower Layer HMA Pavement 3-1/4"	950 Ton	\$67.56	826.93	\$55,867.39					826.93	\$55,867.39	87.0%
25	Upper Layer HMA Pavement 1-3/4"	520 Ton	\$72.75	524.22	\$38,137.01					524.22	\$38,137.01	100.8%
26	Traffic Control	1 LS	\$7,255.00	1	\$7,255.00					1	\$7,255.00	100.0%
27	Lawn Restoration	2,391 SY	\$5.67	2391	\$13,556.97					2391	\$13,556.97	100.0%
28	Ditch Check	1 Each	\$300.00									
29	Inlet Protection	14 Each	\$85.00	17	\$1,445.00					17	\$1,445.00	121.4%
30	Storm Lateral Connections	1 LS	\$12,000.00	1	\$12,000.00					1	\$12,000.00	100.0%
31	1 1/4 HDPE Water Service	1 LS	\$1,100.00	1	\$1,100.00					1	\$1,100.00	100.0%
32	Replace Curb Valve Box	4 Each	\$715.00	5	\$3,575.00					5	\$3,575.00	125.0%
33	Rebuild Chimneys on CB	11 Each	\$150.00	11	\$1,650.00					11	\$1,650.00	100.0%
TOTAL					\$468,731.15						\$468,731.15	

WAIVER OF LIEN

Date August 3, 2021

For value received, We hereby waive All rights and claims for lien on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto belonging,

for, Jackson Hunters Road Reconstruction (Owner)

by, BMCI Construction Inc (Contractor)

same being situated in Washington County, State of Wisconsin, described as:

Curb and gutter

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to Final.



mark foyse / President BMCI Construction

WAIVER OF LIEN

Date August 3, 2021

For value received, We hereby waive All rights and claims for lien on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto belonging,

for, Jackson Hunters Road Reconstruction (Owner)

by, Payne & Dolan Inc (Contractor)

same being situated in Washington County, State of Wisconsin, described as:

Asphalt

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to Final.

Jeffrey M Batchelor

Jeffrey Batchelor, Agent

WAIVER OF LIEN

Date August 13, 2021

For value received, We hereby waive All rights and claims for lien on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto belonging, for, Jackson Hunters Road Reconstruction (Owner) by, County Materials Corporation (Contractor) same being situated in Washington County, State of Wisconsin, described as:
Structures

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to Final.

Larry Seitzle A/R.

County Materials Corp

WAIVER OF LIEN

Date August 13, 2021

For value received, We hereby waive All rights and claims for lien on building about to be erected, being

erected, erected, altered or repaired and to the appurtenances thereunto belonging,

for, Jackson Hunters Rd Reconstruction (Owner)

by, Ferguson (Contractor)

same being situated in Washington County, State of Wisconsin, described as:

Pipe & Fittings

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to Final.

Ferguson Waterworks

Hikki Heitingman

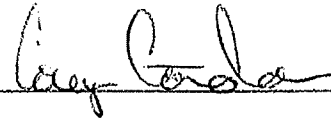
WAIVER OF LIEN

Date August 13, 2021

For value received, We hereby waive All rights and claims for lien on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto belonging, for, Jackson Hunters Road Reconstruction (Owner) by, Gordon Work Zones (Contractor) same being situated in Washington County, State of Wisconsin, described as:

Traffic Control

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to Final.



CPL:



COREY GORDON

WAIVER OF LIEN

Date August 13, 2021

For value received, We hereby waive All rights and claims for lien on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto belonging,

for, Jackson Hunters Road Reconstruction (Owner)

by, Hawk Daylighting LLC (Contractor)

same being situated in Washington County, State of Wisconsin, described as:

Hydro Excavation1

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to Final.



RONALD SPOERL - HAWK DAYLIGHTING LLC

WAIVER OF LIEN

Date August 13, 2021

For value received, We hereby waive All rights and claims for lien on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto belonging, for, Jackson Hunters Road Reconstruction (Owner) by, Interstate Sawing Co Inc (Contractor) same being situated in Washington County, State of Wisconsin, described as:
Pavement sawing

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to Final.

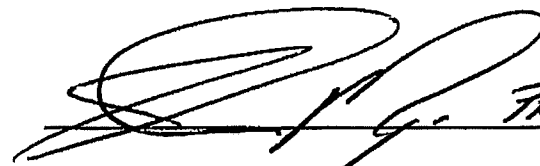
Dave H Reinert

WAIVER OF LIEN

Date August 13, 2021

For value received, We hereby waive All rights and claims for lien on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto belonging, for, Jackson Hunters Rd Reconstruction (Owner) by, Jackson Concrete Inc (Contractor) same being situated in Washington County, State of Wisconsin, described as:
Slurry

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to Final.

 PRESIDENT
JACKSON CONCRETE, INC.

WAIVER OF LIEN

Date August 13, 2021

For value received, We hereby waive All rights and claims for lien on building about to be erected, being

erected, erected, altered or repaired and to the appurtenances thereunto belonging,

for, Jackson Hunters Rd Reconstruction (Owner)

by, Kreilkamp Trucking Inc (Contractor)

same being situated in Washington County, State of Wisconsin, described as:

Trucking

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to Final.

Tim Kreilkamp

WAIVER OF LIEN

Date August 13, 2021

For value received, We hereby waive All rights and claims for lien on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto belonging,

for, Jackson Hunters Road Reconstruction (Owner)

by, Langenecker Construction (Contractor)

same being situated in Washington County, State of Wisconsin, described as:

Trucking

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to Final.



Eric Langenecker-owner

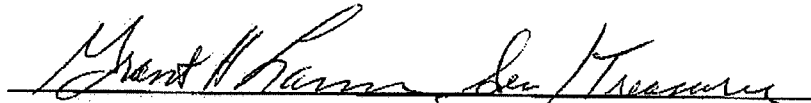
WAIVER OF LIEN

Date August 13, 2021

For value received, We hereby waive All rights and claims for lien on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto belonging, for, Jackson Hunters Rd Reconstruction (Owner) by, Mayville Limestone Inc (Contractor) same being situated in Washington County, State of Wisconsin, described as:

Aggregate

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to Final.


Mayville Limestone INC

WAIVER OF LIEN

Date August 13, 2021

For value received, We hereby waive All rights and claims for lien on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto belonging, for, Jackson Hunters Road Reconstruction (Owner) by, Pavement Maintenance Inc (Contractor) same being situated in Washington County, State of Wisconsin, described as: Asphalt Milling

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to Final.

Pavement Maintenance Inc.



WAIVER OF LIEN

Date August 13, 2021

For value received, We hereby waive All rights and claims for lien on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto belonging,

for, Jackson Hunters Road Reconstruction (Owner)

by, Wissota Sand & Gravel Co (Contractor)

same being situated in Washington County, State of Wisconsin, described as:

Aggregate

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to Final. *Paid in full as of 4/30/21*

Angela Walter

WISSOTA SAND & GRAVEL CO.

P.O. BOX 1228

EAU CLAIRE, WI 54702-1228

AIA Document G707™ – 1994

Consent Of Surety to Final Payment

Bond # GRWI28359B

PROJECT: *(Name and Address)*

2020 Road and Utility Project, Contract C-20

ARCHITECT'S PROJECT NO:

OWNER: ☐

CONTRACT FOR: General Construction

ARCHITECT: ☐

CONTRACTOR: ☐

SURETY: ☐

OTHER: ☐

TO OWNER: *(Name and Address)*

Village of Jackson

CONTRACT DATED: 8/12/2020

W194 N16660 Eagle Drive, Jackson, WI 53037

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the

(Insert name and address of Surety)

Granite Re, Inc.

14001 Quailbrook Drive, Oklahoma City, OK 73134

, SURETY,

on bond of

(Insert name and address of Contractor)

WONDRA CONSTRUCTION, INC. W2874 Graylog Rd Iron Ridge, WI 53035

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety Company of any of its obligations to

(here insert name and address of Owner)

Village of Jackson W194 N16660 Eagle Drive Jackson, WI 53037

, OWNER,

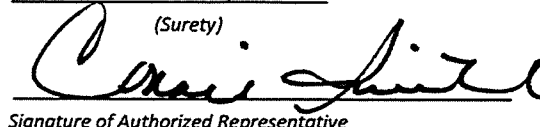
as set forth in the said Surety Company's bond.

IN WITNESS WHEREOF, the Surety Company has hereunto set its hand on this: August 25, 2021

(Insert in writing the month followed by the numeric date and year.)

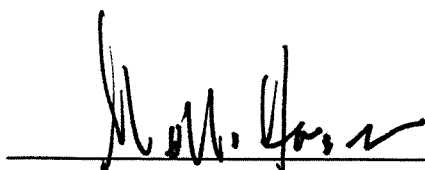
Granite Re, Inc.

(Surety)



Signature of Authorized Representative

Connie Smith, Attorney-in-fact



Attest: Molli J. Hansen,

Witness

(Seal)

AIA Document G707™ – 1994. Copyright © 1982 and 1994 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:57:50 on 06/12/2009 under Order No. 1000381176_1 which expires on 12/11/2009, and is not for resale.

User Notes:

(1563276087)

GRANITE RE, INC.
GENERAL POWER OF ATTORNEY

Know all Men by these Presents:

That GRANITE RE, INC., a corporation organized and existing under the laws of the State of MINNESOTA and having its principal office at the City of OKLAHOMA CITY in the State of OKLAHOMA does hereby constitute and appoint:

MICHAEL J. DOUGLAS; CHRIS STEINAGEL; CHRISTOPHER M. KEMP; KARLA HEFFRON; ROBERT DOWNEY; JULIA DOUGLAS; CONNIE SMITH; KORY MORTEL; ELIOT MOTU its true and lawful Attorney-in-Fact(s) for the following purposes, to wit:

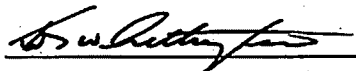
To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said GRANITE RE, INC. a certified copy of which is hereto annexed and made a part of this Power of Attorney; and the said GRANITE RE, INC. through us, its Board of Directors, hereby ratifies and confirms all and whatsoever the said:

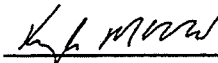
MICHAEL J. DOUGLAS; CHRIS STEINAGEL; CHRISTOPHER M. KEMP; KARLA HEFFRON; ROBERT DOWNEY; JULIA DOUGLAS; CONNIE SMITH; KORY MORTEL; ELIOT MOTU may lawfully do in the premises by virtue of these presents.

