

AGENDA
BUDGET & FINANCE COMMITTEE MEETING
Tuesday, January 11, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168 W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Appointment of Acting Chair
3. Approval of Minutes for the Budget & Finance Meeting of December 14, 2021
4. Approval of December 2021 Treasurer's Report and Check Register
5. Pay Request #21 – Municipal Complex Building
6. Jackson Main Street Revitalization Plan Scope of Services – Vandewalle
7. Request to Amend Developer's Agreement for TID 6 – Design 2 Construct
8. Citizens to address the Budget & Finance Committee
9. 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.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

DRAFT MINUTES
Budget & Finance Committee Meeting
Tuesday, December 14, 2021 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168 W19851 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: Trustees Heckendorf and Matter.

Village Board Members Present: Trustee Engelhardt and Kruepke

Staff Present: Administrator Jen Keller, Director of Public Works/Village Engineer Brian Kober, Fire Chief Aaron Swaney, Parks & Recreation Director Kelly Valentino, and Village Clerk Dobratz.

2. Approval of Minutes for the Budget & Finance Meeting of November 9, 2021

Motion by Tr. Matter, second by Tr. Heckendorf, to approve the Budget & Finance meeting minutes of November 9, 2021 as presented.

Vote: 3 ayes, 0 nays. Motion carried.

3. Approval of the November 2021 Treasurer's Report and Check Register

Motion by Pres. Schwab, second by Tr. Matter, to approve the November 2021 Treasurer's Report and Check Register.

Vote: 3 ayes, 0 nays. Motion carried.

4. Pay Request #19 – Municipal Complex Building

Motion by Pres. Schwab, second by Tr. Matter, to recommend Village Board approve payment for Pay Request #19 – Municipal Complex Building in the amount of \$153,564.62.

Vote: 3 ayes, 0 nays. Motion carried.

5. Pay Request #20 – Municipal Complex Building

Motion by Pres. Schwab, second by Tr. Matter, to recommend Village Board approve payment for Pay Request #20 – Municipal Complex Building in the amount of \$181,995.17.

Vote: 3 ayes, 0 nays. Motion carried.

6. 2022 Jackson Fire Department Services Agreement – Town of Polk

Motion by Tr. Heckendorf, second by Tr. Matter, to recommend Village Board approve 2022 Jackson Fire Department Services Agreement – Town of Polk in the amount of \$74,916.18.

Chief Swaney stated population and property equalized value is how the total amount of the agreement is calculated.

Vote: 3 ayes, 0 nays. Motion carried.

7. 2022 Jackson Fire Department Services Agreement – Town of Jackson

Motion by Pres. Schwab, second by Tr. Matter, to recommend Village Board approve the 2022 Jackson Fire Department Services Agreement – Town of Jackson in the amount of \$231,169.20.

Vote: 3 ayes, 0 nays. Motion carried.

8. Resolution #21-27 Amending the 2021 Budget

Motion by Tr. Heckendorf, second by Pres. Schwab, to recommend Village Board approve Resolution #21-27 Amending the 2021 Budget.

Vote: 3 ayes, 0 nays. Motion carried.

9. Review of License Agreement to Farm Public Land – Robert Loduha

Motion by Pres. Schwab, second by Tr. Heckendorf, to recommend Village Board approve Review of License Agreement to Farm Public Land – Robert Loduha.

Vote: 3 ayes, 0 nays. Motion carried.

10. Resolution #21-28 Resolution for Funding of Urban NPS & Stormwater Management Program Grant

Motion by Pres. Schwab, second by Tr. Heckendorf, to recommend Village Board approve Resolution #21-28 Resolution for Funding of Urban NPS & Stormwater Management Program Grant in the amount of \$44,981.00.

Director Kober commented the Village funding portion is from the Sewer Utility budget.

Vote: 3 ayes, 0 nays. Motion carried.

11. Review of Service for Stormwater Pond Compliance – CDM Smith

Motion by Pres. Schwab, second by Tr. Heckendorf, to recommend Village Board approve Review of Service for Stormwater Pond Compliance – CDM Smith in the amount of \$99,650.00.

Director Kober explained the total amount is based on 47 ponds. Discussion on giving the property owners, homeowner's associates, condo associations or businesses an opportunity to perform the services by their own professional engineer for a reduction.

Vote: 3 ayes, 0 nays. Motion carried.

12. Revised Pay Request #4 – 2019 Jackson Park Alley Project

Motion by Tr. Heckendorf, second by Tr. Matter, to recommend Village Board approve Revised Pay Request #4 – 2019 Jackson Park Alley Project in the amount of \$9,581.79.

Vote: 3 ayes, 0 nays. Motion carried.

13. Pay Request #3 – Willow Ridge Reconstruction Project – Soper Companies

Motion by Pres. Schwab, second by Tr. Matter, to recommend Village Board approve Pay Request #3 – Willow Ridge Reconstruction Project in the amount of \$238,128.22.

Director Kober stated \$19,720.82 is being held for landscaping and sidewalks.

Vote: 3 ayes, 0 nays. Motion carried.

14. Purchase of SnowEx Liquid Spray System

Motion by Tr. Heckendorf, second by Tr. Matter, to recommend Village Board approve payment for Purchase of SnowEx Liquid Spray System in the amount of \$12,375.00.

Vote: 3 ayes, 0 nays. Motion carried.

15. Citizens to address the Budget & Finance Committee

None.

16. Adjourn

Motion by Pres. Schwab, second by Tr. Heckendorf, to adjourn at 7:17 p.m.

Vote: 3 ayes, 0 nays. Motion carried.

Respectfully submitted:

Jilline Dobratz, *CMC/WCPC*
Village Clerk

DRAFT

TREASURERS REPORT

(Depository Accounts)

December 31, 2021

	BALANCE 11/30/2021	BALANCE 12/31/2021
<u>GENERAL:</u>		
GENERAL CHECKING	\$275,452.71	\$5,530,717.66
ANTIQUE FIRE TRUCK	\$2,930.36	\$2,930.51
CREDIT CARD ACCOUNT	\$49,512.66	\$99,921.11
HIPPA ACCOUNT	\$110,072.45	\$146,539.12
MONEY MARKET	\$6,459,168.98	\$6,459,717.57
DONATION ACCOUNT	\$7,528.25	\$1,128.25
JUNE 2019 BORROWS	\$4,917.71	\$4,917.96
PARK FEES	\$223,229.03	\$225,790.49
FIRE/RESCUE RESERVE	\$6,153.79	\$6,154.10
EMS FUNDING ESCROW	\$6,227.21	\$6,227.53
POLICE & FIRE IMPACT FEES	\$94,971.30	\$88,866.25
TD AMERITRADE - 6.4M	\$0.00	\$0.00
TD AMERITRADE - 1.8M	\$0.01	\$0.00
TD AMERITRADE - 8.03M	\$3,139,992.63	\$2,645,373.11
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TOTAL GENERAL	\$10,380,157.09	\$15,218,283.66
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<u>WATER UTILITY:</u>		
WATER UTILITY DEPRECIATION FUND	\$22,890.68	\$22,891.85
WATER UTILITY RESERVE	\$119,020.06	\$119,026.12
WATER IMPACT FEES	\$35,270.30	\$37,732.19
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TOTAL WATER UTILITY	\$177,181.04	\$179,650.16
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<u>SEWER UTILITY:</u>		
SEWER DEPRECIATION FUND	\$5,756.24	\$5,756.53
SEWER UTILITY RESERVE	\$74,331.94	\$74,335.72
DNR REPLACEMENT FUND	\$1,254,167.15	\$1,254,231.01
SEWER SPECIAL REDEMPTION FUND	\$2,502.68	\$2,502.81
SO. INTERCEPTOR IMPACT FEE	\$57,709.51	\$57,970.46
SEWER SERVICE FEES	\$1,951,879.09	\$1,963,978.93
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TOTAL SEWER UTILITY	\$3,346,346.61	\$3,358,775.46
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GRAND TOTAL:	\$13,903,684.74	\$18,756,709.28
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GENERAL VILLAGE CHECKING

