

**AGENDA**  
**VILLAGE BOARD MEETING**  
**Tuesday, March 10, 2020 at 7:30 p.m.**  
**Jackson Village Hall**  
**N168 W20733 Main Street**  
**Jackson, WI 53037**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Village Citizen Comment on an Agenda Item (Please Sign In)
4. Public Hearing Notice – Planned Unit Development Amendment – Design 2 Construct/J & M Ltd – Storage Building – N168W19490 Main St.  
(Plan Commission Draft Minutes)
5. Approval of Minutes for the Village Board Meeting of February 11, 2020
6. Approval of Licenses
  - Operator Licenses:
    - Main Street Mart: Ashly A. Donahue
    - East Side Mart: Christina G. Chappie, Deanna L. Villagran
7. Budget & Finance Committee
  - Banking Proposal
  - Review of Engineering Services for Hunters Road Reconstruction Project
  - Review of Quotes for new Jackson Sewer Utility RV Service Vehicle  
(Board of Public Works Draft Minutes)
8. Plan Commission
  - Concept Plan – John and Steve Kreuser – Self-Storage Facility
  - Certified Survey Map – Town of Jackson, Behrens 1927 LLC – Sherman Rd.
  - Certified Survey Map – Town of Jackson, Steven Weinand – 4310 Jackson Dr.  
(Plan Commission Works Draft Minutes)
9. Board of Public Works
  - Ordinance #20-04 Amending Chapter 34, Article II, Division 2 of the Village Code Yard Waste Collection (2<sup>nd</sup> Reading)
  - Extension of Sewer and Water to Serve TIF #7  
(Board of Public Works Draft Minutes)

10. Joint Parks & Recreation
  - Revised 2020 Park Rental Form – Discussion and Action
  - Splash Park Group Policies and Staffing – Discussion and Action
11. Village Planned Municipal Complex – Update – Cedar Corp
12. West Bend School District – Update
13. Departmental Reports
14. Mid-Moraine Municipal Association Report
15. Washington County Board Report
16. Greater Jackson Business Alliance Report
17. Village Employee Recognition – Discussion
18. Citizens to Address the Village Board
19. Closed Session pursuant to Wis. Stats. §19.85(1) (f) Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations; concerning a Village employee.

Reconvene into Open Session to Adjourn

20. Adjourn

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

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

Name of Applicant Design 2 Construct  
 Contact Mark Hertzfeldt Address/ZIP N173W21010 Northwest Passage, Jackson, WI 53037 Phone # 262-677-9933  
 E-mail Address mhertzfeldt@design2construct.com E-mail Address where Agenda/Staff comments are to be sent. mhertzfeldt@design2construct.com  
 Name of Owner Kurt Kruepke Address/ZIP P.O. Box 477 Phone# -  
 Owner Representative/Developer Design 2 Construct  
 Proposed Use of Site storage buldings Present Zoning PUD

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u>	<u>TYPE OF INFORMATION DESCRIBED</u> (See page 5)	<u>PAPER COPIES</u>	<u>ZIP DRIVE (USB)</u>
<b>CONCEPT PLAN</b>	<b>\$50</b>	<b>1,2,6,13</b>	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
<b>CONDITIONAL USE</b>	<b>\$150</b>	<b>1,2,3,4,5,6,7,14,15,16,18,19,20</b>	3) Address Labels of adjacent owners to be notified (500'/ 200')	<b>labels</b>	
			4) Owner acknowledgement of the request	<b>1</b>	
<b>PLANNED UNIT DEVELOPMENT</b>	<b>\$150</b>	<b>1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20</b>	5) Impact Statement		XXX
			6) Location Map		XXX
<b>REZONING</b>	<b>\$200</b>	<b>1,2,(3),4,6,9 or 10 (500'for rezoning 200' for Cond. Use or PUD Site Plan)</b>	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
<b>CERTIFIED SURVEY MAP (CSM)</b>	<b>\$150</b>	<b>1,2,3,6,10,20</b>	9) Final Plat		XXX
			10) Certified survey Map		XXX
<b>MINOR SUBDIVISION</b>	<b>\$150</b>	<b>1,2,3,5,6,10,15,16,17,18,20</b>	11) Annexation Petition		XXX
			12) Annexation Map	<b>1</b>	XXX
<b>Extra-territorial Plat or CSM</b>	<b>\$150</b>	<b>1,2,6,9 / 10</b>	13) Sketch Plan		XXX
			14) Landscape Plan	<b>4 (24x36)</b>	XXX
<b>Extra-territorial Plat outside Sanitary Service Area</b>	<b>\$50</b>	<b>1,2,6,9 / 10</b>	<b>Engineering Review - Infrastructure</b>		
			15) Grading/Drainage Plan	<b>4 (24x36)</b>	XXX
<b>PRELIMINARY PLAT</b>	<b>\$300</b>	<b>1,2,3,5,6,9,15,16,17,18</b>	16) Water / Sewer / Storm Sewer Plans	<b>4 (24x36)</b>	XXX
			17) Street / Right of Way cross sections	<b>4 (24x36)</b>	XXX
<b>FINAL PLAT / Final Plat Reappl..</b>	<b>\$100</b>	<b>1,2,3,5,6,9,15,16,17,18,20</b>	18) Erosion Control Plan	<b>4 (24x36)</b>	XXX
			19) Proposed colors / materials		XXX
<b>ANNEXATION / ATTACHMENT</b>	<b>\$200</b>	<b>1,2,3,4,5,6,11,12,21</b>	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
<b>STREET EASEMENT/ VACATION</b>	<b>\$150</b>	<b>1,2,3,4,6,9</b>	22) other -		XXX
<b>VARIANCE</b>	<b>\$150</b>	<b>1,2,3,4,6,7</b>			