In Witness Whereof, the said GRANITE RE, INC. has caused this instrument to be sealed with its corporate seal, duly attested by the signatures of its President and Assistant Secretary, this 3rd day of January, 2020.

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)



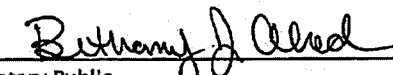

Kenneth D. Whittington, President


Kyle P. McDonald, Assistant Secretary

On this 3rd day of January, 2020, before me personally came Kenneth D. Whittington, President of the GRANITE RE, INC. Company and Kyle P. McDonald, Assistant Secretary of said Company, with both of whom I am personally acquainted, who being by me severally duly sworn, said, that they, the said Kenneth D. Whittington and Kyle P. McDonald were respectively the President and the Assistant Secretary of GRANITE RE, INC., the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation; that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their name thereto by like order as President and Assistant Secretary, respectively, of the Company.

My Commission Expires:
April 21, 2023
Commission #: 11003620




Notary Public

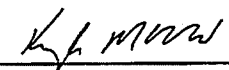
GRANITE RE, INC.
Certificate

THE UNDERSIGNED, being the duly elected and acting Assistant Secretary of Granite Re, Inc., a Minnesota Corporation, HEREBY CERTIFIES that the following resolution is a true and correct excerpt from the July 15, 1987, minutes of the meeting of the Board of Directors of Granite Re, Inc. and that said Power of Attorney has not been revoked and is now in full force and effect.

"RESOLVED, that the President, any Vice President, the Assistant Secretary, and any Assistant Vice President shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

IN WITNESS WHEREOF, the undersigned has subscribed this Certificate and affixed the corporate seal of the Corporation this
25th day of August, 2021.




Kyle P. McDonald, Assistant Secretary



WONDCON-01

TFEUCHT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/26/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Richards Insurance of Beaver Dam, LLC PO Box 277 123 North Spring Street Beaver Dam, WI 53916		CONTACT NAME: PHONE (A/C, No, Ext): (920) 887-1615 FAX (A/C, No): (920) 887-2851 E-MAIL ADDRESS:		
INSURED Wondra Construction Inc W2874 Graylog Road Iron Ridge, WI 53035-9715		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : QBE		
		INSURER B : Cincinnati Insurance Company		10677
		INSURER C :		
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC ☐ OTHER	X		CCI0279988	4/1/2020	4/1/2021	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	X		CBA0279988	4/1/2020	4/1/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000	X		CCU0279988	4/1/2020	4/1/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	CWC0279988	4/1/2020	4/1/2021	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Equipment Floater			CCI0279988	4/1/2020	4/1/2021	500,000
B	Commercial Umbrella			EXS0528706	4/1/2020	4/1/2021	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Project Name 2020 Road and Utility Project, Contract C-20

In addition to Owner (Village of Jackson), Contractor, all Sub Contractors and Engineer (Cedar Corporation), included as additional insured.

Waiver of subrogation applies in favor of additional insureds on all policies

Owner:
Village of Jackson
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

CANCELLATION

Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



AGENCY CUSTOMER ID: WONDCON-01

TFEUCHT

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Richards Insurance of Beaver Dam, LLC		NAMED INSURED Wondra Construction Inc W2874 Graylog Road Iron Ridge, WI 53035-9715	
POLICY NUMBER SEE PAGE 1			
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance**Description of Operations/Locations/Vehicles:****N168 W0733 Main St**
Jackson, WI 53037**Engineer:****Cedar Corporation**
W61N497 Washington Ave
Cedarburg, WI 53012

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Village of Jackson N168 W20733 Main Street Jackson, WI 53037	
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ **COMMERCIAL** ☐ **INDUSTRIAL** ☐ **RESIDENTIAL** ☐ **OTHER** _____

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

Property Address: N168W19490 Main Street Unit: Jackson, WI

Parcel #: 047700K Lot Size: 5.62A sq. ft. Building Area: 6,125sf sq. ft.

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

APPLICANT INFORMATION

Name(s): Mark Hertzfeldt - Design 2 Construct

Mailing Address: N173W21010 Northwest Passage, Jackson State WI Zip %3037

Office: (262) 677-9933 Cell: (262) 224-1342 Fax: (262) 677-9934

Email: mhertzfeldt@design2construct.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): Kurt Kruepke

Address: N168W19490 Main St., Jackson, State WI Zip 53037

Office: (262) 677-4901 Cell: (_____) _____ Fax: (_____) _____

Email: jmkapetro@att.net

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION *(Circle One)*

Firm Name: Same as Applicant

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: New unoccupied storage building

Provide a brief overview of proposed use(s) of entire property and/or lease space: _____
New storage building to match existing, located along west property line

Hours of Operation: TBD

Provide a brief overview of proposed daily on-site operations: Access to storage units as necessary

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: _____
South - Commercial PUD, East - Town of Jackson, North - Town of Jackson, West - Residential PUD

Describe any proposed, development, on-site improvements or other construction/remodeling activities: _____
Construction of new storage building in current asphalt area.

Describe any proposed grading, and/or stormwater management plan: _____
Existing stormwater device will be utilized

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

Describe any proposed on-site security measures including site lighting: _____
Proposed wall pack security lighting on the east facade. Existing installed lighting.

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____
existing, no new hydrants

Describe the projected traffic circulation and impacts: Traffic pattern is established, no new impacts

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

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

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: None

If construction is proposed, describe proposed exterior building materials (type, color, etc.): metal panel walls and roof, color to be complimentary to existing buildings, decorative, faux windows, thin brick veneer.

Describe any site specific features/constraints, etc.: None

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): None

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

Projected Sewer/Wastewater Usage: 0 gal/year

Projected Water Usage: 0 gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print):

Mark Hertzfeldt

Applicant Signature:



Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

11.24.2021

You MUST sign and date this Application!

SUBMIT TO:

Village of Jackson – Village Hall (*Checks shall be made payable to Village of Jackson*)
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

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: 11-24-21

Amount: \$ 50.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 111842

Received By: [Signature]

VILLAGE OF JACKSON

N168W19851 MAIN ST

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 251417

Date: 11/24/2021

Check

RECEIVED
FROM DESIGN 2 CONSTRUCT

\$50.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	50.00
	PL COMMISS.CONCEPT./CK#111842 N173W21010	

TOTAL RECEIVED	50.00
----------------	-------

Receipt Memo: PLAN COMMISS.CONCEPT/CK.111842

DESIGN 2 CONSTRUCT DEVELOPMENT CORPORATION
JACKSON, WI 53037

86

Village of Jackson

111842

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
11-23-21	20211123	Jackson Storage	50.00	.00	50.00
CHECK DATE	11-23-21	CHECK NUMBER	111842	TOTALS	50.00
					.00
					50.00



N173 W21010 NORTHWEST PASSAGE WAY
JACKSON, WI 53037 • TEL: 262-677-9933

HORICON STATE BANK
WEST BEND, WISCONSIN 53095

79-562
759

111842

Pay: *****Fifty dollars and no cents

DATE	CHECK NO.	AMOUNT
November 23, 2021	111842	\$*****50.00

Village of Jackson
P.O. Box 637
Jackson, WI 53037

PAY TO THE ORDER OF

[Signature]

111842 10759056221 1000010015



MEMORANDUM

November 23, 2021

Job Name: Jackson Storage
Job Number: 19-00150
Re.: Plan Commission Submittal – Concept Plan

To: Village of Jackson

LETTER OF INTENT

Dear Plan Commission:

It is the Owner's intent to have Design 2 Construct build (1) storage building along the west property line of the existing site, located behind and west of the existing facility located at N168W19490 Main Street in Jackson.

The building will be approximately 122'-6"x 50' with a peak height of 25'-6"

The building will have access provided with (7) roll up doors on the east façade.

IMPACT STATEMENT

There will be no water use. There is no waste produced.

Vehicle traffic will be limited to access for the building by the property owner.

We anticipate the facility to be open fall 2022

There will be no hazardous materials, unusual conditions, noises or odors.

Thank you,

J & M Ltd.

