



**VILLAGE OF JACKSON
VILLAGE BOARD MEETING AGENDA**

Tuesday, October 10, 2023 at 7:30 PM

**(Or Immediately Following the
Budget & Finance Committee Meeting)**

Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Ceremonial Swearing In of Police Officer David Tucek
4. Presentations
 - a. Financial Management Plan Update - Operational and Utilities Planning
5. Public Hearings
 - a. Ordinance #23-14 - Rezoning Parcel V3_046500C9994 - Juanita Nickelson
 - b. Ordinance #23-15 - Ordinance to Amend Several Sections of the Village Code Pertaining to Impact Fees
 - c. Conditional Use Request - Request to Exceed the Maximum Number of Dogs Per Residence - 3247 Sherman Parc Circle - Emily Duckert
 - d. Conditional Use Request - Auto Dealership Expansion - N168W20069 Main Street - Auto Thirst, LLC - Anthony Jones
6. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)
7. Consent Agenda
 - a. Approval of Minutes for the Village Board Meeting of September 12, 2023
 - b. Approval of Memorandum of Understanding for Badger Book Usage
8. Approval of Licenses
 - a. Approval to Issue Class "A" Fermented Malt Beverage and "Class A" Intoxicating Liquor Licenses for Jackson Ellahi LLC, DBA Jackson BP, N168W22224 Main Street
 - b. Appointment of a New Agent for J&M LTD, DBA Village Mart, W213N16770 Glen Brooke Drive - Mandeep Dran
9. Budget and Finance Committee
 - a. Pay Request #4 - Oaks of Jackson Subdivision - DF Tomasini Contractors Inc., for the Amount of \$12,243.50

- b. Pay Request #3 - 2023 Utility Street Improvement Project - Vinton Construction, for the Amount of \$855,189.40
 - c. Pay Request #2 - Jackson Park Tennis Pickleball Project - Vinton Construction, for the Amount of \$157,641.29
 - d. TID #7 - Commercial Property - Amending Engineering Proposal for Cedar Corp., Not to Exceed \$26,000.00
- 10. Plan Commission
 - a. Ordinance #23-14 - Rezoning Parcel V3_046500C9994 - Juanita Nickelson, First Reading
 - b. Conditional Use Request - Request to Exceed the Maximum Number of Dogs Per Residence - 3247 Sherman Parc - Circle - Emily Duckert
 - c. Conditional Use Request - Auto Dealership Expansion - N168W20069 Main Street - Auto Thirst, LLC - Anthony Jones
- 11. Board of Public Works
 - a. Ordinance #23-15 - Ordinance to Amend Several Sections of the Village Code Pertaining to Impact Fees, First Reading
 - b. Review of Transportation Plats for a Roundabout at Eagle Drive and STH 60
- 12. West Bend School District
- 13. Washington County Board Report
- 14. Greater Jackson Business Alliance
- 15. Mid-Moraine Municipal Association Report
- 16. Notice of Claim - Phillip Belt - W208N16777 S Center Street
- 17. Closed Session Pursuant to Wis. Stats. §19.85(1)(c), "considering employment, promotion, compensation, or performance evaluation data of any public employee over which the Village has jurisdiction or exercises responsibility," Wis. Stats. §19.85(1)(e), "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons requires a closed session," and 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."
- The closed session is for the following purposes:
 - a. Notice of Claim - Phillip Belt - W208N16777 S Center Street; and
 - b. To Discuss the Village Strategic Approach Related to the Sale and Development of Properties Publically Owned in TID 7; and
 - c. 2023 Village Administrator Performance Review.
- 18. Reconvene into Open Session with Possible Action Related to the Subject of the Preceding Closed Session
- 19. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex 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.



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: September 21, 2023
Agenda Item: # 4
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Ordinance #23-14 - Rezoning Parcel V3_046500C9994 - Juanita Nickelson

Background and Analysis:

The owner, Juanita Nickelson, is requesting rezoning of the above tax parcel to allow for the construction of a two-family home, in which she will reside. The parcel is currently zoned Planned Unit Development (PUD). However, a change to R-6 Two-Family Residential District would provide an already established "use by right," without the need to develop a separate PUD Zoning District for the small, singular parcel.

R-6 Two-Family Residential District zoning ordinance is included below for reference.

Sec. 48-142. R-6 Two-Family Residential District

- (a) Generally. The R-6 Two-Family Residential District is intended to provide for two-family residential development at densities not to exceed 7.2 dwelling units per net acre, served by municipal sewer and water facilities.
- (b) Permitted uses. A two-family dwelling on a lot, a complex of two or more two-family dwellings on a lot, and single-family dwellings.
- (c) Permitted accessory uses. Permitted accessory uses include private garages, private carports, sheds (garden, tool, and storage) incidental to the residential use, and home occupations and professional home offices as specified in section 48-1.
- (d) Conditional uses. Conditional uses include group homes, foster homes, and halfway houses provided that there shall be a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.
- (e) Lot area and width. Lots shall be a minimum of 6,000 square feet in area for each dwelling unit and shall not be less than 85 feet in width at the setback line.
- (f) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-bedroom dwelling shall be 700 square feet; the total minimum floor area of a two-bedroom dwelling shall be 1,000 square feet.
- (g) Setbacks and yards. There shall be a minimum setback of 25 feet from the right-of-way of local streets. There shall be a 30-foot minimum setback from the right-of-way of all collector and arterial streets. There shall be a side yard on each side of all buildings not less than 15 feet in width and a rear yard of not less than 25 feet. Within a two-family development complex, the minimum distance between residential buildings shall be 30 feet.

Comprehensive Plan & Zoning Impacts

The Village Comprehensive Plan Land Use Map currently identifies the subject property as Multi-Family/High-Density Residential. Adjacent development includes numerous two-family developments mixed with several multi-family developments.



Taking the lead in Washington County.

The change from Planned Unit Development (PUD) to Two-Family Residential remains consistent with the overall intended use outlined in the Comprehensive Plan and current zoning designation.

Site Plan:

See attached aerial map included in the DRAFT Ordinance.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision, following a Public Hearing.

Signage:

None.

Additional Staff Comments:

Public Works/Engineering

Per Village Code Section 44-81(b) Shutoff valves and box; stop box; cost; maintenance. All metered services shall have a separate water lateral and external shut off otherwise approved by the Village. The service shall include a curb valve and curb stop box at the property line. The customer shall, at its own expense, provide the proper connection and shutoff valves for the meter. No meter shall be installed for customer service without its own, separate, and individual outside shutoff or stop box.

Stonewall Drive has the final lift of asphalt, so the customer would not be permitted to connect a second water lateral at the main to serve the second unit. The Jackson Water Utility will only allow a meter room as provided with the N169W19742-46 Georgetown Drive two-family floor plan.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Notification of all other municipalities located within 1,000 feet of the subject property
- Publication of a Class II Notice of Public Hearing

Potential Action:

- Recommend the Village Board approve Ordinance #23-14 Amending the Zoning for Parcel V3_046500C9994 from Planned Unit Development (PUD) to R-6 Two-Family Residential District and to amend the zoning map accordingly.

Attachments:

1. PC Application
2. Real Estate Tax Parcel
3. Ordinance 23-14 Amending Zoning for Parcel #V3_046500C9994

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 Reasoning

Property Address: Pt. of E 1/2 SW Pt. of CSM 5851 Lot 3, 1465420 ^{DOC} 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): Juanita Nickelson

Mailing Address: PO Box 986, Menomonee Falls, WI State WI Zip 53052

Office: (____) _____ Cell: (414) 704-4217 Fax: (____) _____

Email: JNICKELS25@GMAIL.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): Juanita Nickelson

Address: PO Box 986, Menomonee Falls State WI Zip 53052

Office: (____) _____ Cell: (414) 704-4217 Fax: (____) _____

Email: JNICKELS25@GMAIL.COM

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Valido Homes

Primary Contact: Jim Hartung

Address: 353 Forest Grove Dr, Ste 105, Pewaukee State WI Zip 53072

Office: (262) 691-7707 Cell: (414) 416-8515 Fax: (____) _____

Email: JIM@VALIDOHOMES.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: Rezone the Property
From PUD to R6 to allow for the construction of a residential
duplex building.

Provide a brief overview of proposed use(s) of entire property and/or lease space: Construction of
a residential duplex building

Hours of Operation: NA

Provide a brief overview of proposed daily on-site operations: Residential duplex residence

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: Multi Family
residential condominiums to the north, east and south of the
Property. Single Family residential to the west

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

Construction of a residential duplex building

Describe any proposed grading, and/or stormwater management plan: Excavation for construction
of a residential duplex building. Drainage will tie into
existing swales and storm sewer.

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

See attached plan. Residential duplex building will include
upon completion of site improvements yard, driveways & landscaping to code.

Describe any proposed on-site security measures including site lighting: Exterior sconce lighting
on garage, rear porch & front door

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

None

Describe the projected traffic circulation and impacts: Minimal - driveways will tie into Stonewall Drive

List all setbacks from rights-of-way and property lines and height limitations: 30' Front, 25' rear and 15' side per R6 zoning code. Code for height restriction is 35' max. Proposed duplex max height will be 22' to 24'

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

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

☐ No

☒ Yes

If yes, explain: Building permit from Building Inspector

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

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Walnut and toasted almond color vinyl siding

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

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

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

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

> unsure of amount. Each unit to include 3 bedrooms and 2 1/2 bathrooms

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): Juanita Nicholson
Applicant Signature: [Signature]
Co-Applicant Name (Print): _____
CO-Applicant Signature: _____
Date of Application: 8-21-23

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

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

QUESTIONS?

Zoning Director: For questions concerning application submittal, zoning, or technical questions.
Phone: (262) 677-9696 x810
Email: collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

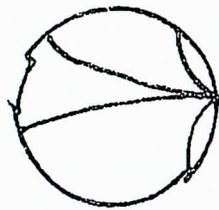
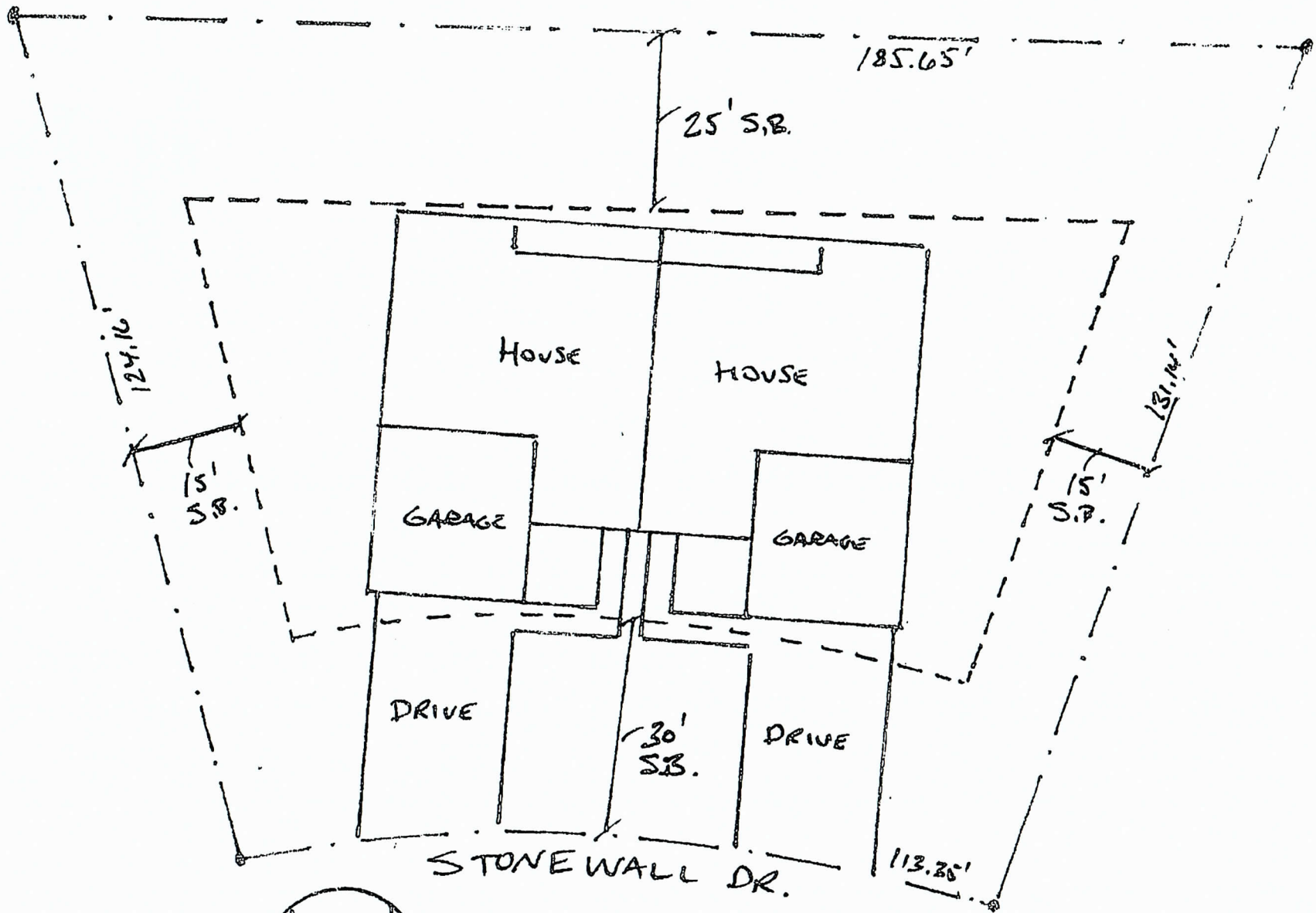
APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

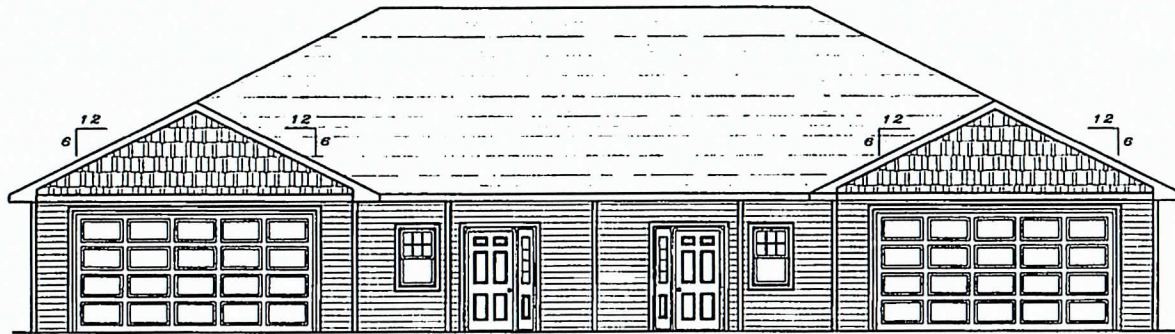
FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 8-26-23
Amount: \$ 425.00
Payment Type: CH / CC / CASH
Check/Rcpt. #: 1068
Received By: [Signature]

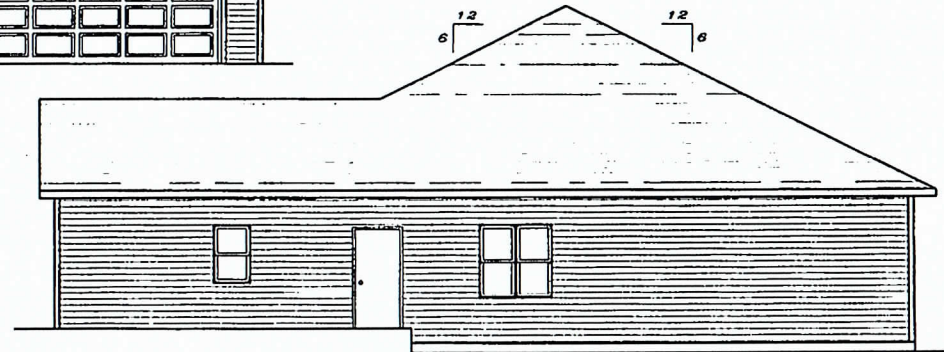


VALIDO HOMES, INC.
LOT 3, STONEWALL DR.

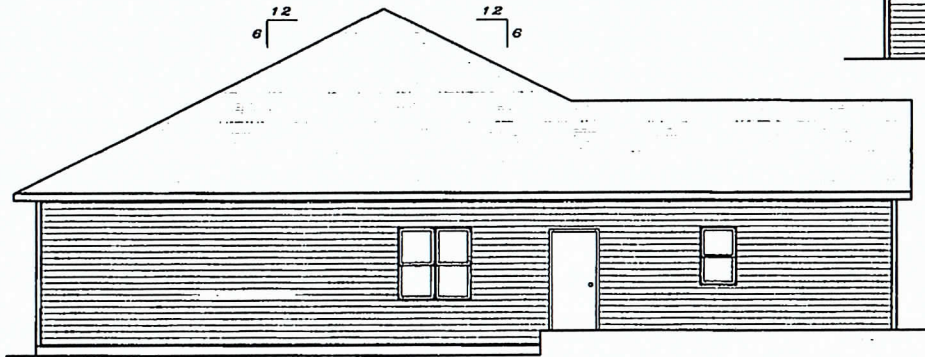
JW
8-18-23



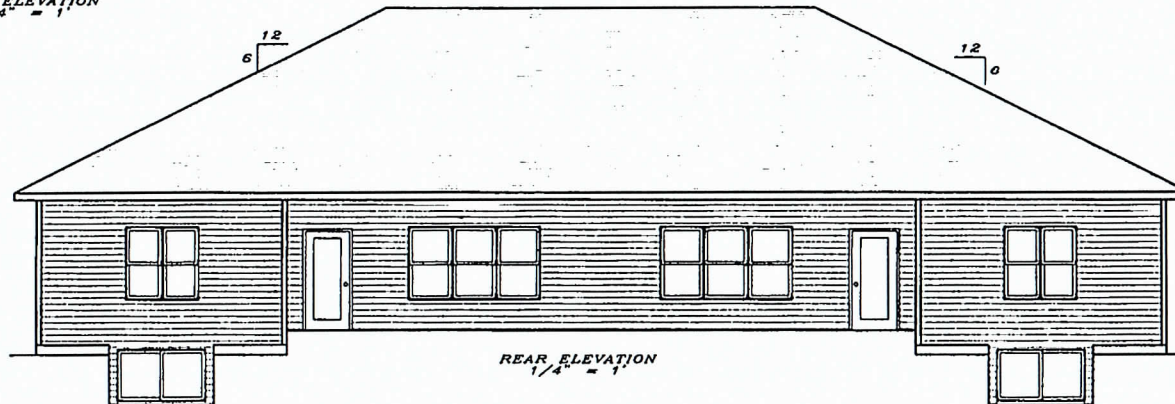
FRONT ELEVATION
1/4" = 1'



RIGHT ELEVATION
1/4" = 1'



LEFT ELEVATION
1/4" = 1'



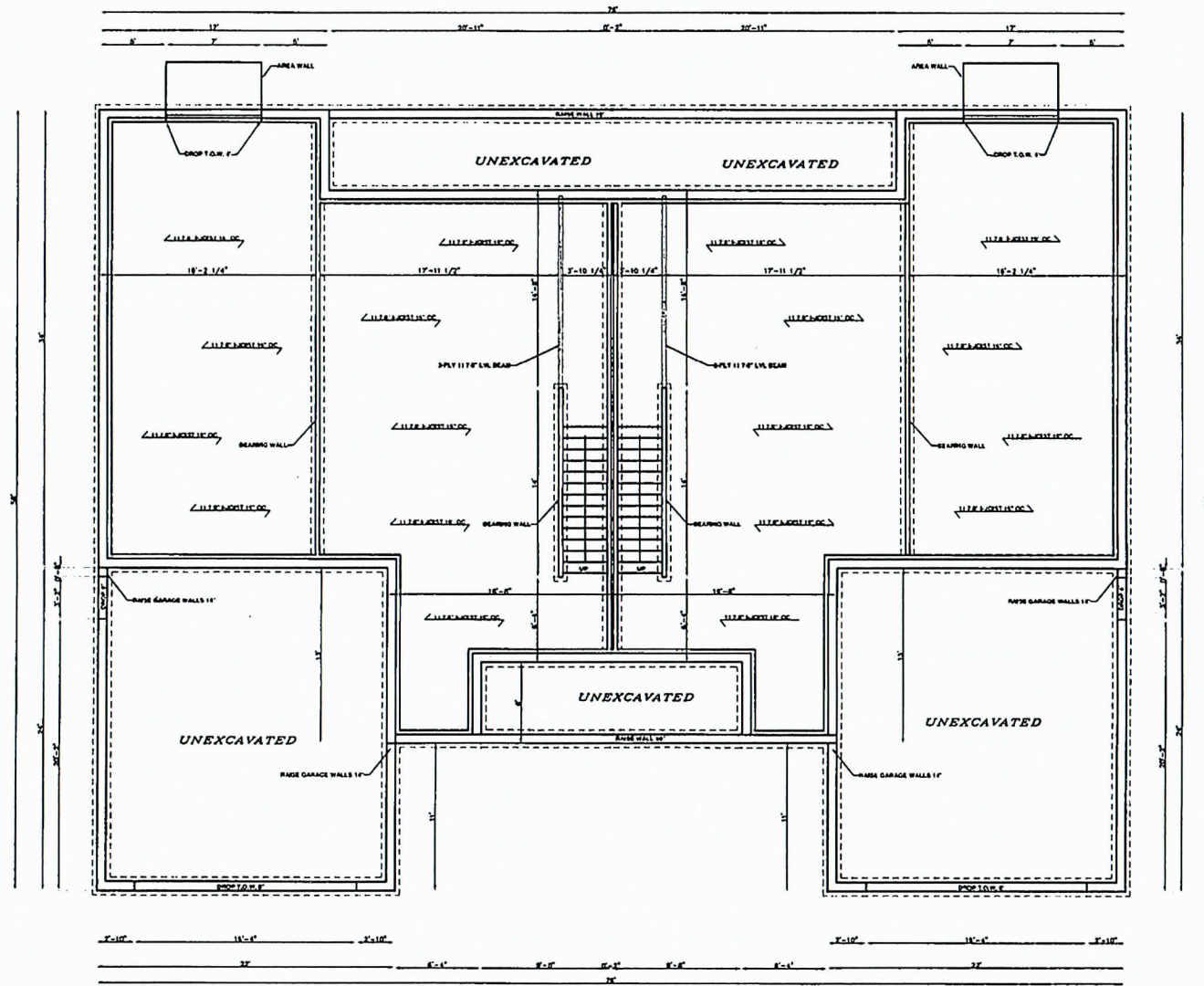
REAR ELEVATION
1/4" = 1'

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY
FOR THE ACCURACY OF THESE PLANS. WE DO NOT
PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES
BY PROVIDING A DRAFTING SERVICE ONLY.

STEVE'S DRAFTING SERVICE
STEVEN M. DUSSE
1100 S. W. 10TH AVE. # 3
PORTLAND, OR 97201
F-M 503-257-6600
WWW.STEVESDRAFTINGSERVICE.COM

VALIDO HOMES
2023 DUPLEX
ELEVATIONS

DATE 7/24/2023
DRAWN BY SMB
APPROVED 7/28/2023



FOUNDATION PLAN
1/4" = 1'

ELEVATIONS AND CONCRETE DROPS (EXPOSURE) PER BUILDER
PLAN MAY NOT REFLECT SITE CONDITIONS
BASEMENT WINDOWS PER BUILDER

NOTE:
SEE LOWER LEVEL PLAN
FOR WINDOW & DOOR
SIZES & LOCATIONS

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY
FOR THE ACCURACY OF THESE PLANS. WE DO NOT
PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES.
WE PROVIDE A DRAFTING SERVICE ONLY.

STEVE'S DRAFTING SERVICE
1100 STEVENSON BLVD
PORTAGE, WI 53001
E-MAIL: stevedraftingservice.net
WWW.STEVEDRAFTINGSERVICE.COM

VALIDO HOMES

2023 DUPLEX

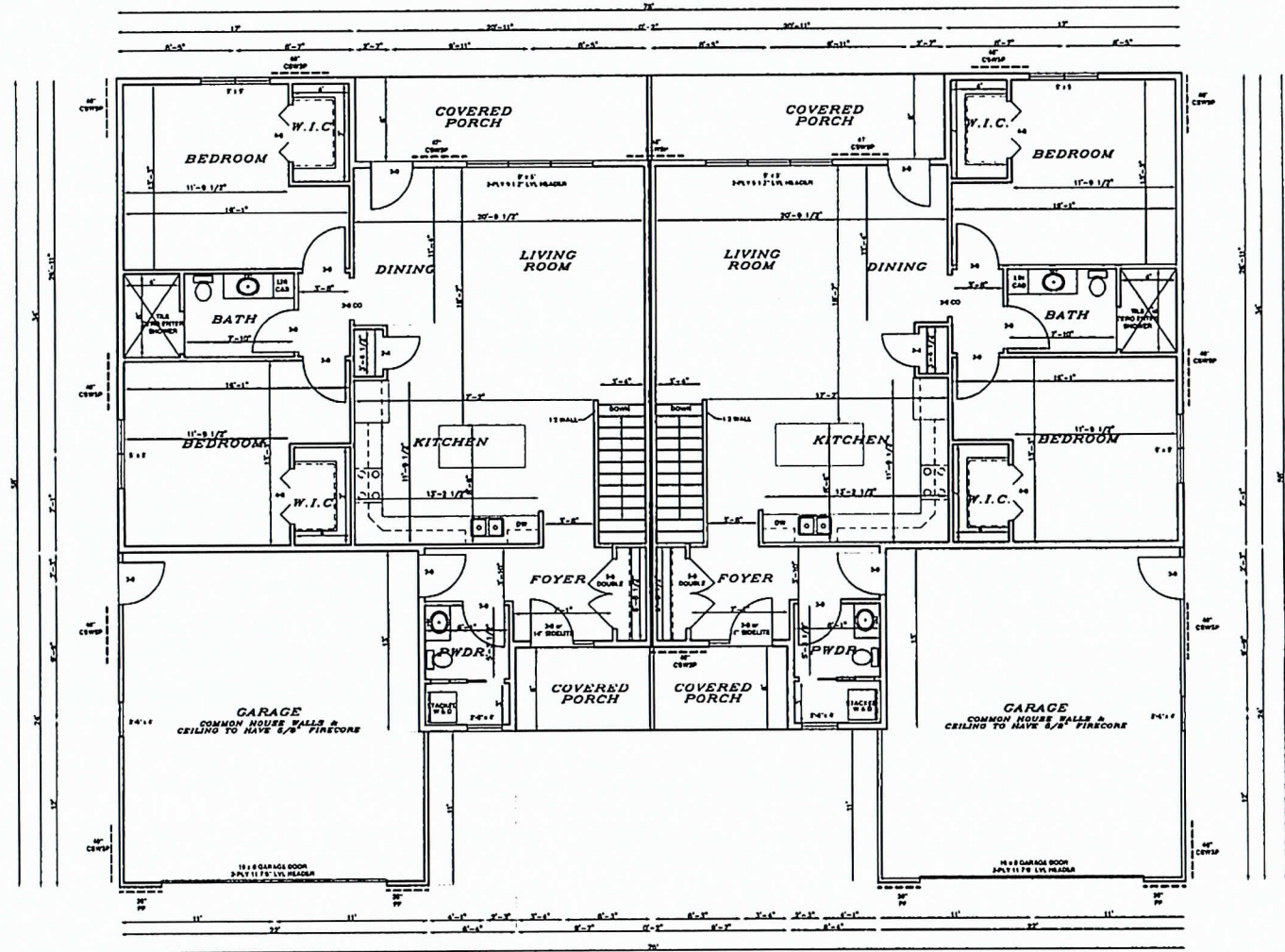
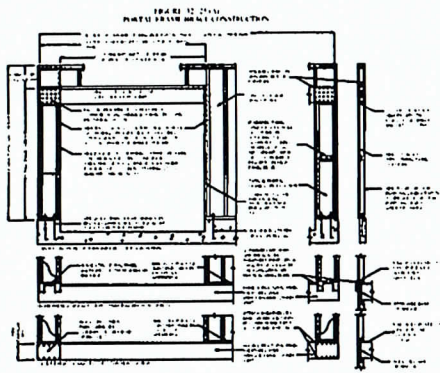
FOUNDATION PLAN

DATE 7/24/2023

DRAWN BY SMB

DATE 7/29/2023

REVISION



FLOOR PLAN
1/4" = 1'
1322 SQ.FT. / SIDE

NOTES:

- 1 ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD
- 2 ALL CLOSETS TO BE 26" DEEP
- 3 ALL EXTERIOR WALLS TO BE 2x6 (5 1/2")
- 4 ALL INTERIOR WALLS TO BE 2x4 (3 1/2")

BRACING LEGEND

CSWSP = "CONTINUOUS SHEATHED WSP" 3/8" FOR MAXIMUM 16" O.C. STUD SPACING
7/16" FOR 24" O.C. STUD SPACING. FASTENED W/ 5d COMMON NAIL
OR 8d BOX NAIL (2 1/2" LONG ± .0113" DIA.), FASTENERS SPACED 6" EDGES, 12" FIELD

PF = "PORTAL FRAME" 12' MAX HT., REFER TO FIGURE 321.25 (A) FOR MINIMUM PANEL
WIDTH, MIN FASTENERS, & MAX FASTENER SPACING

BRACING NOTES:
CONTINUOUS BRACING METHOD USED

RECTANGLE SIZE IS 76" ± 66"
SIDE PERPENDICULAR TO THE 76" SIDE REQUIRES 14'-11" OF BRACING
SIDE PERPENDICULAR TO THE 66" SIDE REQUIRES 11'-2" OF BRACING

WALL HEIGHT = 9'
EAVE - RIDGE HEIGHT = 13'
MAX. OPENING HEIGHT = 6'-0"
WIND EXP. = B
MIN. PANEL WIDTH = 30"
MIN. PF WIDTH = 18"

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY
FOR THE ACCURACY OF THESE PLANS TO DO NOT
PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES.
WE PROVIDE A DRAFTING SERVICE ONLY.