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

Name Mark Hertzfeldt Signature \_\_\_\_\_ Date \_\_\_\_\_

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

# VILLAGE OF JACKSON

Special Use     Conditional Use     Planned Unit Development    Permit # \_\_\_\_\_

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

Permit to:

Name of Business/Applicant: J & M Ltd

For a property located at (address): N168W19490 Main St., Jackson, WI 53037

Phone number of Business/Applicant: 262-677-4901

For (land use, activity, sign, site plan, other): new unoccupied, storage building for use by property owner

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): none

Hours of Operation: N/A

Comprehensive/Master Plan Compatibility: \_\_\_\_\_

Building Materials (type, color): metal panel walls and roof, color to be complimentary to existing buildings, decorative faux windows, thin brick veneer.

Setbacks from rights-of-way and property lines: 27'-8" from R.O.W.

Screening/Buffering: see plans

Landscape Plan (sizes, species, location): see plans

Signing (dimensions, colors, lighting, location): no signage proposed

Lighting (wattage, style, pole location and height, coverage): no lighting proposed

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

Storm-water Management: Existing stormwater device will be utilized

Erosion Control: see plans

Fire Hydrant Location(s): existing, no new hydrants

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: none

Hazardous Material Storage: none

Alarm Systems: none

Site Features/Constraints: none

Parking (no. of spaces, handicapped parking, and dimensions): n/a

Tree and shrub preservation: N/A

Setbacks/height limitations: 20' r.o.w. setback, 10' side yard setback

Wastewater Usage Projected: 0 gal/year      Water Usage Projected: 0 gal/year

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

## TERMS OF THIS PERMIT

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

Granted by: Village Board \_\_\_\_\_ Date \_\_\_\_\_ Over the Counter \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
*John Walther*

\_\_\_\_\_  
John Walther, Administrator

\_\_\_\_\_  
*John KRUPKIS*, Owner  
Please print name

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

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

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

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

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

**VILLAGE OF JACKSON**

N168W20733 MAIN ST.  
P O BOX 637  
JACKSON, WI 53037-0147

**Receipt Nbr:** 228131  
**Date:** 2/07/2020  
**Check**

RECEIVED FROM DESIGN 2 CONSTRUCT \$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-45730-000-000 PLANNING / ZONING FEES CONDITIONAL USE / PLAN COMM / CK#107658	150.00
<hr/>		
TOTAL RECEIVED		150.00

Receipt Memo: PLAN COMMISS CONDITIONAL USE / CK #10658



# MEMORANDUM

February 7, 2019

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Job Name: Jackson Storage  
Job Number: 19-00150  
Re.: Plan Commission Submittal

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To: Village of Jackson

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## **LETTER OF INTENT**

Dear Plan Commission:

It is the Owner's intent to have Design 2 Construct build (1) storage building along the north property line of the existing site, located directly behind the existing facility located at N168W19490 Main Street in Jackson.

The building will be approximately 60'x 50' with a peak height of 25'-6"

The building will have access provided with (4) roll up doors on the south facade and two man doors one the east and west sides of the building.

## **IMPACT STATEMENT**

There will be no water use. There is no waste produced.