Accounting Checks

Posted From: 12/01/2021 From Account:
 Thru: 12/31/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
46542	12/03/2021	A/E GRAPHICS, INC. NOVEMBER 2021 MONTHLY BILL / WATER	69.00
46543	12/03/2021	AIR ONE EQUIPMENT INC TWO-TIER MOBILE HOSE CART / JFD	2,025.00
46544	12/03/2021	AJ OUTDOOR SPECIALIST STUMP GRINDING (8) / PARKS	275.00
46545	12/03/2021	AMERICAN SIGNAL CORPORATION MUNI COMPLEX SIREN INSTALLATION / JFD	1,000.00
46546	12/03/2021	AT&T MONTHLY TELEPHONE / NOV 21 / JFD / PARKS	216.05
46547	12/03/2021	AURORA HEALTH CARE PHARMACY SUPPLIES / OCTOBER 2021 / JFD	187.15
46548	12/03/2021	BAYCOM INC. THERMAL PAPER ROLLS (12) / JPD	90.00
46549	12/03/2021	BOUND TREE MEDICAL, LLC MISC MEDICAL SUPPLIES / JFD	451.97
46550	12/03/2021	CEDAR CORPORATION PROF SERVICES THRU 11-13-21	16,645.12
46551	12/03/2021	CENTURY LINK MONTHLY TELEPHONE/NOV 21/STREETS/WATER	54.37
46552	12/03/2021	CINTAS CORPORATION FIRST AID SUPPLIES/STREETS/WATER/WWTP	247.12
46553	12/03/2021	COMPLETE OFFICE OF WISCONSIN BROCHURE DISPLAY CASE / JPD	278.75
46554	12/03/2021	CONLEY MEDIA, LLC PULIC NOTICES (2) / ADMIN	44.84
46555	12/03/2021	CORE & MAIN LP WATER MAIN & HYDRANT REPAIR / WATER	4,348.71
46556	12/03/2021	GENERAL COMMUNICATIONS, INC. RADIO & SIREN MAINTENANCE / JFD	1,669.00
46557	12/03/2021	GROTA APPRAISALS, LLC ANNUAL ASSESSOR CONTRACT 2021 / PYT #12	2,939.00
46558	12/03/2021	HAWKINS INC. AQUA HAWK POLYMER / WWTP	1,147.50
46559	12/03/2021	INTEGRITY AUTO REPAIR 2018 FORD POLICE SQUAD #1 MAINT / JPD	54.19
46560	12/03/2021	KREUTZINGER, JEFF REIMBURSE CELL PHONE / DEC 2021 / WATER	50.00

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46561	12/03/2021	KRUEPKE PRINTING WINDOW ENVELOPES (5,000) / WATER	268.00
46562	12/03/2021	LAABS, RONALD J. RETIREE INSURANCE PREM / DEC 2021 / JPD	508.65
46563	12/03/2021	LANGE ENTERPRISES, INC. MISC PARKING LOT & RD NAME SIGNS (13)	645.78
46564	12/03/2021	LANNON STONE PRODUCTS MISC REPAIR / 5/8" CHIPS / WATER	1,323.29
46565	12/03/2021	MARTELLE WATER TREATMENT, INC. AQUA MAG BULK / WATER	1,307.06
46566	12/03/2021	MENARDS - WEST BEND MISC SUPPLIES / CAP PRJCT / WWTP	26.60
46567	12/03/2021	MID AMERICA METER, INC. MISC PUMP PLANT EQUIPMENT 2020 / WATER	760.69
46568	12/03/2021	NEUMANN DEVELOPMENTS, INC PLAN COMMISSION REFUND / MAILING LABELS	25.00
46569	12/03/2021	RATHKE, DANIEL R. RETIREE INS PREMIUMS / DEC 2021 / WATER	326.38
46570	12/03/2021	RUSS, CHAD REIMBURSE CELL PHONE / DEC 2021 / WWTP	50.00
46571	12/03/2021	SHERWIN INDUSTRIES, INC. STORM SEWER MANHOLE PROTECTION RINGS	254.19
46572	12/03/2021	SKODINSKI, JOHN M. RETIREE INS PREMIUMS / DEC 2021 / JFD	290.34
46573	12/03/2021	STAR PROMOTIONS FOAM FOOTBALLS W/ LOGO (600) / JPD	1,446.58
46574	12/03/2021	STONEWALL CREEK CONDO ASSOCIATION DRIVEWAY DAMAGE REIMBURSEMENT 08/31/21	940.00
46575	12/03/2021	STREICHER'S INC. UNIFORM HOLSTERS (4) / JPD	79.98
46576	12/03/2021	SWANEY, AARON ANNUAL CELL PHONE REIMB 2021 / JFD	456.00
46577	12/03/2021	TOWN & COUNTRY ENGINEERING, INC. PROF SERVICES / NOV 2021 / WWTP / WATER	1,329.62
46578	12/03/2021	U.S. CELLULAR MONTHLY CELL PHONE / DEC 21 / JFD	191.87
46579	12/03/2021	USA BLUE BOOK MISC SUPPLIES & EQUIPMENT / WATER / WWTP	398.90

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46580	12/03/2021	VERMEER-WISCONSIN, INC. MISC EQUIP & MAINT / PARKS / STREETS	1,296.96
46581	12/03/2021	WALTHER, JOHN M. RETIREE INS PREMIUM / DEC 2021 / ADMIN	297.00
46582	12/03/2021	WDATCP ANNUAL RENEWAL LAB LICENSE 2022 / WWTP	408.00
46583	12/03/2021	WISCONSIN CHIEFS OF POLICE ASSOCIATION 2022 MEMBERSHIP RENEWALS (2) / JPD	250.00
46584	12/03/2021	WOLLNER PLUMBING & EXCAVATING, LLC PROFESSIONAL SERVICES / VARIOUS PROJECTS	22,202.50
46585	12/10/2021	AT&T MONTHLY TELEPHONE / NOV 2021 / WWTP	69.64
46586	12/10/2021	AT&T MOBILITY MONTHLY SQ 2 WI-FI / DEC 2021 / JPD	116.02
46587	12/10/2021	CONLEY MEDIA, LLC 2022 BUDGET PUBLIC NOTICE / ADMIN	233.90
46588	12/10/2021	DAVIS, DALE AND DAVIS, AMY	45.82
46589	12/10/2021	DIGGERS HOTLINE INC. MONTHLY FAX FEES / NOV 2021 /WATER/WWTP	294.52
46590	12/10/2021	ENDURACLEAN, INC. CHAMPION MARKING PAINT / WATER	76.17
46591	12/10/2021	EQUAL RIGHTS DIVISION NOV 2021 WORK PERMITS / VILL OF JACKSON	45.00
46592	12/10/2021	FIREHOUSE ID JFD 16" PLATES (55)	330.00
46593	12/10/2021	FISHER, RENEE REIMBURSE SENIOR XMAS PTY SUPPLIES / REC	31.59
46594	12/10/2021	FITNESS TECHS, LLC FITNESS EQUIPMENT MAINT / REC	299.00
46595	12/10/2021	GERKE, JENNIFER F. REIMBURSE CHRISTMAS PTY SUPPLIES / JPD	345.48
46596	12/10/2021	GRAVEEN, ALAN CHRISTMAS PARTY SENIORS / DEC 16 2021	150.00
46597	12/10/2021	GREAT-WEST TRUST COMPANY LLC DEFERRED COMP / 12-06-2021 PAYROLL	3,696.51
46598	12/10/2021	HAWKINS INC. TREATMENT CHEMICALS / CHLORINE / WATER	2,958.03

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46599	12/10/2021	J L BUSINESS INTERIORS, INC. EXEC HIGH BACK CHAIRS (8) / MUNI COMPLEX	5,667.00
46600	12/10/2021	JACKSON PROFESSIONAL POLICE ASSOCIATION UNION DUES / DECEMBER 2021	560.00
46601	12/10/2021	LEMKE, DIANE UTILITY SERVICES 11/22/21 - 12/5/21	194.00
46602	12/10/2021	OFFICE DEPOT MISC SUPPLIES / REC	312.33
46603	12/10/2021	PERSONALIZED AWARDS ADULT LEAGUE TROPHY / REC	26.95
46604	12/10/2021	PROS 4 TECHNOLOGY, INC. MONTHLY TECH SUPPORT / DECEMBER 2021	3,653.51
46605	12/10/2021	SCHAEFFER MFG CO MISC FUEL & LUBRICANTS / STREETS	3,300.12
46606	12/10/2021	ST. JOSEPH'S COMMUNITY HOSPITAL OWI INVESTIGATION TESTING (2) / JPD	66.00
46607	12/10/2021	STREICHER'S INC. UNIFORM SWEATER (1) / CHIEF / JPD	47.98
46608	12/10/2021	SUPPORT PAYMENT CLEARINGHOUSE PAYROLL GARNISHMENTS / 12-06-2021	210.77
46609	12/10/2021	SWANEY, AARON EMERGENCY MANAGEMENT SALARY / JFD	1,000.00
46610	12/10/2021	SYSCO EASTERN WISCONSIN CHRISTMAS TREE LIGHTING FOOD / REC	136.14
46611	12/10/2021	WE ENERGIES MONTHLY ENERGY / MUNI COMP / TOWER DR	5,573.70
46612	12/10/2021	WE ENERGIES MONTHLY ELECTRIC / GAS BILL 10/21-11/15	42,829.86
46613	12/10/2021	WI SCTF PAYROLL GARNISHMENTS / 12-06-2021	605.19
46614	12/10/2021	WISCONSIN HYDRANT REPAIR LLC HYDRANT MAINTENANCE / WATER	416.28
46615	12/17/2021	A/E GRAPHICS, INC. DECEMBER 2021 MONTHLY BILL / WATER	69.00
46616	12/17/2021	AIRGAS USA, LLC RENT CYL MED LARGE OXYGEN / JFD	67.10
46617	12/17/2021	ASSESSMENT TECHNOLOGIES OF WISCONSIN LLC 2021 ANNUAL ASSESSOR CONTRACT / ADMIN	2,939.00