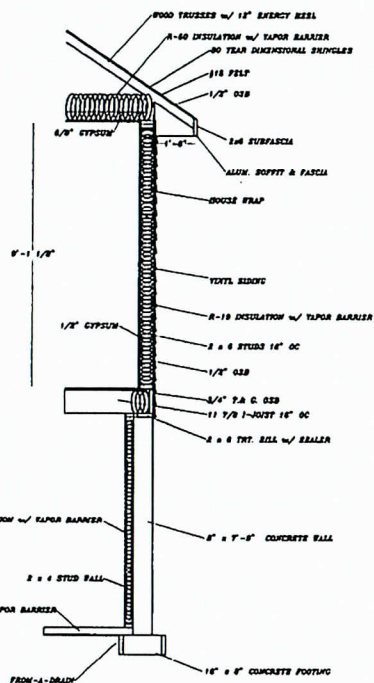
STEVE'S DRAFTING SERVICE
STEVEN M. BLISS
1100 W. PLEASANT ST. #3
PO BOX 1001
B-MAIL: SteveBliss@charter.net
TEL: 608/637-6089
WWW.STEVESDRAFTING.COM

VALIDO HOMES

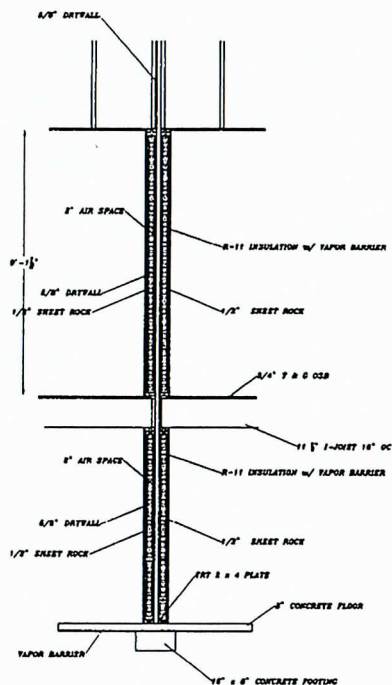
2023 DUPLEX

FLOOR PLAN

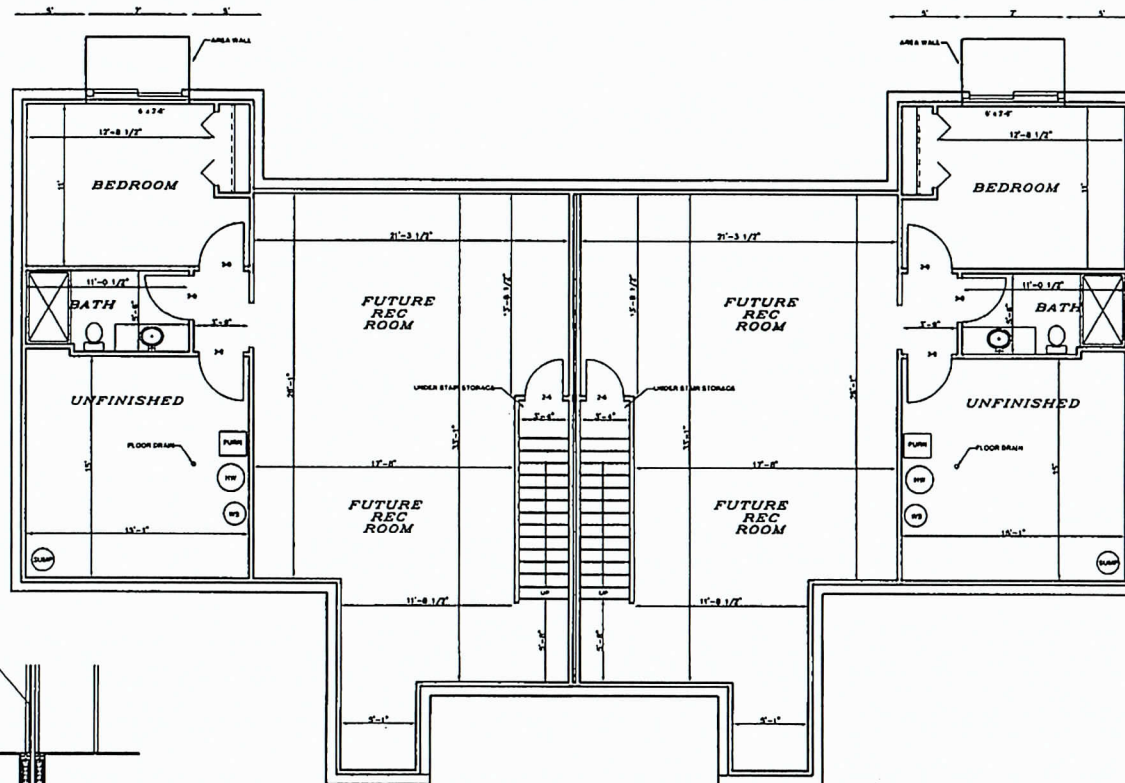
DATE 7/24/2023
DRAWN BY SMB
NOTED BY 7/28/2023



WALL SECTION
 1/2" = 1'



PARTITION WALL SECTION
 1/2" = 1'



STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.

STEVE'S DRAFTING SERVICE
 STEVEN M. BUES
 1100 POSTAGE RD. #3
 PORTAGE, WI 53901
 E-Mail: [608]297-0569
 www.stevesdraftingservice.com

VALIDO HOMES
 2023 DUPLEX
 LOWER LEVEL PLAN

DATE 7/24/2023
 DRAWN BY SMB
 REVIEWED 7/28/2023

VILLAGE OF JACKSON
N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 275539
Date: 9/12/2023
Check

RECEIVED FROM ACS RBHS, LLC \$425.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	425.00
	REZONING JUANITA NICKELSON	

TOTAL RECEIVED	425.00
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Receipt Memo: REZONING PERMIT

Washington County

Owner (s):

NICKELSON, JUANITA

Location:

NE-SW,Sect. 17, T10N,R20E

SE-SW,Sect. 17, T10N,R20E

Mailing Address:

JUANITA NICKELSON

PO BOX 986

MENOMONEE FALLS, WI 53052

School District:

6307 - WEST BEND SCHOOL

Request Mailing Address Change

Tax Parcel ID Number:Tax District:

046500C9994

V3-VILLAGE OF JACKSON

Status:

Active

Alternate Tax Parcel Number:Government Owned:Acres:

0.4000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

PT OF E1/2 SW PT OF CSM 5851 LOT 3 DOC 1582609

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

STONEWALL DR

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2022	☐	\$1,227.34	\$1,227.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	☐	\$1,321.14	\$1,321.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	☐	\$1,390.87	\$1,390.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	☐	\$1,336.25	\$1,336.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	☐	\$2,287.46	\$2,287.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	☐	\$1,294.58	\$1,294.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	☐	\$1,423.39	\$1,423.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	☐	\$1,394.54	\$1,394.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	☐	\$1.95	\$1.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	☐	\$1,489.75	\$1,489.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	☐	\$1,476.27	\$1,476.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	☐	\$1,496.85	\$1,496.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	☐	\$1,496.26	\$1,496.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	☐	\$1,424.67	\$1,424.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$0.00

If your taxes are 3 years or more delinquent, please contact the Treasurer's Office for additional fees due. (262) 335-4324.

ORDINANCE #23-14

**TO REZONE PARCEL V3_046500C9994 IN THE VILLAGE OF JACKSON AND TO
AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO
SECTION 48.34 OF THE MUNICIPAL CODE**

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

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

WHEREAS, the Village of Jackson hereby proposes to amend the zoning classification of Tax Parcel V3_046500C994; and

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

WHEREAS, the Village of Jackson Plan Commission considered the matter at its meeting on September 21, 2023, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on October 10, 2023; and

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

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

Section 1. To amend the zoning designation of the subject property, as described above, and depicted as Parcel V3_046500C9994 on Exhibit A, attached hereto, from Planned Unit Development (PUD) to R-6 (Two-Family Residential District), and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject property.

Section 2. Effective Date

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

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

Introduced by:_____

Seconded by:_____

Vote: _____aye _____nay

Passed and approved_____

VILLAGE OF JACKSON

By:_____
Brian J. Heckendorf, Village President

Attest:

Anastasia Gonstead, Village Clerk

Proof of Posting:

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

Village Official

Date

Exhibit A - Parcel: V3_046500C9994



ORDINANCE #23-15

**ORDINANCE TO AMEND SEVERAL SECTIONS OF THE VILLAGE CODE
PERTAINING TO IMPACT FEES**

WHEREAS, the Village of Jackson imposes impact fees for fire, police, and water system facilities pursuant to the authority of Wis. Stats. §66.0617, sewer service fees pursuant to the authority of Wis. Stats. §66.0821, and park facilities fees pursuant to the authority of Wis. Stats. §236.45 on new development to pay for the capital costs of acquiring, upgrading, expanding, and constructing public facilities which are necessary to accommodate land development; and

WHEREAS, 2017 Wisconsin Act 243 made certain changes to Wis. Stats. §66.0617 and Wis. Stats. §236.45, including a new standard for impact fees, new limitations on the expenditure of impact fee revenues including time limits for spending impact fee revenues, and requirements that park facility fees imposed under the authority of Wis. Stats. §236.45 comply with the provisions of Wis. Stats. §66.0617; and

WHEREAS, the Village of Jackson recently completed the construction of new fire and police facilities, updated the Parks, Recreation, and Open Space Plan, and completed new plans for future water and sewerage system facilities needed to accommodate new development; and

WHEREAS, the Village retained Trilogy Consulting to prepare an updated public facilities needs assessment and impact fee study that incorporates actual costs for recently completed facilities and updated plans for future facilities; and

WHEREAS, the Public Facilities Needs Assessment and Impact Fee Study prepared for the Village of Jackson by Trilogy Consulting, dated August 2023 (Impact Fee Study), recommended changes in the amounts of the Village's impact fees and review and amendment of the impact fee ordinance; and

WHEREAS, the Impact Fee Study was approved by the Village Board on September 12, 2023, and has been available for review by the public in the office of the Village Clerk for more than 20 days; and

WHEREAS, the Village Board held a public hearing on this ordinance and the Impact Fee Study as required by Wis. Stats. §66.0617 on October 10, 2023.

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

Section 1. Sec. 2-208 is amended to read as follows:

Sec. 2-308. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Capital costs means the capital costs to construct, expand or improve public facilities, including the cost of land, and including legal, engineering and design costs to construct, expand or improve public facilities, except that not more than ten percent of capital costs may consist of legal, engineering and design costs unless such costs which relate directly to the public improvement for which the impact fees were imposed actually exceed ten percent of capital costs. Capital costs do not include the non-capital costs to construct, expand or improve public facilities, vehicles; or the costs of equipment to construct, expand or improve public facilities.

Impact fees means cash contributions, contributions of land or interests in land or any other items of value that are imposed on a developer under this division.

Land development means the construction or modification of improvements to real property that creates additional residential dwelling units within the village or its service areas or that results in nonresidential uses that create a need for new, expanded or improved public facilities within the village or its service areas.

Public facilities means highways as defined in Wis. Stats. § 340.01(22) and other transportation facilities, traffic control devices, facilities for collecting and treating sewage, facilities for collecting and treating stormwater and surface water, facilities for pumping, storing and distributing water, parks, playgrounds and land for athletic fields, solid waste and recycling facilities, fire protection facilities, law enforcement facilities, emergency medical facilities and libraries. Public facilities do not include facilities owned by a school district.

Residential Equivalent Unit (REU) means a unit of measure for water impact fees or sewer service fees equivalent to the amount of sewer or water capacity needed to supply a single-family residential dwelling unit.

Service area means a geographic area delineated by the village board within which the village provides public facilities.

Service standard means a certain quantity or quality of public facilities relative to a certain number of persons, parcels of land or other appropriate measure, as specified by the village board.

Section 2. Sec. 2-310 is amended to read as follows:

Sec. 2-310. Impact fee revenue administration.

- (a) Revenues from each impact fee that is imposed shall be placed in a segregated, interest-bearing account and shall be accounted for separately from other village general and utility funds. Impact fee revenues and interest earned

thereon may be expended only for capital costs for which the impact fees were imposed.

- (b) Impact fee revenues imposed and collected but not used within eight years after collection to pay the capital costs for which they were imposed shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated. Impact fees that are collected for capital costs related to lift stations or collecting and treating sewage that are not used within ten years after collection to pay the capital costs for which they were imposed shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated.

Section 3. Sec. 2-312 is amended to read as follows:

Sec. 2-312. Payment of impact fees.

- (a) All required impact fees, unless expressly excepted in subparagraph (b) of this section, shall be paid to the Village by the developer prior to being issued a building or plumbing permit, or both, whichever permits are applicable. Impact fee payments shall be assumed to be the responsibility of the owner of the record at the time the fee is imposed on a particular parcel.
- (b) If the total amount of impact fees due for a development will be more than \$75,000, a developer may defer payment of the impact fees for a period of four years from the date of the issuance of the building permit or until six months before the municipality incurs the costs to construct, expand, or improve the public facilities related to the development for which the fee was imposed, whichever is earlier. If the developer elects to defer payment under this paragraph, the developer shall maintain in force a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality. A developer may not defer payment of impact fees for projects that have been previously approved.

Section 4. Sec 2-314 is amended to read as follows:

Sec. 2-314. Sewer connection fees.

Sewer connection fees are hereby imposed as part of the Village's sewerage service charges under the authority of Wis. Stats. §66.0821(4). The basis for the imposition of sewer service fees is the facilities needs assessment report and its attachments and public facilities needs assessment, which is on file in the office of the village clerk. The sewer service fees to be paid prior to the issuance of applicable building or plumbing permits, except as exempted in this division, are as follows:

- (1) Fees shall be as provided in the village ordinance and village fee schedule.
- (2) These fees do not apply in cases where an existing building is being hooked up

to an existing sewer lateral or to a sewer lateral that has been replaced or repaired, unless the discharge has increased to more than the discharge provided by the service fee previously paid. In cases where an increase in the discharge can be demonstrated, the differential between the existing sewer service and the expanded sewer service shall be the basis for determining the applicable connection fee, and the village board shall make such determination.

- (3) These connection fees shall be collected until all capital costs associated with specified projects in the public facilities needs assessment report have been satisfied.
- (4) Connection fees shall be applicable to those persons, properties, and premises that are located in the village sewer service area.

Section 5. Sec. 2-315 is amended to read as follows:

Sec. 2-315. Water impact fees.

The basis for the imposition of water impact fees is the facilities needs assessment report and its attachments, which is on file in the office of the village clerk. The water impact fees to be paid prior to the issuance of applicable building or plumbing permits, except as exempted in this division, are as follows:

- (1) Water impact fee in the village is set at \$946.00 per Residential Equivalent Unit as of January 1, 2024.
- (2) Each dwelling unit in a multifamily structure shall be treated as an individual connection.
- (3) Fees do not apply in cases where an existing building is being hooked up to an existing water lateral or to a water lateral that has been replaced or repaired, unless the size of the meter is increased. In cases where an increase in the meter occurs, the differential between the existing water service and the expanded water service shall be the basis for determining the applicable impact fee and such determination shall be made by the village board.
- (4) Fees shall be collected until all capital costs associated with specified projects in the report have been satisfied.

Section 6. Sec. 2-316 is amended to read as follows:

Sec. 2-316. Park impact fees.

- (1) The basis for the imposition of park impact fees is the facilities needs assessment report and its attachments, which is on file in the office of the village clerk. The park impact fees to be paid prior to the issuance of applicable building or plumbing permits, except as exempted in this division, are as follows: The park impact fee per single-family residential dwelling unit in the Village is set at

\$1,247.00 as of January 1, 2024.

- (2) The park impact fee per multi-family residential dwelling unit in the Village is set at \$970.00 as of January 1, 2024.
- (3) Fees do not apply to improvements to existing buildings or existing developed properties unless additional residential dwelling units are created. In such cases, the difference between the existing number of dwelling units and the expanded number of dwelling units shall be used as the basis for determining the applicable impact fees.
- (4) The fees shall be increased as of January 1 of each year by a percentage equal to the increase in the consumer price index from the previous calendar year, unless the village board, by resolution, limits the increase to a lesser amount.
- (5) Fees shall be collected until all capital costs associated with the projects identified in the public facilities needs assessment report have been satisfied.

Section 7. Sec. 2-317 is amended to read as follows:

Sec. 2-317. Police impact fees.

- (a) The basis for the imposition of police impact fees is the facilities needs assessment report and its attachments, which are on file in the office of the village clerk. The police impact fee is to be paid prior to the issuance of applicable building permits, except as exempted in this division.
- (b) Police impact fee is set at \$682.00 per single-family residential unit, multifamily is \$530.00 per unit, and at \$2.12 per \$1,000.00 of improvements of nonresidential property as of January 1, 2024.
- (c) The fees shall be increased as of January 1 of each year by a percentage equal to the increase in the consumer price index from the previous calendar year, unless the village board, by resolution, limits the increase to a lesser amount.
- (d) Fees shall be collected until all capital costs associated with the projects identified in the public facilities needs assessment report have been satisfied.

Section 8. Sec. 2-318 is created to read as follows:

Sec. 2-318. Fire facilities impact fees.

- (a) The basis for the imposition of fire facilities impact fees is the facilities needs assessment report and its attachments, which are on file in the office of the village clerk. The fire facilities impact fee is to be paid prior to the issuance of applicable building permits, except as exempted in this division.
- (b) Fire facilities impact fee is set at \$1,022.00 per single-family residential unit,

multifamily is \$795.00 per unit, and at \$3.18 per \$1,000.00 of improvements of nonresidential property.

- (c) The fees shall be increased as of January 1 of each year by a percentage equal to the increase in the consumer price index from the previous calendar year, unless the village board, by resolution, limits the increase to a lesser amount.
- (d) Fees shall be collected until all capital costs associated with the projects identified in the public facilities needs assessment report have been satisfied.

Section 9. This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

Section 10. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 11. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by: _____

Seconded by: _____

Vote: _____ ayes _____ nays

Passed and Approved: _____

Brian J. Heckendorf – Village President

Attest: _____
Anastasia Gonstead – Village Clerk

Proof of Posting:

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

Village Official

Date



STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: September 21, 2023

Agenda Item: # 3

To: Plan Commission

From: Collin Johnson, Director of Inspections/Zoning

Subject: Conditional Use Request - Request to Exceed the Maximum Number of Dogs Per Residence - 3247 Sherman Parc Circle - Emily Duckert

Background and Analysis:

The property owner is requesting approval to keep a third dog on their property. They currently have two dogs that reside at the property. *Addie - Black Lab Mix*, (12y old), female, spayed; *Moose, Black Lab Mix*, (4y old), male, neutered. The additional dog, *Sawyer, Yellow Lab Mix*, (3y old), male, neutered. The applicants are seeking approval to keep a third dog. They did not indicate a specific timeframe as to how long the third dog may stay at the property.

Ordinance Section 6-53 requires all dogs and cats to be licensed and Ordinance Section 6-54 regulates the number of dogs and cats that may be licensed for any one residence, as outlined below:

Sec. 6-53. Dog and cat licenses

- (a) Required; fees. It shall be unlawful for any person in the village to own, harbor, or keep any cat or dog more than five months of age that has not been licensed by the Village. License fees shall be as provided in the Village fee schedule.
- (b) Seizure of animals in violation. Police officers are authorized to capture and restrain any dog or cat running at large and any untagged dog, and to transfer the animal to the custody of the county humane society. This does not preclude the immediate killing of a dog for the protection of other animals and persons as authorized in this chapter.

Sec. 6-54. Maximum number of cats and dogs per residence

No more than two dogs and two cats may be licensed for any one residence. Exceptions may be requested by application to the Plan Commission and Village Board for a Conditional Use Permit or PUD Amendment.

Comprehensive Plan & Zoning Impacts

None.

Site Plan:

See attached location map.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decisions, following a Public Hearing.

Signage:

None.



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Additional Staff Comments:

Police Department

No prior history of animal complaints at this address.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Class II Legal Notice

Potential Action:

Motion to recommend the Village Board approve/deny the Conditional Use Permit for 3247 Sherman Parc Circle. If approved, it shall be subject to the following conditions:

1. No additional animals may be kept upon the property.
2. The dogs shall be vaccinated and licensed annually with the Village.
3. The Conditional Use Permit shall expire at any such time as any one of the current dogs passes away or no longer resides at the property.
4. No similar Conditional Use Permits shall be granted to the owners in the future.
5. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Permit may be subject to additional regulation and/or potential revocation by the Village.

Attachments:

1. Application
2. Location Map

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☒ **CONDITIONAL USE** ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP

☒ New ☐ New ☐ CONCEPT PLAN

☐ Amendment ☐ Amendment

☐ Special Use ☐ Special Use ☐ OTHER _____

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

Property Address: 3247 Sherman Parc Circle Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: 0.54 acres 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): Emily Duckert

Mailing Address: 3247 Sherman Parc Circle State WI Zip 53037

Office: (____) _____ Cell: (262) 844-8603 Fax: (____) _____

Email: _____

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): Lori + Dave Duckert

Address: 3247 Sherman Parc Circle State WI Zip 53037

Office: (____) _____ Cell: (262) 844-1709 Fax: (____) _____

Email: Lorid@wi-rr.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: daughter is moving in with us temporarily and has a dog which would be the 3rd dog at our house

Provide a brief overview of proposed use(s) of entire property and/or lease space: we have an electric fence for the dogs

Hours of Operation: _____

* Provide a brief overview of proposed daily on-site operations: daughter is moving in with us temporarily and has a dog which would be the 3rd dog at our house

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.: _____

* Describe all businesses, properties and other entities located adjacent to the proposed use: common area field in the back, common area on one side, neighbor across the road and to the south

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

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

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

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

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

Describe the projected traffic circulation and impacts: _____

List all setbacks from rights-of-way and property lines and height limitations: electric fence is approximately 10-15 feet from the curb.

Provide status of State/Federal License(s) or Certificate(s)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.

You MUST sign and date this Application!

Applicant Name (Print): Lori M. Duckert
Applicant Signature: Lori M Duckert
Co-Applicant Name (Print): _____
CO-Applicant Signature: _____
Date of Application: 8-16-23

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

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

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
Phone: (262) 677-9696 x810
Email: collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY	
Acct. #: 100-00-45730-000-00	
Date Received:	8/16/2023
Amount: \$	175.00
Payment Type:	CH / KK / XXXX
Check/Rcpt. #:	7291
Received By:	CMJ



Taking the lead in Washington County.

APPLICATION FOR DOG LICENSE

Dog Licenses are due January 1. All dogs over the age of 5 months must be licensed annually. If your dog is not licensed by April 1, a \$10.00 late penalty (per dog) will be added to the regular license fees. In addition, a citation could be issued to you by the Police Department for failure to license your pet. Proof of rabies vaccine showing the name of the veterinarian, vaccination manufacturer, vaccination serial number and vaccination expiration date is required before a license can be issued, per state statutes.

Please make checks payable to the VILLAGE OF JACKSON.

Dog License No. 7739 Date 8/16/2023
Leave blank

Name-Owner/Keeper
of Dog Duckert Lori Phone 262 844-1709
Last First

Address 3247 Sherman Parc Circle

Email Address Lorid@wi.rr.com

Name of Dog Addie Color Black Breed Black Lab mix

State law requires proof of updated rabies shot before a license can be issued. A copy of the rabies certificate is required with this application.

☐ Male \$15.00 ☐ Female \$15.00
☐ Neutered \$10.00 ☒ Spayed \$10.00
☐ Late Fee \$10.00, After March 31st

Vet's Name: Amy Spaeth - Jackson Pet Hospital

OWNER'S SIGNATURE: Lori M Duckert

A license may be purchased at the Jackson Municipal Complex in the Administration Office, by mail or by placing the application and rabies certificate in the drop box located at N168W19851 Main Street.

(If mailing or placing in the drop box, please provide a self-addressed stamped envelope.)

RETURN TO THE VILLAGE OF JACKSON CLERK

Please fill out and return if applicable:

Due to the disposition checked below, a dog license is not required by listed owner, for the dog described below, because: () Deceased () Sold or Given to:

Name-Owner/Keeper
of Dog _____ Phone _____
Last First

Address _____

Name of Dog _____ Color _____ Breed _____

SIGNATURE: _____

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

www.villageofjacksonwi.gov

JACKSON PET HOSPITAL, LTD.

3370 Jackson Drive
Jackson WI
(262) 677-3112
08/16/2023

Client : Lori Duckert
3247 Sherman Parc Circle
Jackson, WI 53037

Phone : (262) 844-1709

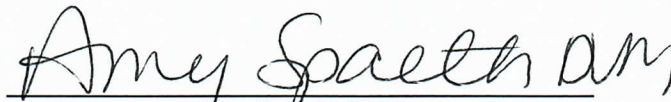
Patient : Addie
Species : Canine
Sex : FS
DOB : 01/11/2011

Acct No. : 6581 B
Breed : Labrador Mix
Color : Black
Microchip: OA121B417B

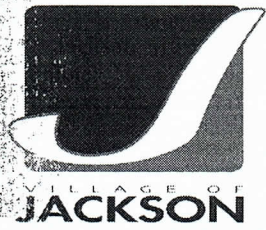
RABIES VACCINATION INFORMATION

Rabies : Rabvac3
Date Vaccinated : 05/06/2021
Serial Number : D219620A
Vaccine Type : KILLED
Duration : 3 Year
Tag Number : 344-21
Expires : 05/05/2024
Producer : Elanco

I hereby certify that I have vaccinated this animal in accordance with the company's recommendation for the vaccine used on the above date.


Amy Spaeth DVM

For your pet's safety, and for the safety of those around you, be sure to keep your pet current on their rabies vaccination.



Taking the lead in Washington County.

APPLICATION FOR DOG LICENSE

Dog Licenses are due January 1. All dogs over the age of 5 months must be licensed annually. If your dog is not licensed by April 1, a \$10.00 late penalty (per dog) will be added to the regular license fees. In addition, a citation could be issued to you by the Police Department for failure to license your pet. Proof of rabies vaccine showing the name of the veterinarian, vaccination manufacturer, vaccination serial number and vaccination expiration date is required before a license can be issued, per state statutes.

Please make checks payable to the VILLAGE OF JACKSON.

Dog License No. 7740 Date 8/16/2023
Leave blank

Name-Owner/Keeper
of Dog Duckert Lori Phone 262 844-1709
Last First

Address 3247 Sherman Parc Circle

Email Address Lori.d@wi.rn.com

Name of Dog Moose Color Black Breed Black Lab mix

State law requires proof of updated rabies shot before a license can be issued. A copy of the rabies certificate is required with this application.

☐ Male \$15.00 ☐ Female \$15.00
☒ Neutered \$10.00 ☐ Spayed \$10.00
☐ Late Fee \$10.00, After March 31st

Vet's Name: Amy Spaeth Jackson Pet Hospital

OWNER'S SIGNATURE: Lori M Duckert

A license may be purchased at the Jackson Municipal Complex in the Administration Office, by mail or by placing the application and rabies certificate in the drop box located at N168W19851 Main Street.

(If mailing or placing in the drop box, please provide a self-addressed stamped envelope.)

RETURN TO THE VILLAGE OF JACKSON CLERK

Please fill out and return if applicable:

Due to the disposition checked below, a dog license is not required by listed owner, for the dog described below, because: () Deceased () Sold or Given to:

Name-Owner/Keeper
of Dog _____ Phone _____
Last First

Address _____

Name of Dog _____ Color _____ Breed _____

SIGNATURE: _____

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

www.villageofjacksonwi.gov

JACKSON PET HOSPITAL, LTD.

3370 Jackson Drive
Jackson WI
(262) 677-3112
08/16/2023

Client : Lori Duckert
3247 Sherman Parc Circle
Jackson, WI 53037

Phone : (262) 844-1709

Patient : Moose
Species : Canine
Sex : MN
DOB : 01/22/2019

Acct No. : 6581 C
Breed : Labrador Mix
Color : Black
Microchip: 982126055143366

RABIES VACCINATION INFORMATION

Rabies : Rabvac3
Date Vaccinated: 03/08/2023
Serial Number : E059323A
Vaccine Type : KILLED
Duration : 3 Year
Tag Number : 194-23
Expires : 03/07/2026
Producer : Elanco

I hereby certify that I have vaccinated this animal in accordance with the company's recommendation for the vaccine used on the above date.


Amy Spaeth DVM

For your pet's safety, and for the safety of those around you, be sure to keep your pet current on their rabies vaccination.

JACKSON PET HOSPITAL, LTD.

3370 Jackson Drive
Jackson WI
(262) 677-3112
08/16/2023

Client : Emily Duckert
3247 Sherman Parc Circle
Jackson, WI 53037

Phone : (262) 844-8603

Patient : Sawyer
Species : Canine
Sex : MN
DOB : 01/11/2020

Acct No. : 7354 C
Breed : Labrador Mix
Color : Yellow
Microchip:

RABIES VACCINATION INFORMATION

Rabies : Rabvac3
Date Vaccinated : 06/03/2021
Serial Number : D219620A
Vaccine Type : KILLED
Duration : 3 Year
Tag Number : 388-21
Expires : 06/02/2024
Producer : Elanco

I hereby certify that I have vaccinated this animal in accordance with the company's recommendation for the vaccine used on the above date.


Amy Spaeth DVM

For your pet's safety, and for the safety of those around you, be sure to keep your pet current on their rabies vaccination.

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 275019**Date:** 8/16/2023**Check****RECEIVED
FROM** DUCKERT, LORI

\$215.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	175.00
	3 DOG CONDITIONAL USE PERMIT APPLICATION	
	DOG LICENSE	20.00
	DOG LICENSE - MOOSE - #7740	
	DOG LICENSE	20.00
	DOG LIC ADDIE #7739	
TOTAL RECEIVED		215.00

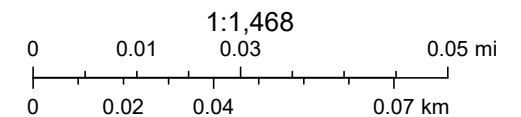
Receipt Memo: CK#7291 3 DOG CONDITIONAL USE & DOG LICS

3247 Sherman Parc Circle



9/11/2023, 2:47:16 PM

- | | | | |
|---|-------------------------|---|--|
| Override 1 | Certified Survey Number | PLSS Section | Assessor Plat; Cemetery Plat; Subdivision |
| Current Parcel | Subdivision Name | PLSS Quarter | Right-of-Way |
| • Address Point | Leader Lines | Lot | Municipality |
| Lot Number | Parcel Taxkey & Acreage | Certified Survey Map | — Local Road |





STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: September 21, 2023
Agenda Item: # 5
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Conditional Use Request - Auto Dealership Expansion - N168W20069 Main Street - Auto Thirst, LLC - Anthony Jones

Background and Analysis:

Anthony Jones is requesting approval to expand the indoor vehicle storage area to include the warehouse area located on the main level, at the rear of the building addressed as N168W20069 Main Street. The building currently houses a variety of businesses, largely consisting of mercantile/retail uses, a dog training business, and a U-Haul rental business. The building contains 10,000 square feet on the main level with an additional 2,720 square feet on the lower level. The building is a non-sprinklered building.

Abutting properties include Coffeetown to the west and vacant, Village-owned property to the east. Directly abutting properties to the south include a residence and an undeveloped lot.

Mr. Jones currently occupies a small office on the main level, in addition to approximately two-thirds of the lower garage space, which is approved exclusively for the storage of vehicles. The upper warehouse area (31'-10.5" x 80.0') would add an additional 2,633 square feet of vehicular storage, of which Mr. Jones has been using without use approval or occupancy approval for the past several months.

Approval of the lower garage area was approved under the following conditions:

1. Vehicle sales may not occur on Sundays, in accordance with State law.
2. Vehicle repair of any kind is prohibited anywhere onsite.
3. Vehicles shall be stored inside the building at all times, except when actively being shown to a potential customer.
4. A mechanical ventilation system shall be installed in the warehouse area, in accordance with applicable code requirements.
5. Any proposed signage shall be submitted for Village review and permitting.

The building owner indicated his concerns regarding Condition #3, believing that it would prohibit overnight parking of vehicles by other tenants and requested that it be clarified to pertain to Auto Thirst, LLC only. The Village Board agreed to clarify this matter to only apply to Auto Thirst, LLC.

Building Code Impacts:

The proposed use is classified as Group S-2 low-hazard storage, under the International Building Code (IBC). IBC Section 406.4.6 requires separation of parking garages from mixed occupancies, in accordance with Section 508.1, which requires a two-hour firewall between the parking garage and adjacent tenants. This would also require the installation of fire-rated doors within the rated wall assembly.



Additionally, IBC Section 406.6.2 requires a mechanical ventilation system to be installed in accordance with the International Mechanical Code (IMC). IMC Section 404 requires either an intermittent or static ventilation system. If an intermittent system is chosen, the installation of carbon monoxide detection, along with nitrogen dioxide detection shall be installed and shall operate the system automatically. IMC Section 404.2 also stipulates a minimum ventilation rate of 0.75 cfm per square foot of floor area.

Comprehensive Plan & Zoning Impacts:

The subject property is listed as General Commercial under the Village Comprehensive Plan. The property is zoned Planned Unit Development. The proposed use is consistent with both.

Site Plan:

See attached aerial map and building floor plan.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision, following a Public Hearing.

Signage:

None.

Additional Staff Comments:

Fire Department

This has been an ongoing issue. The owner has to bring the storage area up to code. This has not happened, and until this is done, no vehicle storage or use should be permitted, nor should they have the fire load storage that is in the building. This is unsafe for the other occupants. Fire can easily spread from one business to the other without any fire-rated wall. The owner is aware of the issue and the Building Inspector has tried to work with the owner.

Police Department

The Police Department is in agreement with the staff memo authored by Inspector Johnson.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Class II Legal Notice

Potential Action:

Motion to recommend the Village Board approve/deny the Conditional Use Request allowing for the expansion of vehicle storage for Auto Thirst, LLC to include the rear, main level garage/warehouse area at N168W20069 Main Street. If approved, it shall be subject to the following conditions:

1. Vehicle repair work of any kind is prohibited anywhere onsite.
2. Vehicles shall be stored inside the building at all times, except when actively being shown to a potential customer.
3. A 2-hour firewall shall be constructed to separate the parking garage area from the adjacent tenant spaces, in accordance with applicable code requirements.
4. A mechanical ventilation system shall be installed in the garage/warehouse area, in accordance with applicable code requirements.
5. Occupancy shall not occur until all building code requirements have been satisfied and approved.