Vehicle traffic will be limited to access for the building by the property owner.

We anticipate the facility to be open fall 2020..

There will be no hazardous materials, unusual conditions, noises or odors.

Thank you,

J & M Ltd.

N173 W21010  
Northwest Passage

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934



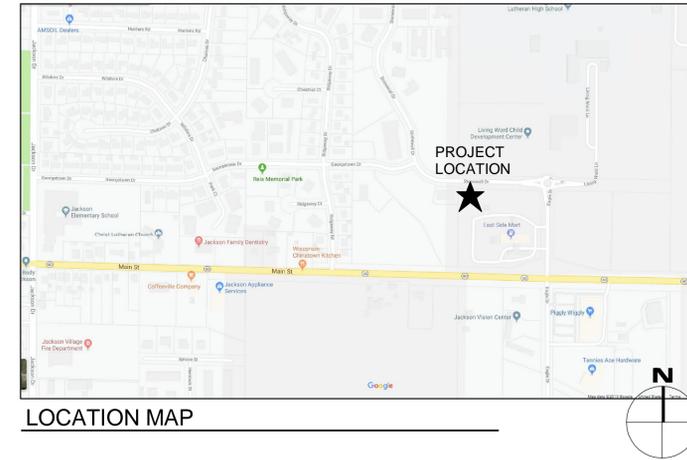



**BUILDING DESIGN FOR:**

**JACKSON STORAGE**  
 N168W19490 MAIN STREET  
 JACKSON, WI 53037

**PROJECT DATA: SHEET INDEX:**

<u>BUILDING CODE:</u> 2015 INTERNATIONAL BUILDING CODE	TS TITLE SHEET
OCCUPANCIES: STORAGE: S-1	<u>CIVIL DRAWINGS</u>
CLASS OF CONSTRUCTION: TYPE VB	C-101 EXISTING CONDITIONS PLAN
NO. OF STORIES: ONE	C-102 GRADING AND EROSION CONTROL PLAN
BUILDING IS: NON-SPRINKLERED	<u>ARCHITECTURAL</u>
BUILDING TYPE: STORAGE	A1.0 SITE PLAN
AREAS (GROSS): STORAGE 3,021 SF	A2.1 FLOOR PLAN
	A4.1 EXTERIOR ELEVATIONS



LOCATION MAP

**PROJECT CONTACTS**

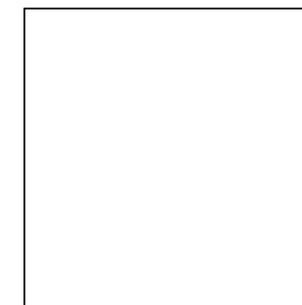
<u>CIVIL CONSULTANT</u>	<u>ARCHITECT</u>
QUAM ENGINEERING	MARK HERTZFELDT
122 WISCONSIN STREET	
WEST BEND, WI 53095	
KEVIN PARISH	
kjparish@sbcglobal.net	
OFF: (262) 353-9766	

PROJECT MANAGER TBD

PROJECT NO. 19-00150

DATE 02.07.2020

SEAL



PREV. TRANS. NO.: N/A  
 NEW TRANS. NO.: N/A  
 REVIEWER: N/A

DESIGN  
 •  
 CONSTRUCTION

PHONE (262) 677-9933  
 FAX (262) 677-9934

•

N173 W21010  
 NORTHWEST PASSAGE WAY  
 JACKSON, WI 53037




N173 W21010  
 NORTHWEST PASSAGE WAY  
 JACKSON, WI 53037

PHONE 262.677.9933  
 FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:  
**JACKSON STORAGE**  
 N168W19490 MAIN STREET  
 JACKSON, WI 53037