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Check Nbr	Check Date	Payee	Amount
46618	12/17/2021	B&L GRAPHIC SOLUTIONS 2022 CALL NUMBER PADS (20) / JFD	71.00
46619	12/17/2021	BADGER MATS LLC MUNI COMPLEX LOGO RUG / JPD	1,450.00
46620	12/17/2021	BOUND TREE MEDICAL, LLC MISC MEDICAL SUPPLIES / JFD	328.85
46621	12/17/2021	BRAKER, MARK 2021 REAL ESTATE TAX REFUND	2,878.63
46622	12/17/2021	BRAUN TRUST 2021 REAL ESTATE TAX REFUND	14.68
46623	12/17/2021	BRUNS, GARY L 2021 REAL ESTATE TAX REFUND	290.50
46624	12/17/2021	BUILDING SERVICE, INC MUNICIPAL COMPLEX FURNITURE	263,449.72
46625	12/17/2021	COBBLESTONE BUILDERS PERMIT FEE REFUNDS (4) / BLDG INSPECTION	300.00
46626	12/17/2021	DESIGN 2 CONSTRUCT DEVELOPMENT CORPORATION PUMP HOUSE REPAIRS 21-00239 / WATER	2,024.00
46627	12/17/2021	DIANE K FLEMING REVOCABLE LIVING TRUST 2021 REAL ESTATE TAX REFUND / V3-0170025	51.29
46628	12/17/2021	DURAND, SEAN 2021 REAL ESTATE TAX REFUND / V3-0090037	640.69
46629	12/17/2021	FASTENAL COMPANY MISC MAINTENANCE EQUIPMENT / WATER	345.11
46630	12/17/2021	FEIERTAG, THOMAS E 2021 REAL ESTATE TAX REFUND / V3-0196089	187.18
46631	12/17/2021	FOCHS, DEBORAH 2021 PROP TAX REFUND / V3-0203036012	53.73
46632	12/17/2021	FOERSTER SIGN COMPANY CHEVY TAHOE SAFETY DECALS / JFD	4,622.00
46633	12/17/2021	FROEDTERT HEALTH/WORKFORCE HEALTH MED TEST / C.BAILEY / JFD	359.00
46634	12/17/2021	GK PROPERTIES JANITORIAL SERV / NOV 2021/ MUNI COMPLEX	1,650.00
46635	12/17/2021	JACKSON WATER UTILITY 4TH QTR UTILITIES 2021 / JFD	314.16
46636	12/17/2021	JUNG, RANDAL L 2021 PROP TAX REFUND / V3 0203029	281.98

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46637	12/17/2021	KLEPPER, ROBERT G 2021 REAL ESTATE TAX REFUND / V3-0196088	193.19
46638	12/17/2021	KNOX COMPANY KNOX BOX / MUNICIPAL COMPLEX	956.00
46639	12/17/2021	KURTZ, JAMES 2021 PROP TAX REFUND / V3-055100513	78.44
46640	12/17/2021	LEMKE, AMY LEAH 2021 REAL ESTATE TAX REFUND / V3-0170133	39.83
46641	12/17/2021	MCMASTER CARR SUPPLY CO PVC TUBING / WWTP	79.75
46642	12/17/2021	MEYER, ANDREW T 2021 REAL ESTATE TAX REFUND / V3-0017067	212.01
46643	12/17/2021	MIDWEST FIBER NETWORKS PROF SERVICES THRU 01/17/2022	807.26
46644	12/17/2021	MULCAHY/SHAW WATER, INC. CLEANING SOLUTION / WWTP	57.38
46645	12/17/2021	NEFF GROUP DISTRIBUTORS, INC VALVESS & SPOOL ASSEMBLY / WWTP	786.90
46646	12/17/2021	O'MEARA LAW FIRM, LLC ATTY SERVICES / VOJ VS SCHILLING / JPD	420.00
46647	12/17/2021	OFFICE COPYING EQUIPMENT LTD COPER USAGE 10/28/21 - 11/27/21 / REC	353.33
46648	12/17/2021	OFFICE DEPOT MISC OFFICE SUPPLIES / BLDG INSP / JFD	135.09
46649	12/17/2021	PENDERGAST, THOMAS R 2021 PROP TAX REFUND / V3-02051120B5	85.53
46650	12/17/2021	PHILLIPS, MARK S 2021 REAL ESTATE TAX REFUND / V3-0203013	302.58
46651	12/17/2021	PRONTO PRINT, INC. MEMO BOOKS (50) / JPD	209.01
46652	12/17/2021	PROS 4 TECHNOLOGY, INC. MISC EQUIPMENT / BLDG INSP / JPD	3,763.68
46653	12/17/2021	RALPH WILLIAMS SERVICE 2015 FORD E-450 MAINTENANCE / JFD	1,412.22
46654	12/17/2021	ROSKOPF, CORY P 2021 REAL ESTATE TAX REFUND / V3-0170125	48.65
46655	12/17/2021	RUNDBERG, DONALD V 2021 REAL ESTATE TAX REFUND / V3-0170147	31.09

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Posted From: 12/01/2021 From Account:
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Check Nbr	Check Date	Payee	Amount
46656	12/17/2021	SCHLOEMER LAW FIRM JPD MUNI COURT ATTORNEY FEES / NOV 2021	363.00
46657	12/17/2021	SCHREIBER THREE HP DRIVE HUBS (1) / WWTP	1,005.00
46658	12/17/2021	SECURIAN FINANCIAL GROUP, INC. MONTHLY LIFE INS PREMIUMS / JANUARY 2022	1,321.49
46659	12/17/2021	SECURIAN FINANCIAL GROUP, INC. MONTHLY ACCIDENT INS PREMIUMS / JAN 2022	46.22
46660	12/17/2021	STAR PROMOTIONS HALLOWEEN CONTEST PLAQUE 2021 / REC	10.00
46661	12/17/2021	STREICHER'S INC. MISC UNIFORM & ACCESSORIES / JPD	279.90
46662	12/17/2021	TENNIES ACE HARDWARE INC. MISC SUPPLIES / JPD / JFD	148.87
46663	12/17/2021	U.S. CELLULAR MONTHLY PHONE / DECEMBER 2021 / DPW	309.83
46664	12/17/2021	U.S. CELLULAR MONTHLY TELEPHONE / DEC 2021 / JPD	340.98
46665	12/17/2021	ULINE PALLET RACK WIRE DECKING (16) / WATER	698.32
46666	12/17/2021	US POSTAL SERVICE PO BOX 527 SEMI-ANNUALRENEWAL / JFD	46.00
46667	12/17/2021	US POSTAL SERVICE 2022 RENEWAL / PERMIT #147 / REC	240.00
46668	12/17/2021	VILLAGE MART MONTHLY FUEL/NOV 2021/JFD/JRESCU/JPD	2,506.51
46669	12/17/2021	WEST BEND SCHOOL DISTRICT NOVEMBER 2021 MOBILE HOME PARKING FEES	3,426.08
46670	12/22/2021	1075 EMERGENCY LIGHTING LLC 2021 CHEVY TAHOE / JFD	8,929.51
46671	12/22/2021	BADGER STATE WASTE LLC OCT & NOV 2021 BIOSOLIDS HAULING / WWTP	25,344.80
46672	12/22/2021	BERRIOCHOA CONSTRUCTION INC FIRE TRAINING TOWER / MUNICIPAL BLDG	8,750.00
46673	12/22/2021	BLUE TARP FINANCIAL INC MISC. TOOLS / STREETS	315.97
46674	12/22/2021	BROOKS TRACTOR INC MACHINERY / EQUIPMENT REPAIR / STREETS	1,301.44