Taking the lead in Washington County.

6. Upon receipt of written complaint and review by the Plan Commission, this Conditional Use Approval may be subject to additional regulation and/or potential revocation by the Village.

Attachments:

1. Auto Thirst - PC Application
2. Building Floor Plan - rotated
3. Location Map

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: N168 W20069 MAIN ST 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): ANTHONY JONES

Mailing Address: N78 W17699 Willow Pond DRIVE State WI Zip 53051

Office: (____) _____ Cell: (414) 737-3696 Fax: (____) _____

Email: autothirstllc@gmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: AUTO THIRST LLC

D/B/A: AUTO THIRST FEIN #: 862-830210

Mailing Address: N168 W20069 MAIN ST State WI Zip 53037

Office: (262) 423-3777 Cell: (____) _____ Fax: (____) _____

Email: autothirstllc@gmail.com

Website: Autothirst.com

PROPERTY OWNER INFORMATION

Name(s): MARK FLITSCH

Address: 4059 Mary Ln Cedarburg State WI Zip 53012

Office: (____) _____ Cell: (____) _____ Fax: (262) 573-1198

Email: NIKEBS11@gmail.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: UPPERWAREHOUSE
WE'RE LOOKING TO REPAIR OUR BUSINESS.

Provide a brief overview of proposed use(s) of entire property and/or lease space: USED CAR TRADE
SALES.

Hours of Operation: 9^{AM}-6^{PM} Monday-Friday, 10^{AM}-4^{PM} Saturday, Closed Sunday

Provide a brief overview of proposed daily on-site operations: APPOINTMENT BASED CAR
SALES. MEETING WITH CLIENTS TO SHOW THEM THE VEHICLE
THEY'VE WANTED.

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.: CARS WILL BE STARTED
HERE AND THERE TO SHOW THEM, BUT MOST OF THE TIME
THEY'LL BE SITTING.

Describe all businesses, properties and other entities located adjacent to the proposed use: COFFEE
AND DENTIST ARE NEAR. WED LOVE TO DO A CARS AND COFFEE IN
THE MORNING ONE DAY.

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

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): ALL SYSTEMS ARE IN PLACE AND HAVE PASSED INSPECTION AS OF
2022.

Describe the projected traffic circulation and impacts: NONE

List all setbacks from rights-of-way and property lines and height limitations: N/A

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: WISCONSIN
DEALER SALES LICENSE (ALREADY ACHIEVED)

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: WE WILL ADD A SIGN TO THE
BUILDING. 4X20 WILL DO THAT LATER. ITS BEEN APPROVED, WE
JUST HAVEN'T PUT IT UP DUE TO WANTING TO MAKE IT MORE SECURE.

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

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
Parking will be indoors only

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

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
~~NO~~ I don't have this BTO AS I Am Renting.

Projected Sewer/Wastewater Usage: N/A gal/year

Projected Water Usage: N/A gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): ANTHONY JONES

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 08/25/23

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

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

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
Phone: (262) 677-9696 x810
Email: collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____



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

Utilities/fees Payment Confirmation (Ref #: 39761370)

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

Date: 09/12/2023 10:33 EDT

TRANSACTION INFORMATION

Name: Anthony J Jones

Transaction Reference #: 39761370

Utility Account #:

Transaction Date/Time: 09/12/2023 10:33 EDT

Building Permit #:

Parking Ticket #:

**Police Dept
Program:**

**Fire Department
Program:**

General: Plan Commission Application Fee

BILLING INFORMATION

Name: Anthony J Jones

Address: N78 W17699 Willow Pond Drive

City, State Zip: Menomonee Falls, WI 53051

Phone #: (414)737-3696

Card #: xxxx-xxxx-xxxx-2069

PAYMENT INFORMATION

Approval #: 043310

Payment Amount: \$175.00

Service Fee: \$5.16

Total Amount: \$180.16

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

To whom it may concern,

I am Anthony Jones with Auto Thirst LLC. Due to the smaller space we have on the lower level of our business, we're looking to expand to the upper warehouse so we can keep the cars indoors in Wisconsin.

We want to keep our cars up to par for the customers as we sell muscle, sports and many more types of vehicles. We chose this location because, we like the area and the people and that there's really nothing around like this business. We want to make the warehouse look good and have our place open for kids and families to stop by and even if they just want to take a peak, that is fine. It is tough to make that happen with just the lower warehouse due to it being so small. We will still keep it quiet like it has been and keep the land clean and neat as well.

We'd love to keep adding to the value of this area in every way possible. We did a nice car show last year and the people are asking when's the next one, because the families loved it so much and that we didn't charge a fee to get in. I feel that this is just the beginning of bringing people together in the Jackson community from our love for cars.

Thank you,

Anthony J. Jones

Auto Thirst LLC

N168W20069 Main Street

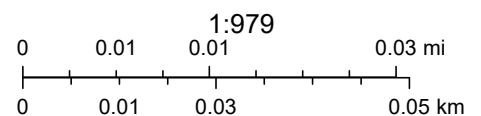
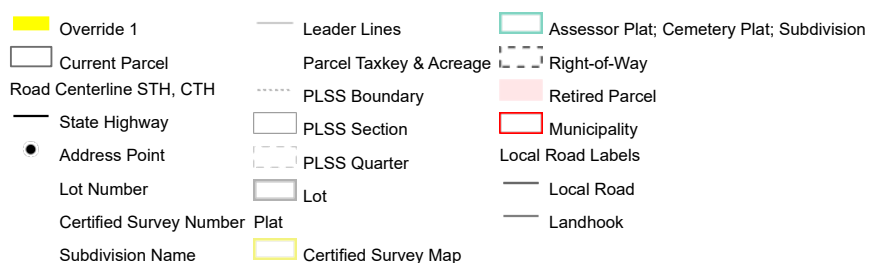
Jackson, WI 53037

262-423-3777

N168 W20069 Main Street



9/11/2023, 4:24:11 PM



MINUTES

VILLAGE BOARD MEETING

Tuesday, September 12, 2023 at 7:30 PM

Jackson Municipal Complex

Village Board Room

N168W19851 Main Street

Jackson, WI 53037

1. Call to Order and Roll Call

Call to order at 7:30 PM by Pres. Heckendorf.

Present: Pres. Heckendorf, Tr. Olson, Tr. Wells, Tr. Kruepke, Tr. Matter, Tr. Engelhardt, and Tr. Emmrich.

Members Absent/Excused: None

Staff Present: Administrator Keller, Treasurer Smith, Police Chief Vossekuil, Fire Chief Swaney, Building Inspector Johnson, Parks & Recreation Director Valentino, Public Works Director Kober, and Clerk Gonstead

2. Pledge of Allegiance

3. Administration of Oath of Office - Nolan Diermeier (Firefighter/EMT)

Clerk Gonstead swears in Firefighter/EMT Nolan Diermeier.

4. Public Hearings

No citizens were present to comment on the noticed Public Hearings.

- Proposed Amendment of Comprehensive Plan, Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050"

No comments.

- Conditional Use Permit - Request to Exceed the Maximum Number of Dogs Per Residence - N170W20225 Hunters Road - Krystal Colburn

No comments.

- Conditional Use Permit for Operation of a U-Haul Dealership at N168W20069 Main Street

No comments.

- Ordinance #23-12 - Rezoning Parcel V3_019700V-Jackson Townhomes

No comments.

- Resolution #23-21: Final Resolution Authorizing the Levy of Special Assessment Against Benefited Property Associated with 2023 Utility Street Improvement Project Containing Sherman Road Sewer Extension & Highland Road Improvement

Steven and Sandy Schultz of N172W19530 Highland Road had emailed comment to Pres. Heckendorf and Administrator Keller for consideration at today's public hearing. Copies had been provided to all trustees at the meeting. A summation of the Schultz's email was provided to those in attendance.

5. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on any item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)

None

6. Consent Agenda (Prior to voting on the Consent Agenda, items may be removed at the request of any Trustee and be placed on the agenda following this item.)

Motion to approve the Consent Agenda made by Tr. Wells, second by Tr. Olson. Discussion: None.

Vote: 7 ayes - 0 nays, motion carries.

- Approval of the Minutes of the August 8, 2023 Village Board Meeting
- Approval of Lucida, Audit Engagement Letter, for the Fiscal Years Ending December 31, 2023, 2024, and 2025
- Resolution #23-21: Final Resolution Authorizing the Levy of Special Assessments Against Benefited Property Associated with 2023 Utility Street Improvement Project Containing Sherman Road Sewer Extension & Highland Road Improvement
- Resolution #23-22: Declaration of Official Intent to Reimburse Expenditures for Clean Water Fund Program (CWFP) Project

- Resolution #23-23: Resolution Appointing Authorized Representative to File Applications for Financial Assistance from the State of Wisconsin Environmental Improvement Fund

7. Ordinance #23-13: Amending the 2050 Comprehensive Plan

Motion to approve Ordinance #23-13 made by Tr. Wells, second by Pres. Heckendorf.

Vote: 7 ayes - 0 nays, motion carries.

Motion to suspend the rules for a second reading of Ordinance #23-13 made by Pres. Heckendorf, second by Tr. Emmrich.

Roll vote taken:

Pres. Heckendorf - Aye

Tr. Emmrich - Aye

Tr. Engelhardt - Aye

Tr. Matter - Aye

Tr. Kruepke - Aye

Tr. Wells - Aye

Tr. Olson - Aye

Vote: 7 ayes - 0 nays, motion carries.

Motion to approve the second reading of Ordinance #23-13 by Tr. Emmrich, second by Tr. Wells.

Vote: 7 ayes - 0 nays, motion carries.

8. Budget & Finance Committee

- Pay Request #2 - Oaks of Jackson Subdivision - DF Tomasini Contractors Inc.

Motion to approve Pay Request #2 - Oaks of Jackson Subdivision to DF Tomasini Contractors Inc, in the amount of \$504,821.98 by Tr. Wells, second by Tr. Engelhardt.

Vote: 7 ayes - 0 nays, motion carries.

- Pay Request #3 - Oaks of Jackson - Subdivision - DF Tomasini Contractors Inc.

Motion to approve Pay Request #3 - Oaks of Jackson Subdivision to DF Tomasini Contractors Inc, in the amount of \$503,394.00 by Tr. Wells, second by Tr. Engelhardt.

Vote: 7 ayes - 0 nays, motion carries.

- Pay Request #2 - 2023 Utility Street Improvement Project - Vinton Construction

Motion to approve Pay Request #2 - 2023 Utility Street Improvement Project to Viton Construction, in the amount of \$847,234.20 by Tr. Wells, second by Tr. Engelhardt.

Vote: 7 ayes - 0 nays, motion carries.

- Pay Request #6 - STH 60 Utility Upgrade Project - Advance Construction

Motion to approve Pay Request #6 - STH 60 Utility Upgrade to Advance Construction, in the amount of \$39,921.45 by Tr. Wells, second by Tr. Engelhardt.

Vote: 7 ayes - 0 nays, motion carries.

9. Plan Commission

- Conditional Use Permit - Request to Exceed the Maximum Number of Dogs Per Residence - N170W20225 Hunters Road - Crystal Colburn

Motion to approve Conditional Use Permit -request to exceed the maximum number of dogs per residence at N170W20225 Hunters Road for Crystal Colburn, subject to the following conditions:

1. No additional animals may be kept upon the property.
2. The dogs shall be vaccinated and licensed annually with the Village.
3. The Conditional Use Permit shall expire at any such time any one of the current dogs passes away or no longer resides at the property.

Motion made by Tr. Wells, second by Tr. Emmrich.

Vote: 7 ayes - 0 nays, motion carries.

- Conditional Use Permit for Operation of a U-Haul Dealership at N168W20069 Main Street

Motion to approve the Conditional Use Permit for the Operation of a U-Haul Dealership at N168W20069 Main Street, pursuant to the below listed conditions:

1. All major service/repair work to vehicles, trailers, and other equipment is to be performed off-site. This also includes installation of trailer hitches, vehicle wiring, and similar services associated with a U-Haul dealership. Applicant may apply for additional use approval for such services, should they want to offer them in the future.
2. Vehicles, trailers, and other equipment are to be stored in a neat and orderly fashion upon gravel or paved surfaces only. Parking to storage on grass/lawn is strictly prohibited. Parking areas for vehicles and equipment shall be striped.
3. A maximum of eight (8) motor units only are permitted to be parked in the designated area along the east side of the parking lot. Overflow parking shall be permitted at the

rear of the building on gravel or paved surfaces only until such a time they are rented or can be relocated to other dealerships. At no time shall there be more than eight (8) vehicles stored onsite.

4. Retail items such as hand trucks, cardboard boxes, and other moving supplies/equipment shall be kept indoors.
5. Maintain emergency vehicle access to the rear of the property at all times.
6. All signage shall be submitted for review and approval in accordance with the Village Sign Code.
7. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Approval may be subject to additional regulation and/or potential revocation by the Village.

Motion by Tr. Olson, second by Tr. Emmrich.

Vote: 6 ayes - 0 nays - 1 abstain (Tr. Engelhardt), motion carries.

- Ordinance #23-12 - Rezoning Parcel V3_019700V - Jackson Townhomes

Motion to approve Ordinance #23-12 made by Pres. Heckendorf, second by Tr. Kruepke.

Vote: 7 ayes - 0 nays, motion carries.

Motion to suspend the rules for a second reading of Ordinance #23-12 made by Pres. Heckendorf, second by Tr. Emmrich.

Roll vote taken:

Pres. Heckendorf - Aye
Tr. Emmrich - Aye
Tr. Engelhardt - Aye
Tr. Matter - Aye
Tr. Kruepke - Aye
Tr. Wells - Aye
Tr. Olson - Aye

7 ayes - 0 nays, motion carries.

Motion to approve the second reading of Ordinance #23-12 by Tr. Wells, second by Tr. Kruepke.

Vote: 7 ayes - 0 nays, motion carries.

- Zoning Code Audit - Discussion Only

Building Inspector Johnson explains the intent of the review of the Village zoning ordinances to make them easier to navigate by public and staff, as well as limit some conditional uses that are coming to elected body. Anticipated timeline and subsequent steps provided to the Board. Tr. Engelhardt inquires on the costs involved with this process. Administrator Keller provides general cost to date and explains there is a wide range of potential cost involved with the process of undertaking changing the Code.

No action taken - discussion only.

10. Board of Public Works

- Impact Fee Study - Trilogy Consulting LLC

Motion to instruct staff to prepare a draft ordinance and notice a public hearing for the October Village Board meeting. Motion made by Pres. Heckendorf, second by Tr. Wells.

Vote: 7 ayes - 0 nays, motion carries.

11. Personnel Committee

- K9 Unit Memorandum of Understanding with the Jackson Professional Police Association, WPPA LEER

Motion to approve the K9 Memorandum of Understanding with the Jackson Professional Police Association, WPPA LEER, made by Tr. Emmrich, second by Tr. Olson.

Vote: 7 ayes - 0 nays, motion carries.

12. West Bend School District Report

Tr. Wells reports that September 25th will be the annual meeting and budget hearing. It is anticipated the mill rate should be decreasing again.

13. Washington County Board Report

County Supervisor Schwab had provided a written report.

14. Greater Jackson Business Alliance Report

Tr. Matter reports the meeting will be held the week of September 18th where Chiefs Vossekuil and Swaney speaking at the engagement. Tr. Matter further explained the profits from Action in Jackson is assisting the Alliance to fund various projects near the pickball courts.

15. Mid-Moraine Municipal Association Report

Tr. Olson reports the fall session will be held the following day, September 13th.

16. Closed Session 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 and 19.85(1)(e) "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session."

The closed session is for the following purposes:

- a) K9 Unit Memorandum of Understanding with the Jackson Professional Police Association, WPPA LEER; and

- b) To discuss the Village strategic approach related to the sale and development of properties publically owned in TID 7; and
- c) 2023 Village Administrator performance review.

Pres. Heckendorf makes a motion to go into closed session, pursuant to Wis. Stats. §19.85(1)(c) and §19.85(1)(e) for the listed purposes "b" and "c". Second made by Tr. Emmrich.

Roll vote:

Pres. Heckendorf - Aye

Tr. Emmrich - Aye

Tr. Engelhardt - Aye

Tr. Matter - Aye

Tr. Kruepke - Aye

Tr. Wells - Aye

Tr. Olson - Aye

Vote: 7 ayes - 0 nays, motion carries. The Village Board proceeded into closed session at 7:54PM.

Those present in the closed session were the entirety of the Village Board and Administrator Keller.

17. Reconvene into Open Session with Possible Action Related to the Subject(s) of the Preceding Closed Session

Motion to reconvene into open session made by Pres. Heckendorf, second by Tr. Wells.

Vote: 7 ayes - 0 nays, motion carries.

Reconvene into open session at 8:55PM. No further action taken.

18. Adjourn

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

Vote: 7 ayes - 0 nays, motion carries.

Meeting adjourned at 8:55PM.

Respectfully Submitted,
Anastasia Gonstead - Village Clerk



Taking the lead in Washington County.

MEMO

TO: Village Board

FROM: Anastasia Gonstead, Village Clerk

RE: Approval of Memorandum of Understanding for Badger Book Usage

MEETING DATE: October 10, 2023

Background and Analysis: The Wisconsin Elections Commission (WEC), Badger Book division, has provided a directive that, in order to utilize Badger Books for the upcoming election cycle, a Memorandum of Understanding (MOU) must be executed between each municipality and WEC. Badger Books are electronic pollbooks, which the Village of Jackson currently utilizes. Badger Books allow us to increase efficiency when checking-in voters, decreases operating costs, and improves data accuracy. The MOU outlines the terms and conditions of the program, including the roles and responsibilities of each party. WEC has provided a deadline of December 1, 2023 for submission of the executed MOU in order to use Badger Books in 2024. At this time, WEC is anticipating this will only be required to be done once.

Notice Requirements: None.

Potential Action: Approval of the execution of the Memorandum of Understanding between the Village of Jackson and Wisconsin Elections Commission for the use of Badger Books.

Attachments: WEC Memorandum of Understanding



Memorandum of Understanding

By and Between

Village ☐ Jackson, Washington County
(Badger Book User, Name of Municipality, County)

And

Wisconsin Elections Commission

This Memorandum of Understanding (hereinafter referred to as the "MOU") is effective as of the last date of signature affixed hereto, and is entered into by and between the Badger Book User Village ☐ of Village of Jackson in Washington County, Wisconsin, Administrator/Chair President Brian Heckendorf ("Municipal User"), Address N168W19851 Main Street, Jackson, WI 53037, and the Wisconsin Elections Commission ("Commission"), 201 West Washington Avenue, Madison, WI 53703 for the purpose of detailing the parties' obligations pertaining to the Badger Books electronic poll book and associated software.

Whereas, the Wisconsin Elections Commission authorized the development of an electronic poll book system in 2017 to be used in polling places in the state on election day. The "Badger Book" is electronic poll book software that is specific to Wisconsin elections practices and statutes. The Badger Book is the only electronic poll book software created with, and given the necessary permissions to have, direct integration to WisVote, the statewide election management and voter registration system.

Whereas, the Badger Book will only be supported and allowable on a limited set of hardware selected by the Commission, which is defined as Approved Hardware herein.

Whereas, Municipal User seeks to participate in the Badger Book program and utilize the electronic poll book software created by the Commission.

Therefore, the parties hereby resolve and agree they will mutually comply with the following terms of this MOU.

I. **Scope**

- A. **Badger Book Software:** The Badger Book is primarily used by Municipal Users to check in voters, process absentee ballots, and register voters on election day. The Badger Book, and associated operating system, drivers, and other components, is used to maintain the voter number and count independent of poll worker input. Each process was chosen and designed based on feedback provided by clerks and poll workers from across the state, and the Commission welcomes continued feedback from the Municipal User. After election day, a data file generated from the Badger Book is used to upload election participation and Election Day Registration information into the Commission's WisVote system. Regardless, each party to this MOU retains the independent custodial and recordkeeping responsibilities required under Wis. Stat. Chapter 19, and other provisions of law. The software utilized to operate the Badger Book will only be that approved by the Commission for use, as conveyed to the Municipal user ("Approved Software"). The sunseting, movement to an updated version, or prohibition of use, of current Approved Software will be ordered within the sole discretion of the Commission.
- B. **Badger Book Hardware:** One Badger Book station includes the main terminal computer with a touch screen for electronic signature capture, a wireless mouse, a wireless keyboard, a barcode scanner, a case of thermal printer paper, and a printer that can either be integrated into the terminal base column or as a stand-alone printer. Additionally, a router and a specific USB flash drive (a/k/a memory stick) must be purchased by Municipal User for each polling place. The router facilitates secure communication locally between the Badger Book machines. The USB drive is used to transfer data from an internet-connected computer to the Badger Book server machine, and this is the only method that may be employed by Municipal User to transfer this critical information.
 - i. The Badger Book is currently supported on the HP ElitePOS 141 Point of Sale retail terminal, and this is the only Commission-approved hardware for use with Badger Book software.
 - ii. Additional hardware may be approved by the Commission at a future date. This MOU will not be nullified or otherwise invalidated by a Municipal User's purchase or use of new Badger Book hardware configurations approved by an affirmative vote of the Commission or otherwise authorized by Commission staff through formal, written notification to Municipal Users or public postings directed to elections officials ("Approved Hardware").
 - iii. The sunseting, or prohibition of use, of current Approved Hardware will be ordered within the sole discretion of the Commission. The Commission will use best efforts to plan, notify, and otherwise give advance notice to Municipal Users that a sunseting of currently Approved Hardware is upcoming, so that Municipal Users will have time to prepare and budget for any required changes. The sunseting or de-authorization of use for an Approved Hardware component/package will include, at a minimum, a loss of support for that hardware by the Commission or a future authorized support provider. The Commission may designate, in its exclusive discretion, a deadline at which the continued use of certain

hardware may result in a loss of license to use the Badger Book software (*e.g.*, hardware poses a significant security risk, a sunseting timeline has passed, etc.).

- iv. Use of hardware with the Badger Book software, other than Approved Hardware, is prohibited. Use of unapproved hardware with the Badger Book may result in the Commission immediately or subsequently revoking Municipal User's license to the software. The Badger Book hardware should not be used with any non-Commission authorized software, applications, internet connected activities, or purposes not associated with the administration of elections.

II. **Badger Book Software License**

- A. Badger Book is an on-premise software solution, which may be downloaded onto the Approved Hardware with the permission of the Commission staff, only after agreement to the terms provided within this MOU. Existing Municipal Users may be asked to retroactively agree to the terms of this MOU, and continued use is contingent upon such execution of these required terms.
- B. The Commission grants to Municipal User, solely for the uses authorized herein, a nontransferable, nonexclusive, terminable, limited license to the Badger Book software. Municipal User shall prevent unauthorized access to the Badger Book software and municipal hardware. The Commission requires installation of antivirus and antispyware software on the Approved Hardware and other internet-connected hardware used for uploading the extracted data into WisVote.
- C. The Badger Book software is licensed not sold to Municipal User. The Commission retains all rights, title, interest, and ownership over the software, as well as audit access to the Badger Book and licensed software therein.

III. **Badger Book License Use Provisions**

- A. Municipal User shall not, and shall not permit any third-party to: i) reverse engineer, decompile, or disassemble the Badger Book software; ii) attempt in any other manner to obtain the source code; iii) create derivative works of, or make modifications to the Badger Book software; iv) grant use of the Badger Book to any user not approved by the Commission as detailed herein; v) otherwise grant unauthorized access or visibility to ancillary systems such as WisVote and its protected data and information; vi) use the Approved Hardware or Badger Book software shall only be in accordance with the intended purpose and no other systems or solutions shall be placed on or utilized on the hardware.
- B. While some Approved Hardware may be enabled to have router connectivity, Municipal User shall only use that connectivity to allow the Approved Hardware (*i.e.*, Badger Books) to connect securely to each other within the polling place.
At no time should Approved Hardware ever be connected to the internet or any other network outside the polling place. Municipal User may wish to disable or otherwise block such functionality as it pertains to internet or outside connectivity. Unauthorized connection of the Municipal User's Approved Hardware may result in loss of the user's license, or removal from the Badger Book program by the Commission.

IV. **Software and Approved Hardware Delivery/Implementation/Use**

- A. Municipal User will purchase Approved Hardware through the Commission-authorized vendors. The vendor has been granted authority to download the

Badger Book software onto the purchased units. Municipal User is responsible for attending baseline, introductory training prior to the first election cycle for which the Approved Hardware will be used.

V. Allowance of Use and Program Requirements

- A. The Badger Book software license is provided to Municipal User free of charge. The only requirement for implementation and continued use is Municipal User compliance with the terms of this MOU. The joint obligations of the parties to this MOU include:
- B. Commission Requirements
 - i. Provide continued and free access to the Badger Book software.
 - ii. Provide reasonable, free software support, maintenance, and troubleshooting. This will include upgraded support and response times within one week of an election, and in the two days following an election, contingent upon Municipal User's continued compliance with the Commission's software update schedule.
 - iii. Provide reasonable hardware troubleshooting support.
 - iv. Continue to seek third-party software/hardware support for Municipal Users, that can be purchased by the user off of a competitively-procured state contract.
 - v. Provide baseline, train-the-trainer user training on the Badger Book, at no expense, to the authorized staff of the Municipal User. This may be initially conducted by Commission staff, or another trainer authorized by the Commission.
- C. Municipal User Requirements
 - i. Municipal Clerk and Deputy Clerk must remain certified and maintain required training hours every two years. Wis. Stat. § 7.15(1m) and Wis. Admin. Code EL 12.03(2).
 - ii. Authorized staff of the Municipal User, including but not limited to Municipal Clerk and/or designee, agree to attend introductory training provided by Commission staff or another trainer authorized by the Commission and provide such training to municipal election inspectors.
 - iii. An accurate user count of authorized municipal Badger Book users must be maintained, and that list shall be provided to the Commission upon request.
 - iv. Notification shall be given to the Commission each time new or additional Approved Hardware is purchased.
 - v. Municipal User must implement each required software update on all Badger Books in their possession, as required by the Commission, and on the schedule provided by the Commission. Non-compliance may result in revocation of the software license or removal from the program.
 - vi. All support requests to the Commission must be routed only through the Commission Helpdesk at Email: elections@wisconsin.gov or Phone: (608) 261-2028.
 - vii. The Badger Book shall be used, and elections must be conducted, in accordance with Wisconsin Statutes Chapters 5-10 and 12, as well as other applicable statutes, laws, and requirements placed on local

elections officials and Municipal Users. Paper pollbook copies should be prepared and maintained as a backup to the Badger Book.

- viii. If Municipal User is not a WisVote user ("Relier") and is part of an agreement with another jurisdiction to provide WisVote election system services, the provider ("WisVote Provider") must be a cosigner on this agreement. WisVote Providers are generally employees of the county in which the Relier is situated, but in some instances may be employees of another municipality.
- ix. Municipal User shall immediately report all suspected and actual Badger Book/software security breaches, improper system access, and noncompliance with this MOU to the Commission.

VI. Terms and Conditions of Badger Book Software License/Use

- A. Term: The term of this MOU, and the associated software license, are perpetual. Use and licensing of the software may be revoked by the Commission at any time for non-compliance with the terms of this MOU by the Municipal User. Revocation of a Municipal User's software license for reasons other than noncompliance requires ninety (90) days advance notice by the Commission. Municipal Users may withdraw from the Badger Book program at any time, but the Commission requests as much advance notice of potential or actual termination of program participation as possible. The Commission retains the right to require any reasonable withdrawal or return requirements associated with program participation and software usage.
- B. Representations: Each party to this MOU has and will provide accurate, current, and complete information. The signatories of this agreement are duly authorized to bind the parties to the terms stated herein. The Commission will use best efforts to create software updates to address functionality and security, and the Municipal User must implement such updates. Neither party will use or develop the software to infringe upon the intellectual property rights of third parties.
- C. Warranties: The Commission warrants that the Badger Book software will reasonably perform in accordance with program requirements and the purposes stated herein. Municipal User will only use the Badger Book software as authorized herein or as appropriate under the law. The Commission makes no warranty as to the performance or replacement of the Approved Hardware. Municipal User's sole recourse for hardware non-performance will be the manufacturer's warranty and similar guarantees. ALL OTHER WARRANTIES NOT DETAILED IN THIS MOU ARE DISCLAIMED AND NEITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR INCIDENTAL, CONSEQUENTIAL, INDIRECT, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES, OR ANY OTHER SIMILAR DAMAGES UNDER ANY THEORY OF LIABILITY, EVEN IF THE PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.
- D. Indemnification: The parties to this MOU will indemnify each other to the extent allowable under Wisconsin law.
- E. Confidentiality: The Badger Book software, Approved Hardware, associated documentation, WisVote system, login credentials, and data within those systems are confidential under state and federal law, and to the extent they are not, are required to be kept confidential under the terms of this MOU. Municipal User shall maintain the confidentiality of each and all of those items to the greatest

extent allowable by law. Industry best practices shall be employed when creating and maintaining passwords (*e.g.*, unique/lengthy/complicated passwords, updating of passwords, etc.). Furthermore, both parties shall maintain the confidentiality of any other information or data which the other party designates or which a party knows or has reason to believe is proprietary or protected, in at least the same manner as the party maintains the confidentiality of its own information ("Confidential Information"). Each party may use Confidential Information only as permitted hereunder. Neither party shall disclose or provide any Confidential Information to any third-party and shall take necessary measures to prevent any unauthorized disclosure by its employees, agents, contractors, or consultants including by completing appropriate individual nondisclosure agreements.

- F. Amendment: Any term changes, amendments, or addenda to this MOU must be in writing, executed by both parties. Changes to the program, Badger Book software, or Approved Hardware may require an addendum, new MOU, or the formal attachment of items such as a technical specifications or security-based document.

IN WITNESS WHEREOF, the parties have executed this MOU on the date shown below.
The signatories hereto personally represent that this MOU is executed pursuant to legal authorization by the organizations on behalf of which they are signing.

BADGER BOOK USER

WISCONSIN ELECTIONS COMMISSION

Signed _____ Date _____

Brian Heckendorf, Village President

Printed name

Village of Jackson

Municipality Name

WisVote Relier ☐

If yes, WisVote Provider must sign below:

WISVOTE PROVIDER

Signed _____ Date _____

Printed name

WisVote Provider Name (County)

Signed _____ Date _____

Printed Name

Washington

County Name

Liquor Licenses	Establishment	Agent Name	Police Chief Recommendation
Class "A" and "Class A"	Jackson BP (Jackson Ellahi LLC)	Mandeep Dran	Approval

Change of Agent	Establishment	Police Chief Recommendation
Mandeep Dran	Village Mart (J&M LTD)	Approval



Building a Better World
for All of Us®

September 20, 2023

RE: Village of Jackson
The Oaks of Jackson
Application for Payment No. 4
SEH No. JACKV 170026 73.00

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

Dear Brian:

In accordance with Article 15 of the General Conditions of the contract for The Oaks of Jackson Project, we submit our Pay Application No. 4 pay recommendation for processing by the Village.

Per the enclosed spreadsheet, D.F. Tomasini Contractors, Inc. has earned \$12,243.50 through the fourth work period ending September 13, 2023. All quantities through this work period have been agreed upon. Work performed during this period included:

- Compensation for remobilization to install additional water services, sewer lateral, and sump lines at the added 5th building of Lot 41.
- Installation of drain tile near Lot 10.
- Installation of storm riser pipe at Outlot 8.
- Asphalt credit for contractor requested binder mix design.

We recommend that the Village make a payment to D.F. Tomasini Contractors, Inc. for the work as described above. The Village should not retain any additional contractor earnings, totaling \$48,885.49 (5% of the first 50% of work completed). Accordingly, we recommend the Village make a payment in the amount of \$12,243.50.

Following your review of the above, please advise if there are any questions.