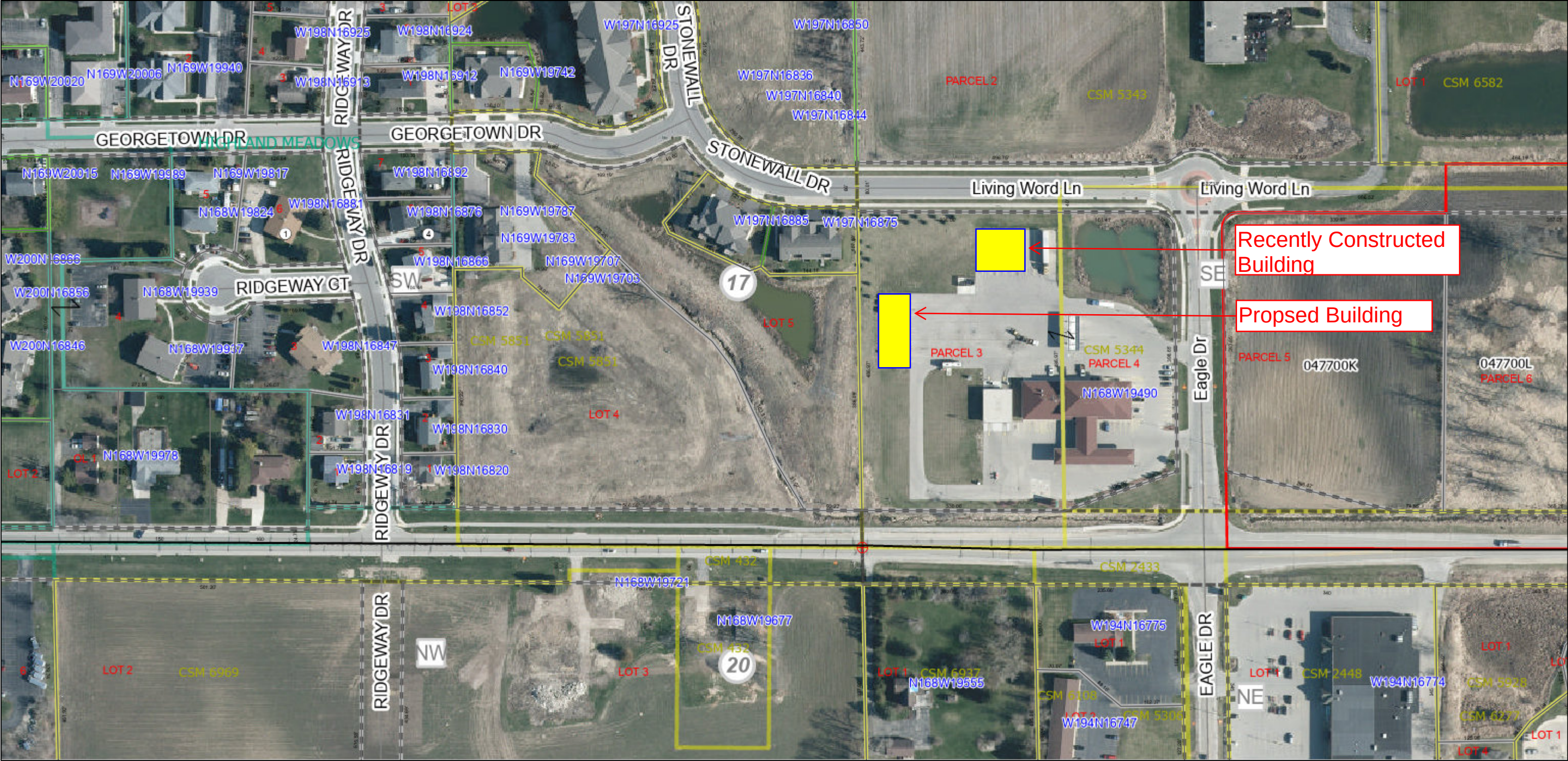
N173 W21010
Northwest Passage

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

Washington County, Wisconsin



11/24/2021, 5:57:46 AM

Current Parcel

Railroad Centerlines

Road Centerline I, USH

Interstate Highway, I-41

US Highway, FOND DU LAC AV; US Highway, HY 45

Road Centerline STH, CTH

On/Off Ramp

State Highway

County Highway

Address Point

Parcel Taxkey & Acreage

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

Plat

Unknown

Certified Survey Map

Condominium

Assessor Plat; Cemetery Plat; Subdivision

Lot

PLSS Quarter

PLSS Section

0

0.0225

0.045

0.09 mi

0

0.035

0.07

0.14 km

1:1,915

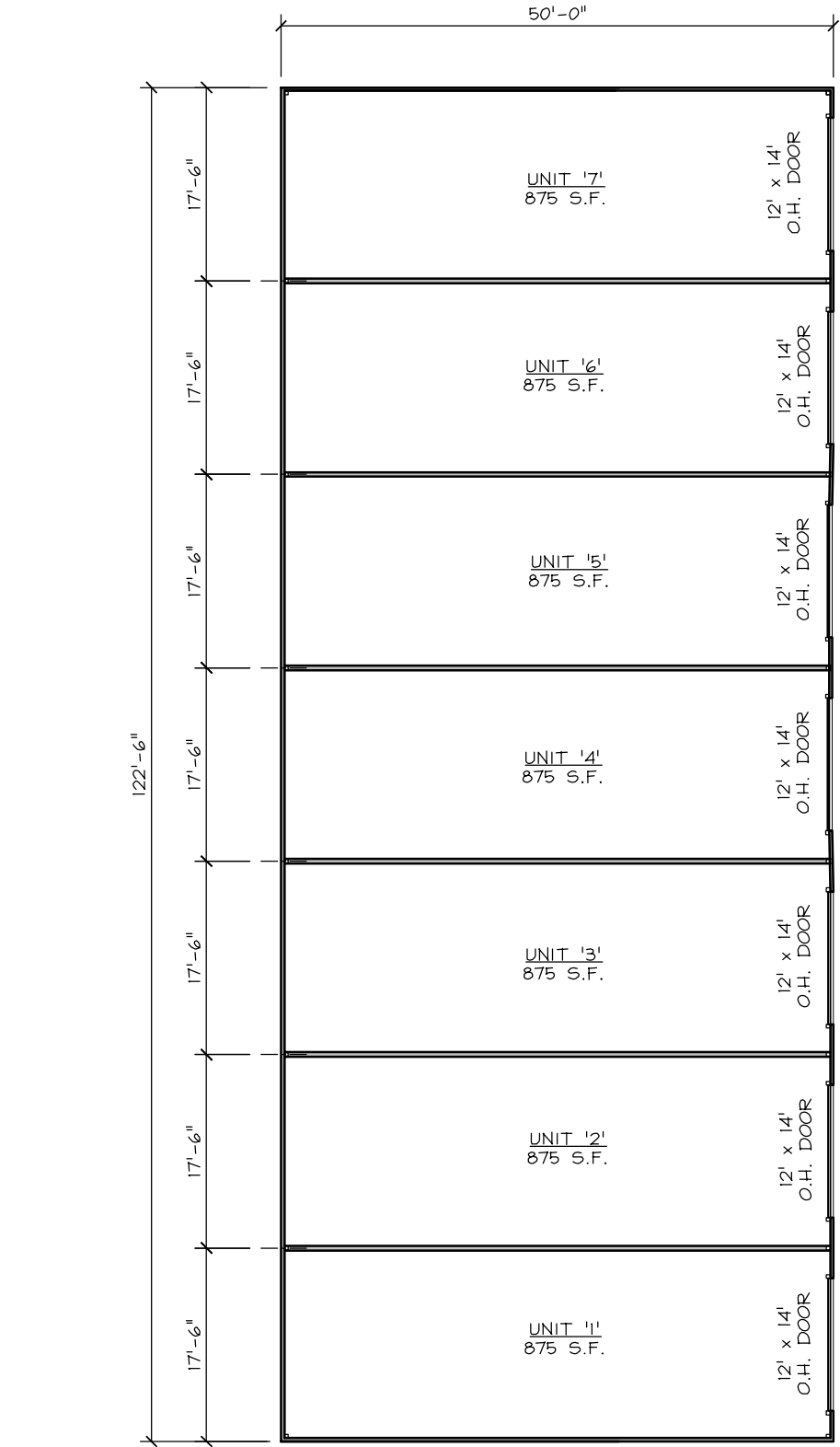
Washington County GIS
Washington County | Southeast Wisconsin Regional Planning Commission | Washington County, US Census Bureau |



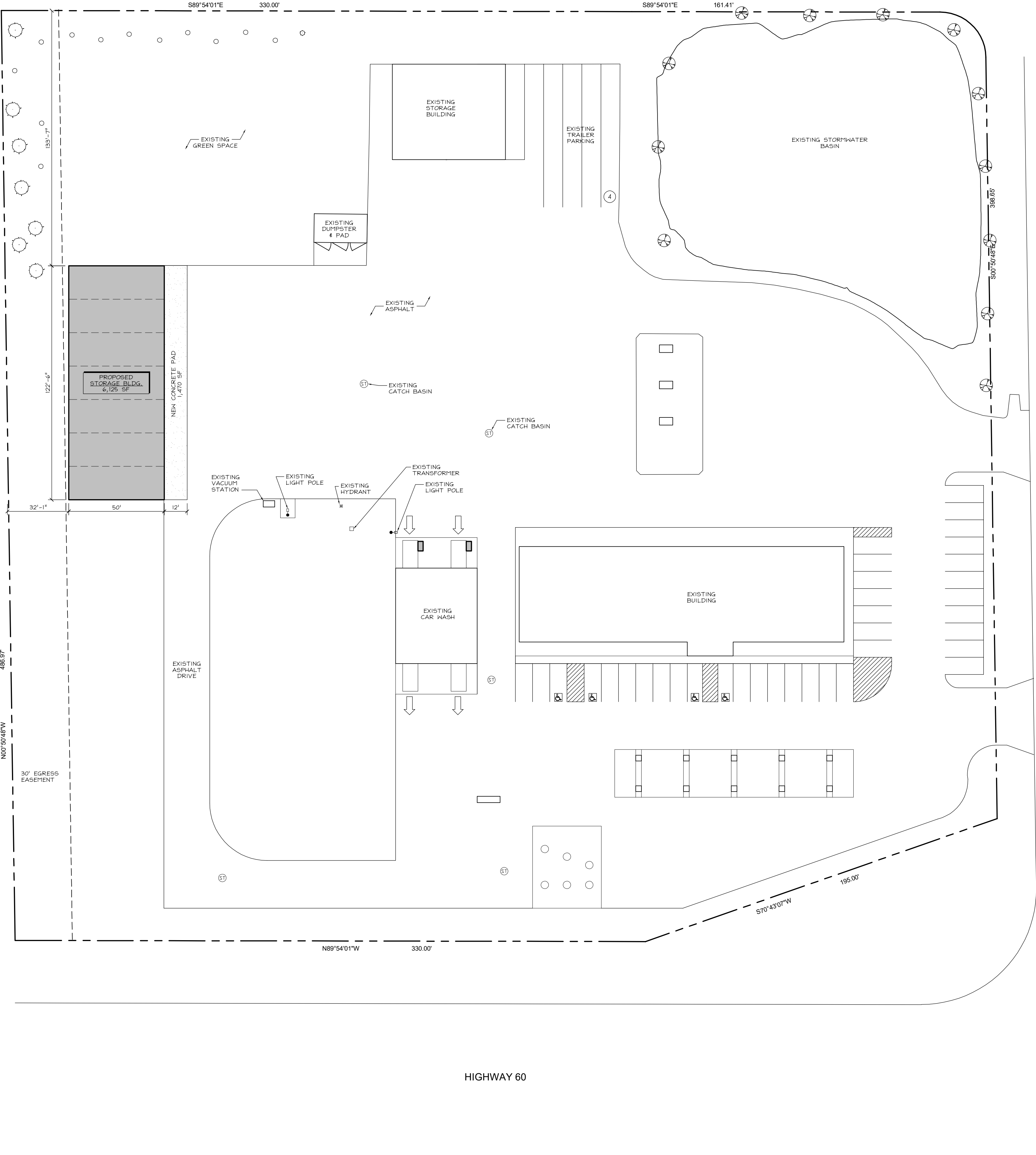
EXISTING BUILDING SOUTH FACADE



EXISTING BUILDING EAST FACADE



2 FLOOR PLAN
1/8" = 1'-0"
6,125 S.F.



1 SITE PLAN
SCALE: 1" = 30'-0"

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:

JACKSON STORAGE

N168W19490 MAIN STREET
JACKSON, WI 53037

SHEET TITLE
SITE PLAN, FLOOR PLAN

REVISIONS

PROJECT DATA
DATE
JOB NO. 11.23.2021
SET USE 21-00238
FILE NAME PRELIMINARY
DRAWN BY C1-A1.0
SHEET NO. DLH

A1.0

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: 3230 Maple Rd Unit: _____ Jackson, WI
Parcel #: _____ Lot Size: _____ sq. ft. Building Area: _____ sq. ft.
Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Andrew Hembel
Mailing Address: 3223 maple rd, Jackson State WI Zip 53037
Office: (____) _____ Cell: (262) 305-2639 Fax: (____) _____
Email: andy2dance@yahoo.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): Andrew Hembel
Address: 3223 maple rd., Jackson State WI Zip 53037
Office: (____) _____ Cell: (262) 305-2639 Fax: (____) _____
Email: andy2dance@yahoo.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____
Primary Contact: _____
Address: _____ State _____ Zip _____
Office: (____) _____ Cell: (____) _____ Fax: (____) _____
Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: Combining 2 Separate parcels into a single parcel by way of a CSM

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

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.: N/A

Describe all businesses, properties and other entities located adjacent to the proposed use: N/A

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

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

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

Describe any proposed on-site security measures including site lighting: N/A

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

Describe the projected traffic circulation and impacts: _____

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

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

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

☐ No ☐ Yes If yes, explain: _____

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

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

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

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

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

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print):

Andrew W. Hembel

Applicant Signature:

Andrew W. Hembel

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

01-07-2022

You MUST sign and date this Application!

SUBMIT TO:

Village of Jackson – Village Hall (Checks shall be made payable to Village of Jackson)
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

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>1-7-22</u>
Amount: \$	<u>150.00</u>
Payment Type:	<u>CH / CC / CASH</u>
Check/Rcpt. #:	<u>1162</u>
Received By:	<u>[Signature]</u>

ANDREW HEMBEL
3223 MAPLE RD. 262-305-2639
JACKSON, WI 53037-9714

12-1/750

1162

DATE 01-07-2022

PAY TO THE
ORDER OF

Village of Jackson

\$ 150.00

one hundred fifty dollars ⁰⁰/₁₀₀

DOLLARS



Security Features
Included
Details on Back



JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

Arden Hehl

⑆075000019⑆

798590985⑈1162

VILLAGE OF JACKSON

N168W19851 MAIN ST

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 252234

Date: 1/07/2022

Check

RECEIVED
FROM ANDREW HEMBEL

\$150.00

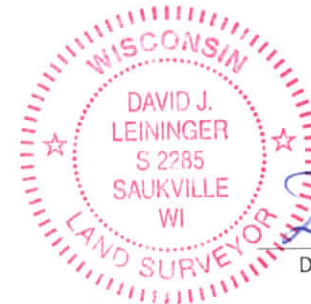
<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	150.00
	CSM APPLICATION	

TOTAL RECEIVED150.00

Receipt Memo: 3223 MAPLE RD CSM/CK#1162

Certified Survey Map

Part of the NE 1/4 of the NE 1/4 of Section 29, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.



David J. Leininger, S 2285

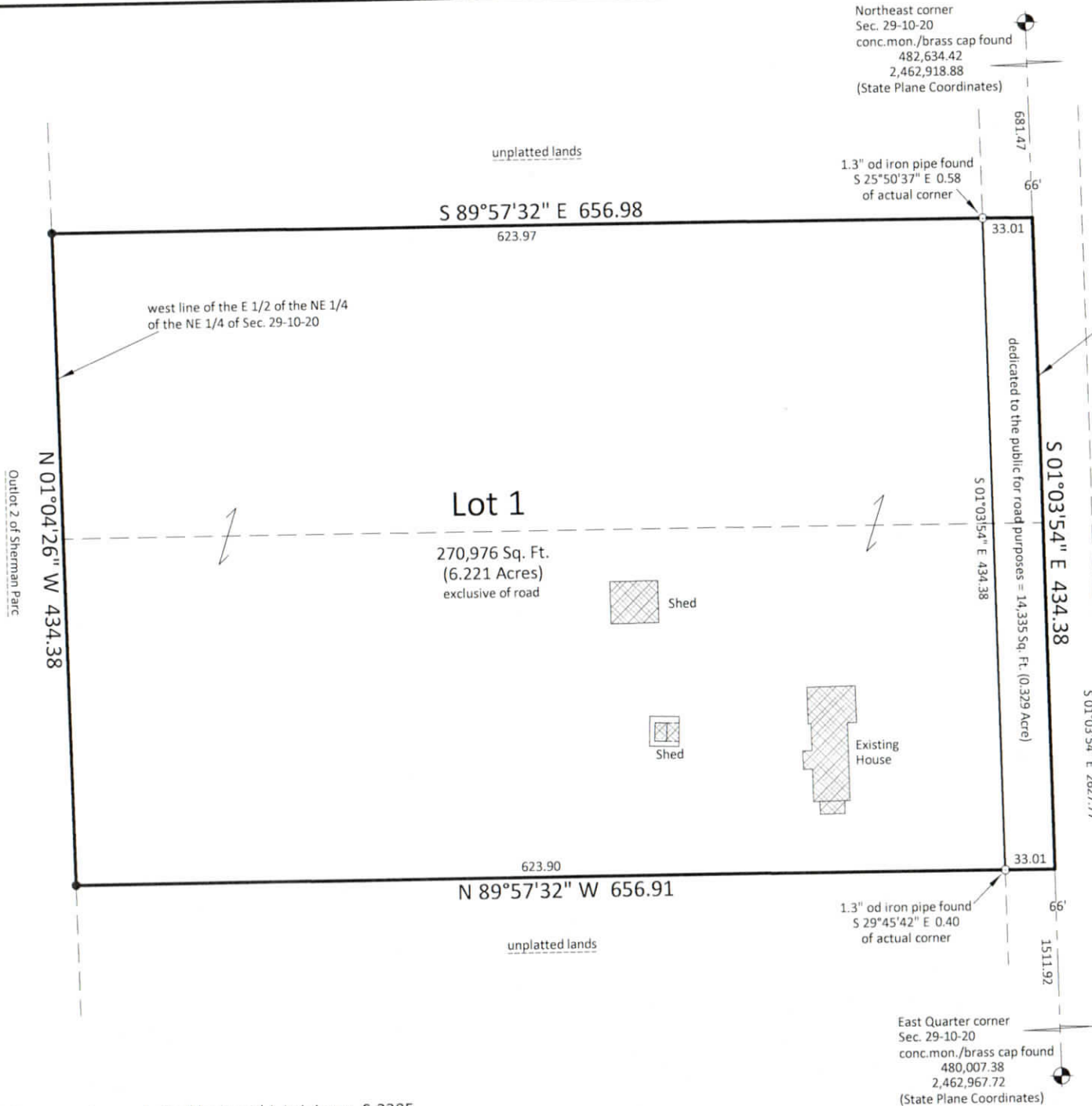
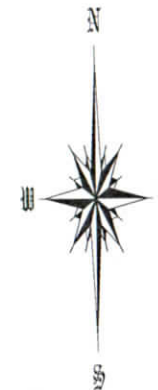
Dated this 1st day of December, 2021.

• - indicates a 0.75" x 18" rebar weighing 1.50 lbs./ft. set

Horizontal datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD83/2011), and all bearings are referenced to Grid North. The east line of the NE 1/4 of Sec. 29-10-20 has a grid bearing of N 01°03'54" W.



Scale in feet
1" = 100'



Certified Survey Map

Part of the NE 1/4 of the NE 1/4 of Section 29, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.

Surveyor's Certificate:

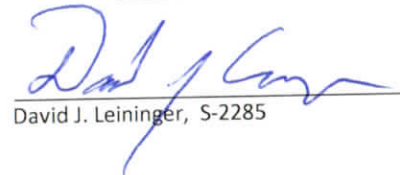
I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Andy Hembel, that I have surveyed, divided, and mapped the land shown and described hereon. being part of the NE 1/4 of the NE 1/4 of Section 29, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of said Section 29; thence S 01°03'54" E, along the east line of said NE 1/4, 681.47 feet to the point of beginning of lands herein described; thence continuing S 01°03'54" E, along said east line of the NE 1/4, 434.38 feet; thence N 89°57'32" W, parallel with the south line of said NE 1/4 of the NE 1/4, 656.91 feet to a point in the west line of the E 1/2 of said NE 1/4 of the NE 1/4; thence N 01°04'26" W, along said west line of the E 1/2 of the NE 1/4 of the NE 1/4, 434.38 feet; thence S 89°57'32" E, parallel with said south line of the NE 1/4 of the NE 1/4, 656.98 feet to the point of beginning.