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Posted From: 12/01/2021 From Account:
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Check Nbr	Check Date	Payee	Amount
46675	12/22/2021	BURKE TRUCK & EQUIPMENT MISC MAINTENANCE EQUIPMENT / STREETS	75.40
46676	12/22/2021	CEDAR CORPORATION PUBLIC SAFETY BUILDING / THRU 11-13-2021	9,399.86
46677	12/22/2021	CENTURY LINK TELEPHONE SERVICES / NOV 2021 / WATER	22.02
46678	12/22/2021	CIVI TEK CONSULTING LLC PROFESSIONAL SERVICES / MAPLE FIELDS	527.00
46679	12/22/2021	DEQUARDO, JASON & CHRISTINA 2021 TAX REFUND / V3-0195016	195.89
46680	12/22/2021	DUNAJ, RICHARD M 2021 PROP TAX REFUND / V3 0170146	42.63
46681	12/22/2021	E.H. WOLF & SONS, INC CH ATF MD3 - 55 GALLON DRUM / STREETS	747.70
46682	12/22/2021	EHLERS 2021 CONTINUING DISCLOSURE REPORTING/FEE	3,800.00
46683	12/22/2021	EMERGENCY MEDICAL PRODUCTS, INC. MEDICAL SUPPLIES / JFD	333.96
46684	12/22/2021	FORSHEE LIVING TRUST 2021 PROP TAX REFUND / V3 0196017	194.53
46685	12/22/2021	GREAT-WEST TRUST COMPANY LLC DEFERRED COMP / 12-20-2021 PAYROLL	3,861.29
46686	12/22/2021	GREMMER & ASSOCIATES, INC. PROF SERV COFFEEVILLE TRAIL / NOV 2021	18,128.96
46687	12/22/2021	GREMMER & ASSOCIATES, INC. MISC ENGINEERING/SURVEYING / NOV 2021	424.84
46688	12/22/2021	HANKES, DENNIS 2021 TAX REFUND / V3-0170059	44.31
46689	12/22/2021	IMAGE TREND, INC ELITE RESCUE ANNUAL FEE / JFD	2,840.24
46690	12/22/2021	JACKSON AUTO SERVICE TIRE DISPOSAL (7) / STREETS	42.00
46691	12/22/2021	KASICA, GEORGE PROPERTY TAX REFUND / V3-0170095	34.52
46692	12/22/2021	KOCONIS, JEFFREY T. 2021 PROPERTY TAX REFUND / V3-0170050	37.59
46693	12/22/2021	KOENIG, SAMANTHA S. 2021 PROPERTY TAX REFUND / V3-0196031	197.92

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46694	12/22/2021	KRUEPKE PRINTING WATER DEPT FORMS	295.00
46695	12/22/2021	LANNON STONE PRODUCTS MISC REPAIR / 5/8" CHIPS / WATER	401.86
46696	12/22/2021	LEWIS, DEBRA 2021 PROPERTY TAX REFUND / V3-02051120B8	87.24
46697	12/22/2021	MENARDS - WEST BEND MISC MAINTENANCE / BUILDING SUPPLIES	162.77
46698	12/22/2021	MIKE KOENIG CONSTRUCTION CO INC MUNICIPAL COMPLEX / PAYMENT NO. 19 & 20	335,559.79
46699	12/22/2021	MUNICIPAL LAW & LITIGATION GROUP S.C. ATTORNEY FEES / VILLAGE ADMINISTRATOR	295.40
46700	12/22/2021	NEWBERG, KYLE REIMBURSEMENT FOOD / SCENE ASSISTANCE	118.68
46701	12/22/2021	PATTERSON, LESLIE A. 2021 PROP TAX REFUND / V3 0170168	40.31
46702	12/22/2021	PAYNE & DOLAN, INC. SHERMAN RD DRAINAGE/ JACKSON PARK CUL-DE	9,581.79
46703	12/22/2021	POBLOCKI PAVING CORPORATION PAY REQUEST #2 / COFFEE CONNECTION TRAIL	71,662.12
46704	12/22/2021	RICOH USA, INC. COPIER USAGE THRU 11-30-21 / JPD	212.19
46705	12/22/2021	ROETHEL, JOHN REFUND ACCT #998-2289-73	108.59
46706	12/22/2021	RYAN, NATHAN 2021 PROP TAX REFUND / V3 0170077	29.37
46707	12/22/2021	SAM'S CLUB/GEMB ACCT #6046 0020 4204 7687 / REC	152.40
46708	12/22/2021	SHERWIN INDUSTRIES, INC. FIBER MIX BULK / STREETS	148.75
46709	12/22/2021	SIRCHIE FINGER PRINT LABORATORIES MISC SUPPLIES / JPD	31.50
46710	12/22/2021	SOPER SEWER & WATER LLC WILLOW RIDGE DR PROJ 05789-0013 / PAY #3	238,128.22
46711	12/22/2021	STAR PROMOTIONS FIDDLE FIDGET TOYS / POLICE BADGES	3,183.82
46712	12/22/2021	STREICHER'S INC. GUNS / EQUIPMENT / JPD	5,240.99

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46713	12/22/2021	SUPPORT PAYMENT CLEARINGHOUSE PAYROLL GARNISHMENT / 12/20/2021	210.77
46714	12/22/2021	TEWS, JEREMY K 2021 PROP TAX REFUND / V3 0203007	274.59
46715	12/22/2021	TSR SOLUTIONS, INC. DIAL TONE & DISASTER RECOVERY / COMPLEX	8,625.00
46716	12/22/2021	WASHINGTON COUNTY TREASURER 2021 TAX BILL POSTAGE	2,680.55
46717	12/22/2021	WEISS, ERIK REIMBURSE FOR MATERIALS / JFD	209.57
46718	12/22/2021	WI SCTF PAYROLL GARNISHMENT / 12/20/2021	605.19
46719	12/22/2021	WISCONSIN DEPT OF JUSTICE OPERATORS LICENSES (5) / ADMIN	70.00
46720	12/22/2021	WONDRA CONSTRUCTION INC PAYMENT #8 - SPRUCE ST & RIDGEWAY DRIVE	69,818.51
46721	12/29/2021	ACADEMY OF DANCE ARTS DANCE CLASSES & RECITAL / REC	1,015.00
46722	12/29/2021	AIR SCIENCE FORENSIC EVIDENCE DRYING CABINET/FILTERS	11,201.00
46723	12/29/2021	AMAZON CAPITAL SERVICES MISC. OFFICE / MAINTENANCE PURCHASES	1,498.35
46724	12/29/2021	ARNDT, DARYL R. 2021 PROPERTY TAX REFUND / V3 0170144	35.51
46725	12/29/2021	AT&T MONTHLY TELEPHONE / DEC 21 / REC & WATER	276.35
46726	12/29/2021	AURORA HEALTH CARE NEW HIRE TESTING / JPD	111.00
46727	12/29/2021	B&L GRAPHIC SOLUTIONS WPRA FOUNDATION SCHOLARSHIP GOLF OUTING	310.00
46728	12/29/2021	BEER CAPITOL DISTRIBUTING, LLC CONCESSIONS / REC	75.80
46729	12/29/2021	BLAND, TRACEY PICKLEBALL REFUND / 12/14/2021	5.00
46730	12/29/2021	BMO HARRIS BANK N.A. NOV 2021 MONTHLY CHARGES	1,516.28
46731	12/29/2021	BOELTER, TIMOTHY 2021 PROP TAX REFUND / V3 0170019	49.37

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46732	12/29/2021	BOJACK CLIFFORD J 2021 LOTTERY CREDIT REFUND / V3-0750005	212.01
46733	12/29/2021	CINTAS CLEANING SUPPLIES / REC	22.01
46734	12/29/2021	COLLINS, MYCHAEL 2021 PROPERTY TAX REFUND / V3-0196093	180.15
46735	12/29/2021	CORE & MAIN LP ADJ VLV BOX RISER / WATER	156.00
46736	12/29/2021	DANIELS, PATRICK B 2021 PROP TAX REFUND / V3 0170051	40.92
46737	12/29/2021	DEMPSEY LAW FIRM, LLP ACCT #20967.0M / NOVEMBER 2021	5,284.00
46738	12/29/2021	DUCKERT, DAVID W 2021 LOTTERY CREDIT REFUND	212.01
46739	12/29/2021	EXPRESS NEWS CHRISTMAS TREE LIGHTING ADS / NOV 2021	560.00
46740	12/29/2021	FISHER, RENEE REIMBURSE PHONE / DEC 2021 / REC	50.00
46741	12/29/2021	FIT4YOU, LLC DEC 2021 CLASS INSTRUCTION / REC	103.00
46742	12/29/2021	FOX BROTHER'S PIGGLY WIGGLY MAINTENANCE SUPPLIES / JFD	481.49
46743	12/29/2021	FREIBURGER, DANA J 2021 LOTTERY CREDIT REFUND	212.01
46744	12/29/2021	GFL ENVIRONMENTAL MONTHLY TRASH / RECYCLE PICK UP	34,185.73
46745	12/29/2021	GK PROPERTIES JANITORIAL CLEANING / NOV 2021 / REC	1,600.00
46746	12/29/2021	GONZALES, JOANNE LYNNE 2021 PROPERTY TAX REFUND / V3 0196037	195.66
46747	12/29/2021	GOSCHEY MECHANICAL INC. BUILDING MAINTENANCE / WWTP	1,086.74
46748	12/29/2021	GREATAMERICA FINANCIAL SVCS #026-1369311-000 / COPIER LEASE / REC	123.00
46749	12/29/2021	HEARLEY, ROBERT J 2021 LOTTERY CREDIT REFUND	212.01
46750	12/29/2021	IVERSON, WENDY M CARDIO DRUMMING CLASS / REC	90.00