Sincerely,

Robert W. Malzahn, P.E.
Project Engineer

Enclosure: Pay Application No. 4
DFT Application for Payment No. 4

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351
SEH is 100% employee-owned | sehinc.com | 262.646.6855 | 888.908.8166 fax

Application for Payment No. 4
September 20, 2023
Page 2

c: Mike Court, SEH
Jake Baneck, D.F. Tomasini Contractors, Inc.



Application for Payment No. 4

Contractor DF Tomasini Inc.
N70W25176 Indian Grass Lane
Sussex, WI 53089

Contract For The Oaks of Jackson

Owner Village of Jackson

Project No. JACKV 170026

Contract Date April 18, 2023

Contract Amount \$1,955,419.53

For Period Ending September 13, 2023

Item No.	Item	Unit	Unit Price	CONTRACT		THIS PAYMENT		WORK TO DATE		BALANCE TO	PERCENT
				Quantity	Amount	Quantity	Amount	Quantity	Amount	FINISH	COMPLETE
SECTION 100 EROSION CONTROL AND SITE GRADING ITEMS											
100-01	Mobilization	LS	\$ 30,350.00	1.00	\$ 30,350.00	0.00	\$ -	1.00	\$ 30,350.00	\$ -	100.00%
100-02	Clearing and Grubbing	AC	\$ 13,755.00	3.00	\$ 41,265.00	0.00	\$ -	3.00	\$ 41,265.00	\$ -	100.00%
100-03	Tree Protection Fence	LF	\$ 3.99	600.00	\$ 2,394.00	0.00	\$ -	0.00	\$ -	\$ 2,394.00	0.00%
100-04	Silt Fence	LF	\$ 1.77	2,400.00	\$ 4,248.00	0.00	\$ -	1,624.00	\$ 2,874.48	\$ 1,373.52	67.67%
100-05	Sediment Logs	EA	\$ 126.25	120.00	\$ 15,150.00	0.00	\$ -	0.00	\$ -	\$ 15,150.00	0.00%
100-06	Tracking Pad	EA	\$ 4,337.00	1.00	\$ 4,337.00	0.00	\$ -	1.00	\$ 4,337.00	\$ -	100.00%
100-07	Inlet Protection Type A	EA	\$ 253.00	4.00	\$ 1,012.00	0.00	\$ -	0.00	\$ -	\$ 1,012.00	0.00%
100-08	Inlet Protection Type C	EA	\$ 65.65	17.00	\$ 1,116.05	0.00	\$ -	10.00	\$ 656.50	\$ 459.55	58.82%
100-09	Inlet Protection Type D	EA	\$ 126.25	9.00	\$ 1,136.25	0.00	\$ -	0.00	\$ -	\$ 1,136.25	0.00%
100-10	Strip and Stockpile Topsoil	LS	\$ 43,831.00	1.00	\$ 43,831.00	0.00	\$ -	1.00	\$ 43,831.00	\$ -	100.00%
100-11	Site Grading	LS	\$ 134,086.00	1.00	\$ 134,086.00	0.00	\$ -	1.00	\$ 134,086.00	\$ -	100.00%
100-12	Basin Construction	LS	\$ 3,651.00	2.00	\$ 7,302.00	0.00	\$ -	2.00	\$ 7,302.00	\$ -	100.00%
100-13	Respread Topsoil, Seed, and Fertilizer	SY	\$ 0.71	60,000.00	\$ 42,600.00	0.00	\$ -	30,000.00	\$ 21,300.00	\$ 21,300.00	50.00%
100-14	Erosion Mat Class I Type A	SY	\$ 1.57	8,000.00	\$ 12,560.00	0.00	\$ -	7,400.00	\$ 11,618.00	\$ 942.00	92.50%
100-15	Erosion Mat Class II Type B	SY	\$ 3.13	2,600.00	\$ 8,138.00	0.00	\$ -	360.00	\$ 1,126.80	\$ 7,011.20	13.85%
100-16	Erosion Mat Class III Type B	SY	\$ 15.66	200.00	\$ 3,132.00	0.00	\$ -	24.88	\$ 389.62	\$ 2,742.38	12.44%
100-17	Straw Mulch	SY	\$ 0.35	55,000.00	\$ 19,250.00	0.00	\$ -	0.00	\$ -	\$ 19,250.00	0.00%
	Subtotal:				\$ 371,907.30		\$ -		\$ 299,136.40	\$ 72,770.90	80.43%
SECTION 200 ROADWAY ITEMS											
200-01	Base Repair	CY	\$ 50.00	250.00	\$ 12,500.00	0.00	\$ -	0.00	\$ -	\$ 12,500.00	0.00%
200-02	Prepare Foundation for HMA Paving	LS	\$ 15,529.76	1.00	\$ 15,529.76	0.00	\$ -	1.00	\$ 15,529.76	\$ -	100.00%
200-03	Base Aggregate Dense 3/4"	TN	\$ 15.57	1,600.00	\$ 24,912.00	0.00	\$ -	0.00	\$ -	\$ 24,912.00	0.00%
200-04	Base Aggregate Dense 1-1/4"	TN	\$ 15.57	6,300.00	\$ 98,091.00	0.00	\$ -	4,814.82	\$ 74,966.75	\$ 23,124.25	76.43%
200-05	HMA Pavement 4 LT 58-28 S (3")	SY	\$ 13.94	8,100.00	\$ 112,914.00	(130.00)	\$ (1,812.20)	8,131.00	\$ 113,346.14	\$ (432.14)	100.38%
200-06	Concrete Curb & Gutter 30" Vertical Face	LF	\$ 19.19	5,100.00	\$ 97,869.00	0.00	\$ -	5,163.00	\$ 99,077.97	\$ (1,208.97)	101.24%
200-07	Concrete Sidewalk 4-Inch	SF	\$ 4.51	25,900.00	\$ 116,809.00	0.00	\$ -	560.00	\$ 2,525.60	\$ 114,283.40	2.16%
200-08	Concrete Sidewalk 6-Inch	SF	\$ 8.49	650.00	\$ 5,518.50	0.00	\$ -	0.00	\$ -	\$ 5,518.50	0.00%
200-09	Curb Ramp Detectable Warning Field (Yellow)	SF	\$ 40.40	150.00	\$ 6,060.00	0.00	\$ -	0.00	\$ -	\$ 6,060.00	0.00%
200-10	Geotextile Type SR	SY	\$ 3.04	400.00	\$ 1,216.00	0.00	\$ -	0.00	\$ -	\$ 1,216.00	0.00%
200-11	Geogrid Type SR	SY	\$ 3.04	400.00	\$ 1,216.00	0.00	\$ -	0.00	\$ -	\$ 1,216.00	0.00%
	Subtotal:				\$ 492,635.26		\$ (1,812.20)		\$ 305,446.22	\$ 187,189.04	62.00%
SECTION 300 SANITARY SEWER ITEMS											
300-01	Connection to Existing Utility	EA	\$ 2,059.14	1.00	\$ 2,059.14	0.00	\$ -	1.00	\$ 2,059.14	\$ -	100.00%
300-02	6-Inch PVC SDR-35 Sanitary Lateral w/ Granular Backfill	LF	\$ 80.42	1,675.00	\$ 134,703.50	29.00	\$ 2,332.18	1,520.50	\$ 122,278.61	\$ 12,424.89	90.78%

Item No.	Item	Unit	Unit Price	CONTRACT		THIS PAYMENT		WORK TO DATE		BALANCE TO FINISH	PERCENT COMPLETE
				Quantity	Amount	Quantity	Amount	Quantity	Amount		
300-03	8-Inch PVC SDR-35 Sanitary Sewer Main w/ Granular Backfill	LF	\$ 77.92	2,300.00	\$ 179,216.00	0.00	\$ -	2,297.00	\$ 178,982.24	\$ 233.76	99.87%
300-04	Sanitary Manhole 4-FT Diameter	EA	\$ 3,492.55	13.00	\$ 45,403.15	0.00	\$ -	13.00	\$ 45,403.15	\$ -	100.00%
300-05	Sanitary Manhole Internal Chimney Seal	EA	\$ 400.00	13.00	\$ 5,200.00	0.00	\$ -	13.00	\$ 5,200.00	\$ -	100.00%
	Subtotal:				\$ 366,581.79		\$ 2,332.18		\$ 353,923.14	\$ 12,658.65	96.55%
SECTION 400 STORM SEWER ITEMS											
400-01	Connection to Existing Utility	EA	\$ 2,362.14	2.00	\$ 4,724.28	0.00	\$ -	2.00	\$ 4,724.28	\$ -	100.00%
400-02	Storm Sewer RCP Class V 12-Inch	LF	\$ 59.21	400.00	\$ 23,684.00	0.00	\$ -	375.00	\$ 22,203.75	\$ 1,480.25	93.75%
400-03	Storm Sewer RCP Class IV 15-Inch	LF	\$ 63.92	940.00	\$ 60,084.80	0.00	\$ -	929.00	\$ 59,381.68	\$ 703.12	98.83%
400-04	Storm Sewer RCP Class III 18-Inch	LF	\$ 66.95	650.00	\$ 43,517.50	0.00	\$ -	639.00	\$ 42,781.05	\$ 736.45	98.31%
400-05	Storm Sewer RCP Class III 24-Inch	LF	\$ 90.99	155.00	\$ 14,103.45	0.00	\$ -	138.50	\$ 12,602.12	\$ 1,501.33	89.35%
400-06	Storm Sewer RCP Class III 27-Inch	LF	\$ 104.98	75.00	\$ 7,873.50	0.00	\$ -	74.00	\$ 7,768.52	\$ 104.98	98.67%
400-07	Storm Sewer HDPE 12-Inch	LF	\$ 39.94	550.00	\$ 21,967.00	0.00	\$ -	544.00	\$ 21,727.36	\$ 239.64	98.91%
400-08	Storm Sewer HDPE 15-Inch	LF	\$ 48.22	111.00	\$ 5,352.42	0.00	\$ -	111.00	\$ 5,352.42	\$ -	100.00%
400-09	Storm Reinforced Concrete Endwall 12-Inch	EA	\$ 876.00	2.00	\$ 1,752.00	0.00	\$ -	2.00	\$ 1,752.00	\$ -	100.00%
400-10	Storm Reinforced Concrete Endwall 18-Inch	EA	\$ 968.00	1.00	\$ 968.00	0.00	\$ -	2.00	\$ 1,936.00	\$ (968.00)	200.00%
400-11	Storm Reinforced Concrete Endwall 27-Inch	EA	\$ 1,456.00	1.00	\$ 1,456.00	0.00	\$ -	1.00	\$ 1,456.00	\$ -	100.00%
400-12	Storm PVC SDR-35 Pipe 6-Inch (Sump System)	LF	\$ 31.78	1,275.00	\$ 40,519.50	125.00	\$ 3,972.50	1,438.00	\$ 45,699.64	\$ (5,180.14)	112.78%
400-13	Storm PVC SDR-35 6-Inch Clean-Out	EA	\$ 697.35	4.00	\$ 2,789.40	0.00	\$ -	4.00	\$ 2,789.40	\$ -	100.00%
400-14	Storm Catch Basin 3-FT Diameter	EA	\$ 2,091.16	4.00	\$ 8,364.64	0.00	\$ -	4.00	\$ 8,364.64	\$ -	100.00%
400-15	Storm Inlet Manhole 4-FT Diameter	EA	\$ 2,775.24	8.00	\$ 22,201.92	0.00	\$ -	8.00	\$ 22,201.92	\$ -	100.00%
400-16	Storm Inlet Manhole 5-FT Diameter	EA	\$ 3,584.22	3.00	\$ 10,752.66	1.00	\$ 3,584.22	3.00	\$ 10,752.66	\$ -	100.00%
400-17	Storm Manhole 4-FT Diameter (Doghouse)	EA	\$ 2,778.30	1.00	\$ 2,778.30	0.00	\$ -	1.00	\$ 2,778.30	\$ -	100.00%
400-18	Storm Inlet 2x3-FT	EA	\$ 2,233.99	17.00	\$ 37,977.83	0.00	\$ -	17.00	\$ 37,977.83	\$ -	100.00%
400-19	Storm Outlet Structure 4-FT Diameter	EA	\$ 4,127.33	1.00	\$ 4,127.33	0.00	\$ -	1.00	\$ 4,127.33	\$ -	100.00%
400-20	Storm Outlet Structure 5-FT Diameter	EA	\$ 6,229.82	1.00	\$ 6,229.82	0.00	\$ -	1.00	\$ 6,229.82	\$ -	100.00%
	Subtotal:				\$ 321,224.35		\$ 7,556.72		\$ 322,606.72	\$ (1,382.37)	100.43%
SECTION 500 WATER MAIN ITEMS											
500-01	Connection to Existing Utility	EA	\$ 4,320.28	2.00	\$ 8,640.56	0.00	\$ -	2.00	\$ 8,640.56	\$ -	100.00%
500-02	8-Inch PVC C-900 Water Main w/ Granular Backfill	LF	\$ 74.19	2,600.00	\$ 192,894.00	0.00	\$ -	2,626.00	\$ 194,822.94	\$ (1,928.94)	101.00%
500-03	6-Inch PVC C-900 Water Hydrant Lead w/ Granular Backfill	LF	\$ 148.95	100.00	\$ 14,895.00	0.00	\$ -	91.00	\$ 13,554.45	\$ 1,340.55	91.00%
500-04	8-Inch Gate Valve and Box	EA	\$ 2,382.61	7.00	\$ 16,678.27	0.00	\$ -	7.00	\$ 16,678.27	\$ -	100.00%
500-05	Hydrant Assembly w/ Granular Backfill	EA	\$ 6,653.11	6.00	\$ 39,918.66	0.00	\$ -	6.00	\$ 39,918.66	\$ -	100.00%
500-06	Existing Hydrant Relocation	EA	\$ 2,359.54	2.00	\$ 4,719.08	0.00	\$ -	2.00	\$ 4,719.08	\$ -	100.00%
500-07	1-1/4-Inch HDPE SDR-9 Water Service	LF	\$ 47.35	1,875.00	\$ 88,781.25	88.00	\$ 4,166.80	1,935.00	\$ 91,622.25	\$ (2,841.00)	103.20%
500-08	1-1/4-Inch Water Service Tap and	EA	\$ 304.77	59.00	\$ 17,981.43	0.00	\$ -	50.00	\$ 15,238.50	\$ 2,742.93	84.75%
500-09	1-1/4-Inch Water Curb Valve and Box	EA	\$ 314.62	59.00	\$ 18,562.58	0.00	\$ -	50.00	\$ 15,731.00	\$ 2,831.58	84.75%
	Subtotal:				\$ 403,070.83		\$ 4,166.80		\$ 400,925.71	\$ 2,145.12	99.47%
PROJECT SUBTOTAL:					\$ 1,955,419.53		\$ 12,243.50		\$ 1,682,038.19	\$ 273,381.34	86.02%

Item No.	Item	Unit	Unit Price	CONTRACT		THIS PAYMENT		WORK TO DATE		BALANCE TO FINISH	PERCENT COMPLETE
				Quantity	Amount	Quantity	Amount	Quantity	Amount		
CHANGE ORDER NO. 1 - Subbase Stabilizer											
CO1.1	Mobilization for Cement Stabilization	LS	\$ 5,197.50	1.00	\$ 5,197.50	0.00	\$ -	1.00	\$ 5,197.50	\$ -	100.00%
CO1.2	Cement Stabilization (12")	SY	\$ 7.93	10,525.00	\$ 83,463.25	0.00	\$ -	10,525.00	\$ 83,463.25	\$ -	100.00%
CO1.3	Fine Grading During Stabilization	LS	\$ 13,328.70	1.00	\$ 13,328.70	0.00	\$ -	1.00	\$ 13,328.70	\$ -	100.00%
Subtotal, Change Order No. 1					\$ 101,989.45		\$ -		\$ 101,989.45		100.00%
OVERALL TOTAL					\$ 2,057,408.98		\$ 12,243.50		\$ 1,784,027.64	\$ 273,381.34	86.71%
ALTERNATE NO. 3 - Contractor Purchase and Haul Excess Topsoil (ADD/DEDUCT)											
A3-01	Purchase Excess Topsoil and Haul Away	CY	\$ (3.00)	8,000.00	\$ (24,000.00)	0.00	\$ -	0.00	\$ -	\$ (24,000.00)	0.00%

CONTRACT SUMMARY

ORIGINAL CONTRACT SUM:	\$ 1,955,419.53
NET CHANGE BY CHANGE ORDER:	\$ 101,989.45
REVISED CONTRACT SUM TO DATE:	\$ 2,057,408.98

TOTAL WORK COMPLETED:	\$ 1,784,027.64
NEW RETAINAGE (5% ON 1ST HALF OF WORK COMPLETED)	\$ 48,885.49
RETAINAGE TO BE PAID:	\$ -
FUNDS TO BE RETAINED:	\$ 48,885.49

TOTAL EARNED LESS DEDUCTIONS AND RETAINAGE:	\$ 1,735,142.15
LESS PREVIOUS APPROVALS FOR PAYMENT:	\$ 1,722,898.65
CURRENT PAYMENT APPROVED (PAYMENT OF RETAINAGE):	\$ 12,243.50

TOTAL PREVIOUS PAYMENTS TO CONTRACTOR:	\$ 1,722,898.65
TOTAL PAYMENTS TO CONTRACTOR THIS INVOICE:	\$ 12,243.50
TOTAL PAYMENTS TO CONTRACTOR TO DATE:	\$ 1,735,142.15

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2

TO OWNER:

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

PROJECT:

The Oaks of Jackson
Jackson, WI

APPLICATION NO:

4 Distribution to:

PERIOD TO:

9/13/23

FROM CONTRACTOR:

D.F. Tomasini Contractors, Inc.
N70 W25176 Indian Grass Lane
Sussex, WI 53089

VIA ARCHITECT:

SEH
501 Maple Avenue
Delafield, WI 53018

PROJECT NOS:

JACKV170026
DFT#2262

CONTRACT FOR: Site Improvements

CONTRACT DATE:

4/18/2023

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	1,955,419.53
2. Net change by Change Orders	\$	101,989.45
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	2,057,408.98
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,784,027.64

5. RETAINAGE:

a. % of Completed Work (Column D + E on G703)	\$	48,885.49
b. % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or		

Total in Column I of G703) \$ 48,885.49

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,735,142.15
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7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,722,898.65
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8. CURRENT PAYMENT DUE	\$	12,243.50
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9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	322,266.83
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CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$101,989.45	
Total approved this Month	\$0.00	
TOTALS	\$101,989.45	\$0.00
NET CHANGES by Change Order	\$101,989.45	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

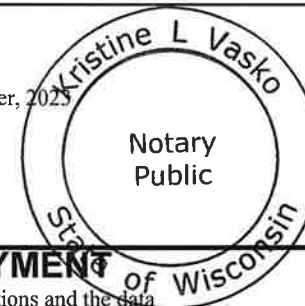
CONTRACTOR: D.F. TOMASINI CONTRACTORS, INC.

By: Mike Benish Date: 9/19/23
Mike Benish, President

State of: Wisconsin County of: Waukesha
Subscribed and sworn to before me this 19th day of September, 2023

Notary Public: Kristine L Vasko

My Commission expires: 09/25/24



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

ALA DOCUMENT G703

2 of 2

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

[illegible]

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity



September 21, 2023

Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037

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

Subject: Project: VOJ 23-01
2023 Utility & Street Improvements
CTH P, Sherman Road & Highland Road
Pay Request #3

Dear Mr. Kober:

Enclosed you will find Pay Request #3 for the 2023 Utility and Street Improvements project in the Village of Jackson. The total amount, due to the contractor, has been reduced by five percent (5%) for retainage but not to exceed maximum retainage. The maximum retainage was met with pay request #2. This is per Article 6.02.A.1 Progress Payments; Retainage, of Contract Document 00500, Agreement:

Total work completed to date	= \$1,984,759.52
Work completed, Pay Request # 3	= \$855,189.40
Total Retainage	= \$54,397.66
Amount due to Contractor, Pay Request #3	= \$855,189.40

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

Sincerely,

Todd Drew

Todd Drew
Project Inspector
Gremmer & Associates, Inc.

Project VOJ 23-01
2023 Utility Street Improvements
CTH P, Sherman Road and Highland Road

Pay Request #3

Vinton Construction - Prime Contractor

Item No.	Description	Units	Total	Vinton Construction		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 Asphaltic Surface	SY	1,376	\$9.50	\$13,072.00		\$0.00	765	\$7,267.50	261	\$2,479.50	1026	\$9,747.00	75%
100-02	Removing Curb & Gutter	LF	62	\$10.00	\$620.00		\$0.00	0	\$0.00	21	\$210.00	21	\$210.00	34%
100-05	Base Aggregate Dense 3/4-Inch	TON	375	\$36.88	\$13,830.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0%
100-06	Base Aggregate Dense 1 1/4-Inch	TON	740	\$19.24	\$14,237.60		\$0.00	555	\$10,678.20	185	\$3,559.40	740	\$14,237.60	100%
100-07	Asphaltic Surface	TON	325	\$134.00	\$43,550.00		\$0.00	12	\$1,608.00	0	\$0.00	12	\$1,608.00	4%
100-08	Asphaltic Flumes	SY	15	\$55.00	\$825.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0%
100-09	Concrete Curb & Gutter 6-Inch Sloped 30-Inch Type J	LF	62	\$77.00	\$4,774.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0%
100-11	Traffic Control	LS	1	\$8,967.00	\$8,967.00		\$0.00	1	\$8,967.00	0	\$0.00	1	\$8,967.00	100%
100-14	Sawing Asphalt & Concrete	LF	2,361	\$2.50	\$5,902.50		\$0.00	1710	\$4,275.00	1093	\$2,732.50	2803	\$7,007.50	119%
100-15	Salvaged Topsoil, Seed No. 40, Fertilizer Type B & Erosion Mat Urban Class I Type B	SY	4,150	\$7.04	\$29,216.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0%
100-16	Salvaged Topoil, Seed No. 40, Fertilizer Type B & Mulch	SY	1,500	\$6.04	\$9,060.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0%
100-19	Culvert Pipe Checks	EACH	6	\$40.00	\$240.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0%
100-20	Temporary Ditch Checks	EACH	18	\$27.00	\$486.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0%
100-21	Inlet Protection Type B	EACH	1	\$70.00	\$70.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0%
100-23	Silt Fence	LF	2,660	\$2.02	\$5,373.20		\$0.00	1686	\$3,405.72	0	\$0.00	1686	\$3,405.72	63%
100-24	Remove & Replace Driveway Culverts	EACH	3	\$953.00	\$2,859.00		\$0.00	3	\$2,859.00	0	\$0.00	3	\$2,859.00	100%
100-26	Remove & Replace Tracking Pad	EACH	1	\$3,000.00	\$3,000.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0%
100-27	Mobilization	LS	1	\$240,000.00	\$240,000.00		\$0.00	1	\$240,000.00	0	\$0.00	1	\$240,000.00	100%
100-28	Mobilization Directional Drill	LS	1	\$19,619.00	\$19,619.00		\$0.00	0	\$0.00	1	\$19,619.00	1	\$19,619.00	100%
300-02	Connect to Existing Sanitary Sewer Main	EACH	1	\$2,177.00	\$2,177.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0%
300-03	Sanitary Manhole 4-FT Diameter With Casting	EACH	5	\$8,797.00	\$43,985.00		\$0.00	4	\$35,188.00	1	\$8,797.00	5	\$43,985.00	100%
	Sanitary Sewer PVC SDR-35 6-Inch	LF	312	\$219.00	\$68,328.00		\$0.00	105	\$22,995.00	272	\$59,458.50	377	\$82,453.50	121%
300-06	Sanitary Sewer PVC SDR-35 8-Inch	LF	424	\$389.00	\$164,936.00		\$0.00	401	\$155,989.00	0	\$0.00	401	\$155,989.00	95%
300-07	Sanitary Sewer PVC SDR-26 8-Inch	LF	1,127	\$326.00	\$367,402.00		\$0.00	900	\$293,400.00	224	\$73,024.00	1124	\$366,424.00	100%
400-01	Connect to Existing Water Main Pipe	EACH	2	\$4,408.00	\$8,816.00		\$0.00	0	\$0.00	1	\$4,408.00	1	\$4,408.00	50%
400-02	Water Main Steel Casing 24-Inch	LF	90	\$0.00	\$0.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	#DIV/0!
400-03	Water Main PVC DR-18 6-Inch	LF	77.0	\$102.00	\$7,854.00		\$0.00	0	\$0.00	96	\$9,792.00	96	\$9,792.00	125%
400-04	Water Main PVC DR-18 12-Inch	LF	3,368	\$171.00	\$575,928.00		\$0.00	0	\$0.00	253	\$43,263.00	253	\$43,263.00	8%
400-04B	Water Main HDPE DR-11 Directional Drill	LF	3,100	\$169.90	\$526,690.00		\$0.00	0	\$0.00	3181	\$540,451.90	3181	\$540,451.90	103%
400-05	Water Gate Valve 6-Inch	EACH	2	\$1,929.00	\$3,858.00		\$0.00	0	\$0.00	3	\$5,787.00	3	\$5,787.00	150%
400-06	Water Gate Valve 12-Inch	EACH	8	\$4,877.00	\$39,016.00		\$0.00	0	\$0.00	8	\$39,016.00	8	\$39,016.00	100%
400-07	Water Tee 12x6-Inch	EACH	2	\$866.00	\$1,732.00		\$0.00	0	\$0.00	3	\$2,598.00	3	\$2,598.00	150%
400-08	Water Tee 12x12-Inch	EACH	1	\$1,485.00	\$1,485.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0%
400-09	Water 11.25 Deg Bend 12-Inch	EACH	2	\$769.00	\$1,538.00		\$0.00	0	\$0.00	1	\$769.00	1	\$769.00	50%
400-10	Water 22.5 Deg Bend 12-Inch	EACH	1	\$790.00	\$790.00		\$0.00	0	\$0.00	1	\$790.00	1	\$790.00	100%
400-11	Water 45 Deg Bend 12-Inch	EACH	12	\$861.00	\$10,332.00		\$0.00	0	\$0.00	6	\$5,166.00	6	\$5,166.00	50%
400-12	Water Sleeve 12-Inch	EACH	1	\$762.00	\$762.00		\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0%
400-13	Water Plug 12-Inch	EACH	1	\$342.00	\$342.00		\$0.00	0	\$0.00	1	\$342.00	1	\$342.00	100%
400-14	Water Hydrant	EACH	2	\$5,895.00	\$11,790.00		\$0.00	0	\$0.00	3	\$17,685.00	3	\$17,685.00	150%
400-15	Water Manhole 5-FT Diameter with Casting	EACH	1	\$7,685.00	\$7,685.00		\$0.00	0	\$0.00	1	\$7,685.00	1	\$7,685.00	100%
CTH P TOTAL					\$2,261,147.30		\$0.00		\$786,632.42		\$847,632.80		\$1,634,265.22	72%

Project VOJ 23-01
2023 Utility Street Improvements
CTH P, Sherman Road and Highland Road

100-01	Removing Asphaltic Surface	SY	111	\$9.50	\$1,054.50	229	\$2,177.40		\$0.00		\$0.00	229	\$2,177.40	206%
100-02	Removing Curb & Gutter	LF	23	\$10.00	\$230.00	21	\$206.00		\$0.00		\$0.00	21	\$206.00	90%
100-05	Base Aggregate Dense 3/4-Inch	TON	25	\$56.88	\$1,422.00	19	\$1,104.61		\$0.00		\$0.00	19	\$1,104.61	78%
100-06	Base Aggregate Dense 1 1/4-Inch	TON	65	\$19.24	\$1,250.60	90	\$1,731.60		\$0.00		\$0.00	90	\$1,731.60	138%
100-07	Asphaltic Surface	TON	32	\$265.00	\$8,480.00	84	\$22,207.00		\$0.00		\$0.00	84	\$22,207.00	262%
100-10	Concrete Curb & Gutter 30-Inch Type D	LF	23	\$109.00	\$2,507.00	21	\$2,245.40		\$0.00		\$0.00	21	\$2,245.40	90%
100-11	Traffic Control	LS	1	\$4,155.00	\$4,155.00	1	\$4,155.00		\$0.00		\$0.00	1	\$4,155.00	100%
100-14	Sawing Asphalt & Concrete	LF	218	\$2.50	\$545.00	580	\$1,450.00		\$0.00		\$0.00	580	\$1,450.00	266%
100-17	Topsoil, Seed No. 40, Fertilizer Type B & Erosion	SY	350	\$8.50	\$2,975.00	866	\$7,361.00		\$0.00		\$0.00	866	\$7,361.00	247%
100-19	Culvert Pipe Checks	EACH	1	\$40.00	\$40.00	0	\$0.00		\$0.00		\$0.00	0	\$0.00	0%
100-20	Temporary Ditch Checks	EACH	3	\$27.00	\$81.00	3	\$81.00		\$0.00		\$0.00	3	\$81.00	100%
100-23	Silt Fence	LF	243	\$3.00	\$729.00	255	\$765.00		\$0.00		\$0.00	255	\$765.00	105%
100-25	Remove, Salvage & Reinstall Riprap	LS	1	\$1,500.00	\$1,500.00	1	\$1,500.00		\$0.00		\$0.00		\$0.00	0%
100-27	Mobilization	EACH	1	\$20,000.00	\$20,000.00	1	\$20,000.00		\$0.00		\$0.00	1	\$20,000.00	100%
300-01	Connect to Existing Sanitary Sewer Manhole	EACH	1	\$2,177.00	\$2,177.00	1	\$2,177.00		\$0.00		\$0.00	1	\$2,177.00	100%
300-03	Sanitary Manhole 4-FT Diameter With Casting	EACH	1	\$9,050.00	\$9,050.00	1	\$9,050.00		\$0.00		\$0.00	1	\$9,050.00	100%
300-05	Sanitary Sewer PVC SDR-35 6-Inch	LF	54	\$280.00	\$15,120.00	54	\$15,120.00		\$0.00		\$0.00	54	\$15,120.00	100%
300-06	Sanitary Sewer PVC SDR-35 8-Inch	LF	400	\$388.00	\$155,200.00	383	\$148,604.00		\$0.00		\$0.00	383	\$148,604.00	96%
SHERMAN ROAD TOTAL				\$226,516.10			\$239,935.01		\$0.00		\$0.00		\$238,435.01	105%
100-01	Removing Asphaltic Surface	SY	515	\$4.60	\$2,369.00		\$0.00	474	\$2,180.40	0.00	\$0.00	474	\$2,180.40	92%
100-02	Removing Curb & Gutter	LF	42	\$10.00	\$420.00		\$0.00	54	\$536.00	0.00	\$0.00	54	\$536.00	128%
100-03	Removing Concrete Sidewalk & Driveway	SY	65	\$9.00	\$585.00		\$0.00	77	\$695.70	0.00	\$0.00	77	\$695.70	119%
100-04	Excavation Common	CY	313	\$30.70	\$9,609.10		\$0.00	313	\$9,609.10	0.00	\$0.00	313	\$9,609.10	100%
100-05	Base Aggregate Dense 3/4-Inch	TON	45	\$34.34	\$1,545.30		\$0.00	41	\$1,417.21	0.00	\$0.00	41	\$1,417.21	92%
100-06	Base Aggregate Dense 1 1/4-Inch	TON	445	\$19.25	\$8,566.25		\$0.00	282	\$5,420.03	0.00	\$0.00	282	\$5,420.03	63%
100-07	Asphaltic Surface	TON	150	\$115.00	\$17,250.00		\$0.00	173	\$19,877.75	0.00	\$0.00	173	\$19,877.75	115%
100-08	Asphaltic Flumes	SY	15	\$55.00	\$825.00		\$0.00	5	\$291.50	0.00	\$0.00	5	\$291.50	35%
100-10	Concrete Curb & Gutter 30-Inch Type D	LF	453.0	\$30.00	\$13,590.00		\$0.00	464	\$13,920.00	0.00	\$0.00	464	\$13,920.00	102%
100-11	Traffic Control	LS	1	\$3,268.00	\$3,268.00		\$0.00	1	\$3,268.00	0.00	\$0.00	1	\$3,268.00	100%
100-12	Concrete Sidewalk 4-Inch	SF	1,396	\$8.75	\$12,215.00		\$0.00	1400	\$12,250.00	0.00	\$0.00	1400	\$12,250.00	100%
100-13	Concrete Driveway 6-Inch	SY	115	\$89.00	\$10,235.00		\$0.00	136	\$12,059.50	0.00	\$0.00	136	\$12,059.50	118%
100-14	Sawing Asphalt & Concrete	LF	537	\$2.50	\$1,342.50		\$0.00	591	\$1,477.50	0.00	\$0.00	591	\$1,477.50	110%
100-18	Topsoil, Seed No. 40, Fertilizer Type B & Mulch	SY	665	\$8.20	\$5,453.00		\$0.00	0	\$0.00	568.00	\$4,657.60	568	\$4,657.60	85%
100-20	Temporary Ditch Checks	EACH	1	\$40.00	\$40.00		\$0.00	0	\$0.00	0.00	\$0.00	0	\$0.00	0%
100-22	Inlet Protection Type C	EACH	2	\$70.00	\$140.00		\$0.00	0	\$0.00	0.00	\$0.00	0	\$0.00	0%
100-27	Mobilization	EACH	1	\$20,000.00	\$20,000.00		\$0.00	1	\$20,000.00	0.00	\$0.00	1	\$20,000.00	100%
300-04	Adjusting Sanitary Sewer Manhole Casting	EACH	1	\$650.00	\$650.00		\$0.00	0	\$0.00	1.00	\$650.00	1	\$650.00	100%
400-16	Adjusting Hydrant	EACH	1	\$1,425.00	\$1,425.00		\$0.00	0	\$0.00	1.00	\$1,425.00	1	\$1,425.00	100%
400-17	Adjusting Water Curb Box	EACH	2	\$412.00	\$824.00		\$0.00	0	\$0.00	2.00	\$824.00	2	\$824.00	100%
HIGHLAND ROAD TOTAL				\$110,352.15			\$0.00		\$103,002.69		\$7,556.60		\$110,559.29	100%
TOTAL				\$2,598,015.55			\$239,935.01		\$889,635.11		\$855,189.40		\$3,855,959.75	148.42%

Vinton original bid #

\$2,175,906.55

Difference / Increase of

\$422,109.00

Work completed, previous estimate

\$889,635.11

Work completed, this estimate

\$855,189.40

Total work completed

\$1,984,759.52

\$42,400.91

Retainage, this estimate

\$0.00

\$11,996.75

Total retainage, previous estimates

\$54,397.66

Total retainage

\$54,397.66

\$44,481.76

Amount due to contractor, this estimate

\$855,189.40

Max retainage to hold =
Based off original bid price

\$54,397.66

Contractor's Application for Payment No.