Containing 285,311 square feet (6.550 acres) more or less.

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

Dated this 1st day of December, 2021

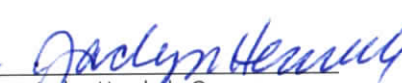

David J. Leininger, S-2285



Owner's Certificate:

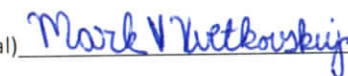
As owners, we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Town of Jackson
Village of Jackson

 
Andrew Hembel - Owner Jacyln Hembel - Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this 7 day of January, 2022, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal)  Notary Public, Washington County
Wisconsin.

My commission expires 10 March 2024



Certified Survey Map

Part of the NE 1/4 of the NE 1/4 of Section 29, Township 10
North, Range 20 East, Town of Jackson, Washington County,
Wisconsin.

Town of Jackson Parks and Plan Commission Approval:

This land division is hereby approved by the Town of Jackson Parks and Plan Commission this _____
day of _____, 2022.

David Klug - Chairperson

Jim Micech - Zoning Administrator

Town of Jackson Town Board Approval:

This land division is hereby approved and the road dedication accepted by the Town of Jackson
Town Board this _____ day of _____, 2022.

Robert Hartwig - Chairperson

Julia Oliver - Town Clerk

Village of Jackson Plan Commission Approval:

This land division is hereby approved by the Village of Jackson Plan Commission this _____
day of _____, 2022.

Michael E. Schwab - Chairperson

Jilline S. Dobratz - Village Clerk

Village of Jackson Village Board Approval:

This land division is hereby approved by the Village of Jackson Village Board this _____
day of _____, 2022.

Michael E. Schwab - President

Jilline S. Dobratz - Village Clerk




David J. Leininger, S-2285

Dated this 1st day of December, 2021.

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday, January 27, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

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

Members Present: Tr. Emmrich, Tr. Kruepke, Sarah Mleziva, Jon Molkentin, Dan Reik, and Jon Weil

Village Board Member Present: Tr. Heckendorf

Staff Present: Building Inspector/Code Enforcement Officer Collin Johnson, Administrator Jen Keller, and Clerk Jilline Dobratz

Also Present: Mark Hertzfeldt of Design 2 Construct, Taylor Cherry and Barry Rodgers of Sysco Corporation, Dan Schaefer of Sign Works and Greg Kuczmarski of St. Vincent De Paul Washington County.

2. Approval of Minutes for the Plan Commission Meeting of January 6, 2022

Motion by Tr. Emmrich, second by Dan Reik to approve the Plan Commission minutes of January 6, 2022.

Vote: 6 ayes, 0 nays. Motion carried.

3. Concept Plan – Design 2 Construct / Karm Properties, LLC – for property located at N168 W19490 Main Street (Discussion purposes only)

Administrator Keller gave background information on the proposal of a second structure on the current property that has one accessory structure for storage.

A presentation was made by Mark Hertzfeldt. The following topics were discussed:

- New large vehicle storage building to match existing.
- Located along the west property line of the existing site.
- The building will be approximately 122'-6" x 50'.
- Access provided with seven roll up doors on the east façade.
- Additional landscaping screening will be provided.
- Anticipate the facility to be open Fall 2022.

Pres. Schwab shared hours to access to units was recommended to be 7:00 a.m. to 10:00 p.m. Pres. Schwab requested if Staff were in need of any further direction from the body at this time or in the future regarding the property.

Administrator Keller stated there would need to be clarification regarding enforcement action that may need to occur regarding outdoor storage and clarification of whether overnight parking on the property would be allowable as documentation of past approvals did not provide clear direction on the matter.

Pres. Schwab and the body directed the item to proceed as a Concept Plan discussion to the next Village Board meeting.

Tr. Kruepke took his seat at the dais at 7:19 p.m.

4. Recommendation for Temporary M-2 Zoning for Proposed Annexation – for property identified by Tax Key: T9-076400A

Administration Keller provided background regarding the temporary zoning portion of the annexation ordinance falling under the purview of the Plan Commission as a recommending body. The Concept Plan for the Sysco expansion project was completed at the Plan Commission meeting on November 18, 2021.

Motion by Pres. Schwab, second by Tr. Emmrich to recommend Village Board approve the Temporary M-2 Zoning for Proposed Annexation – for property identified by Tax Key: T9-076400A.

Road access was clarified, with a request of Sysco to consider widening of the current easement on the eastern parcel. A Right of Way vacation will be forthcoming.

Vote: 7 ayes, 0 nays. Motion carried.

5. Conditional Use Amendment (Sign) – Sign Works / Philip Dahlberg – for property located at N168 W21367 Main Street

Dan Schaefer provided information on the proposed new sign.

Motion by Pres. Schwab, second by Tr. Kruepke recommend Village Board approve the Conditional Use Amendment – Sign Works / Philip Dahlberg – for property located at N168 W21367 Main Street.

Vote: 7 ayes, 0 nays. Motion carried.

6. Conditional Use Amendment – St. Vincent De Paul Washington County – for property located at W225 N16712 Cedar Park Court, Unit 3

Greg Kuczmarski provided background information stating the property would be used for sorting and processing donations in the back of the building and the front half would be a retail store. The business would propose to ship items to the other stores in Slinger, Hartford and West Bend. Approximately 20 to 25 employees would work on site, with the majority of them being part-time.

Motion by Pres. Schwab, second by Jon Molkentin recommend Village Board approve the Conditional Use Amendment – St. Vincent De Paul Washington County – for property located at W225 N16712 Cedar Park Court, Unit 3.

Vote: 7 ayes, 0 nays. Motion carried.

7. Extraterritorial Plat Review for a One-Lot Certified Survey Map – Property Owner, Andrew Hembel – for property located at 3223 Maple Road

Motion by Pres. Schwab, second by Tr. Emmrich recommend the Village Board not take exception to the Extraterritorial Plat Review for a One-Lot Certified Survey Map – Property Owner, Andrew Hembel – for property located at 3223 Maple Road.
Vote: 7 ayes, 0 nays. Motion carried.

8. Citizens to Address the Plan Commission

None.

9. Adjourn

Motion by Tr. Emmrich, second by Sarah Mleziva to adjourn.
Vote: 7 ayes, 0 nays. Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCPC*
Village Clerk

RESOLUTION #22-01

A RESOLUTION FOR DISCONTINUING PUBLIC WAY VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

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

RESOLVED, that the Village Board of the Village of Jackson, introduces the following resolution regarding the discontinuation of a Village public way:

This Resolution affects the public way known as Chateau Drive.

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

A scale map of the public way and the land that would be affected by the resolution is attached hereto, marked "Exhibit B."

The owners of record of lands through which the public way passes, the owners of lands abutting the public way and the owners of lands serviced by the public way are as follows:

John N. Resop and Kathy Donohoue Resop
N170W20058 Willow Ridge Drive
Parcel No. 0467016

Ned W. Farley
Dawn L. O'Shea Farley
N170W20106 Willow Ridge Drive
Parcel No. 0467015

The Village Board shall schedule a hearing on the discontinuation of said public way and shall publish a Class 3 Notice under Chapter 985 stating the date, time, and location that the public hearing will take place and the public way to be discontinued. Notice will also be served on the owners of all frontage on the lots and lands abutting upon the public way sought to be discontinued in the manner provided for the service of summons in the Circuit Court at least 30 days before the hearing. In addition, notice shall be provided to the Department of Natural Resources, the Department of Transportation and any Washington County land conservation committee, as necessary.

A Lis Pendens has been filed and is attached as "Exhibit C."

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 Village Hall, Post Office, and one other location in the Village.

Village Official

Date

EXHIBIT A

Description of Street to be Discontinued

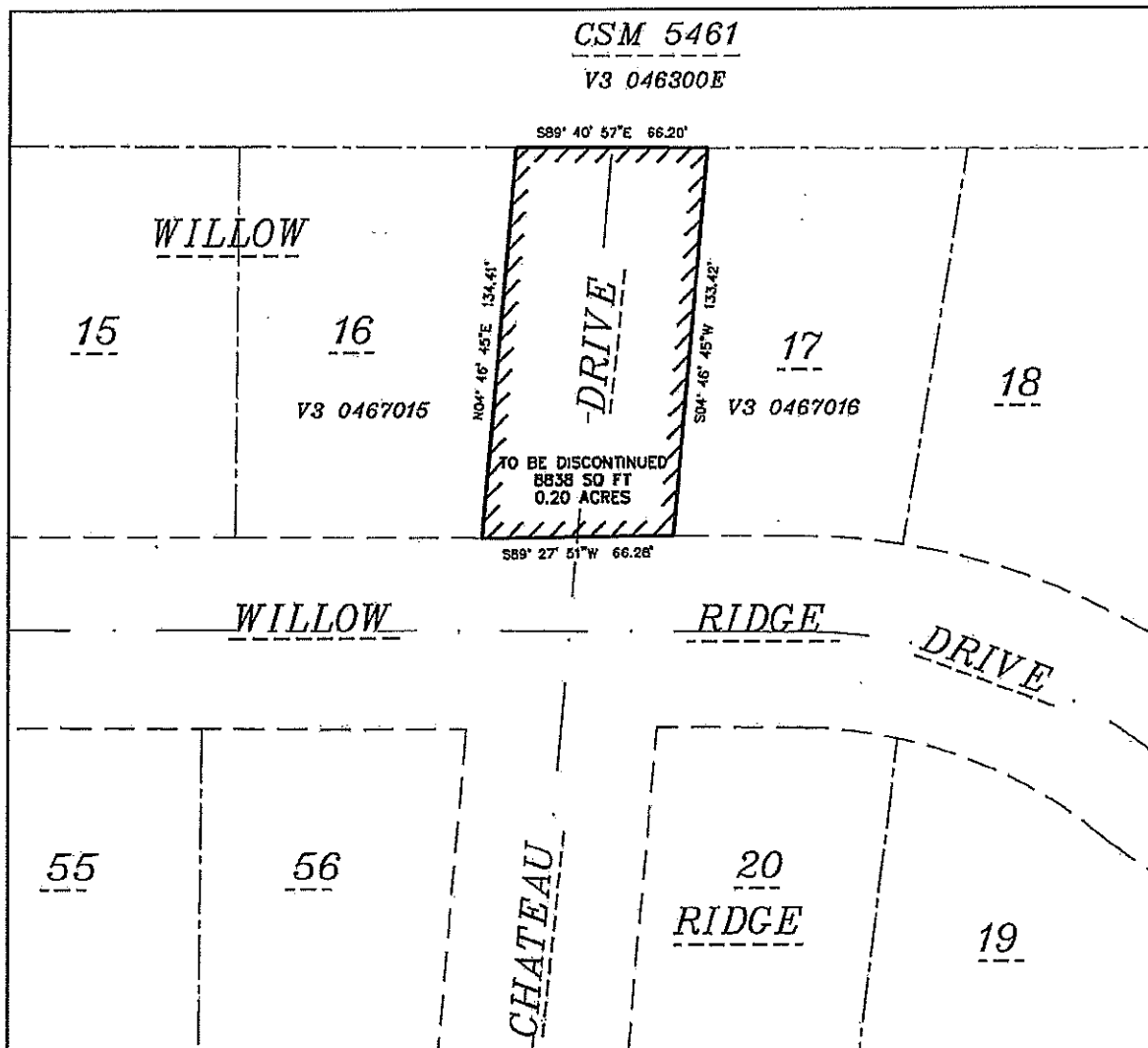
That part of Chateau Drive, that lies south of Certifies Survey Map 5464, and adjacent to Lots 16 and 17, and north of Willow Ridge Drive of Willow Ridge, being a subdivision as recorded in the Washington County registry as document number 549163, located in part of the Northwest quarter of the Southwest quarter of Section 17, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin. More particularly described as follows:

Beginning at the Southeast corner of Lot 16, of Willow Ridge, being a subdivision as recorded in the Washington registry as document number 549163; Thence along the East line of said lot 16, N 04° 46' 45" E, 134.41 feet to the North line of Chateau Drive, also being the South line of Certified Survey Map 5461; Thence along the North line of Chateau Drive and the said South line of said CSM, S 89° 40' 57" E, 66.20 feet to the West line of Lot 17 of Willow Ridge; Thence along the said West line, S 04° 46' 45" W, 133.42 feet to the Southwest corner of said Lot 17 and the North line Willow Ridge Drive; Thence S 89° 27' 51" W along the extended line of Willow Ridge Drive, 66.28 feet to the Point of Beginning.

The above described parcel contains 8838 square feet, or 0.20 acres.

DESCRIPTION OF THAT PART OF CHATEAU DRIVE TO BE DISCONTINUED

THAT PART OF CHATEAU DRIVE THAT LIES SOUTH OF CERTIFIED SURVEY MAP 5461 AND ADJACENT TO LOTS 16 AND 17, AND NORTH OF WILLOW RIDGE DRIVE, OF WILLOW RIDGE, BEING A SUBDIVISION OF A PART OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 17, TOWN 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



DRAWN BY MJR DATE SEPTEMBER 2021 REFERENCE FILE	ROAD DISCONTINUANCE THAT PART OF CHATEAU DRIVE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN EXHIBIT "A"	 Cedar corporation engineers • architects • planners • environmental specialists land surveyors • landscape architects • interior designers	1651 N 497 Washington Avenue Cedarburg, Wisconsin 53012 262-204-2360 800-422-7372 FAX 262-375-2600 www.cedarcorp.com	DISCONTINUED AREA 8838 SQUARE FEET OR +/- 0.20ACRES	CHECKED BY MJR JOB NO. 5789-012 SHEET
---	---	---	--	---	---

Document Number	LIS PENDENS	
Return Address:	Attorney Matthew Parmentier Dempsey Law Firm, LLP P. O. Box 1276 Fond du Lac, WI 54936-1276	
Parcel ID Number:		Recording Area

**NOTICE OF INTENT TO VACATE PUBLIC WAY
IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN**

PLEASE TAKE NOTICE that on the 8th day of February, 2022, the Village Board of the Village of Jackson, Washington County, Wisconsin, will introduce a resolution to vacate the following public way in the Village of Jackson, Washington County, Wisconsin: Chateau Drive.

A public hearing to be followed by final Board action on the proposed resolution will be scheduled on a date to be set by the Village Board at the Village of Jackson Municipal Complex, N168 W19851 Main Street, Jackson, Wisconsin. The public way is described as follows:

See attached Exhibit A for the full legal description and map.

This Lis Pendens, at the direction of the Village Board of the Village of Jackson, Washington County, is to be filed in the Register of Deeds office, Washington County, Wisconsin for the purpose of notice to all titleholders and prospective titleholders that the above-described public way may be vacated.

Dated this 10th day of January, 2022.

Matthew Parmentier, Village Attorney
State Bar No. 1076047

Subscribed and sworn to before me
this 10th day of January, 2022.

Notary Public, State of Wisconsin
My Commission expires 1-15-2025

This document was drafted by Attorney Matthew Parmentier.

EXHIBIT A

Description of Street to be Discontinued

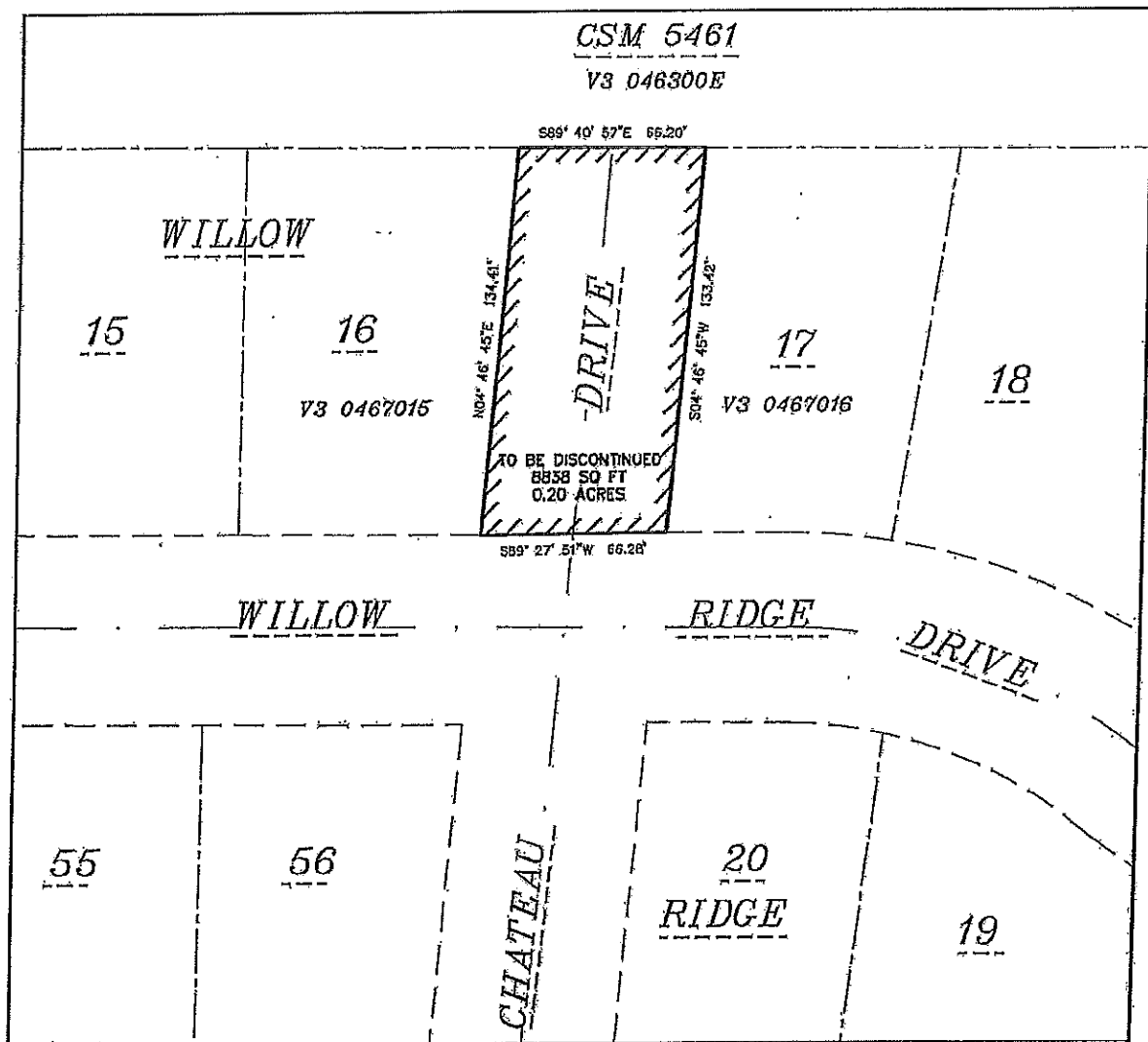
That part of Chateau Drive, that lies south of Certifies Survey Map 5464, and adjacent to Lots 16 and 17, and north of Willow Ridge Drive of Willow Ridge, being a subdivision as recorded in the Washington County registry as document number 549163, located in part of the Northwest quarter of the Southwest quarter of Section 17, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin. More particularly described as follows:

Beginning at the Southeast corner of Lot 16, of Willow Ridge, being a subdivision as recorded in the Washington registry as document number 549163; Thence along the East line of said lot 16, N 04° 46' 45" E, 134.41 feet to the North line of Chateau Drive, also being the South line of Certified Survey Map 5461; Thence along the North line of Chateau Drive and the said South line of said CSM, S 89° 40' 57" E, 66.20 feet to the West line of Lot 17 of Willow Ridge; Thence along the said West line, S 04° 46' 45" W, 133.42 feet to the Southwest corner of said Lot 17 and the North line Willow Ridge Drive; Thence S 89° 27' 51" W along the extended line of Willow Ridge Drive, 66.28 feet to the Point of Beginning.