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46751	12/29/2021	J L BUSINESS INTERIORS, INC. 2 DRAWER LATERAL FILE WITH WALNUT TOP	125.00
46752	12/29/2021	JAHN, JAMES C 2021 PROPERTY TAX REFUND / V3-02051120E2	86.83
46753	12/29/2021	KEYES, TRACEY A 2021 PROP TAX REFUND / V3 0171063	77.50
46754	12/29/2021	KLENZ, NATHAN C 2021 PROPERTY TAX REFUND / V3-0480126	136.03
46755	12/29/2021	KNOSKE, RICK J 2021 LOTTERY CREDIT REFUND	212.01
46756	12/29/2021	KOWALESKI, STEFANIE DANCE MIX JAZZERCISE / 11/16-12/21/21	240.00
46757	12/29/2021	KREZMAN, ROBERT G 2021 TAX REFUND / V3-0196035	197.39
46758	12/29/2021	LAMB, CAITLIN 11/30-01/13/22 - CLASS INSTRUCTION / REC	195.00
46759	12/29/2021	LESNIAK, JONATHAN J 2021 PROP TAX REFUND / V3-0017032	307.59
46760	12/29/2021	LOOMANS, JESSICA REIMBURSE PHONE DEC 21 / REC	50.00
46761	12/29/2021	MARTH, KATHLEEN M 2021 LOTTERY CREDIT REFUND	212.01
46762	12/29/2021	MCMASTER CARR SUPPLY CO COOLANT HOSE / WWTP	56.72
46763	12/29/2021	MOSGALLER, ERIC J. 2021 PROPERTY TAX REFUND / V3-0196033	195.54
46764	12/29/2021	OFFICE DEPOT MISC OFFICE SUPPLIES / BLDG INSPECTION	10.93
46765	12/29/2021	OLSON, RONALD E 2021 PROP TAX REFUND / V3 0170086	38.36
46766	12/29/2021	P & R INDUSTRIAL CLEANING INC FLOOR SCRUBBER / MUNICIPAL COMPLEX	4,950.00
46767	12/29/2021	PACZESNY, MICHAEL D 2021 LOTTER CREDIT REFUND	212.01
46768	12/29/2021	PETERS, CHRISTOPHER J 2021 LOTTERY CREDIT REFUND	212.01
46769	12/29/2021	PIEPER ELECTRIC, INC. WIRING MAINTENANCE POLE LIGHTS	4,899.57

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Check Nbr	Check Date	Payee	Amount
46770	12/29/2021	PITNEY BOWES GLOBAL FINANCIAL SRV LLC 10-30-2021 - 1-29-2022 LEASE / ADMIN	439.20
46771	12/29/2021	PRICHARD, SARA R 2021 LOTTERY CREDIT REFUND	212.01
46772	12/29/2021	PRZANOWSKI, CRAIG L 2021 PROP TAX REFUND / V3 0015051	1,845.35
46773	12/29/2021	RICHARD, LEE A 2021 PROP TAX REFUND / V3 0196034	192.24
46774	12/29/2021	RUPNOW, JAMES R 2021 PROPERTY TAX REFUND / V3-0195007	193.42
46775	12/29/2021	SABEL MECHANICAL LLC LABOR / SEAL LEAKS / SEWER	3,162.31
46776	12/29/2021	SCHULTZ, MATTHEW 2021 PROPERTY TAX REFUND / V3-0017118	456.64
46777	12/29/2021	SCHWALBACH, GERALD 2021 PROPERTY TAX REFUND / V3-0196044	227.37
46778	12/29/2021	SEAMAN, JOSEPH L 2021 PROPERTY TAX REFUND / V3-0009008	34.96
46779	12/29/2021	STADEL, LEAH K DEC 2021 CLASS INSTRUCTION / REC	180.00
46780	12/29/2021	SVIEN, STEVE 2021 LOTTERY CREDIT REFUND	212.01
46781	12/29/2021	TENNIES ACE HARDWARE INC. ACCT#51327 / NOVEMBER 2021	643.09
46782	12/29/2021	TOWN OF JACKSON RELEASE, SETTLEMENT & TERMINATION	275,000.00
46783	12/29/2021	UNGER, JEROME W 2021 PROPERTY TAX REFUND / V3-0020	529.53
46784	12/29/2021	USA BLUE BOOK MISC. OPERATING SUPPLIES / WWTP	1,316.69
46785	12/29/2021	VALENTINO, KELLY REIMBURSE WELLNESS LUNCHEON	188.44
46786	12/29/2021	VILLAGE MART ACCT #VJACK / NOV 2021	1,799.44
46787	12/29/2021	WANIE, MATTHEW R 2021 PROPERTY TAX REFUND / V3-0170153	13.59
46788	12/29/2021	WASHINGTON COUNTY TREASURER 2020 LOTTERY & GAMING SPECIAL CHARGES	323.22

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Accounting Checks

Posted From: 12/01/2021

From Account:

Thru: 12/31/2021

Thru Account:

Check Nbr	Check Date	Payee	Amount
46789	12/29/2021	WISCONSIN LAW ENFORCEMENT ACCREDITATION GROUP 2022 ANNUAL PROGRAM FEE, MEMBERSHIP / JPD	350.00
46790	12/29/2021	YOUNG, ROBERT A 2021 PROPERTY TAX REFUND / V3-0199026	100.00
46791	12/29/2021	ZEINERT, DEBRA REIMBURSE CHRISTMAS ORNAMENT SUPPLIES	140.50
Grand Total			1,637,871.69

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Posted From: 12/01/2021

From Account:

Thru: 12/31/2021

Thru Account:

Amount

Total Expenditure from Fund # 100 - GENERAL FUND	139,620.37
Total Expenditure from Fund # 150 - HOTEL / MOTEL	698.62
Total Expenditure from Fund # 200 - WATER UTILITY	43,082.76
Total Expenditure from Fund # 300 - SEWER UTILITY	52,805.08
Total Expenditure from Fund # 500 - RECREATION-VILL/TOWN	11,502.87
Total Expenditure from Fund # 600 - CAPITAL PROJECT FUND	1,290,963.62
Total Expenditure from Fund # 660 - TID #6	3,920.91
Total Expenditure from Fund # 670 - TID #7	69,818.51
Total Expenditure from Fund # 900 - FIRE & RESCUE	25,458.95
Total Expenditure from all Funds	1,637,871.69



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

January 5, 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. 21
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 \$94,431.33 is Contractor's Application for Payment No. 21.

Please Note: As the Contractor received payment from the Village related to their Application for Payment Nos. 19 and 20 on 12/27/21, this application does not include lien waivers from subcontractors and/or material suppliers associated with Application Nos. 19 and 20. These lien waivers will be submitted and included with 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. 21
General Contractor Lien Waivers – Application for Payment Nos. 19, 20 & 21

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

☒ Owner ☐ Engineer
☐ Contractor ☐ Funding Agency

Contractor's Application for Payment No. 21

Application Period: 12/1/2021 to 12/31/2021		Application Date: 12/31/2021
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	\$9,248.25	
11	\$6,814.76	
TOTALS	\$202,400.12	\$16,993.00
NET CHANGE BY CHANGE ORDERS	\$185,407.12	

1. ORIGINAL CONTRACT PRICE.....	\$	\$11,595,340.00
2. Net change by Change Orders.....	\$	\$185,407.12
3. Current Contract Price (Line 1 ± 2).....	\$	\$11,780,747.12
4. TOTAL COMPLETED AND STORED TO DATE (Column 1 total on Progress Estimates).....	\$	\$11,532,358.91
5. RETAINAGE:		
a. 5% X \$11,532,358.91 Work Completed.....	\$	\$576,617.95
b. 5% X _____ Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$576,617.95
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$10,955,740.96
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$10,861,309.63
8. AMOUNT DUE THIS APPLICATION.....	\$	\$94,431.33

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: [Signature] Date: 12/31/21

Payment of: \$ \$94,431.33
(Line 8 or other - attach explanation of the other amount)

is recommended by: [Signature] (Engineer) 1-5-22 (Date)

Payment of: \$ \$94,431.33
(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: 12/31/2021							
Application Period: 12/1/2021 to 12/31/2021						Application Date: December 31, 2021							
A				B	C	D	E	F	G	H	I	J	
Bid No.	Item Description	Estimated Bid Quantity	Unit Price	Quantity Completed						Total Completed & Stored to Date (C+E+G)		% Comp.	
				Previous Applications		This Application		Materials Stored					
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount		Quantity
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	700 CY	\$12.50	700	\$8,750.00						700	\$8,750.00	100.0%
3	Excavation												
3	Footing Foundation Stabilization												
4	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												
5	Structural Backfill - Building Pad - Soil Class D-3	1115 CY	\$12.55	1115	\$13,993.25						1115	\$13,993.25	100.00%
5	Crushed Aggregate Base Course - 1 1/4" Dense - Site	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						17433.91	\$292,889.69	99.62%
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												
CO1	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						4905	\$17,412.75	90.0%
CO2	3" Dense Graded Base - Building Pad Stabilization	7500 TN	\$19.75	5858.87	\$115,712.68						5858.87	\$115,712.68	78.1%
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	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%