3

Application Period: 8/19/23 - 9/19/2023		Application Date: 9/20/2023
To (Owner): Village of Jackson	From (Contractor): Vinton Construction Company	Via (Engineer): Jeff Spaeth
Project: 2023 Utility & Street Improvements	Contract: 2023 Utility & Street Improvements	Gremmer & Associates
Owner's Contract No.:	Contractor's Project No.: 23073	Engineer's Project No.:

Application For Payment Change Order Summary

Approved Change Orders			1. ORIGINAL CONTRACT PRICE.....	\$ 2,175,906.55
Number	Additions	Deductions	2. Net change by Change Orders.....	\$ -107,991.00
1	\$546,309.00	\$654,300.00	3. Current Contract Price (Line 1 ± 2).....	\$ 2,067,915.55
			4. TOTAL COMPLETED AND STORED TO DATE	
			(Column F total on Progress Estimates).....	\$ 1,984,759.52
			5. RETAINAGE:	
			a. 2.5% X \$2,175,906.55 Work Completed.....	\$ 54,397.66
			b. X Stored Material.....	\$
			c. Total Retainage (Line 5.a + Line 5.b).....	\$ 54,397.66
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 1,930,361.86
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 1,075,172.46
			8. AMOUNT DUE THIS APPLICATION.....	\$ 855,189.40
			9. BALANCE TO FINISH, PLUS RETAINAGE	
			(Column G total on Progress Estimates + Line 5.c above).....	\$ 137,553.69
TOTALS	\$546,309.00	\$654,300.00		
NET CHANGE BY CHANGE ORDERS	-\$107,991.00			

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:  Date: 9-20-2023

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

is recommended by: _____
(Engineer) (Date)

Payment of: \$ _____
(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 Cost Breakdown

Project: Jackson 2023 Utility Street Improvements

Page 1 of 3

Contractor: Vinton Construction Company

Application Date: 09/20/23

VCC Job# 23073

Payment Application #: 3

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed				Total Completed/Stored		Scheduled Vs.	Percent Complete
		Quantity	UOM	Unit Price	Amount	Previous Request		This Request		To Date		Actual	
						Quantity	Amount	Quantity	Amount	Quantity	Amount	Add(Deduct)	
CTH P													
100	100-01 Removing Asphaltic Surface	1,376	SY	\$ 9.50	\$ 13,072.00	765.00	\$ 7,267.50	261.00	\$ 2,479.50	1,026.00	\$ 9,747.00	\$ 3,325.00	74.6%
101	100-02 Removing Curb & Gutter	62	LF	\$ 10.00	\$ 620.00	-	\$ -	21.00	\$ 210.00	21.00	\$ 210.00	\$ 410.00	33.9%
102	100-05 Base Aggregate Dense 3/4-Inch	375	TON	\$ 36.88	\$ 13,830.00	-	\$ -	-	\$ -	-	\$ -	\$ 13,830.00	0.0%
103	100-06 Base Aggregate Dense 1 1/4-Inch	740	TON	\$ 19.24	\$ 14,237.60	555.00	\$ 10,678.20	185.00	\$ 3,559.40	740.00	\$ 14,237.60	\$ -	100.0%
104	100-07 Asphaltic Surface	325	TON	\$ 134.00	\$ 43,550.00	12.00	\$ 1,608.00	-	\$ -	12.00	\$ 1,608.00	\$ 41,942.00	3.7%
105	100-08 Asphaltic Flumes	15	SY	\$ 55.00	\$ 825.00	-	\$ -	-	\$ -	-	\$ -	\$ 825.00	0.0%
106	100-09 Concrete Curb & Gutter 6-Inch	62	LF	\$ 77.00	\$ 4,774.00	-	\$ -	-	\$ -	-	\$ -	\$ 4,774.00	0.0%
107	100-11 Traffic Control	1	LS	\$ 8,967.00	\$ 8,967.00	1.00	\$ 8,967.00	-	\$ -	1.00	\$ 8,967.00	\$ -	100.0%
108	100-14 Sawing Asphalt & Concrete	2,361	LF	\$ 2.50	\$ 5,902.50	1,710.00	\$ 4,275.00	1,093.00	\$ 2,732.50	2,803.00	\$ 7,007.50	\$ (1,105.00)	118.7%
109	100-15 Salvaged Topsoil, Seed No. 40,	4,150	SY	\$ 7.04	\$ 29,216.00	-	\$ -	-	\$ -	-	\$ -	\$ 29,216.00	0.0%
110	100-16 Salvaged Topoil, Seed No. 40,	1,500	SY	\$ 6.04	\$ 9,060.00	-	\$ -	-	\$ -	-	\$ -	\$ 9,060.00	0.0%
111	100-19 Culvert Pipe Checks	6	EA	\$ 40.00	\$ 240.00	-	\$ -	-	\$ -	-	\$ -	\$ 240.00	0.0%
112	100-20 Temporary Ditch Checks	18	EA	\$ 27.00	\$ 486.00	-	\$ -	-	\$ -	-	\$ -	\$ 486.00	0.0%
113	100-21 Inlet Protection Type B	1	EA	\$ 70.00	\$ 70.00	-	\$ -	-	\$ -	-	\$ -	\$ 70.00	0.0%
114	100-23 Silt Fence	2,660	LF	\$ 2.02	\$ 5,373.20	1,686.00	\$ 3,405.72	-	\$ -	1,686.00	\$ 3,405.72	\$ 1,967.48	63.4%
115	100-24 Remove & Replace Driveway	3	EA	\$ 953.00	\$ 2,859.00	3.00	\$ 2,859.00	-	\$ -	3.00	\$ 2,859.00	\$ -	100.0%
116	100-26 Remove & Replace Tracking Pad	1	EA	\$ 3,000.00	\$ 3,000.00	-	\$ -	-	\$ -	-	\$ -	\$ 3,000.00	0.0%
117	100-27 Mobilization	1	EA	\$ 240,000.00	\$ 240,000.00	1.00	\$ 240,000.00	-	\$ -	1.00	\$ 240,000.00	\$ -	100.0%
118	300-02 Connect to Existing Sanitary Sewer	1	EA	\$ 2,177.00	\$ 2,177.00	-	\$ -	-	\$ -	-	\$ -	\$ 2,177.00	0.0%
119	300-03 Sanitary Manhole 4-FT Diameter	5	EA	\$ 8,797.00	\$ 43,985.00	4.00	\$ 35,188.00	1.00	\$ 8,797.00	5.00	\$ 43,985.00	\$ -	100.0%
120	300-05 Sanitary Sewer PVC SDR-35 6-	312	LF	\$ 219.00	\$ 68,328.00	105.00	\$ 22,995.00	271.50	\$ 59,458.50	376.50	\$ 82,453.50	\$ (14,125.50)	120.7%
121	300-06 Sanitary Sewer PVC SDR-35 8-	424	LF	\$ 389.00	\$ 164,936.00	401.00	\$ 155,989.00	-	\$ -	401.00	\$ 155,989.00	\$ 8,947.00	94.6%
122	300-07 Sanitary Sewer PVC SDR-26 8-	1,127	LF	\$ 326.00	\$ 367,402.00	900.00	\$ 293,400.00	224.00	\$ 73,024.00	1,124.00	\$ 366,424.00	\$ 978.00	99.7%
123	400-01 Connect to Existing Water Main	2	EA	\$ 4,408.00	\$ 8,816.00		\$ -	1.00	\$ 4,408.00	1.00	\$ 4,408.00	\$ 4,408.00	50.0%
124	400-02 Water Main Steel Casing 24-Inch	-	LF	\$ 1,380.00	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ -	#DIV/0!
125	400-03 Water Main PVC DR-18 6-Inch	77	LF	\$ 102.00	\$ 7,854.00	-	\$ -	96.00	\$ 9,792.00	96.00	\$ 9,792.00	\$ (1,938.00)	124.7%
126	400-04 Water Main PVC DR-18 12-Inch	268	LF	\$ 171.00	\$ 45,828.00	-	\$ -	253.00	\$ 43,263.00	253.00	\$ 43,263.00	\$ 2,565.00	94.4%
127	400-05 Water Gate Valve 6-Inch	2	EA	\$ 1,929.00	\$ 3,858.00	-	\$ -	3.00	\$ 5,787.00	3.00	\$ 5,787.00	\$ (1,929.00)	150.0%
128	400-06 Water Gate Valve 12-Inch	8	EA	\$ 4,877.00	\$ 39,016.00	-	\$ -	8.00	\$ 39,016.00	8.00	\$ 39,016.00	\$ -	100.0%
129	400-07 Water Tee 12x6-Inch	2	EA	\$ 866.00	\$ 1,732.00	-	\$ -	3.00	\$ 2,598.00	3.00	\$ 2,598.00	\$ (866.00)	150.0%
130	400-08 Water Tee 12x12-Inch	1	EA	\$ 1,485.00	\$ 1,485.00	-	\$ -	-	\$ -	-	\$ -	\$ 1,485.00	0.0%
131	400-09 Water 11.25 Deg Bend 12-Inch	2	EA	\$ 769.00	\$ 1,538.00	-	\$ -	1.00	\$ 769.00	1.00	\$ 769.00	\$ 769.00	50.0%
132	400-10 Water 22.5 Deg Bend 12-Inch	1	EA	\$ 790.00	\$ 790.00	-	\$ -	1.00	\$ 790.00	1.00	\$ 790.00	\$ -	100.0%
133	400-11 Water 45 Deg Bend 12-Inch	12	EA	\$ 861.00	\$ 10,332.00	-	\$ -	6.00	\$ 5,166.00	6.00	\$ 5,166.00	\$ 5,166.00	50.0%

Unit Cost Breakdown

Project: Jackson 2023 Utility Street Improvements

Page 2 of 3

Contractor: Vinton Construction Company

Application Date: 09/20/23

VCC Job# 23073

Payment Application #: 3

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed				Total Completed/Stored		Scheduled Vs.	Percent Complete
		Quantity	UOM	Unit Price	Amount	Previous Request		This Request		To Date		Actual	
						Quantity	Amount	Quantity	Amount	Quantity	Amount	Add(Deduct)	
134	400-12 Water Sleeve 12-Inch	1	EA	\$ 762.00	\$ 762.00	-	\$ -	-	\$ -	-	\$ -	\$ 762.00	0.0%
135	400-13 Water Plug 12-Inch	1	EA	\$ 342.00	\$ 342.00	-	\$ -	1.00	\$ 342.00	1.00	\$ 342.00	\$ -	100.0%
136	400-14 Water Hydrant	2	EA	\$ 5,895.00	\$ 11,790.00	-	\$ -	3.00	\$ 17,685.00	3.00	\$ 17,685.00	\$ (5,895.00)	150.0%
137	400-15 Water Manhole 5-FT Diameter with	1	EA	\$ 7,685.00	\$ 7,685.00	-	\$ -	1.00	\$ 7,685.00	1.00	\$ 7,685.00	\$ -	100.0%
Sherman Road													
200	100-01 Removing Asphaltic Surface	111	SY	\$ 9.50	\$ 1,054.50	229.20	\$ 2,177.40	-	\$ -	229.20	\$ 2,177.40	\$ (1,122.90)	206.5%
201	100-02 Removing Curb & Gutter	23	LF	\$ 10.00	\$ 230.00	20.60	\$ 206.00	-	\$ -	20.60	\$ 206.00	\$ 24.00	89.6%
202	100-05 Base Aggregate Dense 3/4-Inch	25	TON	\$ 56.88	\$ 1,422.00	19.42	\$ 1,104.61	-	\$ -	19.42	\$ 1,104.61	\$ 317.39	77.7%
203	100-06 Base Aggregate Dense 1 1/4-Inch	65	TON	\$ 19.24	\$ 1,250.60	90.00	\$ 1,731.60	-	\$ -	90.00	\$ 1,731.60	\$ (481.00)	138.5%
204	100-07 Asphaltic Surface	32	TON	\$ 265.00	\$ 8,480.00	83.80	\$ 22,207.00	-	\$ -	83.80	\$ 22,207.00	\$ (13,727.00)	261.9%
205	100-10 Concrete Curb & Gutter 30-Inch	23	LF	\$ 109.00	\$ 2,507.00	20.60	\$ 2,245.40	-	\$ -	20.60	\$ 2,245.40	\$ 261.60	89.6%
206	100-11 Traffic Control	1	LS	\$ 4,155.00	\$ 4,155.00	1.00	\$ 4,155.00	-	\$ -	1.00	\$ 4,155.00	\$ -	100.0%
207	100-14 Sawing Asphalt & Concrete	218	LF	\$ 2.50	\$ 545.00	580.00	\$ 1,450.00	-	\$ -	580.00	\$ 1,450.00	\$ (905.00)	266.1%
208	100-17 Topsoil, Seed No. 40, Fertilizer	350	SY	\$ 8.50	\$ 2,975.00	866.00	\$ 7,361.00	-	\$ -	866.00	\$ 7,361.00	\$ (4,386.00)	247.4%
209	100-19 Culvert Pipe Checks	1	EA	\$ 40.00	\$ 40.00	-	\$ -	-	\$ -	-	\$ -	\$ 40.00	0.0%
210	100-20 Temporary Ditch Checks	3	EA	\$ 27.00	\$ 81.00	3.00	\$ 81.00	-	\$ -	3.00	\$ 81.00	\$ -	100.0%
211	100-23 Silt Fence	243	LF	\$ 3.00	\$ 729.00	255.00	\$ 765.00	-	\$ -	255.00	\$ 765.00	\$ (36.00)	104.9%
212	100-25 Remove, Salvage & Reinstall Riprap	1	LS	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	-	\$ -	1.00	\$ 1,500.00	\$ -	100.0%
213	100-27 Mobilization	1	EA	\$ 20,000.00	\$ 20,000.00	1.00	\$ 20,000.00	-	\$ -	1.00	\$ 20,000.00	\$ -	100.0%
214	300-01 Connect to Existing Sanitary Sewer	1	EA	\$ 2,177.00	\$ 2,177.00	1.00	\$ 2,177.00	-	\$ -	1.00	\$ 2,177.00	\$ -	100.0%
215	300-03 Sanitary Manhole 4-FT Diameter	1	EA	\$ 9,050.00	\$ 9,050.00	1.00	\$ 9,050.00	-	\$ -	1.00	\$ 9,050.00	\$ -	100.0%
216	300-05 Sanitary Sewer PVC SDR-35 6-	54	LF	\$ 280.00	\$ 15,120.00	54.00	\$ 15,120.00	-	\$ -	54.00	\$ 15,120.00	\$ -	100.0%
217	300-06 Sanitary Sewer PVC SDR-35 8-	400	LF	\$ 388.00	\$ 155,200.00	383.00	\$ 148,604.00	-	\$ -	383.00	\$ 148,604.00	\$ 6,596.00	95.8%
Highland Road													
300	100-01 Removing Asphaltic Surface	515	SY	\$ 4.60	\$ 2,369.00	474.00	\$ 2,180.40	-	\$ -	474.00	\$ 2,180.40	\$ 188.60	92.0%
301	100-02 Removing Curb & Gutter	42	LF	\$ 10.00	\$ 420.00	53.60	\$ 536.00	-	\$ -	53.60	\$ 536.00	\$ (116.00)	127.6%
302	100-03 Removing Concrete Sidewalk &	65	SY	\$ 9.00	\$ 585.00	77.30	\$ 695.70	-	\$ -	77.30	\$ 695.70	\$ (110.70)	118.9%
303	100-04 Excavation Common	313	CY	\$ 30.70	\$ 9,609.10	313.00	\$ 9,609.10	-	\$ -	313.00	\$ 9,609.10	\$ -	100.0%
304	100-05 Base Aggregate Dense 3/4-Inch	45	TON	\$ 34.34	\$ 1,545.30	41.27	\$ 1,417.21	-	\$ -	41.27	\$ 1,417.21	\$ 128.09	91.7%
305	100-06 Base Aggregate Dense 1 1/4-Inch	445	TON	\$ 19.25	\$ 8,566.25	281.56	\$ 5,420.03	-	\$ -	281.56	\$ 5,420.03	\$ 3,146.22	63.3%
306	100-07 Asphaltic Surface	150	TON	\$ 115.00	\$ 17,250.00	172.85	\$ 19,877.75	-	\$ -	172.85	\$ 19,877.75	\$ (2,627.75)	115.2%
307	100-08 Asphaltic Flumes	15	SY	\$ 55.00	\$ 825.00	5.30	\$ 291.50	-	\$ -	5.30	\$ 291.50	\$ 533.50	35.3%
308	100-10 Concrete Curb & Gutter 30-Inch	453	LF	\$ 30.00	\$ 13,590.00	464.00	\$ 13,920.00	-	\$ -	464.00	\$ 13,920.00	\$ (330.00)	102.4%
309	100-11 Traffic Control	1	LS	\$ 3,268.00	\$ 3,268.00	1.00	\$ 3,268.00	-	\$ -	1.00	\$ 3,268.00	\$ -	100.0%

Unit Cost Breakdown

Project: Jackson 2023 Utility Street Improvements

Page 3 of 3

Contractor: Vinton Construction Company

Application Date: 09/20/23

Payment Application #: 3

VCC Job# 23073

ITEM NO.	DESCRIPTION OF WORK	Scheduled-				Work Completed Previous Request				Total Completed/Stored To Date		Scheduled Vs. Actual	Percent Complete
		Quantity	UOM	Unit Price	Amount								
						Quantity	Amount	Quantity	Amount	Quantity	Amount	Add(Deduct)	
310	100-12 Concrete Sidewalk 4-Inch	1,396	SF	\$ 8.75	\$ 12,215.00	1,400.00	\$ 12,250.00	-	\$ -	1,400.00	\$ 12,250.00	\$ (35.00)	100.3%
311	100-13 Concrete Driveway 6-Inch	115	SY	\$ 89.00	\$ 10,235.00	135.50	\$ 12,059.50	-	\$ -	135.50	\$ 12,059.50	\$ (1,824.50)	117.8%
312	100-14 Sawing Asphalt & Concrete	537	LF	\$ 2.50	\$ 1,342.50	591.00	\$ 1,477.50	-	\$ -	591.00	\$ 1,477.50	\$ (135.00)	110.1%
313	100-18 Topsoil, Seed No. 40, Fertilizer	665	SY	\$ 8.20	\$ 5,453.00	-	\$ -	568.00	\$ 4,657.60	568.00	\$ 4,657.60	\$ 795.40	85.4%
314	100-20 Temporary Ditch Checks	1	EA	\$ 40.00	\$ 40.00	-	\$ -	-	\$ -	-	\$ -	\$ 40.00	0.0%
315	100-22 Inlet Protection Type C	2	EA	\$ 70.00	\$ 140.00	-	\$ -	-	\$ -	-	\$ -	\$ 140.00	0.0%
316	100-27 Mobilization	1	EA	\$ 20,000.00	\$ 20,000.00	1.00	\$ 20,000.00	-	\$ -	1.00	\$ 20,000.00	\$ -	100.0%
317	300-04 Adjusting Sanitary Sewer Manhole	1	EA	\$ 650.00	\$ 650.00	-	\$ -	1.00	\$ 650.00	1.00	\$ 650.00	\$ -	100.0%
318	400-16 Adjusting Hydrant	1	EA	\$ 1,425.00	\$ 1,425.00	-	\$ -	1.00	\$ 1,425.00	1.00	\$ 1,425.00	\$ -	100.0%
319	400-17 Adjusting Water Curb Box	2	EA	\$ 412.00	\$ 824.00	-	\$ -	2.00	\$ 824.00	2.00	\$ 824.00	\$ -	100.0%
Change Orders													
900	CO1 100-28 Mobilization Directional Drill	1	LS	\$ 19,619.00	\$ 19,619.00	-	\$ -	1.00	\$ 19,619.00	1.00	\$ 19,619.00	\$ -	100.0%
901	CO1 400-04B WM DPE DR-11 Directional Drill	3,100	LF	\$ 169.90	\$ 526,690.00	-	\$ -	3,181.00	\$540,451.90	3,181.00	\$ 540,451.90	\$ (13,761.90)	102.6%
	Total:				\$ 2,067,915.55		\$ 1,129,570.12		\$855,189.40		\$ 1,984,759.52	\$ 83,156.03	
	Less: 5% Retainage						\$ 54,397.66		\$ -		\$ 54,397.66		
	Total:						\$ 1,075,172.46		\$855,189.40		\$ 1,930,361.86		
	Amount Previously Paid						\$ 1,075,172.46		\$ -		\$ 1,075,172.46		
	Amount DueThis Request								\$855,189.40		\$ 855,189.40		

August 30, 2023

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

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

Subject: Contractor's Application for Payment No. 2
Re-Bid: Jackson Park Tennis – Pickle Ball Courts, Contract A-23
Cedar Project No. 05789-0017

Dear Mr. Kober:

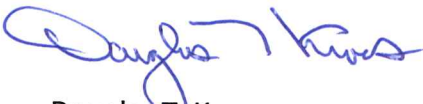
Enclosed for your use in payment to Vinton Construction Company in the amount of \$157,641.29 is Contractor's Application for Payment No. 2.

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



Douglas T. Kroes
Senior Construction Manager

Enclosed: Contractor's Application for Payment No. 2
Lien Waivers: Application for Payment No. 1

Cc: John Streu, Vinton Construction Company

Contractor's Application for Payment No. 2

	Application Period: 6/22/23 - 8/23/23	Application Date: 8/24/2023
To (Owner): Village of Jackson	From (Contractor): Vinton Construction Company	Via (Engineer): Cedar Corporation
Project: Re-Bid: Jackson Park Tennis - Pickleball Courts	Contract: Re-Bid: Jackson Park Tennis - Pickleball Courts, Contract A-23	
Owner's Contract No: A-23	Contractor's Project No: 23056	Engineer's Project No: 05789-0017

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	\$39,505.00	\$54,505.00
1		\$2,000.00
TOTALS	\$39,505.00	\$56,505.00
NET CHANGE BY CHANGE ORDERS	-\$17,000.00	

1. ORIGINAL CONTRACT PRICE.....	\$	\$397,968.60
2. Net change by Change Orders.....	\$	-\$17,000.00
3. Current Contract Price (Line 1 ± 2).....	\$	\$380,968.60
4. TOTAL COMPLETED AND STORED TO DATE		
(Column I total on Progress Estimates).....	\$	\$386,665.09
5. RETAINAGE:		
a. 5.0% X \$386,665.09 Work Completed.....	\$	\$19,333.25
b. 5% X _____ Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$19,333.25
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$367,331.84
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$209,690.55
8. AMOUNT DUE THIS APPLICATION.....	\$	\$157,641.29

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

Contractor Signature

By: DL

Date: 8-29-2073

Payment of: \$ \$157,641.29
(Line 8 or other - attach explanation of the other amount)

is recommended by: [Signature] (Engineer) 8-30-23 (Date)

Payment of: \$ \$157,641.29
(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: Re-Bid: Jackson Park Tennis - Pickleball Courts							Application Number: 2					
Application Period: 6/22/23-8/23/23							Application Date: August 24, 2023					
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			
1	Common Excavation, with Asphalt and Concrete	1 LS	\$37,505.00	1	\$37,505.00	-1	-\$37,505.00					
2	Remove & Salvage Existing Fence	675 LF	\$4.00	675	\$2,700.00					675	\$2,700.00	100.0%
3	Remove & Salvage Existing Benches	4 Each	\$200.00			4	\$800.00			4	\$800.00	100.0%
4	Remove & Salvage Existing Basketball Hoop	2 Each	\$200.00							2	\$400.00	100.0%
5	8-inch Base Aggregate - at Sidewalks and Courts	1600 Tons	\$18.55	1654.59	\$30,692.64	31	\$575.05			1685.59	\$31,267.69	105.3%
6	3-inch HMA Pavement, 5 LT 58-28 S	642 Tons	\$148.05	665	\$98,453.25	-7.77	-\$1,150.35			657.23	\$97,302.90	102.4%
7	6-inch Concrete Bike Rack Pad	96 SF	\$15.00			417	\$6,255.00			417	\$6,255.00	434.4%
8	10-ft. Vinyl Coated Fence	767 LF	\$90.00	300	\$27,000.00	346	\$31,140.00			646	\$58,140.00	84.2%
9	4-ft. Vinyl Coated Fence	79 LF	\$46.50			79	\$3,673.50			79	\$3,673.50	100.0%
10	3-ft. Vinyl Coated Gate	2 Each	\$925.00			2	\$1,850.00			2	\$1,850.00	100.0%
11	Pickleball Net Posts/Ground Sleeves	8 Each	\$475.00	8	\$3,800.00					8	\$3,800.00	100.0%
12	Pickleball Nets/Center Strap & Anchors	4 Each	\$450.00			4	\$1,800.00			4	\$1,800.00	100.0%
13	Tennis Net Posts/Ground Sleeves	4 Each	\$475.00	4	\$1,900.00					4	\$1,900.00	100.0%
14	Tennis Net/Center Strap & Anchors	2 Each	\$750.00			2	\$1,500.00			2	\$1,500.00	100.0%
15	All Court and Asphalt Coatings with Linework, and	1 LS	\$112,000.00			1	\$112,000.00			1	\$112,000.00	100.0%
16	Concrete Net Footings	12 Each	\$560.00	12	\$6,720.00					12	\$6,720.00	100.0%
17	Silt Fence	730 LF	\$2.00	513	\$1,026.00					513	\$1,026.00	70.3%
18	Lawn Restoration	325 SY	\$10.00									
19	Bike Rack	2 Each	\$700.00			2	\$1,400.00			2	\$1,400.00	100.0%
20	Basketball Goal Assembly	3 Each	\$3,300.00	3	\$9,900.00					3	\$9,900.00	100.0%
21	Saw Cut Curb Head	6 LF	\$50.00	9	\$450.00					9	\$450.00	150.0%
22	Saw Cut Asphalt Pavement	10 LF	\$5.00	36	\$180.00					36	\$180.00	360.0%
ALT-1	6-ft. Vinyl Coated Fence, (ADD)	291 LF	\$53.00			115	\$6,095.00			115	\$6,095.00	39.5%
ALT-2	10-ft. Vinyl Coated Fence, (DEDUCT)	291 LF	-\$71.00									
	Change Orders											
CO1	ADD Lump Sum Asphalt & Concrete Pavement	1 LS	\$39,505.00			1	\$39,505.00			1	\$39,505.00	100.0%
CO1	DEDUCT Lump Sum Geotechnical Engineering Services	1 LS	-\$2,000.00			1	-\$2,000.00			1	-\$2,000.00	100.0%
	TOTAL				\$220,726.89		\$165,938.20				\$386,665.09	

LIEN WAIVER AND CERTIFICATION AS TO STAGE OF WORK FOR PAYMENT

KNOW ALL MEN BY THESE PRESENTS that

WHEREAS, the undersigned VINTON CONSTRUCTION COMPANY as contractor, signed a Contract Agreement with the Village of Jackson for the #A-23 Jackson Park Tennis-Pickleball Courts Project, and

WHEREAS, the undersigned has partially completed the contract work under the terms of the construction agreement,

NOW THEREFORE in consideration of partial payment by the Village of Jackson to the undersigned, the undersigned hereby waives and releases any and all liens, claims or rights to file a lien or liens to the extent of the payment above referred to against the Village of Jackson, and

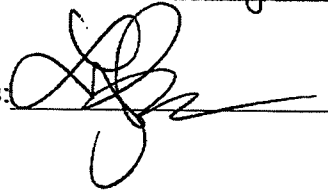
The undersigned further states that all wages, materials, social security taxes, withholding taxes, sales and use taxes, permits, subcontractors and materialmen have been fully paid and discharged for all work performed through the partial stage of construction; workmen's compensation and other insurance premiums and all taxes have been fully paid and discharged.

The undersigned further agrees to save harmless the Village of Jackson from any matter or thing arising from the filing of claims or liens by workman, subcontractor, or materialmen in connection with the work performed through said partial stage of construction.

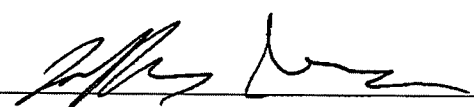
IN WITNESS WHEREOF, the Contractor by its authorized representative has caused the waiver and certification to be signed.

This 25th day of August, 2023.

Witness:



Signature



VINTON CONSTRUCTION COMPANY
Company

LIEN WAIVER AND CERTIFICATION AS TO STAGE OF WORK FOR PAYMENT

KNOW ALL MEN BY THESE PRESENTS that

WHEREAS, the undersigned ESI, LTD as sub-contractor, signed a Contract Agreement with Vinton Construction Company for the Village of Jackson Contract #A-23 Jackson Park Tennis-Pickleball Courts Project, and

WHEREAS, the undersigned has partially completed the subcontract work under the terms of the construction agreement,

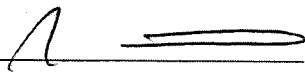
NOW THEREFORE in consideration of partial payment by Vinton Construction Company to the undersigned, the undersigned hereby waives and releases any and all liens, claims or rights to file a lien or liens to the extent of the payment above referred to against the Village of Jackson and/or Vinton Construction Company, and

The undersigned further states that all wages, materials, social security taxes, withholding taxes, sales and use taxes, permits, subcontractors and materialmen have been fully paid and discharged for all work performed through the partial stage of construction; workmen's compensation and other insurance premiums and all taxes have been fully paid and discharged.