The above described parcel contains 8838 square feet, or 0.20 acres.

DESCRIPTION OF THAT PART OF CHATEAU DRIVE TO BE DISCONTINUED

THAT PART OF CHATEAU DRIVE THAT LIES SOUTH OF CERTIFIED SURVEY MAP 5461 AND ADJACENT TO LOTS 16 AND 17, AND NORTH OF WILLOW RIDGE DRIVE, OF WILLOW RIDGE, BEING A SUBDIVISION OF A PART OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 17, TOWN 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



DRAWN BY MJR DATE SEPTEMBER 2021 REVISIONS: 001	ROAD DISCONTINUANCE THAT PART OF CHATEAU DRIVE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN EXHIBIT "A"	 851 N407 Washington Avenue Cedarburg, Wisconsin 53012 262-204-2366 800-472-7372 FAX 262-375-2668 www.cedarcorp.com engineering • architects • planners • environmental scientists land surveys • landscape architects • interior designers	DISCONTINUED AREA 8838 SQUARE FEET OR +/- 0.20ACRES	CHECKED BY MJR DATE 5789-012 SHEET
---	--	---	--	--

Memo

To: Jen Keller, Village Administrator

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

Subject: Northwest Passage CSM – Lot 2 Conveyed to Village of Jackson

Date: January 21, 2022

CC: Board of Public Works; Village Board

Mr. Jim Blise of D2C/GC Jackson, LLC is creating a new CSM (Certified Survey Map) to convey Lot 2 of said CSM to the Village of Jackson. The proposed Lot 2 is west of the Jackson Water Utility's Well #5. There is no proposed use for the property currently. The Jackson Water Utility will continue to mow and maintain the property until a plan is developed for the property.

Recommend approving the CSM and have Lot 2 conveyed to the Village of Jackson for ownership.

If you have any questions, please let me know.
Brian W. Kober, P.E.

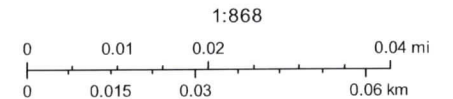
Washington County, Wisconsin

N
A



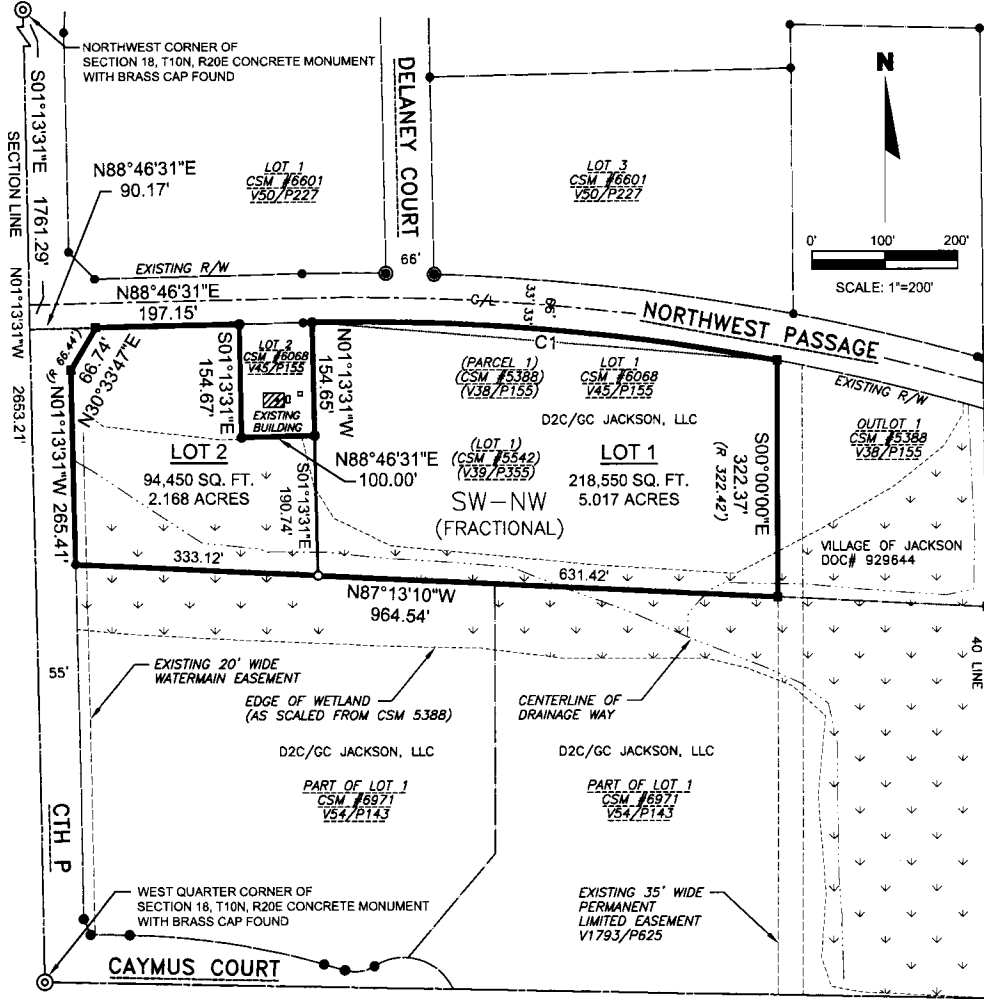
1/20/2022, 5:50:51 PM

Current Parcel	County Highway	Landhook	Retired Parcel	PLSS Quarter
Railroad Centerlines	Address Point	Meander Line	Right-of-Way	PLSS Section
Road Centerline I USH	Parcel Taxkey & Acreage	PLSS Monument	Plat	
Interstate Highway, I-41	Leader Lines	Local Road Labels	Unknown	
US Highway, FOND DU LAC AV; US Highway, HY 45	Subdivision Name	Township Road	Certified Survey Map	
Road Centerline STH, CTH	Condominium Name	City/Village Street	Condominium	
On/Off Ramp	Certified Survey Number	Private Street	Assessor Plat; Cemetery Plat; Subdivision	
State Highway	Lot Number	Municipality	Lot	



CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6068, VOLUME 45, PAGE 155,
BEING PART OF THE FRACTIONAL SW1/4-NW1/4 OF SECTION 18, T10N, R20E,
VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN



OWNER:
D2C/GC JACKSON, LLC

PREPARED BY:
JAY W. PANETTI, PLS
GREMMER AND ASSOCIATES, INC.
93 SOUTH PIONEER ROAD, SUITE 300
FOND DU LAC, WI 54935

LEGEND

- C CURVE NUMBER
(R) PREVIOUSLY RECORDED AS
● EXISTING 1" IRON PIPE
■ EXISTING 3/4" IRON REBAR
● EXISTING 1-1/4" IRON REBAR
○ SET 1.32" O.D. x 18" IRON PIPE WEIGHING 1.68 LBS./LIN. FT.
--- EXISTING EASEMENT, WIDTH AND TYPE AS NOTED

NOTES

BEARINGS REFERENCED TO THE WEST LINE OF THE
NORTHWEST QUARTER OF SECTION 18, WHICH HAS A
RECORDED GRID BEARING OF N01°13'31"W.

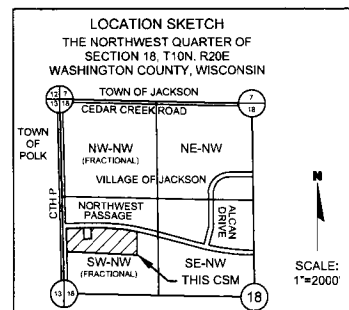
DATED THIS ____ DAY OF _____, 2021.

PROFESSIONAL LAND SURVEYOR S-2747

CURVE DATA TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BK TANGENT BEARING	AH TANGENT BEARING
C1	3167.00'	11°36'14"	641.41'	640.31'	S85°12'02"E	N88°59'51"E	S79°23'55"E

SHEET 1 OF 2 SHEETS



CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6068, VOLUME 45, PAGE 155,
BEING PART OF THE FRACTIONAL SW1/4-NW1/4 OF SECTION 18, T10N, R20E,
VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, Jay W. Panetti, Professional Land Surveyor, hereby certify:

That at the direction of James G. Blise, agent for D2C/GC Jackson, LLC, I have surveyed, divided and mapped the following described parcel of land:

Part of Lot 1 of Certified Survey Map No. 6068, as recorded in Volume 45 on Page of 155 of records for Washington County, being part of the fractional Southwest quarter of the Northwest quarter of Section 18, Township 10 North, Range 20 East, Village of Jackson, County of Washington, State of Wisconsin, described as follows:

Commencing at the northwest corner of Section 18, T10N, R20E;
thence S01°13'31"E, along the west line of said Section 18, 1761.29 feet;
thence N88°46'31"E, 90.17 feet to the southerly existing right-of-way line of Northwest Passage, and the point of beginning;
thence N88°46'31"E, along the existing southerly right-of-way line of Northwest Passage, 197.15 feet to the northwest corner of Lot 2 of said Certified Survey Map No. 6068;
thence S01°13'31"E, 154.67 feet to the southwest corner of said Lot 2;
thence N88°46'31"E, 100.00 feet to the southeast corner of said Lot 2;
thence N01°13'31"W, 154.65 feet to the northeast corner of said Lot 2;
thence easterly, along the existing southerly right-of-way line of Northwest Passage, along the arc of a curve to the right, having a radius of 3167.00 feet, whose long chord bears S85°12'02"E, 640.31 feet;
thence S00°00'00"E, along the west line of Outlot 1 of Certified Survey Map No. 5388, 322.37 feet;
thence N87°13'10"W, 964.54 feet to the existing easterly right-of-way line of County Trunk Highway P;
thence N01°13'31"W, along said existing easterly right-of-way line, 265.41 feet;
thence N30°33'47"E, along said existing easterly right-of-way line, 66.74 feet to the point of beginning.