Unit Price Progress Estimate

Contractor's Application

Project: Municipal Complex						Application Number: 12/31/2021							
Application Period: 12/1/2021 to 12/31/2021						Application Date: December 31, 2021							
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		
CO4	Revision to Monument Sign Conduits	1 LS	\$673.00	1	\$673.00						1	\$673.00	100.0%
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 rtms	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%

Unit Price Progress Estimate

Contractor's Application

Project: Municipal Complex						Application Number: 12/31/2021						
Application Period: 12/1/2021 to 12/31/2021						Application Date: December 31, 2021						
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	
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%
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 Elctrical 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	Tornado 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									
	TOTAL				\$792,328.98						\$792,328.98	

Progress Estimate - Lump Sum Work

Contractor's Application

Project: Municipal Complex				Application Number: 21				
Application Period: 12/1/2021 to 12/31/2021				Application Date: 12/31/2021				
			Work Completed		E	F		G
A		B	C	D	Material's 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	\$270,000.00	\$5,000.00		\$275,000.00	98.2%	\$5,000.00
	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	\$137,065.60	\$71,181.40		\$208,247.00	97.7%	\$5,000.00
	Fencing	\$23,834.00	\$23,834.00			\$23,834.00	100.0%	
	Landscaping	\$25,500.00	\$7,280.00	\$18,220.00		\$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			\$76,915.02	76.3%	\$23,834.28
	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			\$9,000.00	25.7%	\$26,000.00
	Furnishings - Blinds	\$7,245.00	\$7,245.00			\$7,245.00	100.0%	
	Elevator	\$59,050.00	\$56,098.00			\$56,098.00	95.0%	\$2,952.00
	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	\$513,179.25	\$433,486.46	\$5,000.00		\$438,486.46	85.4%	\$74,692.79

Progress Estimate - Lump Sum Work

Contractor's Application

Project: Municipal Complex				Application Number: 21				
Application Period: 12/1/2021 to 12/31/2021				Application Date: 12/31/2021				
			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				
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	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	\$137,065.60	\$71,181.40		\$208,247.00	97.7%	\$5,000.00
	Fencing	\$23,834.00	\$23,834.00			\$23,834.00	100.0%	
	Landscaping	\$25,500.00	\$7,280.00	\$18,220.00		\$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			\$76,915.02	76.3%	\$23,834.28
	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			\$9,000.00	25.7%	\$26,000.00
	Furnishings - Blinds	\$7,245.00	\$7,245.00			\$7,245.00	100.0%	
	Elevator	\$59,050.00	\$56,098.00			\$56,098.00	95.0%	\$2,952.00
	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	\$433,486.46	\$5,000.00		\$438,486.46	88.6%	\$56,472.79

Progress Estimate - Lump Sum Work

Contractor's Application

Project: Municipal Complex				Application Number: 21				
Application Period: 12/1/2021 to 12/31/2021				Application Date: 12/31/2021				
			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				
		\$10,933,465.00	\$10,640,628.53	\$99,401.40		\$10,740,029.93		\$193,435.07

WAIVER OF LIEN

January 4, 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. 21 Invoice #11380 \$94,431.33 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.



(Signature)

12/31/21
(Date)

NAME: Pete Schmoll
TITLE: Project Manager

UNCONDITIONAL WAIVER OF LIEN

DATE CHECK RECEIVED: 12/27/2021

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 Applications #19 & 20 Invoices #11348 & 11366 \$335,559.79 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
(Signature)

1/4/2022
(Date)

NAME: Donna Tewelis
TITLE: Office Manager

Village of Jackson Main Street Revitalization Plan Scope of Services January 6, 2022

Why Plan? The former Village Hall site in Jackson reflects an opportunity to shape the future of the Main Street and downtown area. The next user of this site has the potential to set the trajectory for downtown Jackson for decades to come. Now is the time for the Village to consider the future of the downtown and Main Street area. A planning process would enable to engage with Jackson residents and stakeholders, explore possible futures, determine a clear vision for the area, and determine an action plan to make it happen. The alternative is to accept that the current conditions in the downtown will continue into the next decades (or may decline), as the private sector has not initiated significant improvements in the downtown to-date. A high level of private sector investment that brings in the types of businesses and uses that Village is currently seeking are unlikely to occur without a strong vision and leadership from the Village.

What Will the Plan Accomplish? Through our preparation of the *Village of Jackson Opportunity Analysis and Redevelopment Plan* and recent housing development assistance for the Spruce Street area, Vandewalle & Associates has gained significant insight about Jackson's downtown and Main Street area. Although general community conversations about the downtown have taken place, the time has come to have a focused discussion on the future of the downtown and Village's role in bringing about redevelopment that reflects residents' wishes for the future. Building on the broader *Opportunity Analysis and Redevelopment Plan*, this focused planning effort will focus on developing a clear vision for the area and gauge the public's level of support for proactive efforts and investments by the Village.

The Main Street Revitalization Plan would address crucial topics such as the highest and best use of the former Village Hall, identify potential for catalytic projects, discuss methods of driving redevelopment on private properties, elaborate on the Public Space and Village Square concepts introduced in the *Opportunity Analysis*, explore public realm improvements, address bicycle/pedestrian connectivity to other destinations in Village, and discuss economic benefit for the Village. This will result in a high-level vision and a specific action plan for the downtown that can be used to guide future decision making.

What Will it Take? Vandewalle & Associates is prepared to begin this work immediately with completion of all tasks expected to take approximately four months from execution of the contract. Work on this effort could be funded by Jackson's allocation from the Washington County Site Redevelopment Program (80%) and by Village funding source (20%). The total budget for all time and materials would be a lump sum fee of \$30,000, not including any optional tasks selected by the Village. A 20% match for this effort would be \$6,000.

Task 1: Data Gathering

Using the Washington County GIS, Vandewalle & Associates (V&A) will prepare a downtown parcel-based study area map and list of current property ownership and values. V&A will conduct a property-by-property analysis of general property/building conditions, uses/business types, potential brownfields, historic integrity, and rehabilitation potential.

Deliverables:

- *Summary of existing conditions in graphics with brief supporting text that include the following:*
 - o *Current parcel configurations and land uses*
 - o *Identification of potential contamination issues as available from the Village and state Department of Natural Resources*
 - o *Potential catalytic sites*
 - o *Assessment of general infrastructure conditions*

Task 2: Kickoff Site Visit & Stakeholder Interviews

V&A will conduct the following site visits/virtual meetings to gather local knowledge and stakeholder input to inform development of the Main Street Revitalization Plan.

- Meet with Village staff and tour project area
- Conduct small group/stakeholder interviews of key interested parties such as area property and business owners, area real estate and development professionals, and representatives from the Village's redevelopment partner organizations listed in the RFP
- Conduct project kick-off meeting with the Steering Committee to discuss the scope, schedule, area issues, and expected outcomes
 - o At this meeting the Steering Committee will provide direction on the format of the Public Visioning Workshop and methods to obtain feedback/input
 - o Discussion of the study area in terms of overall development objectives including potential land uses, arrangement/orientation of buildings, vehicular and pedestrian connections, open space, and selection of up to three key sites

Deliverables:

- *All meeting materials*
- *Summary of Village and stakeholder input gathered*

Task 3: Building and Site Reuse Analysis

V&A will evaluate all structures in the area. For those with most reuse potential, V&A will conduct a cursory inspection, review all available plans and documents, and provide recommendations and general cost estimates for rehabilitation. The former Village Hall site is expected to be the top site for evaluation, but up to three structures, ideally potential brownfield sites, could be evaluated if desired.

Deliverables:

- *Summary evaluation of up to three existing structures, as identified by the Village*
- *Identification of existing structures to be retained*
- *General cost estimates for building rehabilitation*

Task 4: Public Visioning Workshop

V&A will lead a Community Visioning Session for Jackson residents, property owners, and business owners to share their thoughts about the future of Main Street. The visioning session will go beyond a simple open house; it will be a facilitated, highly-interactive workshop in which ideas can be exchanged and where participants will help determine the future role and character of the downtown within the community as a whole. This workshop will incorporate small-group sessions and larger group discussions divided into sections that build on one another. Additional interactive components could include visual preference surveys,

special places photos submissions, facilitated mapping exercises, or live keypad polling – which allows participants to see real-time polling results. The ultimate meeting format and topics will be finalized through further discussion with Village staff.