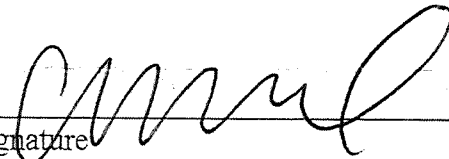
The undersigned further agrees to save harmless Vinton Construction Company from any matter or thing arising from the filing of claims or liens by workman, subcontractor, or materialmen in connection with the work performed through said partial stage of construction.

IN WITNESS WHEREOF, the Subcontractor by its authorized representative has caused the waiver and certification to be signed.

This 9 day of August, 2023

Witness: 

Signature



ESI, LTD
Company

LIEN WAIVER AND CERTIFICATION AS TO STAGE OF WORK FOR PAYMENT

KNOW ALL MEN BY THESE PRESENTS that

WHEREAS, the undersigned HARD ROCK SAWING & DRILLING as sub-contractor, signed a Contract Agreement with Vinton Construction Company for the Village of Jackson Contract #A-23 Jackson Park Tennis-Pickleball Courts Project, and

WHEREAS, the undersigned has partially completed the subcontract work under the terms of the construction agreement,

NOW THEREFORE in consideration of partial payment by Vinton Construction Company to the undersigned, the undersigned hereby waives and releases any and all liens, claims or rights to file a lien or liens to the extent of the payment above referred to against the Village of Jackson and/or Vinton Construction Company, and

The undersigned further states that all wages, materials, social security taxes, withholding taxes, sales and use taxes, permits, subcontractors and materialmen have been fully paid and discharged for all work performed through the partial stage of construction; workmen's compensation and other insurance premiums and all taxes have been fully paid and discharged.

The undersigned further agrees to save harmless Vinton Construction Company from any matter or thing arising from the filing of claims or liens by workman, subcontractor, or materialmen in connection with the work performed through said partial stage of construction.

IN WITNESS WHEREOF, the Subcontractor by its authorized representative has caused the waiver and certification to be signed.

This 7 day of Aug, 2023.

Witness: Madison Dvoracher

Mary Dvoracher
Signature

HARD ROCK SAWING & DRILLING
Company

1

LIEN WAIVER AND CERTIFICATION AS TO STAGE OF WORK FOR PAYMENT

KNOW ALL MEN BY THESE PRESENTS that

WHEREAS, the undersigned M SQUARED ENGINEERING as sub-contractor, signed a Contract Agreement with Vinton Construction Company for the Village of Jackson Contract #A-23 Jackson Park Tennis-Pickleball Courts Project, and

WHEREAS, the undersigned has partially completed the subcontract work under the terms of the construction agreement,

NOW THEREFORE in consideration of partial payment by Vinton Construction Company to the undersigned, the undersigned hereby waives and releases any and all liens, claims or rights to file a lien or liens to the extent of the payment above referred to against the Village of Jackson and/or Vinton Construction Company, and

The undersigned further states that all wages, materials, social security taxes, withholding taxes, sales and use taxes, permits, subcontractors and materialmen have been fully paid and discharged for all work performed through the partial stage of construction; workmen's compensation and other insurance premiums and all taxes have been fully paid and discharged.

The undersigned further agrees to save harmless Vinton Construction Company from any matter or thing arising from the filing of claims or liens by workman, subcontractor, or materialmen in connection with the work performed through said partial stage of construction.

IN WITNESS WHEREOF, the Subcontractor by its authorized representative has caused the waiver and certification to be signed.

This 31st day of July, 2023.

Witness: Cindy Gerritson [Signature]
Signature

M SQUARED ENGINEERING
Company

LIEN WAIVER AND CERTIFICATION AS TO STAGE OF WORK FOR PAYMENT

KNOW ALL MEN BY THESE PRESENTS that

WHEREAS, the undersigned PATRIOT FENCE AND CONSTRUCTION, LLC as sub-contractor, signed a Contract Agreement with Vinton Construction Company for the Village of Jackson Contract #A-23 Jackson Park Tennis-Pickleball Courts Project, and

WHEREAS, the undersigned has partially completed the subcontract work under the terms of the construction agreement,

NOW THEREFORE in consideration of partial payment by Vinton Construction Company to the undersigned, the undersigned hereby waives and releases any and all liens, claims or rights to file a lien or liens to the extent of the payment above referred to against the Village of Jackson and/or Vinton Construction Company, and

The undersigned further states that all wages, materials, social security taxes, withholding taxes, sales and use taxes, permits, subcontractors and materialmen have been fully paid and discharged for all work performed through the partial stage of construction; workmen's compensation and other insurance premiums and all taxes have been fully paid and discharged.

The undersigned further agrees to save harmless Vinton Construction Company from any matter or thing arising from the filing of claims or liens by workman, subcontractor, or materialmen in connection with the work performed through said partial stage of construction.

IN WITNESS WHEREOF, the Subcontractor by its authorized representative has caused the waiver and certification to be signed.

This 31 day of July, 2023

Witness:

[Signature]

Signature

[Signature]

PATRIOT FENCE AND CONSTRUCTION, LLC
Company

23.20054

LIEN WAIVER AND CERTIFICATION AS TO STAGE OF WORK FOR PAYMENT

#88,139.10

KNOW ALL MEN BY THESE PRESENTS that

WHEREAS, the undersigned WOLF PAVING CO, INC. as sub-contractor, signed a Contract Agreement with Vinton Construction Company for the Village of Jackson Contract #A-23 Jackson Park Tennis-Pickleball Courts Project, and

WHEREAS, the undersigned has partially completed the subcontract work under the terms of the construction agreement,

NOW THEREFORE in consideration of partial payment by Vinton Construction Company to the undersigned, the undersigned hereby waives and releases any and all liens, claims or rights to file a lien or liens to the extent of the payment above referred to against the Village of Jackson and/or Vinton Construction Company, and

The undersigned further states that all wages, materials, social security taxes, withholding taxes, sales and use taxes, permits, subcontractors and materialmen have been fully paid and discharged for all work performed through the partial stage of construction; workmen's compensation and other insurance premiums and all taxes have been fully paid and discharged.

The undersigned further agrees to save harmless Vinton Construction Company from any matter or thing arising from the filing of claims or liens by workman, subcontractor, or materialmen in connection with the work performed through said partial stage of construction.

IN WITNESS WHEREOF, the Subcontractor by its authorized representative has caused the waiver and certification to be signed.

This 2nd day of AUGUST, 2023

Witness:

Rinda Kelly

DocuSigned by:

Jacob Mrazek
7F58C3E113245A
Signature

WOLF PAVING CO, INC.
Company

Project No. _____

Date: September 21, 2023

**Confirmation of Client Request for Services
between Cedar Corporation (ENGINEER)
and Village of Jackson (CLIENT)**

**Authorization to Perform Professional Engineering Services
for TID #7 Improvements**

ENGINEER is hereby authorized to proceed with the project listed below. The services are to be completed in a timely manner mutually agreeable with the CLIENT and ENGINEER.

Project: TID #7 Improvements

Scope of Work: ENGINEER will complete Design Services for the TID #7 Improvements Project as defined in the Project Scope. ENGINEER has attached a copy of this Project Scope as Attachment A.

Method of Compensation: Design work will be completed for an estimated fee of \$26,000.00. ENGINEER will not exceed the estimated Design fee amount without authorization from the CLIENT.

Payments are due and payable thirty (30) days from the date of the ENGINEER's invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate of one percent (1%) per month from invoice date.

THIS AGREEMENT is hereby approved and executed this ____ day of _____, 2023.

VILLAGE OF JACKSON

CEDAR CORPORATION

By: _____

By:  _____

Name: _____

Name: Ronald Dalton, P.E.

Title: _____

Title: Director

By: _____

By: _____

Name: _____

Name: Douglas Kroes

Title: _____

Title: Construction Manager

Exhibit A

Scope of Services

ENGINEER will complete the following Scope of Services for the Project, as follows:

Provide design and bidding services for improvements at TID #7 located southwest of the intersection of STH60 and Ridgeway Drive. Improvements will include four (4) sewer laterals and water services and a new driveway approach off of Ridgeway Drive. The Engineer agrees to provide the following design services for the project:

1. Attend a project kick-off meeting.
2. Complete a topographic survey of the project limits.
3. Prepare plan and profile drawings of the sanitary sewer laterals, water services, driveway approach, and grading plan.
4. Prepare a site grading plan.
5. Evaluate geotechnical report. Provide options and cost estimates for soil remediation at future building ponds and parking lot.
6. Prepare a final estimate.
7. Attend a 60% plan review meeting to discuss the project.
8. Prepare specifications and bid documents for the project.
9. Provide plans to private utilities.
10. Construction bidding assistance including:
 - a. Prepare advertising for bidding.
 - b. Provide plans and specifications for distribution through Bid Quest.
 - c. Answer bidder's questions.
 - d. Administer the bid opening and provide a letter of recommendation for award of the construction contract.



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: September 21, 2023
Agenda Item: # 4
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Ordinance #23-14 - Rezoning Parcel V3_046500C9994 - Juanita Nickelson

Background and Analysis:

The owner, Juanita Nickelson, is requesting rezoning of the above tax parcel to allow for the construction of a two-family home, in which she will reside. The parcel is currently zoned Planned Unit Development (PUD). However, a change to R-6 Two-Family Residential District would provide an already established "use by right," without the need to develop a separate PUD Zoning District for the small, singular parcel.

R-6 Two-Family Residential District zoning ordinance is included below for reference.

Sec. 48-142. R-6 Two-Family Residential District

- (a) Generally. The R-6 Two-Family Residential District is intended to provide for two-family residential development at densities not to exceed 7.2 dwelling units per net acre, served by municipal sewer and water facilities.
- (b) Permitted uses. A two-family dwelling on a lot, a complex of two or more two-family dwellings on a lot, and single-family dwellings.
- (c) Permitted accessory uses. Permitted accessory uses include private garages, private carports, sheds (garden, tool, and storage) incidental to the residential use, and home occupations and professional home offices as specified in section 48-1.
- (d) Conditional uses. Conditional uses include group homes, foster homes, and halfway houses provided that there shall be a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.
- (e) Lot area and width. Lots shall be a minimum of 6,000 square feet in area for each dwelling unit and shall not be less than 85 feet in width at the setback line.
- (f) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-bedroom dwelling shall be 700 square feet; the total minimum floor area of a two-bedroom dwelling shall be 1,000 square feet.
- (g) Setbacks and yards. There shall be a minimum setback of 25 feet from the right-of-way of local streets. There shall be a 30-foot minimum setback from the right-of-way of all collector and arterial streets. There shall be a side yard on each side of all buildings not less than 15 feet in width and a rear yard of not less than 25 feet. Within a two-family development complex, the minimum distance between residential buildings shall be 30 feet.

Comprehensive Plan & Zoning Impacts

The Village Comprehensive Plan Land Use Map currently identifies the subject property as Multi-Family/High-Density Residential. Adjacent development includes numerous two-family developments mixed with several multi-family developments.



Taking the lead in Washington County.

The change from Planned Unit Development (PUD) to Two-Family Residential remains consistent with the overall intended use outlined in the Comprehensive Plan and current zoning designation.

Site Plan:

See attached aerial map included in the DRAFT Ordinance.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision, following a Public Hearing.

Signage:

None.

Additional Staff Comments:

Public Works/Engineering

Per Village Code Section 44-81(b) Shutoff valves and box; stop box; cost; maintenance. All metered services shall have a separate water lateral and external shut off otherwise approved by the Village. The service shall include a curb valve and curb stop box at the property line. The customer shall, at its own expense, provide the proper connection and shutoff valves for the meter. No meter shall be installed for customer service without its own, separate, and individual outside shutoff or stop box.

Stonewall Drive has the final lift of asphalt, so the customer would not be permitted to connect a second water lateral at the main to serve the second unit. The Jackson Water Utility will only allow a meter room as provided with the N169W19742-46 Georgetown Drive two-family floor plan.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Notification of all other municipalities located within 1,000 feet of the subject property
- Publication of a Class II Notice of Public Hearing

Potential Action:

- Recommend the Village Board approve Ordinance #23-14 Amending the Zoning for Parcel V3_046500C9994 from Planned Unit Development (PUD) to R-6 Two-Family Residential District and to amend the zoning map accordingly.

Attachments:

1. PC Application
2. Real Estate Tax Parcel
3. Ordinance 23-14 Amending Zoning for Parcel #V3_046500C9994

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 Reasoning

Property Address: Pt. of E 1/2 SW Pt. of CSM 5851 Lot 3, 1465420 ^{DOC} 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): Juanita Nickelson

Mailing Address: PO Box 986, Menomonee Falls, WI State WI Zip 53052

Office: (____) _____ Cell: (414) 704-4217 Fax: (____) _____

Email: JNICKELS25@GMAIL.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): Juanita Nickelson

Address: PO Box 986, Menomonee Falls State WI Zip 53052

Office: (____) _____ Cell: (414) 704-4217 Fax: (____) _____

Email: JNICKELS25@GMAIL.COM

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Valido Homes

Primary Contact: Jim Hartung

Address: 353 Forest Grove Dr, Ste 105, Pewaukee State WI Zip 53072

Office: (262) 691-7707 Cell: (414) 416-8515 Fax: (____) _____

Email: JIM@VALIDOHOMES.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: Rezone the Property
From PUD to R6 to allow for the construction of a residential
duplex building.

Provide a brief overview of proposed use(s) of entire property and/or lease space: Construction of
a residential duplex building

Hours of Operation: NA

Provide a brief overview of proposed daily on-site operations: Residential duplex residence

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: Multi Family
residential condominiums to the north, east and south of the
Property. Single Family residential to the west

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

Construction of a residential duplex building

Describe any proposed grading, and/or stormwater management plan: Excavation for construction
of a residential duplex building. Drainage will tie into
existing swales and storm sewer.

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

See attached plan. Residential duplex building will include
upon completion of site improvements yard, driveways & landscaping to code.

Describe any proposed on-site security measures including site lighting: Exterior sconce lighting
on garage, rear porch & front door

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

None

Describe the projected traffic circulation and impacts: Minimal - driveways will tie into Stonewall Drive

List all setbacks from rights-of-way and property lines and height limitations: 30' Front, 25' rear and 15' side per R6 zoning code. Code for height restriction is 35' max. Proposed duplex max height will be 22' to 24'

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

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

☐ No

☒ Yes

If yes, explain: Building permit from Building Inspector

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

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Walnut and toasted almond color vinyl siding

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

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

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

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

> unsure of amount. Each unit to include 3 bedrooms and 2 1/2 bathrooms

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): Juanita Nicholson
Applicant Signature: [Signature]
Co-Applicant Name (Print): _____
CO-Applicant Signature: _____
Date of Application: 8-21-23

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

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

QUESTIONS?

Zoning Director: For questions concerning application submittal, zoning, or technical questions.
Phone: (262) 677-9696 x810
Email: collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

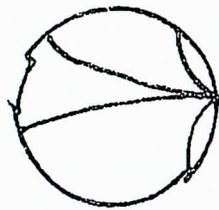
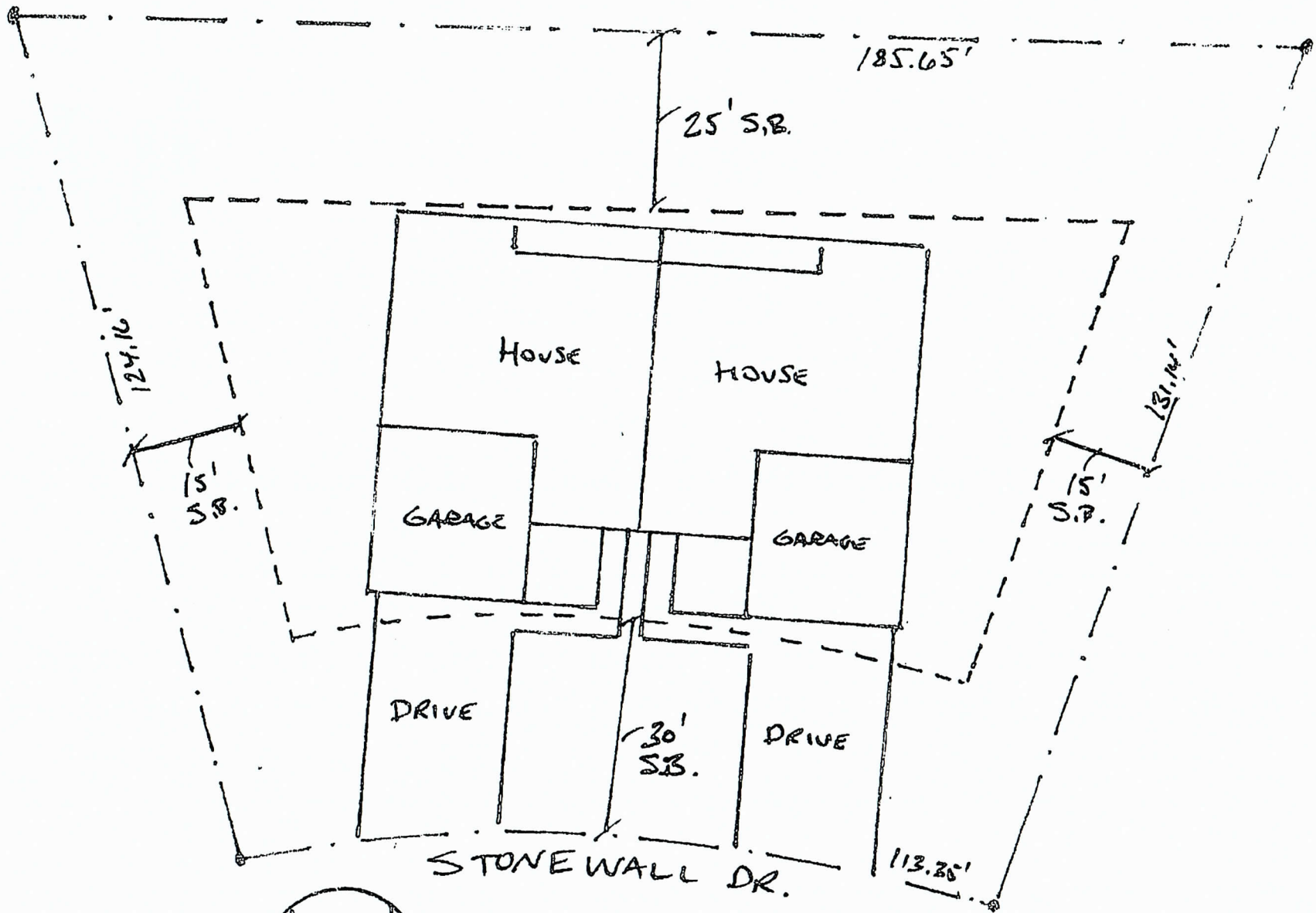
APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

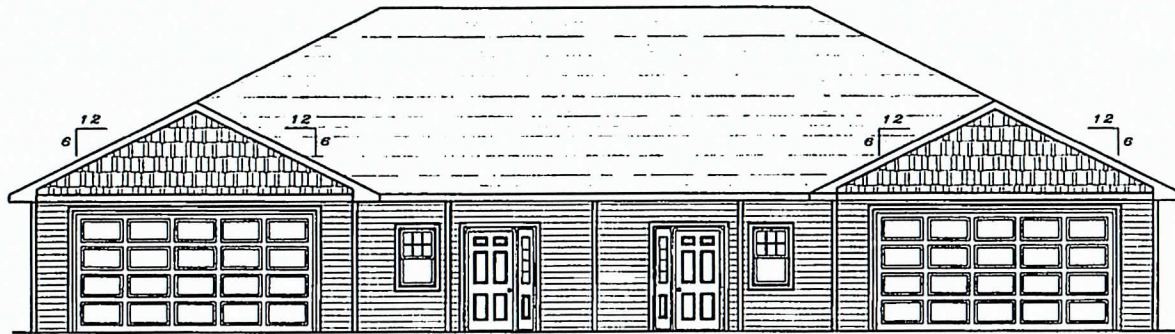
FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 8-25-23
Amount: \$ 425.00
Payment Type: CH / CC / CASH
Check/Rcpt. #: 1068
Received By: [Signature]

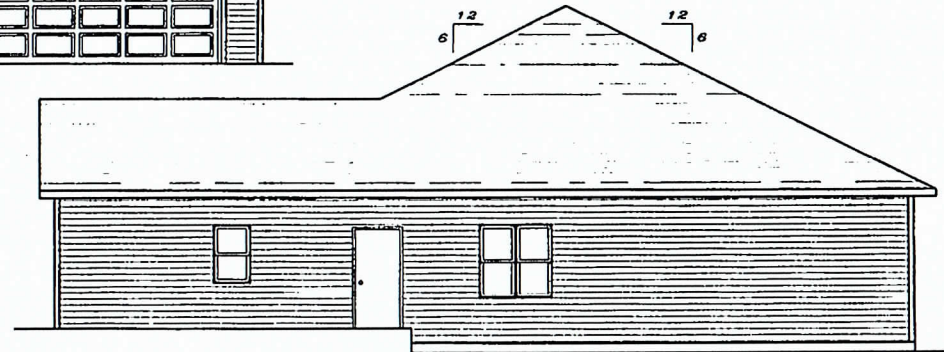


N VALIDO HOMES, INC.
LOT 3, STONEWALL DR.

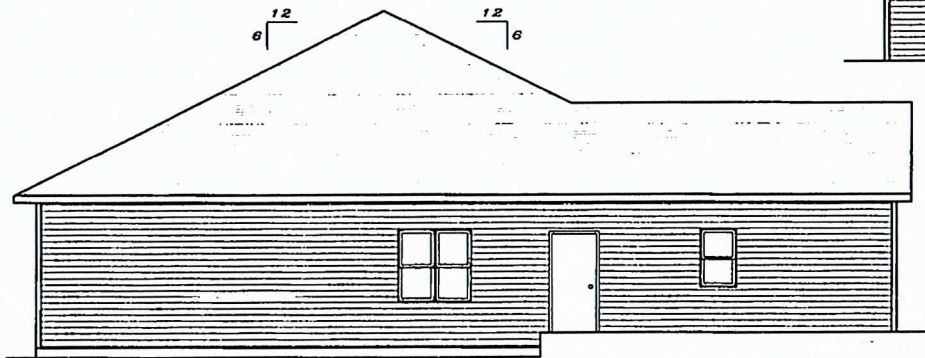
JW
8-18-23



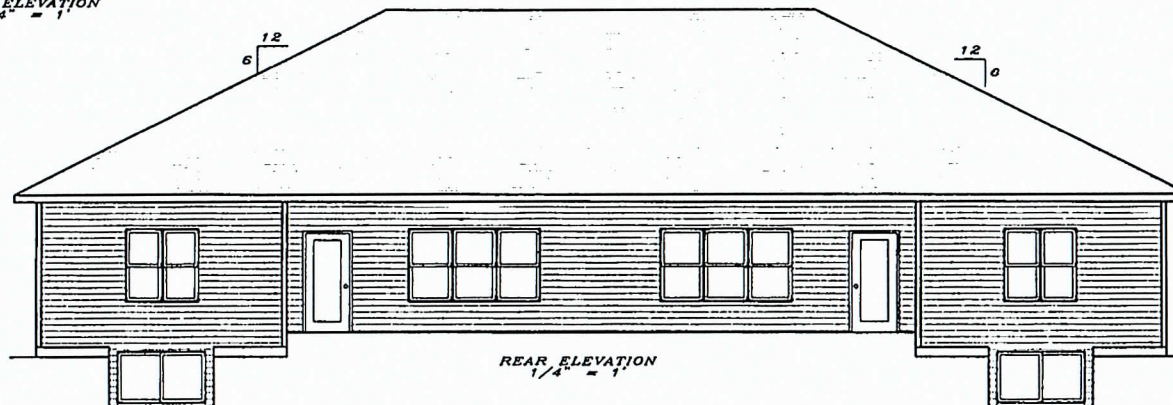
FRONT ELEVATION
1/4" = 1'



RIGHT ELEVATION
1/4" = 1'



LEFT ELEVATION
1/4" = 1'



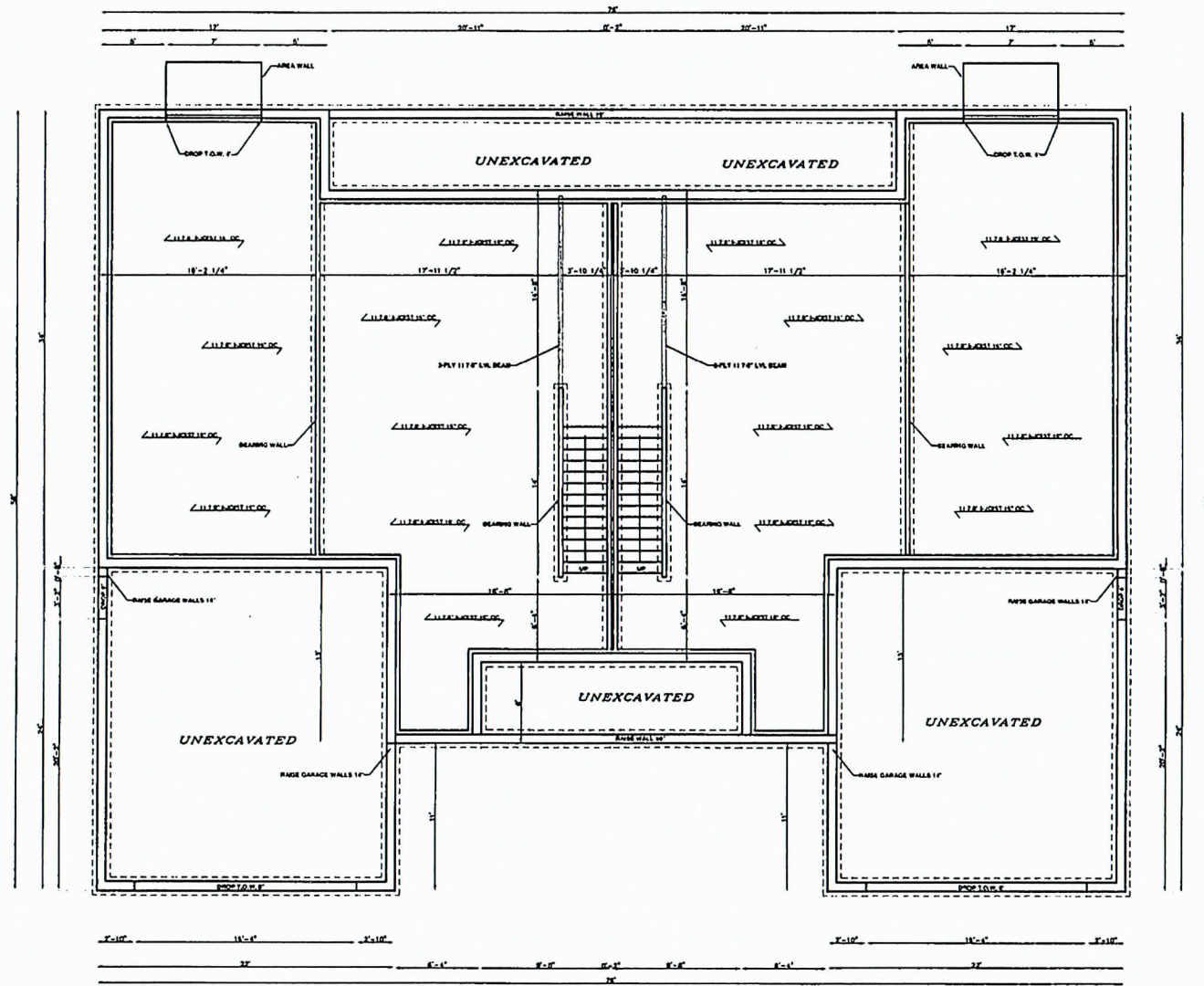
REAR ELEVATION
1/4" = 1'

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY
FOR THE ACCURACY OF THESE PLANS. WE DO NOT
PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES
BY PROVIDING A DRAFTING SERVICE ONLY.

STEVE'S DRAFTING SERVICE
STEVEN M. DUSSE
1100 S. KENOSHA AVE. #3
PORTAGE, WI 53901
P-600/337-8800
F-MAIL: stevedraftingservice.com

VALIDO HOMES
2023 DUPLEX
ELEVATIONS

DATE 7/24/2023
DRAWN BY SMB
APPROVED 7/28/2023



FOUNDATION PLAN
1/4" = 1'

ELEVATIONS AND CONCRETE DROPS (EXPOSURE) PER BUILDER
PLAN MAY NOT REFLECT SITE CONDITIONS
BASEMENT WINDOWS PER BUILDER

NOTE:
SEE LOWER LEVEL PLAN
FOR WINDOW & DOOR
SIZES & LOCATIONS

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY
FOR THE ACCURACY OF THESE PLANS. THEY DO NOT
PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES.
WE PROVIDE A DRAFTING SERVICE ONLY.

STEVE'S DRAFTING SERVICE
1100 STEVENSON BLVD
PLEASANT ST #3
PORTAGE, WI 53001
E-MAIL: stevedraftingservice.net
WWW.STEVEDRAFTINGSERVICE.COM

VALIDO HOMES

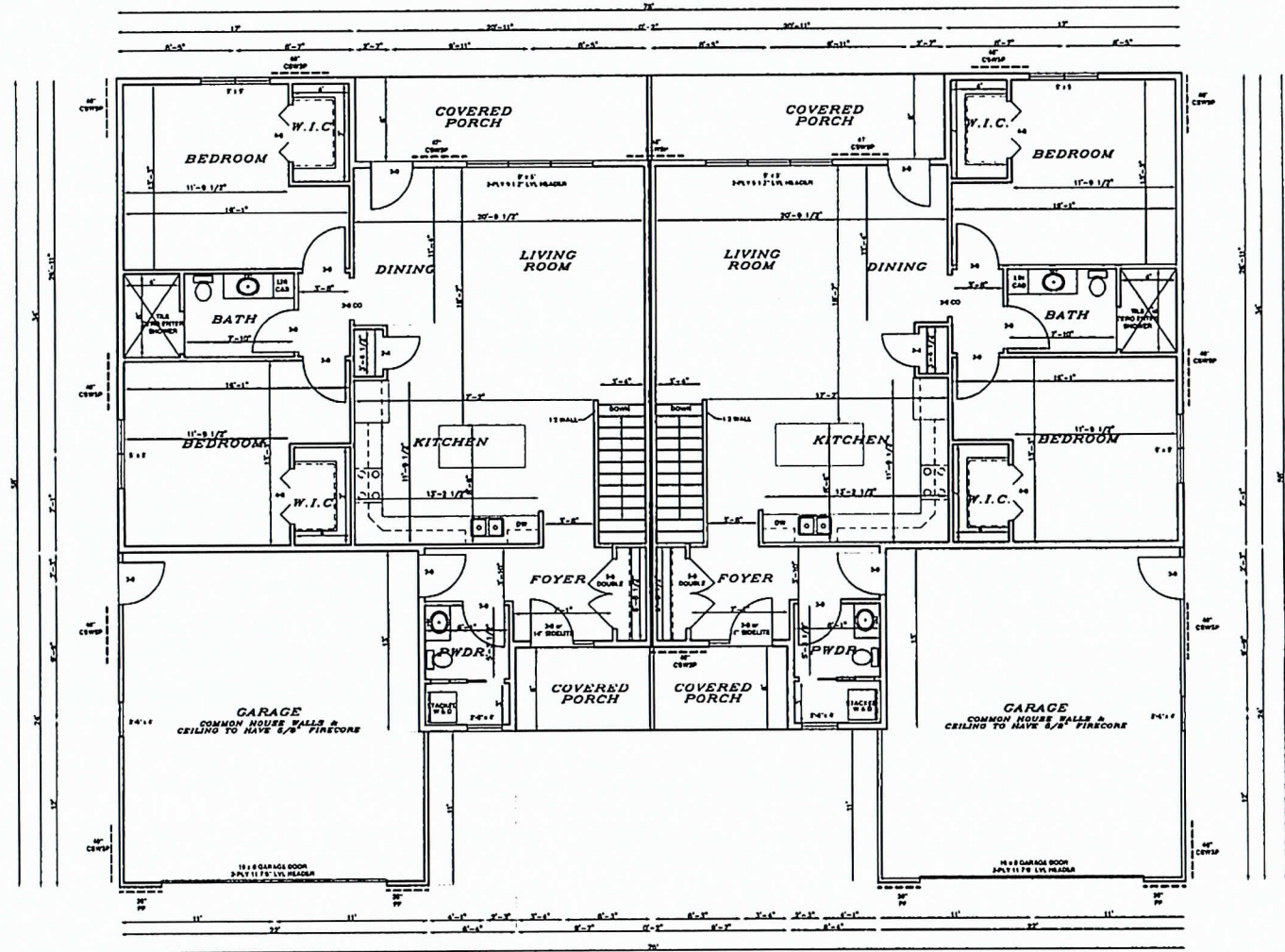
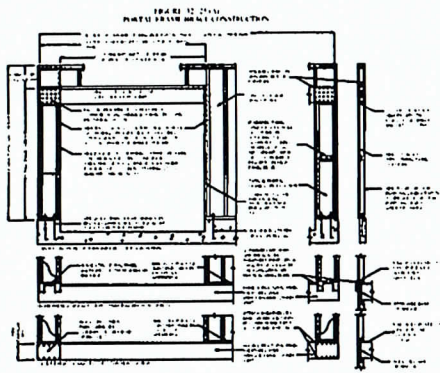
2023 DUPLEX FOUNDATION PLAN

DATE 7/24/2023

DRAWN BY SMB

DATE 7/29/2023

REVISION



FLOOR PLAN
1/4" = 1'
1322 SQ.FT. / SIDE

NOTES:

- 1 ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD
- 2 ALL CLOSETS TO BE 26" DEEP
- 3 ALL EXTERIOR WALLS TO BE 2x6 (5 1/2")
- 4 ALL INTERIOR WALLS TO BE 2x4 (3 1/2")

BRACING LEGEND

CSWSP = "CONTINUOUS SHEATHED WSP" 3/8" FOR MAXIMUM 16" O.C. STUD SPACING
7/16" FOR 24" O.C. STUD SPACING. FASTENED W/ 5d COMMON NAIL
OR 8d BOX NAIL (2 1/2" LONG ± .0113" DIA.), FASTENERS SPACED 6" EDGES, 12" FIELD

PF = "PORTAL FRAME" 12' MAX HT., REFER TO FIGURE 321.25 (A) FOR MINIMUM PANEL
WIDTH, MIN FASTENERS, & MAX FASTENER SPACING

BRACING NOTES:
CONTINUOUS BRACING METHOD USED

RECTANGLE SIZE IS 76" ± 66"
SIDE PERPENDICULAR TO THE 76" SIDE REQUIRES 14'-11" OF BRACING
SIDE PERPENDICULAR TO THE 66" SIDE REQUIRES 11'-2" OF BRACING

WALL HEIGHT = 9'
EAVE - RIDGE HEIGHT = 13'
MAX. OPENING HEIGHT = 6'-0"
WIND EXP. = B
MIN. PANEL WIDTH = 30"
MIN. PF WIDTH = 18"

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY
FOR THE ACCURACY OF THESE PLANS TO DO NOT
PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES.
WE PROVIDE A DRAFTING SERVICE ONLY.