Said parcel contains 7.185 acres, more or less. Parcel subject to easements, restrictions and reservations in use or of record.

That this Certified Survey Map is a correct representation of the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Division and Subdivision Ordinance of the Village of Jackson, in surveying, dividing, and mapping the same.

Dated this ____ day of _____, 2021.

Jay W. Panetti
Professional Land Surveyor S-2747

This instrument prepared by:
Jay W. Panetti, PLS
Gremmer & Associates, Inc.
93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
(920) 924-5720

VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the Village of Jackson on this ____ day of _____, 2021.

Chairperson - Michael E. Schwab

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Jackson on this ____ day of _____, 2021.

Village President - Michael E. Schwab

Village Administrator - Jen Keller

SCHLOEMER LAW FIRM

January 19, 2022

Sent via email

JAMES G. BLISE
N173 W21010 NORTHWEST PASSAGE WAY
JACKSON WI 53037

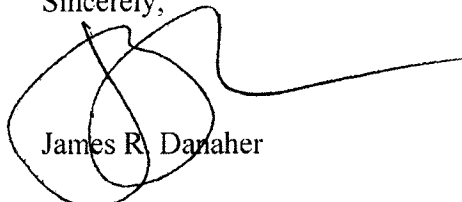
RE: Town of Jackson Property
Our File 19819.000

Dear Jim:

Enclosed please find a draft Quit Claim Deed which conveys the approximate 2.16 acre lot to the Village of Jackson. This document can be completed and prepared for signing and then recorded once the Certified Survey Map has been approved.

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

Sincerely,

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

JRD/pw

Enclosure

Schloemer Law Firm, S.C. - Attorneys At Law

James A. Spella • James R. Danaher • Charles H. Williams • Laura E. O'Gorman • Andrew J. Niebler • Amanda N. Follett • Isaiah M. Richie

143 S. Main Street, Third Floor • West Bend, WI 53095 • T: 262-334-3471 • F: 262-334-9193
www.schloemerlaw.com

* Type name below signatures.

DRAFT Minutes
Board of Public Works Meeting
Tuesday, January 25, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call

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

Members Present: Tr. Engelhardt, Tr. Matter, Steve Schoen, and Gloria Teifke

Members Excused: Tim Meffert

Members Absent: Sarah Malchow

Staff Present: Administrator Jen Keller, Director of Public Works Brian Kober, and Clerk Jilline Dobratz

2. Approval of the Board of Public Works Minutes of November 30, 2021

Motion by Gloria Teifke, second by Chair Heckendorf to approve the Board of Public Works minutes of November 30, 2021.

Vote: 5 ayes, 0 nays. Motion carried.

3. Discussion on Winter Parking Regulations

Director Kober gave information and stated residents are allowed to park overnight in the parks. Jackson Police Department issues warning tickets prior to the start date. Discussion ensued on parking regulations. No changes were purposed.

4. Resolution #22-01 Discontinuing Chateau Drive Right of Way

Director Kober explained during last year's Willow Ridge Drive Reconstruction Project, the dead end was removed. The Resolution continues the process of discontinuing the Right of Way. 33 feet of the road will go back to each property owner, Lot 16 and Lot 17.

Motion by Chair Heckendorf, second by Gloria Teifke to recommend Village Board approve Resolution #22-01 Discontinuing Chateau Drive Right of Way.

Vote: 5 ayes, 0 nays. Motion carried.

5. Review of Certified Survey Map (CSM) for Property Around Well #5 – Northwest Passage

Director Kober commented Jim Blise of D2C/GC Jackson, LLC is creating a new CSM to convey Lot 2 to the Village. It is two acres in which the Village will mow and maintain the property. Currently, there is no proposed used for the property. Discussion ensued on the parcel being taken off of the tax roll.

Motion by Chair Heckendorf, second by Steve Schoen to recommend Village Board approve Certified Survey Map (CSM) for Property Around Well #5 – Northwest Passage and take ownership of Lot 2 with a Quick Claim Deed.

Vote: 5 ayes, 0 nays. Motion carried.

6. Pay Request #3 – Coffee Connection Trail Project – Poblocki Paving

Director Kober provided a status update of the project. Items not completed are pavement markings, signs and landscaping. Everything has been seeded.

Motion by Chair Heckendorf, second by Tr. Engelhardt to recommend Budget & Finance and Village Board approve Pay Request #3 – Coffee Connection Trail Project – Poblocki Paving in the amount of \$196,799.84.

Vote: 5 ayes, 0 nays. Motion carried.

7. Pay Request #4 – Coffee Connection Trail Project – Poblocki Paving

Discussion on incorrect retainage amount.

Motion by Chair Heckendorf, second by Tr. Engelhardt to refer Pay Request #4 – Coffee Connection Trail Project – Poblocki Paving to the February 22, 2022 Board of Public Works meeting.

Vote: 5 ayes, 0 nays. Motion carried.

8. Pay Request #4 – Willow Ridge Drive Reconstruction Project – Soper LLC

Director Kober gave an update of the project. The retainage amount is \$19,720.82.

Motion by Chair Heckendorf, second by Tr. Matter to recommend Budget & Finance and Village Board approve the Pay Request #4 – Willow Ridge Drive Reconstruction Project – Soper LLC in the amount of \$190,109.18.

Vote: 5 ayes, 0 nays. Motion carried.

9. Pay Request #5 – (Final) 2020 Road and Utility Project (Hunters Road)

Director Kober provided a status update of the project. This will close out the project.

Motion by Tr. Matter, second by Tr. Engelhardt to recommend Budget & Finance and Village Board approve Pay Request #5 – (Final) 2020 Road and Utility Project (Hunters Road) in the amount of \$23,436.56.

Vote: 5 ayes, 0 nays. Motion carried.

10. Announcing Spring Cleanup Day and Yard Waste Pickup Schedule

Director Kober stated Spring Clean-up will be on Saturday, April 30, 2022 from 9:00 a.m. to Noon. The proposed schedule for chipping and bag pickup for the year was given.

11. Discussion on Meeting Start Time

Chair Heckendorf discussed changing the meeting start time to 6:00 p.m. beginning on February 22, 2022. The body had no objections.

12. Director of Public Works Report

Director Kober gave the report.

Motion by Chair Heckendorf, second by Gloria Teifke to place the Director of Public Works Report on file.

Vote: 5 ayes, 0 nays. Motion carried.

13. Citizens/Village Staff to Address the Board

None.

14. Adjourn

Motion by Chair Heckendorf, second by Tr. Matter to adjourn.

Vote: 5 ayes, 0 nays. Meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCPC*
Village Clerk

DRAFT

DATE: February 2, 2022
TO: Village Trustees of Jackson
FROM: Cory A. Scheidler / Ron Dalton / Kris Dressler/ Doug Kroes
REGARDING: Jackson Municipal Complex – CONSTRUCTION UPDATE
PROJECT # J5789-002

Please find the following construction related update associated with the Jackson Municipal Complex contract for the last month:

CONSTRUCTION:

A. Construction Support/Administrative Activities:

1. Continued contractor coordination, on-site meetings and site reviews and punch list inspections.
2. Continue facilitation of monthly construction progress and periodic coordination meetings.
3. Assisting Owner's staff with commissioning of building systems with related Contractor coordination.
4. Continued Owner's staff assistance related to expense/budget tracking and department cost allocations.
5. Assist Owner's staff with the coordination of remaining Audio/Visual installation items.
6. Review and processing of Contractor Applications for Payment. Contractor Payments To-Date = \$11,035,298.00 (94% of Contract Amount)

B. Remaining Work Items & Schedules:

1. HVAC Balancing: Contractor coordination.
2. FD Resource Watch Room Door Close Mechanism – Additional Work Item: Materials ordered.
3. FD Chief Office Closet Door Replacement: Materials ordered.
4. Apparatus Bay Overhead/4 Fold Door Seals: Testing to be scheduled by Contractor
5. Apparatus Bay Vehicle Exhaust Ventilation System: Most equipment is delivered and stored. Some backordered materials in route with installation to follow delivery.
6. Specified Parking Area Lighting. (Temporary Lights Currently Installed): Material ship date of 2/9/22. Installation to follow.
7. Specified Building Exterior Lighting (Temporary Lights Currently Installed): Material ship date of 2/10/22. Installation to follow.
8. Secondary punch list completion items/completion inspection coordination.
9. Delivery of project completion documents: O&M Manuals, Record Drawings, etc.: Initial submittals have been received and currently under A/E review process.
10. Precast exterior walls: Punchlist/corrective items to be completed within Spring of 2022

SUMMARY:

- A. Minor furnishing items/accessories remain outstanding are scheduled for completion based upon delivery of necessary materials/products.
- B. Certain equipment/system installations such as systems requiring Electrical Components (temporary components installed within the interim) remain delayed but recently, tentative shipping dates have been provided. Coordination of delayed work items will occur with the respective staff.
- C. Certain Audio/Visual hardware components associated with the Training and Board rooms are on hold related to delayed delivery dates. Delayed components are currently expected to be delivered and installed within February/March.

CONSTRUCTION BUDGET STATUS:

Construction Budget (Const. Estimate + Contingency)	=	\$12,537,053
<u>Project to Date (PTD) Construction Contract Total</u>	=	<u>\$11,758,409</u>
PTD Construction Budget Balance	=	\$ 778,644
PTD Contract Total as Percent of Construction Budget	=	93.8%
PTD Change to Contract Total as Percent of Original Contract Amount	=	1.41%

TOTAL PROJECT BUDGET STATUS:

Total Project Budget (Borrowing)	=	\$14,286,526
Construction Contract Total to Date	=	\$11,758,409
Owner's Projected Expense Items Amount (Furnishings, Equip, IT, etc.)	=	\$1,426,435
*Construction Utility Costs	=	\$0
A/E / Soft Cost Estimate	=	\$1,004,487
Project Budget Balance	=	\$97,194
Percent of Project Budget Allocated To-Date	=	99.3%

**Construction Utility Costs Reimbursed by Contractor through contract change order*