Deliverables:

- *Flyer or invitation to promote meeting*
- *All meeting materials*
- *Summary of public input gathered*

Task 5: Draft Vision and Action Strategy

Elaborating on the recommendations included in the *Village of Jackson Opportunity Analysis and Redevelopment Plan*, V&A will prepare:

- A Downtown/Main Street Vision in text and graphics that describes:
 - o The role of the downtown in the community
 - o The predominate land uses
 - o The scale of development
 - o The character of development and public realm
- Downtown/Main Street Concept Plans and supporting brief text that address:
 - o Overall development goals consistent with the Vision;
 - o Mix of land uses
 - o General building arrangements/orientation
 - o Vehicular and pedestrian access
 - o General building design considerations
 - o Location and function of open spaces
 - o Supporting infrastructure and public facilities
- Implementation and Funding Strategy, including:
 - o Prioritized action items with timeframes
 - o Roles and responsibilities of the Village, other Village committees, and outside partners
 - o Potential funding opportunities, such as TIF and grants

Deliverables:

- *Downtown/Main Street Vision*
- *Downtown/Main Concept Plans*
- *Implementation and Funding Strategy*

Task 6: Key Sites Development Objectives and Concepts (3)

For each of the three key sites identified by the Steering Committee at the Kickoff, V&A will prepare a list of development objectives that, depending on the particulars of a given site, may include significant site features to be preserved, Separation/screening from adjoining development, vehicular and pedestrian access points/connections and route extensions, preferred land uses, building orientation, scale of development (height, lot coverage, overall size of buildings), character of development (basic design, preferred materials), open space and landscaping, location/screening of parking, loading, utilities, etc., and development phasing.

V&A will prepare concept site plans that include building and parking locations, open space, etc., to be consistent with all objectives and represent only one possible layout.

Deliverables:

- *Development Objectives (three sites)*
- *Conceptual Site Plan (one layout each)*

Task 7: Village Review of Draft Work Products & Revisions

V&A will combine the draft Vision and Action Strategy and Key Site Objectives and Concept Plans into a draft Main Street Area Revitalization Plan. V&A will attend and facilitate a meeting with the Steering Committee to review and discuss this document. At this meeting, the Steering Committee will provide direction on the options to be used for the Public Open House.

Deliverables:

- *Meeting materials*
- *Draft Main Street Area Revitalization Plan*

Task 8: Public Open House

V&A will facilitate an open house presenting the draft Main Street Area Revitalization Plan to the public. V&A will prepare materials for the public to review, evaluate and refine the draft Main Street Area Revitalization Plan. The meeting format and public engagement techniques will be finalized through further discussion with Village staff.

Deliverables:

- *Flyer or invitation to promote meeting*
- *All meeting materials*
- *Summary of public input gathered*

Task 9: Village Review of Final Work Products

V&A will attend and facilitate a meeting with the Village Board to review and discuss the input received at the Public Open House and review, discuss, and finalize the Main Street Area Revitalization Plan.

Deliverables:

- *Meeting materials*
- *Final Main Street Area Revitalization Plan*

Optional Tasks

The following optional tasks could be added at the direction of the Village. Additional costs are provided.

- Understanding potential environmental issues onsite will guide possible reuse and development options. If directed by the Village, Stantec will Prepare a Phase 1 Environmental Assessment for the Village Hall to understand the potential for environmental concerns. A Phase 2 Environmental Assessment may be warranted by the results of the Phase 1. Cost for a typical Phase 1 is \$5,000.
- If directed by the Village, V&A will attend additional in-person meetings for an additional fee of \$1,500 to \$1,750 per meeting depending upon the number of V&A team members required.

- If directed by the Village, V&A will attend additional virtual meetings for an additional fee of \$250 to \$400 per meeting depending upon the number of V&A team members required.

Village Responsibilities

To meet the Village's desired timeline and maximize efficiency and cost effectiveness, Village staff shall undertake the following responsibilities throughout the project:

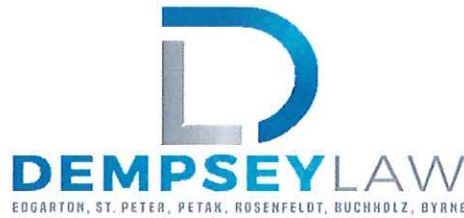
- Provide V&A with copies of all existing plans and ordinances, research, inventory information, and digital mapping data relevant to this process, as needed.
- Review and provide V&A with professional feedback on all draft documents.
- Print/copy and distribute all documents and meeting materials, except as otherwise specified in the Scope of Services.
- Post, mail and publish all required meeting notices (drafts to be provided by V&A)
- Where needed, update the Plan Commission and Village Board (based on reports provided by V&A) at meetings not included in the Scope of Services.
- Identify and reserve adequate meeting facilities, finalize meeting dates and times, and provide all accommodations for disabled participants as may be required by law.
- Arrange for provide any refreshments to be provided at public meetings.
- Co-lead public participation events, where appropriate.
- Provide a parcel-based ArcView shapefile including existing zoning, property ownership, and addresses for each parcel.

PARTNERS:

CHARLES J. HERTEL
 JOHN A. ST. PETER
 PAUL W. ROSENFELDT
 RONALD P. HAMMER
 BRIAN D. HAMILL
 MATTHEW PARMENTIER
 HEATH G. MYNSBERGE
 JESSICA E. SLAVIN

OF COUNSEL:

WILLIAM E. BUCHHOLZ
 RYAN M. PLISCH
 DEJAN ADZIC
 CHRISTOPHER J. PENZA
 JOSHUA R. COOK

**ASSOCIATES:**

ELIZABETH A. HARTMAN
 ALANA BUSCH-ELL
 ALEX R. ACKERMAN
 LEE D. TURONIE
 NATHANIEL J. VERVELDE
 JAMES D. MILLER
 EVAN M. SEIBEL

RETIRED:

TIMOTHY M. DEMPSEY
 A.D.(DAN) EDGARTON
 ROBERT V. EDGARTON
 RONALD L. PETAK
 TERRENCE J. BYRNE

MEMORANDUM

TO: Village of Jackson Board of Trustees

FROM: Matt Parmentier, Village Attorney

DATE: January 5, 2022

RE: D2C Development Agreement – Incentive Payment

The Village is a party to a Development Agreement with a developer called “D2C/Jackson, LLC” (also known as “Design 2 Construct”). The Development Agreement governs the development known as the “Northwest Business Park – Phase 6,” which is located in Tax Incremental District No. 6.

Pursuant to the Development Agreement, the Village agreed to make “economic incentive payments” to D2C provided that the development meets certain standards. Those standards are the following:

- That the taxable value of the project is at least \$16,260,000.
- That “industrial development” creates an actual tax increment of at least \$340,000 per acre with a minimum of three acres per year developed.
- That the economic incentive payments are limited to 20% for plats started during the first five years of the TID, 15% for plats started during the second five years of the TID, and 10% for plats started during the third five years of the TID.
- That there are no delinquent property taxes, special assessments, or special charges due to the Village with respect to the particular plat to which the incentive relates.
- That the D2C otherwise maintains compliance with the Development Agreement.

{07564158.DOCX.1}

Fond du Lac
 10 Forest Avenue, Ste 200
 Fond du Lac, WI 54935
 (p)920-922-0470
 (f)920-922-9091

De Pere
 2079 Lawrence Drive
 De Pere, WI 54115
 (p)920-235-7300
 (f)920-235-2011

Dempsey & Buchholz
 95 S Harris Avenue
 Waupun, WI 53963
 (p)920-324-9736
 (f)920-235-2011

Byrne & Dempsey
 115 Forest St
 Wausau, WI 54403
 (p)715-848-2966
 (f)715-842-5189

Oshkosh
 210 North Main St
 Oshkosh, WI 53903
 (p)920-235-7300
 (f)920-235-2011



A copy of Section 13.7 of the Development Agreement, which further describes the economic incentive payments, is attached as Exhibit A.

D2C recently requested two economic incentive payments from the Village for projects that have been completed. The first is the “Delaney Group, LLC” project – a 36,456 square foot multi-tenant office warehouse. The incentive payment amount if this project qualifies is \$186,440. The second is for a 72-unit apartment development. The incentive payment amount if this project qualifies is \$561,780.

We have advised D2C that these projects do not qualify for incentive payments. We have determined that the 72-unit apartment project does not qualify because the economic incentive provisions says that it only applies to “industrial development.” Further, the overall increment has not yet reached \$16,260,000, which is another condition of economic incentive payments. This disqualifies both projects.

D2C has requested that the Village amend the Development Agreement to remove both of these conditions. They contend that the “industrial development” requirement was not intended to be a limitation on what types of projects qualify. Rather, they contend that the phrase was simply used as a non-restrictive descriptor because the area is an industrial park.

They would like to remove the \$16,260,000 valuation requirement in consideration of the “shortfall guaranty” provided under the Development Agreement. That valuation requirement was imposed in order to ensure that the project generates sufficient property tax revenue to make the Village whole for its contributions. If the project generates insufficient revenue to make the Village whole, the Development Agreement then requires the developer to pay the shortfall itself. This obligation is secured by personal guarantees.

We do not recommend eliminating the \$16,260,000 valuation requirement. This is an essential component of ensuring the financial viability of the TID. However, the “industrial development” condition is not essential to the viability of the TID. It will affect what types of projects qualify for incentives, but by keeping the valuation requirement in place, the TID will remain financially solvent.

Whether to remove the “industrial development” condition is a policy matter for the Board to decide. We did locate a portion of the original Project Plan for the TID that shows anticipated residential development. A copy is attached as Exhibit B. This is consistent with D2C’s contention that the “industrial development” provision was not meant as a substantive limitation on the types of projects that qualify for incentives.