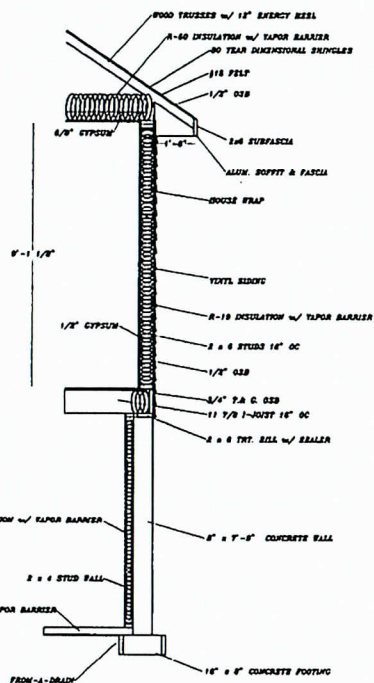
STEVE'S DRAFTING SERVICE
STEVEN M. BLISS
1100 W. PLEASANT ST. #3
PO BOX 1001
BIRMINGHAM, AL 35201
(205) 967-6089
E-MAIL: steve@edrafters.net
WWW.EDRAFTERS.NET

VALIDO HOMES

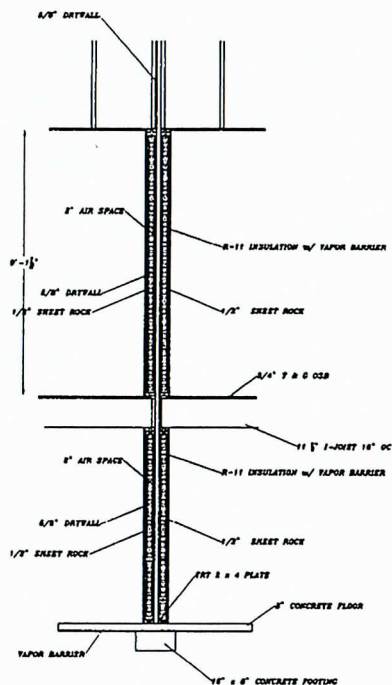
2023 DUPLEX

FLOOR PLAN

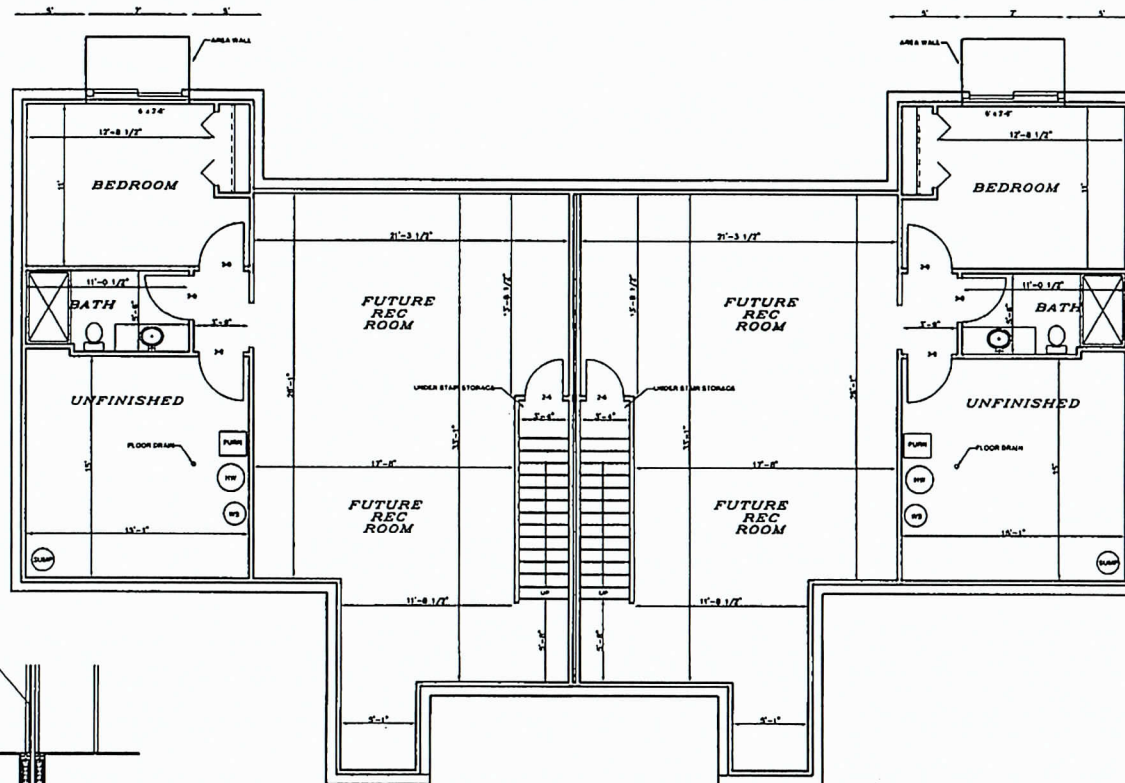
DATE 7/24/2023
DRAWN BY SMB
NOTED BY 7/28/2023



WALL SECTION
 1/2" = 1'



PARTITION WALL SECTION
 1/2" = 1'



LOWER LEVEL PLAN
 1/4" = 1'
 268 SQ.FT. FINISHED / SIDE

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.

STEVE'S DRAFTING SERVICE
 STEVEN M. BUES
 1100 POSTAGE RD #3
 POSTAGE, WI 53901
 E-Mail: [608]287-0569
 WWW.HEWLETTANDSERVICE.COM

VALIDO HOMES

2023 DUPLEX

LOWER LEVEL PLAN

DATE 7/24/2023
 DRAWN BY SMB
 REVIEWED 7/28/2023

VILLAGE OF JACKSON

N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 275539
Date: 9/12/2023
Check

RECEIVED FROM ACS RBHS, LLC \$425.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	425.00
	REZONING JUANITA NICKELSON	

TOTAL RECEIVED	425.00
----------------	--------

Receipt Memo: REZONING PERMIT

Washington County

Owner (s):

NICKELSON, JUANITA

Location:

NE-SW,Sect. 17, T10N,R20E

SE-SW,Sect. 17, T10N,R20E

Mailing Address:

JUANITA NICKELSON

PO BOX 986

MENOMONEE FALLS, WI 53052

School District:

6307 - WEST BEND SCHOOL

Request Mailing Address Change

Tax Parcel ID Number:Tax District:

046500C9994

V3-VILLAGE OF JACKSON

Status:

Active

Alternate Tax Parcel Number:Government Owned:Acres:

0.4000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

PT OF E1/2 SW PT OF CSM 5851 LOT 3 DOC 1582609

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

STONEWALL DR

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2022	☐	\$1,227.34	\$1,227.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	☐	\$1,321.14	\$1,321.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	☐	\$1,390.87	\$1,390.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	☐	\$1,336.25	\$1,336.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	☐	\$2,287.46	\$2,287.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	☐	\$1,294.58	\$1,294.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	☐	\$1,423.39	\$1,423.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	☐	\$1,394.54	\$1,394.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	☐	\$1.95	\$1.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	☐	\$1,489.75	\$1,489.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	☐	\$1,476.27	\$1,476.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	☐	\$1,496.85	\$1,496.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	☐	\$1,496.26	\$1,496.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	☐	\$1,424.67	\$1,424.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$0.00

If your taxes are 3 years or more delinquent, please contact the Treasurer's Office for additional fees due. (262) 335-4324.

ORDINANCE #23-14

**TO REZONE PARCEL V3_046500C9994 IN THE VILLAGE OF JACKSON AND TO
AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO
SECTION 48.34 OF THE MUNICIPAL CODE**

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

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

WHEREAS, the Village of Jackson hereby proposes to amend the zoning classification of Tax Parcel V3_046500C994; and

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

WHEREAS, the Village of Jackson Plan Commission considered the matter at its meeting on September 21, 2023, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on October 10, 2023; and

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

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

Section 1. To amend the zoning designation of the subject property, as described above, and depicted as Parcel V3_046500C9994 on Exhibit A, attached hereto, from Planned Unit Development (PUD) to R-6 (Two-Family Residential District), and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject property.

Section 2. Effective Date

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

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

Introduced by:_____

Seconded by:_____

Vote: _____aye _____nay

Passed and approved_____

VILLAGE OF JACKSON

By:_____
Brian J. Heckendorf, Village President

Attest:

Anastasia Gonstead, Village Clerk

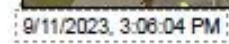
Proof of Posting:

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

Village Official

Date

Exhibit A - Parcel: V3_046500C9994





STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: September 21, 2023

Agenda Item: # 3

To: Plan Commission

From: Collin Johnson, Director of Inspections/Zoning

Subject: Conditional Use Request - Request to Exceed the Maximum Number of Dogs Per Residence - 3247 Sherman Parc Circle - Emily Duckert

Background and Analysis:

The property owner is requesting approval to keep a third dog on their property. They currently have two dogs that reside at the property. *Addie - Black Lab Mix*, (12y old), female, spayed; *Moose, Black Lab Mix*, (4y old), male, neutered. The additional dog, *Sawyer, Yellow Lab Mix*, (3y old), male, neutered. The applicants are seeking approval to keep a third dog. They did not indicate a specific timeframe as to how long the third dog may stay at the property.

Ordinance Section 6-53 requires all dogs and cats to be licensed and Ordinance Section 6-54 regulates the number of dogs and cats that may be licensed for any one residence, as outlined below:

Sec. 6-53. Dog and cat licenses

- (a) Required; fees. It shall be unlawful for any person in the village to own, harbor, or keep any cat or dog more than five months of age that has not been licensed by the Village. License fees shall be as provided in the Village fee schedule.
- (b) Seizure of animals in violation. Police officers are authorized to capture and restrain any dog or cat running at large and any untagged dog, and to transfer the animal to the custody of the county humane society. This does not preclude the immediate killing of a dog for the protection of other animals and persons as authorized in this chapter.

Sec. 6-54. Maximum number of cats and dogs per residence

No more than two dogs and two cats may be licensed for any one residence. Exceptions may be requested by application to the Plan Commission and Village Board for a Conditional Use Permit or PUD Amendment.

Comprehensive Plan & Zoning Impacts

None.

Site Plan:

See attached location map.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decisions, following a Public Hearing.

Signage:

None.



Taking the lead in Washington County.

Additional Staff Comments:

Police Department

No prior history of animal complaints at this address.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Class II Legal Notice

Potential Action:

Motion to recommend the Village Board approve/deny the Conditional Use Permit for 3247 Sherman Parc Circle. If approved, it shall be subject to the following conditions:

1. No additional animals may be kept upon the property.
2. The dogs shall be vaccinated and licensed annually with the Village.
3. The Conditional Use Permit shall expire at any such time as any one of the current dogs passes away or no longer resides at the property.
4. No similar Conditional Use Permits shall be granted to the owners in the future.
5. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Permit may be subject to additional regulation and/or potential revocation by the Village.

Attachments:

1. Application
2. Location Map

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: 3247 Sherman Parc Circle Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: 0.54 acres 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): Emily Duckert

Mailing Address: 3247 Sherman Parc Circle State WI Zip 53037

Office: (____) _____ Cell: (262) 844-8603 Fax: (____) _____

Email: _____

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): Lori + Dave Duckert

Address: 3247 Sherman Parc Circle State WI Zip 53037

Office: (____) _____ Cell: (262) 844-1709 Fax: (____) _____

Email: Lorid@wi.cc.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: daughter is moving in with us temporarily and has a dog which would be the 3rd dog at our house

Provide a brief overview of proposed use(s) of entire property and/or lease space: we have an electric fence for the dogs

Hours of Operation: _____

* Provide a brief overview of proposed daily on-site operations: daughter is moving in with us temporarily and has a dog which would be the 3rd dog at our house

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.: _____

* Describe all businesses, properties and other entities located adjacent to the proposed use: common area field in the back, common area on one side, neighbor across the road and to the south

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

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

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

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

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

Describe the projected traffic circulation and impacts: _____

List all setbacks from rights-of-way and property lines and height limitations: electric fence is
approximately 10-15 feet from the curb.

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.

You MUST sign and date this Application!

Applicant Name (Print): Lori M. Duckert
Applicant Signature: Lori M Duckert
Co-Applicant Name (Print): _____
CO-Applicant Signature: _____
Date of Application: 8-16-23

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

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

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
Phone: (262) 677-9696 x810
Email: collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY	
Acct. #: 100-00-45730-000-00	
Date Received:	8/16/2023
Amount: \$	175.00
Payment Type:	CH / KK / XXXX
Check/Rcpt. #:	7291
Received By:	CMJ



Taking the lead in Washington County.

APPLICATION FOR DOG LICENSE

Dog Licenses are due January 1. All dogs over the age of 5 months must be licensed annually. If your dog is not licensed by April 1, a \$10.00 late penalty (per dog) will be added to the regular license fees. In addition, a citation could be issued to you by the Police Department for failure to license your pet. Proof of rabies vaccine showing the name of the veterinarian, vaccination manufacturer, vaccination serial number and vaccination expiration date is required before a license can be issued, per state statutes.

Please make checks payable to the VILLAGE OF JACKSON.

Dog License No. 7739 Date 8/16/2023
Leave blank

Name-Owner/Keeper
of Dog Duckert Lori Phone 262 844-1709
Last First

Address 3247 Sherman Parc Circle

Email Address Lorid@wi.rr.com

Name of Dog Addie Color Black Breed Black Lab mix

State law requires proof of updated rabies shot before a license can be issued. A copy of the rabies certificate is required with this application.

☐ Male \$15.00 ☐ Female \$15.00
☐ Neutered \$10.00 ☒ Spayed \$10.00
☐ Late Fee \$10.00, After March 31st

Vet's Name: Amy Spaeth - Jackson Pet Hospital

OWNER'S SIGNATURE: Lori M Duckert

A license may be purchased at the Jackson Municipal Complex in the Administration Office, by mail or by placing the application and rabies certificate in the drop box located at N168W19851 Main Street.

(If mailing or placing in the drop box, please provide a self-addressed stamped envelope.)

RETURN TO THE VILLAGE OF JACKSON CLERK

Please fill out and return if applicable:

Due to the disposition checked below, a dog license is not required by listed owner, for the dog described below, because: () Deceased () Sold or Given to:

Name-Owner/Keeper
of Dog _____ Phone _____
Last First

Address _____

Name of Dog _____ Color _____ Breed _____

SIGNATURE: _____

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

www.villageofjacksonwi.gov

JACKSON PET HOSPITAL, LTD.

3370 Jackson Drive
Jackson WI
(262) 677-3112
08/16/2023

Client : Lori Duckert
3247 Sherman Parc Circle
Jackson, WI 53037

Phone : (262) 844-1709

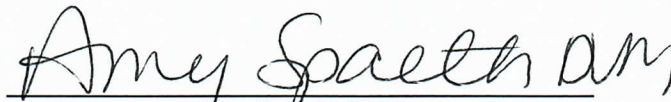
Patient : Addie
Species : Canine
Sex : FS
DOB : 01/11/2011

Acct No. : 6581 B
Breed : Labrador Mix
Color : Black
Microchip: OA121B417B

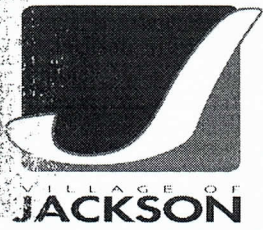
RABIES VACCINATION INFORMATION

Rabies : Rabvac3
Date Vaccinated : 05/06/2021
Serial Number : D219620A
Vaccine Type : KILLED
Duration : 3 Year
Tag Number : 344-21
Expires : 05/05/2024
Producer : Elanco

I hereby certify that I have vaccinated this animal in accordance with the company's recommendation for the vaccine used on the above date.


Amy Spaeth DVM

For your pet's safety, and for the safety of those around you, be sure to keep your pet current on their rabies vaccination.



Taking the lead in Washington County.

APPLICATION FOR DOG LICENSE

Dog Licenses are due January 1. All dogs over the age of 5 months must be licensed annually. If your dog is not licensed by April 1, a \$10.00 late penalty (per dog) will be added to the regular license fees. In addition, a citation could be issued to you by the Police Department for failure to license your pet. Proof of rabies vaccine showing the name of the veterinarian, vaccination manufacturer, vaccination serial number and vaccination expiration date is required before a license can be issued, per state statutes.

Please make checks payable to the VILLAGE OF JACKSON.

Dog License No. 7740 Date 8/16/2023
Leave blank

Name-Owner/Keeper
of Dog Duckert Lori Phone 262 844-1709
Last First

Address 3247 Sherman Parc Circle

Email Address Lori d @ Wi.rr. com

Name of Dog Moose Color Black Breed Black Lab mix

State law requires proof of updated rabies shot before a license can be issued. A copy of the rabies certificate is required with this application.

☐ Male \$15.00 ☐ Female \$15.00
☒ Neutered \$10.00 ☐ Spayed \$10.00
☐ Late Fee \$10.00, After March 31st

Vet's Name: Amy Spaeth Jackson Pet Hospital

OWNER'S SIGNATURE: Lori M Duckert

A license may be purchased at the Jackson Municipal Complex in the Administration Office, by mail or by placing the application and rabies certificate in the drop box located at N168W19851 Main Street.

(If mailing or placing in the drop box, please provide a self-addressed stamped envelope.)

RETURN TO THE VILLAGE OF JACKSON CLERK

Please fill out and return if applicable:

Due to the disposition checked below, a dog license is not required by listed owner, for the dog described below, because: () Deceased () Sold or Given to:

Name-Owner/Keeper
of Dog _____ Phone _____
Last First

Address _____

Name of Dog _____ Color _____ Breed _____

SIGNATURE: _____

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

www.villageofjacksonwi.gov

JACKSON PET HOSPITAL, LTD.

3370 Jackson Drive
Jackson WI
(262) 677-3112
08/16/2023

Client : Lori Duckert
3247 Sherman Parc Circle
Jackson, WI 53037

Phone : (262) 844-1709

Patient : Moose
Species : Canine
Sex : MN
DOB : 01/22/2019

Acct No. : 6581 C
Breed : Labrador Mix
Color : Black
Microchip: 982126055143366

RABIES VACCINATION INFORMATION

Rabies : Rabvac3
Date Vaccinated: 03/08/2023
Serial Number : E059323A
Vaccine Type : KILLED
Duration : 3 Year
Tag Number : 194-23
Expires : 03/07/2026
Producer : Elanco

I hereby certify that I have vaccinated this animal in accordance with the company's recommendation for the vaccine used on the above date.


Amy Spaeth DVM

For your pet's safety, and for the safety of those around you, be sure to keep your pet current on their rabies vaccination.

JACKSON PET HOSPITAL, LTD.

3370 Jackson Drive
Jackson WI
(262) 677-3112
08/16/2023

Client : Emily Duckert
3247 Sherman Parc Circle
Jackson, WI 53037

Phone : (262) 844-8603

Patient : Sawyer
Species : Canine
Sex : MN
DOB : 01/11/2020

Acct No. : 7354 C
Breed : Labrador Mix
Color : Yellow
Microchip:

RABIES VACCINATION INFORMATION

Rabies : Rabvac3
Date Vaccinated : 06/03/2021
Serial Number : D219620A
Vaccine Type : KILLED
Duration : 3 Year
Tag Number : 388-21
Expires : 06/02/2024
Producer : Elanco

I hereby certify that I have vaccinated this animal in accordance with the company's recommendation for the vaccine used on the above date.


Amy Spaeth DVM

For your pet's safety, and for the safety of those around you, be sure to keep your pet current on their rabies vaccination.

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 275019**Date:** 8/16/2023**Check****RECEIVED
FROM** DUCKERT, LORI

\$215.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	175.00
	3 DOG CONDITIONAL USE PERMIT APPLICATION	
	DOG LICENSE	20.00
	DOG LICENSE - MOOSE - #7740	
	DOG LICENSE	20.00
	DOG LIC ADDIE #7739	
TOTAL RECEIVED		215.00

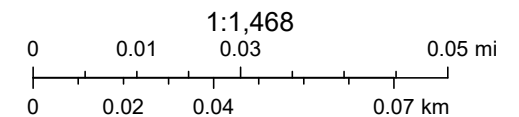
Receipt Memo: CK#7291 3 DOG CONDITIONAL USE & DOG LICS

3247 Sherman Parc Circle



9/11/2023, 2:47:16 PM

- | | | | |
|---|-------------------------|---|--|
| Override 1 | Certified Survey Number | PLSS Section | Assessor Plat; Cemetery Plat; Subdivision |
| Current Parcel | Subdivision Name | PLSS Quarter | Right-of-Way |
| • Address Point | Leader Lines | Lot | Municipality |
| Lot Number | Parcel Taxkey & Acreage | Certified Survey Map | Local Road |





STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: September 21, 2023

Agenda Item: # 5

To: Plan Commission

From: Collin Johnson, Director of Inspections/Zoning

Subject: Conditional Use Request - Auto Dealership Expansion - N168W20069 Main Street - Auto Thirst, LLC - Anthony Jones

Background and Analysis:

Anthony Jones is requesting approval to expand the indoor vehicle storage area to include the warehouse area located on the main level, at the rear of the building addressed as N168W20069 Main Street. The building currently houses a variety of businesses, largely consisting of mercantile/retail uses, a dog training business, and a U-Haul rental business. The building contains 10,000 square feet on the main level with an additional 2,720 square feet on the lower level. The building is a non-sprinklered building.

Abutting properties include Coffeetown to the west and vacant, Village-owned property to the east. Directly abutting properties to the south include a residence and an undeveloped lot.

Mr. Jones currently occupies a small office on the main level, in addition to approximately two-thirds of the lower garage space, which is approved exclusively for the storage of vehicles. The upper warehouse area (31'-10.5" x 80.0') would add an additional 2,633 square feet of vehicular storage, of which Mr. Jones has been using without use approval or occupancy approval for the past several months.

Approval of the lower garage area was approved under the following conditions:

1. Vehicle sales may not occur on Sundays, in accordance with State law.
2. Vehicle repair of any kind is prohibited anywhere onsite.
3. Vehicles shall be stored inside the building at all times, except when actively being shown to a potential customer.
4. A mechanical ventilation system shall be installed in the warehouse area, in accordance with applicable code requirements.
5. Any proposed signage shall be submitted for Village review and permitting.

The building owner indicated his concerns regarding Condition #3, believing that it would prohibit overnight parking of vehicles by other tenants and requested that it be clarified to pertain to Auto Thirst, LLC only. The Village Board agreed to clarify this matter to only apply to Auto Thirst, LLC.

Building Code Impacts:

The proposed use is classified as Group S-2 low-hazard storage, under the International Building Code (IBC). IBC Section 406.4.6 requires separation of parking garages from mixed occupancies, in accordance with Section 508.1, which requires a two-hour firewall between the parking garage and adjacent tenants. This would also require the installation of fire-rated doors within the rated wall assembly.



Additionally, IBC Section 406.6.2 requires a mechanical ventilation system to be installed in accordance with the International Mechanical Code (IMC). IMC Section 404 requires either an intermittent or static ventilation system. If an intermittent system is chosen, the installation of carbon monoxide detection, along with nitrogen dioxide detection shall be installed and shall operate the system automatically. IMC Section 404.2 also stipulates a minimum ventilation rate of 0.75 cfm per square foot of floor area.

Comprehensive Plan & Zoning Impacts:

The subject property is listed as General Commercial under the Village Comprehensive Plan. The property is zoned Planned Unit Development. The proposed use is consistent with both.

Site Plan:

See attached aerial map and building floor plan.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision, following a Public Hearing.

Signage:

None.

Additional Staff Comments:

Fire Department

This has been an ongoing issue. The owner has to bring the storage area up to code. This has not happened, and until this is done, no vehicle storage or use should be permitted, nor should they have the fire load storage that is in the building. This is unsafe for the other occupants. Fire can easily spread from one business to the other without any fire-rated wall. The owner is aware of the issue and the Building Inspector has tried to work with the owner.

Police Department

The Police Department is in agreement with the staff memo authored by Inspector Johnson.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Class II Legal Notice

Potential Action:

Motion to recommend the Village Board approve/deny the Conditional Use Request allowing for the expansion of vehicle storage for Auto Thirst, LLC to include the rear, main level garage/warehouse area at N168W20069 Main Street. If approved, it shall be subject to the following conditions:

1. Vehicle repair work of any kind is prohibited anywhere onsite.
2. Vehicles shall be stored inside the building at all times, except when actively being shown to a potential customer.
3. A 2-hour firewall shall be constructed to separate the parking garage area from the adjacent tenant spaces, in accordance with applicable code requirements.
4. A mechanical ventilation system shall be installed in the garage/warehouse area, in accordance with applicable code requirements.
5. Occupancy shall not occur until all building code requirements have been satisfied and approved.



Taking the lead in Washington County.

6. Upon receipt of written complaint and review by the Plan Commission, this Conditional Use Approval may be subject to additional regulation and/or potential revocation by the Village.

Attachments:

1. Auto Thirst - PC Application
2. Building Floor Plan - rotated
3. Location Map

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: N168 W20069 MAIN ST 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): ANTHONY JONES

Mailing Address: N78 W17699 Willow Pond DRIVE State WI Zip 53051

Office: (____) _____ Cell: (414) 737-3696 Fax: (____) _____

Email: autothirstllc@gmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: AUTO THIRST LLC

D/B/A: AUTO THIRST FEIN #: 862-830210

Mailing Address: N168 W20069 MAIN ST State WI Zip 53037

Office: (262) 423-3777 Cell: (____) _____ Fax: (____) _____

Email: autothirstllc@gmail.com

Website: Autothirst.com

PROPERTY OWNER INFORMATION

Name(s): MARK FLITSCH

Address: 4059 Mary Ln Cedarburg State WI Zip 53012

Office: (____) _____ Cell: (____) _____ Fax: (262) 573-1198

Email: MARKFL1@GMAIL.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: UPPERWAREHOUSE
WE'RE LOOKING TO REPAIR OUR BUSINESS.

Provide a brief overview of proposed use(s) of entire property and/or lease space: USED CAR TRADE
SALES.

Hours of Operation: 9^{AM}-6^{PM} Monday-Friday, 10^{AM}-4^{PM} Saturday, Closed Sunday

Provide a brief overview of proposed daily on-site operations: APPOINTMENT BASED CAR
SALES. MEETING WITH CLIENTS TO SHOW THEM THE VEHICLE
THEY'VE WANTED.

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.: CARS WILL BE STARTED
HERE AND THERE TO SHOW THEM, BUT MOST OF THE TIME
THEY'LL BE SITTING.

Describe all businesses, properties and other entities located adjacent to the proposed use: COFFEE
AND DENTIST ARE NEAR. WED LOVE TO DO A CARS AND COFFEE IN
THE MORNING ONE DAY.

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

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): ALL SYSTEMS ARE IN PLACE AND HAVE PASSED INSPECTION AS OF
2022.

Describe the projected traffic circulation and impacts: NONE

List all setbacks from rights-of-way and property lines and height limitations: N/A

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: WISCONSIN
DEALER Sales License (ALREADY Achieved)

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: WE will Add A sign to the Building. 4x20 WEll do that LATER. It's BEEN APPROVED, WE JUST haven't put it up due to wanting to make it MORE secure.

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

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: Parking will be indoors only

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

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: ~~None~~ I don't have this BTO AS I Am Renting.

Projected Sewer/Wastewater Usage: N/A gal/year

Projected Water Usage: N/A gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): ANTHONY JONES

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 08/25/23

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

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

QUESTIONS?

Zoning Director: For questions concerning application submittal, zoning, or technical questions.
Phone: (262) 677-9696 x810
Email: collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____



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

Utilities/fees Payment Confirmation (Ref #: 39761370)

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

Date: 09/12/2023 10:33 EDT

TRANSACTION INFORMATION

Name: Anthony J Jones

Transaction Reference #: 39761370

Utility Account #:

Transaction Date/Time: 09/12/2023 10:33 EDT

Building Permit #:

Parking Ticket #:

**Police Dept
Program:**

**Fire Department
Program:**

General: Plan Commission Application Fee

BILLING INFORMATION

Name: Anthony J Jones

Address: N78 W17699 Willow Pond Drive

City, State Zip: Menomonee Falls, WI 53051

Phone #: (414)737-3696

Card #: xxxx-xxxx-xxxx-2069

PAYMENT INFORMATION

Approval #: 043310

Payment Amount: \$175.00

Service Fee: \$5.16

Total Amount: \$180.16

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

To whom it may concern,

I am Anthony Jones with Auto Thirst LLC. Due to the smaller space we have on the lower level of our business, we're looking to expand to the upper warehouse so we can keep the cars indoors in Wisconsin.

We want to keep our cars up to par for the customers as we sell muscle, sports and many more types of vehicles. We chose this location because, we like the area and the people and that there's really nothing around like this business. We want to make the warehouse look good and have our place open for kids and families to stop by and even if they just want to take a peak, that is fine. It is tough to make that happen with just the lower warehouse due to it being so small. We will still keep it quiet like it has been and keep the land clean and neat as well.

We'd love to keep adding to the value of this area in every way possible. We did a nice car show last year and the people are asking when's the next one, because the families loved it so much and that we didn't charge a fee to get in. I feel that this is just the beginning of bringing people together in the Jackson community from our love for cars.

Thank you,

Anthony J. Jones

Auto Thirst LLC

N168W20069 Main Street

Jackson, WI 53037

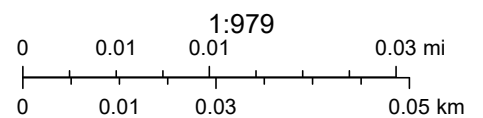
262-423-3777

N168 W20069 Main Street



9/11/2023, 4:24:11 PM

- | | | |
|--|--|---|
| Override 1 | Leader Lines | Assessor Plat; Cemetery Plat; Subdivision |
| Current Parcel | Parcel Taxkey & Acreage | Right-of-Way |
| Road Centerline STH, CTH | PLSS Boundary | Retired Parcel |
| State Highway | PLSS Section | Municipality |
| Address Point | PLSS Quarter | Local Road Labels |
| Lot Number | Lot | Local Road |
| Certified Survey Number | Plat | Landhook |
| Subdivision Name | Certified Survey Map | |



ORDINANCE #23-15

**ORDINANCE TO AMEND SEVERAL SECTIONS OF THE VILLAGE CODE
PERTAINING TO IMPACT FEES**

WHEREAS, the Village of Jackson imposes impact fees for fire, police, and water system facilities pursuant to the authority of Wis. Stats. §66.0617, sewer service fees pursuant to the authority of Wis. Stats. §66.0821, and park facilities fees pursuant to the authority of Wis. Stats. §236.45 on new development to pay for the capital costs of acquiring, upgrading, expanding, and constructing public facilities which are necessary to accommodate land development; and

WHEREAS, 2017 Wisconsin Act 243 made certain changes to Wis. Stats. §66.0617 and Wis. Stats. §236.45, including a new standard for impact fees, new limitations on the expenditure of impact fee revenues including time limits for spending impact fee revenues, and requirements that park facility fees imposed under the authority of Wis. Stats. §236.45 comply with the provisions of Wis. Stats. §66.0617; and

WHEREAS, the Village of Jackson recently completed the construction of new fire and police facilities, updated the Parks, Recreation, and Open Space Plan, and completed new plans for future water and sewerage system facilities needed to accommodate new development; and

WHEREAS, the Village retained Trilogy Consulting to prepare an updated public facilities needs assessment and impact fee study that incorporates actual costs for recently completed facilities and updated plans for future facilities; and

WHEREAS, the Public Facilities Needs Assessment and Impact Fee Study prepared for the Village of Jackson by Trilogy Consulting, dated August 2023 (Impact Fee Study), recommended changes in the amounts of the Village's impact fees and review and amendment of the impact fee ordinance; and

WHEREAS, the Impact Fee Study was approved by the Village Board on September 12, 2023, and has been available for review by the public in the office of the Village Clerk for more than 20 days; and

WHEREAS, the Village Board held a public hearing on this ordinance and the Impact Fee Study as required by Wis. Stats. §66.0617 on October 10, 2023.

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

Section 1. Sec. 2-208 is amended to read as follows:

Sec. 2-308. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Capital costs means the capital costs to construct, expand or improve public facilities, including the cost of land, and including legal, engineering and design costs to construct, expand or improve public facilities, except that not more than ten percent of capital costs may consist of legal, engineering and design costs unless such costs which relate directly to the public improvement for which the impact fees were imposed actually exceed ten percent of capital costs. Capital costs do not include the non-capital costs to construct, expand or improve public facilities, vehicles; or the costs of equipment to construct, expand or improve public facilities.

Impact fees means cash contributions, contributions of land or interests in land or any other items of value that are imposed on a developer under this division.

Land development means the construction or modification of improvements to real property that creates additional residential dwelling units within the village or its service areas or that results in nonresidential uses that create a need for new, expanded or improved public facilities within the village or its service areas.

Public facilities means highways as defined in Wis. Stats. § 340.01(22) and other transportation facilities, traffic control devices, facilities for collecting and treating sewage, facilities for collecting and treating stormwater and surface water, facilities for pumping, storing and distributing water, parks, playgrounds and land for athletic fields, solid waste and recycling facilities, fire protection facilities, law enforcement facilities, emergency medical facilities and libraries. Public facilities do not include facilities owned by a school district.

Residential Equivalent Unit (REU) means a unit of measure for water impact fees or sewer service fees equivalent to the amount of sewer or water capacity needed to supply a single-family residential dwelling unit.

Service area means a geographic area delineated by the village board within which the village provides public facilities.

Service standard means a certain quantity or quality of public facilities relative to a certain number of persons, parcels of land or other appropriate measure, as specified by the village board.

Section 2. Sec. 2-310 is amended to read as follows:

Sec. 2-310. Impact fee revenue administration.

- (a) Revenues from each impact fee that is imposed shall be placed in a segregated, interest-bearing account and shall be accounted for separately from other village general and utility funds. Impact fee revenues and interest earned

thereon may be expended only for capital costs for which the impact fees were imposed.

- (b) Impact fee revenues imposed and collected but not used within eight years after collection to pay the capital costs for which they were imposed shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated. Impact fees that are collected for capital costs related to lift stations or collecting and treating sewage that are not used within ten years after collection to pay the capital costs for which they were imposed shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated.

Section 3. Sec. 2-312 is amended to read as follows:

Sec. 2-312. Payment of impact fees.

- (a) All required impact fees, unless expressly excepted in subparagraph (b) of this section, shall be paid to the Village by the developer prior to being issued a building or plumbing permit, or both, whichever permits are applicable. Impact fee payments shall be assumed to be the responsibility of the owner of the record at the time the fee is imposed on a particular parcel.
- (b) If the total amount of impact fees due for a development will be more than \$75,000, a developer may defer payment of the impact fees for a period of four years from the date of the issuance of the building permit or until six months before the municipality incurs the costs to construct, expand, or improve the public facilities related to the development for which the fee was imposed, whichever is earlier. If the developer elects to defer payment under this paragraph, the developer shall maintain in force a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality. A developer may not defer payment of impact fees for projects that have been previously approved.

Section 4. Sec 2-314 is amended to read as follows:

Sec. 2-314. Sewer connection fees.

Sewer connection fees are hereby imposed as part of the Village's sewerage service charges under the authority of Wis. Stats. §66.0821(4). The basis for the imposition of sewer service fees is the facilities needs assessment report and its attachments and public facilities needs assessment, which is on file in the office of the village clerk. The sewer service fees to be paid prior to the issuance of applicable building or plumbing permits, except as exempted in this division, are as follows:

- (1) Fees shall be as provided in the village ordinance and village fee schedule.
- (2) These fees do not apply in cases where an existing building is being hooked up

to an existing sewer lateral or to a sewer lateral that has been replaced or repaired, unless the discharge has increased to more than the discharge provided by the service fee previously paid. In cases where an increase in the discharge can be demonstrated, the differential between the existing sewer service and the expanded sewer service shall be the basis for determining the applicable connection fee, and the village board shall make such determination.

- (3) These connection fees shall be collected until all capital costs associated with specified projects in the public facilities needs assessment report have been satisfied.
- (4) Connection fees shall be applicable to those persons, properties, and premises that are located in the village sewer service area.

Section 5. Sec. 2-315 is amended to read as follows:

Sec. 2-315. Water impact fees.

The basis for the imposition of water impact fees is the facilities needs assessment report and its attachments, which is on file in the office of the village clerk. The water impact fees to be paid prior to the issuance of applicable building or plumbing permits, except as exempted in this division, are as follows:

- (1) Water impact fee in the village is set at \$946.00 per Residential Equivalent Unit as of January 1, 2024.
- (2) Each dwelling unit in a multifamily structure shall be treated as an individual connection.
- (3) Fees do not apply in cases where an existing building is being hooked up to an existing water lateral or to a water lateral that has been replaced or repaired, unless the size of the meter is increased. In cases where an increase in the meter occurs, the differential between the existing water service and the expanded water service shall be the basis for determining the applicable impact fee and such determination shall be made by the village board.
- (4) Fees shall be collected until all capital costs associated with specified projects in the report have been satisfied.

Section 6. Sec. 2-316 is amended to read as follows:

Sec. 2-316. Park impact fees.

- (1) The basis for the imposition of park impact fees is the facilities needs assessment report and its attachments, which is on file in the office of the village clerk. The park impact fees to be paid prior to the issuance of applicable building or plumbing permits, except as exempted in this division, are as follows: The park impact fee per single-family residential dwelling unit in the Village is set at

\$1,247.00 as of January 1, 2024.

- (2) The park impact fee per multi-family residential dwelling unit in the Village is set at \$970.00 as of January 1, 2024.
- (3) Fees do not apply to improvements to existing buildings or existing developed properties unless additional residential dwelling units are created. In such cases, the difference between the existing number of dwelling units and the expanded number of dwelling units shall be used as the basis for determining the applicable impact fees.
- (4) The fees shall be increased as of January 1 of each year by a percentage equal to the increase in the consumer price index from the previous calendar year, unless the village board, by resolution, limits the increase to a lesser amount.
- (5) Fees shall be collected until all capital costs associated with the projects identified in the public facilities needs assessment report have been satisfied.

Section 7. Sec. 2-317 is amended to read as follows:

Sec. 2-317. Police impact fees.

- (a) The basis for the imposition of police impact fees is the facilities needs assessment report and its attachments, which are on file in the office of the village clerk. The police impact fee is to be paid prior to the issuance of applicable building permits, except as exempted in this division.
- (b) Police impact fee is set at \$682.00 per single-family residential unit, multifamily is \$530.00 per unit, and at \$2.12 per \$1,000.00 of improvements of nonresidential property as of January 1, 2024.
- (c) The fees shall be increased as of January 1 of each year by a percentage equal to the increase in the consumer price index from the previous calendar year, unless the village board, by resolution, limits the increase to a lesser amount.
- (d) Fees shall be collected until all capital costs associated with the projects identified in the public facilities needs assessment report have been satisfied.

Section 8. Sec. 2-318 is created to read as follows:

Sec. 2-318. Fire facilities impact fees.

- (a) The basis for the imposition of fire facilities impact fees is the facilities needs assessment report and its attachments, which are on file in the office of the village clerk. The fire facilities impact fee is to be paid prior to the issuance of applicable building permits, except as exempted in this division.
- (b) Fire facilities impact fee is set at \$1,022.00 per single-family residential unit,

multifamily is \$795.00 per unit, and at \$3.18 per \$1,000.00 of improvements of nonresidential property.

- (c) The fees shall be increased as of January 1 of each year by a percentage equal to the increase in the consumer price index from the previous calendar year, unless the village board, by resolution, limits the increase to a lesser amount.
- (d) Fees shall be collected until all capital costs associated with the projects identified in the public facilities needs assessment report have been satisfied.

Section 9. This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

Section 10. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 11. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by: _____

Seconded by: _____

Vote: _____ ayes _____ nays

Passed and Approved: _____

Brian J. Heckendorf – Village President

Attest: _____
Anastasia Gonstead – Village Clerk

Proof of Posting:

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

Village Official

Date

A map of the state of Wisconsin, divided into its 9 counties. Dodge County, located in the southeastern part of the state, is highlighted in black. The surrounding counties are white with black outlines. The Great Lakes are visible to the north and east of the state.

4

4

ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED	TLE
GRID NORTH	GN	EASEMENT	
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS	<u>CURVE DATA ABBREVIATION</u>	
NUMBER	NO	LONG CHORD	LCH
OUTLOT	OL	LONG CHORD BEARING	LCB
PAGE	P	RADIUS	R
POINT OF TANGENCY	PT	DEGREE OF CURVE	D
PERMANENT LIMITED	PLE	CENTRAL ANGLE	Δ/DE
EASEMENT		LENGTH OF CURVE	L
POINT OF BEGINNING	POB	TANGENT	T
POINT OF CURVATURE	PC	DIRECTION AHEAD	DA
		DIRECTION BACK	DB

WATER	_____	W
GAS	_____	G
TELEPHONE	_____	T
OVERHEAD TRANSMISSION LINES	_____	OH
ELECTRIC	_____	E
CABLE TELEVISION	_____	TV
FIBER OPTIC	_____	FO
SANITARY SEWER	_____	SAN
STORM SEWER	_____	SS
ELECTRIC TOWER		



POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WASHINGTON COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS, OTHER RECORDED DOCUMENTS, OR FROM CENTERLINE OF EXISTING PAVEMENTS.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

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FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE TPP DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE TPP DETAIL PAGES.

TRANSPORTATION PROJECT PLAT NO: 2310-13-01 - 4.01 AMENDMENT NO: 1

AMENDS PARCELS 1 AND 2, AMENDS TITLE ON SHEET 2 OF 2, AND REMOVES UTILITY NUMBER 200 AND 201 OF TRANSPORTATION PLAT 2310-13-01 RECORDED AS DOCUMENT NUMBER 1578698 AT THE WASHINGTON COUNTY REGISTER OF DEEDS.

THAT PART OF LOT 1 CSM 6108, AND THAT PART OF LOT 1 CSM 2448, ALL BEING IN THE NW1/4 - NE1/4 ALL IN SECTION 20, T10N, R20E, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

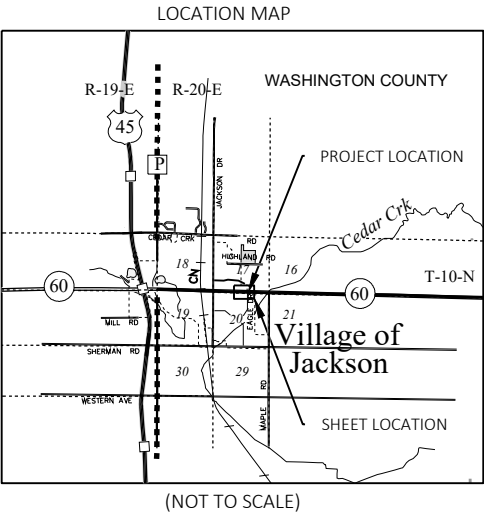
RELOCATION ORDER: STH 60, MAIN ST AND EAGLE DR INTERSECTION

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE VILLAGE OF JACKSON DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

- TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 61.34(3), (3M), AND 61.36 WISCONSIN STATUTES, THE VILLAGE OF JACKSON HEREBY ORDERS THAT:
- THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
 - THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE VILLAGE OF JACKSON FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE VILLAGE OF JACKSON, PURSUANT TO THE PROVISIONS OF SECTION 61.34(3), (3M), AND 61.36, WISCONSIN STATUTES.

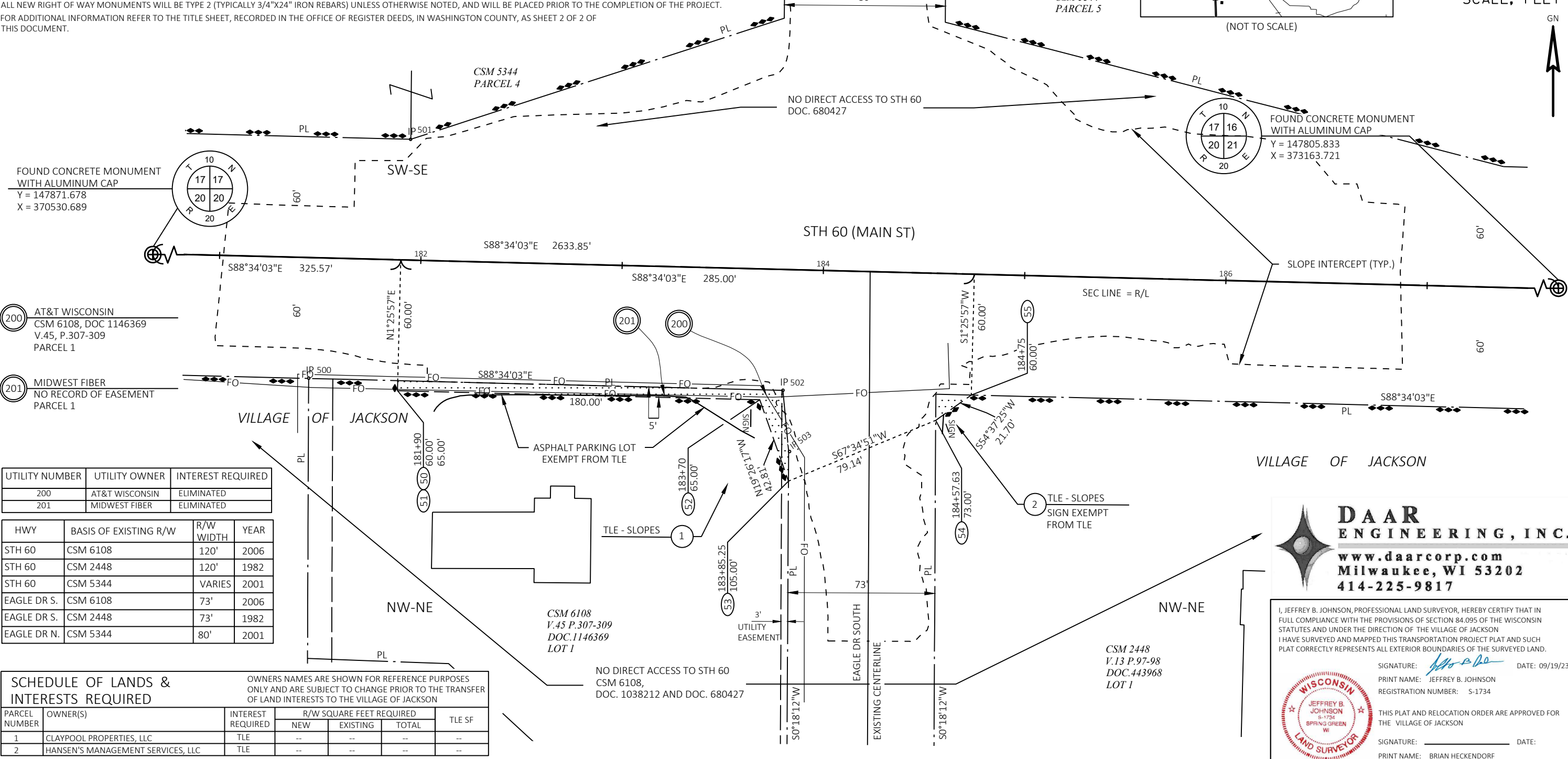
FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING DEPARTMENT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA. POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), WASHINGTON COUNTY, NAD83(2011) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES. ALL NEW RIGHT OF WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4"x24" IRON REBARS) UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT. FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED IN THE OFFICE OF REGISTER DEEDS, IN WASHINGTON COUNTY, AS SHEET 2 OF 2 OF THIS DOCUMENT.

MONUMENT	STATION	OFFSET	TYPE
500	181+45.73	59.89' RT	1" IRON PIPE
501	181+93.38	59.91' LT	1" IRON PIPE
502	183+81.36	59.99' RT	1" IRON PIPE
503	183+85.39	90.34' RT	1" IRON PIPE



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER: 2310-13-01
SHEET 1 OF 2
AMENDMENT NO: 1

0 25 50
SCALE, FEET



UTILITY NUMBER	UTILITY OWNER	INTEREST REQUIRED
200	AT&T WISCONSIN	ELIMINATED
201	MIDWEST FIBER	ELIMINATED

HWY	BASIS OF EXISTING R/W	R/W WIDTH	YEAR
STH 60	CSM 6108	120'	2006
STH 60	CSM 2448	120'	1982
STH 60	CSM 5344	VARIES	2001
EAGLE DR S.	CSM 6108	73'	2006
EAGLE DR S.	CSM 2448	73'	1982
EAGLE DR N.	CSM 5344	80'	2001

SCHEDULE OF LANDS & INTERESTS REQUIRED		OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE VILLAGE OF JACKSON				
PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	R/W SQUARE FEET REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
1	CLAYPOOL PROPERTIES, LLC	TLE	--	--	--	--
2	HANSEN'S MANAGEMENT SERVICES, LLC	TLE	--	--	--	--

DAAR ENGINEERING, INC.
www.daarcorp.com
Milwaukee, WI 53202
414-225-9817

I, JEFFREY B. JOHNSON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE VILLAGE OF JACKSON I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: *Jeffrey B. Johnson* DATE: 09/19/23
PRINT NAME: JEFFREY B. JOHNSON
REGISTRATION NUMBER: S-1734

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE VILLAGE OF JACKSON

SIGNATURE: _____ DATE: _____
PRINT NAME: BRIAN HECKENDORF

WISCONSIN
JEFFREY B. JOHNSON
S-1734
SPRING GREEN
WI
LAND SURVEYOR

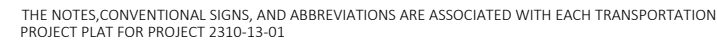
A map of the state of Wisconsin, divided into its 9 counties. Dodge County, located in the southeastern part of the state, is highlighted in black. The other counties are shown in white with black outlines.

4

4

ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED	TLE
GRID NORTH	GN	EASEMENT	
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS	<u>CURVE DATA ABBREVIATION</u>	
NUMBER	NO	LONG CHORD	LCH
OUTLOT	OL	LONG CHORD BEARING	LCB
PAGE	P	RADIUS	R
POINT OF TANGENCY	PT	DEGREE OF CURVE	D
PERMANENT LIMITED	PLE	CENTRAL ANGLE	Δ/DE
EASEMENT		LENGTH OF CURVE	L
POINT OF BEGINNING	POB	TANGENT	T
POINT OF CURVATURE	PC	DIRECTION AHEAD	DA
		DIRECTION BACK	DB

WATER	—W—
GAS	—G—
TELEPHONE	—T—
OVERHEAD TRANSMISSION LINES	—OH—
ELECTRIC	—E—
CABLE TELEVISION	—TV—
FIBER OPTIC	—FO—
SANITARY SEWER	—SAN—
STORM SEWER	—SS—
ELECTRIC TOWER	



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INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE TPP DETAIL PAGES.

TRANSPORTATION PROJECT PLAT NO: 2310-13-01 - 4.01 AMENDMENT NO:1

AMENDS TITLE ON SHEET 2 OF 2 AND AMENDS UTILITY NUMBER 200, 201, AND 202 OF TRANSPORTATION PLAT 2310-13-01 RECORDED AS DOCUMENT NUMBER 1578697 AT THE WASHINGTON COUNTY REGISTER OF DEEDS.

THAT PART OF LOT 1 CSM 6108, AND THAT PART OF LOT 1 CSM 2448, ALL BEING IN THE NW1/4 - NE1/4 ALL IN SECTION 20, T10N, R20E, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

RELOCATION ORDER: STH 60, MAIN ST AND EAGLE DR INTERSECTION

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE VILLAGE OF JACKSON DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

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FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED IN THE OFFICE OF REGISTER DEEDS, IN WASHINGTON COUNTY, AS SHEET 2 OF 2 OF THIS DOCUMENT.

RW POINT	Y	X
10	147799.108	371032.603
11	147753.690	371048.724
12	147753.690	371121.878
13	147796.633	371131.572

FOUND CONCRETE MONUMENT
WITH ALUMINUM CAP
Y = 147871.678
X = 370530.689

AT&T WISCONSIN
CSM 6108, DOC 1146369
V.45, P.307-309
PARCEL 101

MIDWEST FIBER
NO RECORD OF EASEMENT
PARCEL 101

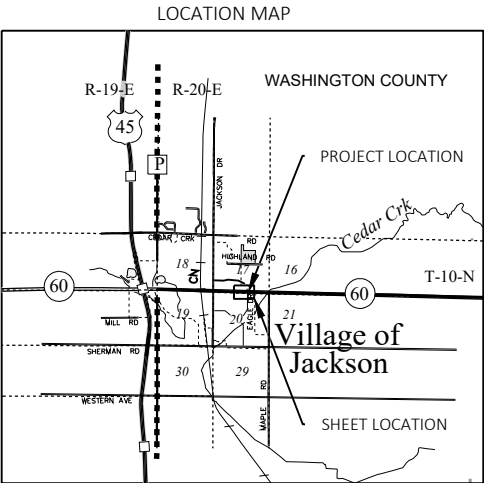
WE ENERGIES ELEC
NO RECORD OF EASEMENT
PARCEL 102

UTILITY NUMBER	UTILITY OWNER	INTEREST REQUIRED
200	AT&T WISCONSIN	RELEASE OF RIGHTS
201	MIDWEST FIBER	RELEASE OF RIGHTS
202	WE-ENERGIES ELEC.	RELEASE OF RIGHTS

HWY	BASIS OF EXISTING R/W	R/W WIDTH	YEAR
STH 60	CSM 6108	120'	2006
STH 60	CSM 2448	120'	1982
STH 60	CSM 5344	VARIES	2001
EAGLE DR S.	CSM 6108	73'	2006
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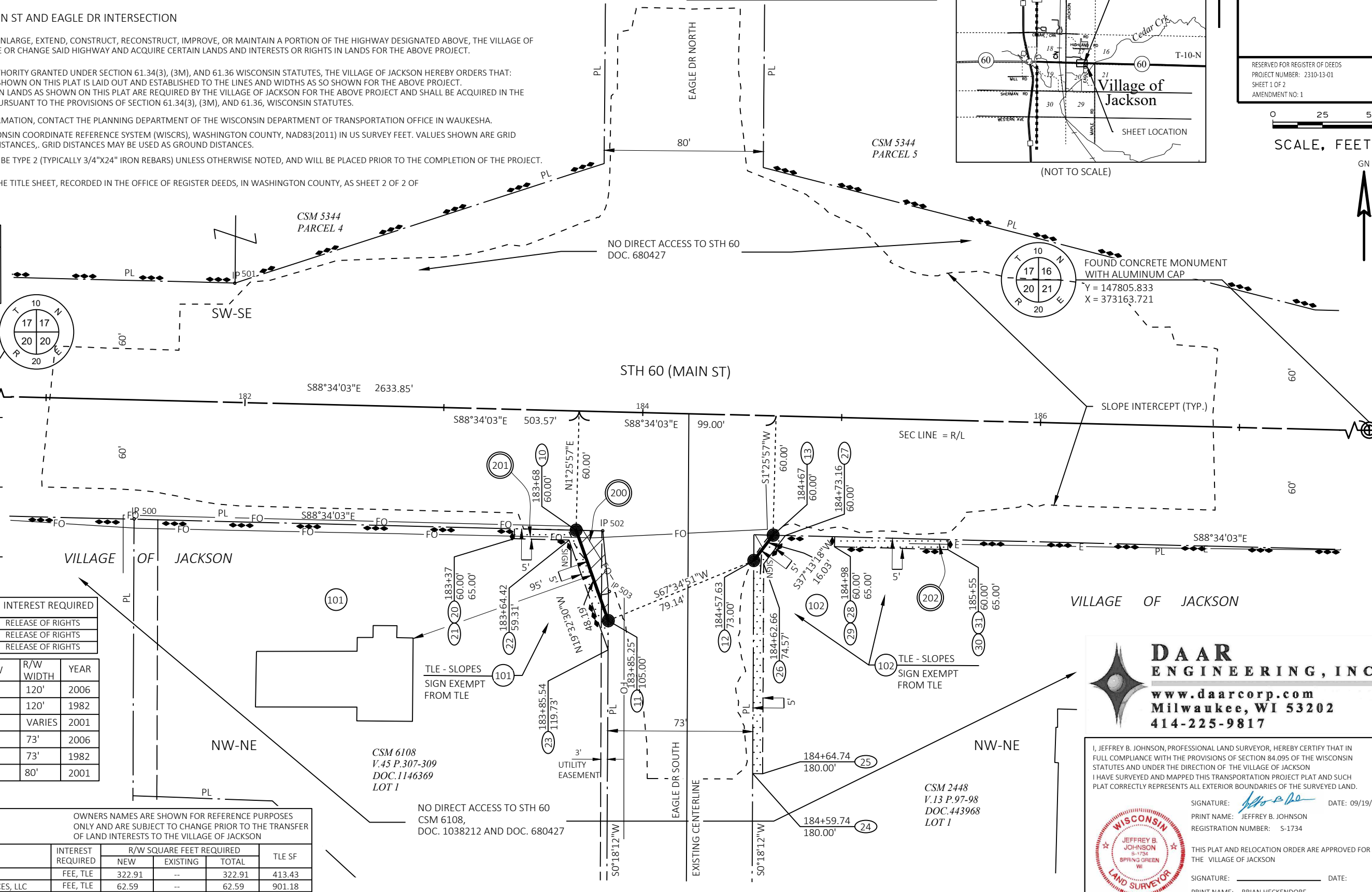
SCHEDULE OF LANDS & INTERESTS REQUIRED			OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE VILLAGE OF JACKSON			
PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	R/W SQUARE FEET REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
101	CLAYPOOL PROPERTIES, LLC	FEE, TLE	322.91	--	322.91	413.43
102	HANSEN'S MANAGEMENT SERVICES, LLC	FEE, TLE	62.59	--	62.59	901.18

MONUMENT	STATION	OFFSET	TYPE
500	181+45.73	59.89' RT	1" IRON PIPE
501	181+93.38	59.91' LT	1" IRON PIPE
502	183+81.36	59.99' RT	1" IRON PIPE
503	183+85.39	90.34' RT	1" IRON PIPE



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER: 2310-13-01
SHEET 1 OF 2
AMENDMENT NO: 1

0 25 50
SCALE, FEET



DAAR ENGINEERING, INC.
www.daarcorp.com
Milwaukee, WI 53202
414-225-9817

I, JEFFREY B. JOHNSON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE VILLAGE OF JACKSON I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: *Jeffrey B. Johnson* DATE: 09/19/23
PRINT NAME: JEFFREY B. JOHNSON
REGISTRATION NUMBER: S-1734
THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE VILLAGE OF JACKSON
SIGNATURE: _____ DATE: _____
PRINT NAME: BRIAN HECKENDORF

VILLAGE OF JACKSON, WISCONSIN
N168 W20733 Main Street
PO Box 637
Jackson, WI 53037

NOTICE OF CLAIM

Name: Phillip Belt
Address: W208 N16777 S. Center St
Phone: 414-501-0438

Incident/Accident Information
Date: 9/30/2023
Time: around 1:30pm
Place: McDonald's Jackson, WI

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary.) For auto damages, attach a copy of police report, if any, and attach a diagram of the accident scene indicating north, south, east or west corners if the accident occurred at an intersection. For bodily injury, indicate nature of injury and whether or not medical attention was given and give the name of the physician. Also identify any witnesses to the incident/accident.

I Need my 2 Left Tires Replaced caused
By the spike strips that was at the exit
of the parking lot of McDonald's my girl
friend didn't know or see the spike strips.
It would not of happened if someone didn't
falsely accuse me of something

Signed: Phillip Belt Date: 10-2-2023

CLAIM

(NOTE: You are not required to make a claim at this time. As long as you have filed the above Notice of Claim you may file a claim with the Village at any time consistent with the applicable statute of limitations. However, in order for the Village to formally accept or deny your claim at this time, the following claim must be completed and signed.)

The undersigned hereby makes a claim against the Village of Jackson arising out of the circumstances described above in the amount of \$ 204.04.

To process this claim it is necessary to detail all damages being sought.

Signed: Phillip Belt Date: 10-2-23

Address: W208 N16777 S. Center St
Jackson, WI, 53037

DAVE'S AUTO LLC

3291 County Road P, Jackson, WI 53037

Phone: (262) 677-1222

INVOICE # 102023-02

DATE 10/2/2023



CUSTOMER INFO:

Phil Belt

Phone: (262) 357-4644

VIN: 2G1WB5EK9A1146990

VEHICLE INFO:

Year: 2010

Make: Chevrolet

Model: Impala

Color: Silver

Mileage: 191,491

SERVICES PERFORMED

AMOUNT

Mount and balance two tires

50.00

Tire disposal

6.00

SUBTOTAL

\$56.00

PART DESCRIPTION

PART

QTY

UNIT PRICE

AMOUNT

Sailun Atrezzo SH408 Tires 225/60R16

SAIL-9630385

2

68.70

137.40

OTHER COMMENTS:

SUBTOTAL

\$137.40

TOTAL LABOR

\$56.00

TOTAL PARTS

\$137.40

TOTAL TAX

\$10.64

TOTAL

\$204.04

Thank You For Your Business!