Finally, I am including a draft Amendment to the Development Agreement that would maintain the \$16,260,000 valuation requirement while eliminating the “industrial development” condition. Of course, it is up to the Board whether it prefers such an amendment, but I want the Board to have the Amendment in hand both for review, and for execution if this is the way it wishes to proceed.

terminates prior to the full repayment of the Developer's prior advances, then the outstanding amounts will be forgiven and no further payments will be due the Developer.

- (b) The Developer's shortfall guaranty shall be reduced on an annual basis in proportion to the reduction of the Construction Debt Service. However, the Developer's shortfall guaranty cannot be less than 115% of the then-current Construction Debt Service. The Developer's obligation to guaranty the shortfall, and the obligation of the Developer to provide personal guaranties, shall terminate when the annual Actual Tax Increment is equal to or greater than 115% of the Construction Debt Service for three consecutive years.

- 13.6 Refinancing Village Construction Borrowing. The Village reserves the right to refinance the debt incurred for one or more of the Village construction borrowings; provided, however, that the annual amount of the Village's Construction Debt Service shall not be increased without the Developer's prior written consent, which shall not be unreasonably withheld, conditioned or delayed. Consequently, the parties acknowledge that the relevant debt repayment schedule may change due to increases or decreases from the projected interest rates. Upon completion of any refinancing transaction, the relevant debt repayment schedule shall be replaced with a similar schedule showing the exact repayment to which the Village is committed, and this revised schedule shall be used to calculate the obligation of the parties.

- 13.7 Developer Economic Incentives. The Developer shall be entitled to economic incentive payments, more particularly described below, provided that the Actual Tax Increment exceeds the Minimum Taxable Value calculated on a Plat by Plat basis. The underlying assumptions for the economic incentive payments are (a) a Minimum Taxable Value of \$16,260,000.00; (b) industrial development that creates an Actual Tax Increment of at least \$340,000 per acre with a minimum of three acres per year to be developed; (c) the economic incentive payments will be limited to 20% for Plats started during the first 5 years of the life of TID No. 6, 15% for Plats started during the second 5 years of the life of TID No. 6, and 10% for Plats started during the third 5 years of the life of TID No. 6; (d) there are no delinquent property taxes, special assessments, or special charges due to the Village respecting the particular Plat to which the particular incentive relates; and (e) the Developer is in material compliance with the terms and conditions of this Agreement. Attached hereto and incorporated by reference as Exhibit 8 is a sample calculation illustrating over-performance incentive payments to developer.

14. SURETY.

- 14.1 The Developer shall furnish the Village, simultaneously with the execution of this Agreement, with the personal guarantees of Messrs. Michael Weiss (currently the President of General Capital Group, with headquarters at 6938 N. Santa Monica



Development Assumptions

Village of Jackson, Wisconsin Tax Increment District # 6 Development Assumptions						
Construction Year		Industrial Development 1	Residential Development 2	Annual Total	Construction Year	
1	2018			0	2018	1
2	2019	1,020,000	2,133,333	3,153,333	2019	2
3	2020	1,020,000	2,133,333	3,153,333	2020	3
4	2021	1,020,000	2,133,333	3,153,333	2021	4
5	2022	1,020,000		1,020,000	2022	5
6	2023	1,020,000		1,020,000	2023	6
7	2024	1,020,000		1,020,000	2024	7
8	2025	1,020,000		1,020,000	2025	8
9	2026	1,020,000		1,020,000	2026	9
10	2027	1,020,000		1,020,000	2027	10
11	2028	680,000		680,000	2028	11
12	2029			0	2029	12
13	2030			0	2030	13
14	2031			0	2031	14
15	2032			0	2032	15
16	2033			0	2033	16
17	2034			0	2034	17
18	2035			0	2035	18
19	2036			0	2036	19
20	2037			0	2037	20
Totals		9,860,000	6,400,000	16,260,000		

Notes:

¹Assumes a total of 29 acres of industrial land with 3 acres being developed @\$340K per acre from 2019 through 2027. In 2028 the remaining 2 acres would be developed.

²Assumes 8 acres of residential - 80 units of residential @\$80K per unit. Built out over 3 - years.

**FIRST AMENDMENT TO AGREEMENT FOR PUBLIC
IMPROVEMENTS AND OTHER MATTERS
RELATING TO D2C/GC JACKSON, LLC**

This First Amendment to Agreement for Public Improvements and Other Matters Relating to D2C/GC Jackson, LLC is entered into as of the latest date set forth below by and between the Village of Jackson, Washington County, Wisconsin (“Village”) and D2C/GC, Jackson, LLC (“Developer”)

Recitals

- A. The Village and Developer are parties to a development agreement entitled “Agreement for Public Improvements and Other Matters Relating to D2C/GC Jackson, LLC” (the “Development Agreement”).
- B. The Development Agreement concerns the development known as “Northwest Business Park – Phase 6,” which is located in the Village’s Tax Incremental District No. 6.
- C. Among other things, the Development Agreement provides for “economic incentive payments” from the Village to Developer if certain conditions are met. These conditions are set forth in Section 13.7 of the Development Agreement.
- D. The parties now wish to modify the conditions for economic incentive payments as described herein.

NOW, THEREFORE, in consideration of the above recitals, which are contractual, and for other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, the parties agree as follows:

1. Amendment to Section 13.7. Section 13.7 of the Development Agreement is hereby amended to read:

The Developer shall be entitled to economic incentive payments, more particularly described below, provided that the Actual Tax Increment exceeds the Minimum Taxable Value calculated on a Plat by Plat basis. The conditions for the economic incentive payments are (a) a Minimum Taxable Value of \$16,260,000; (b) development that creates an Actual Tax Increment of at least \$340,000 per acre with a minimum of three acres per year to be developed; (c) the economic incentive payments will be limited to 20% for Plats started during the first 5 years of the life of TID No. 6, 15% for Plats started during the second 5 years of the life of TID No. 6, and 10% for Plats started during the third 5 years of the life of TID No. 6; (d) there are no delinquent property taxes, special assessments, or special charges due to the Village respecting the

particular Plat to which the particular incentive relates; and (e) the Developer is in material compliance with the terms and conditions of this Agreement. Attached hereto and incorporated by reference as Exhibit 8 is a sample calculation illustrating over-performance incentive payments to developer.

2. Other Provisions Unaffected. All other provisions of the Development Agreement shall remain in full force and effect.

Dated this _____ day of January, 2022.

VILLAGE OF JACKSON

By: _____
Mike Schwab, Village President

Attest: _____
Jilline Dobratz, Village Clerk

Dated this _____ day of January, 2022.

D2C/GC JACKSON, LLC

By: _____
Authorized Representative

Dec 29, 2021

Village Board
c/o Jen Keller, Administrator
Village of Jackson
N168 W19851 Main St.
Jackson, Wisconsin 53037

Dear Trustees:

I send this note as a formal request to please fix a 'matter of confusion' in our TID #6 Development Agreement.

Section 13.7(b) references "industrial development" when the intent was simply any "development".

Because of the extra word "industrial", there has been some discussion and lack of clarity as to whether the new apartments qualify for incentive payments.

My strong feeling is that any development within the park qualifies for incentive payments.

Since some Trustees are not familiar with all the history, perhaps the following points will be helpful.

- D2C has been involved as a partner with the Village of Jackson for over 25 years.
- We have developed multiple TID district phases totaling over 280 acres.
- The Northwest Business Park has over 40 buildings housing >70 businesses (and now apartments) – all due to our successful long-term partnership with the Village.
- Each phase has exceeded the financial performance targets outlined in the respective Development Agreements.
- TID #6 kicked off 3 years ago when we collaborated with the Village to buy the property from Wundruck.
- You'll recall the Village had given Wundruck the land, then over 10 years he accomplished absolutely nothing - other than putting >\$1 million of mortgage debt on it.
- As a result, the Village had to sue Wundruck.
- It was our 2018 purchase that resolved the situation, getting the land back from Wundruck and putting it into productive use.
- We even reimbursed the Village for the legal fees it spent chasing Wundruck.
- The current Development Agreement guarantees a minimum of \$16 million of assessment.
- We already have \$9 million of value in place, plus \$8 million under construction, and an additional \$7 million dollars approved/ready to start in spring 2022.
- The latest phase was meant to be "the same" as the earlier phases, in which we receive incentives for "over performance", just like we have for the last 25 years.
- The question of whether the incentive is 'for industrial only' (and for not apartments) is a technical drafting oversight.
- The clear intent of everyone involved was for 'all' projects to be eligible.
- The apartment deal has been an early and very positive win for the Village.
- There was never any mention of the incentive not applying when the Village Board enthusiastically approved the apartments.

Please know that my 25 year excellent relationship with Village is of the utmost importance.

Thanks very much for your consideration and ongoing good faith.

Jim Blise