SHEET TITLE  
 TITLE SHEET

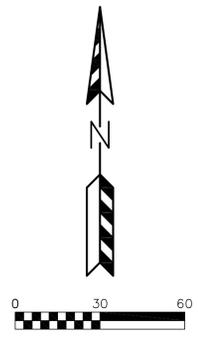
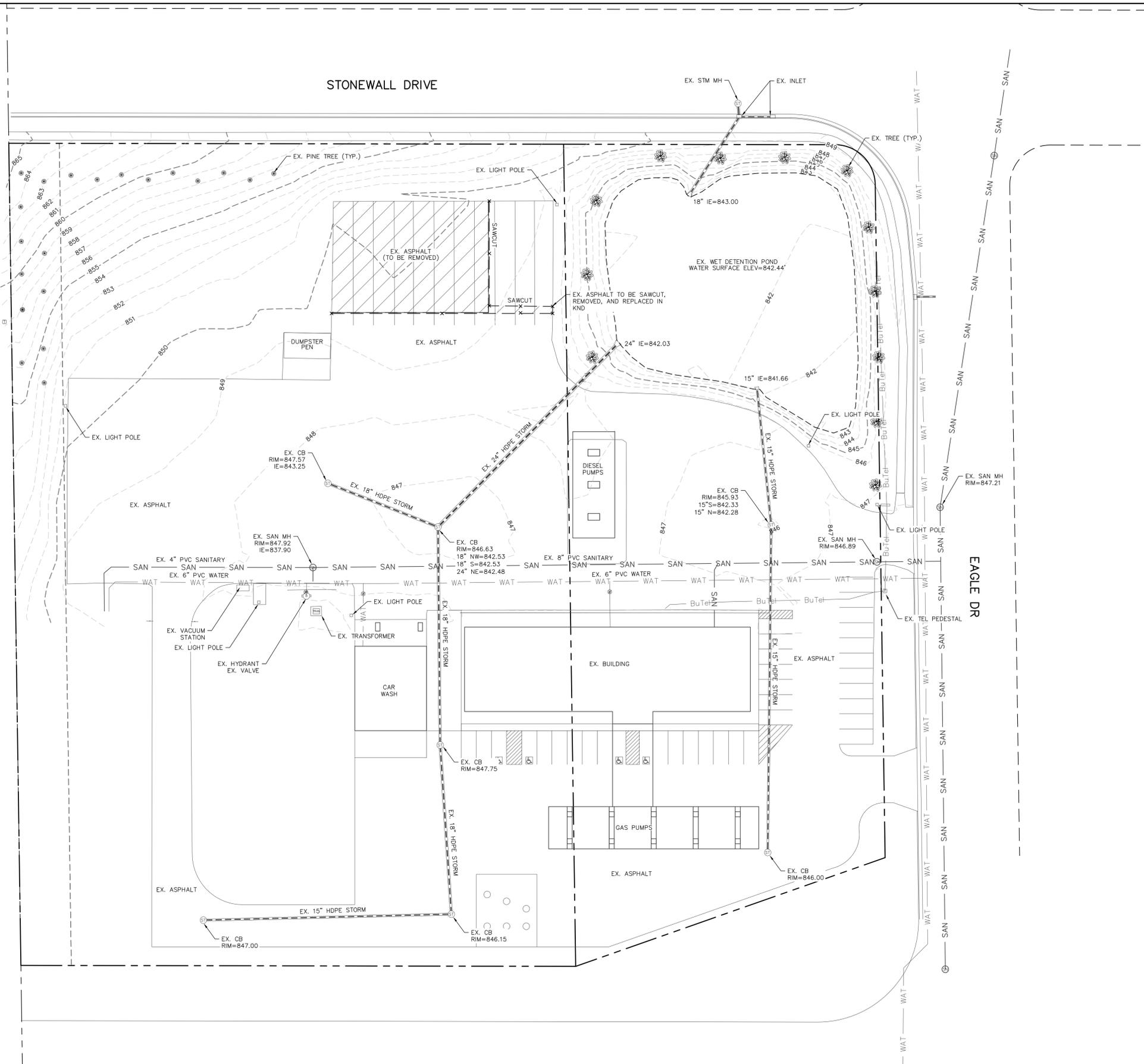
REVISIONS

09.04.2019 PC
△ 09.19.2019

PROJECT DATA

DATE	02.07.2020
JOB NO.	19-00216
SET USE	PLAN COMMISSION
FILE NAME	A1-TS
DRAWN BY	DLH
SHEET NO.	

**TS**



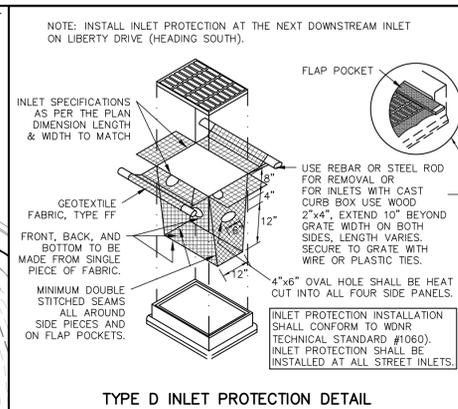
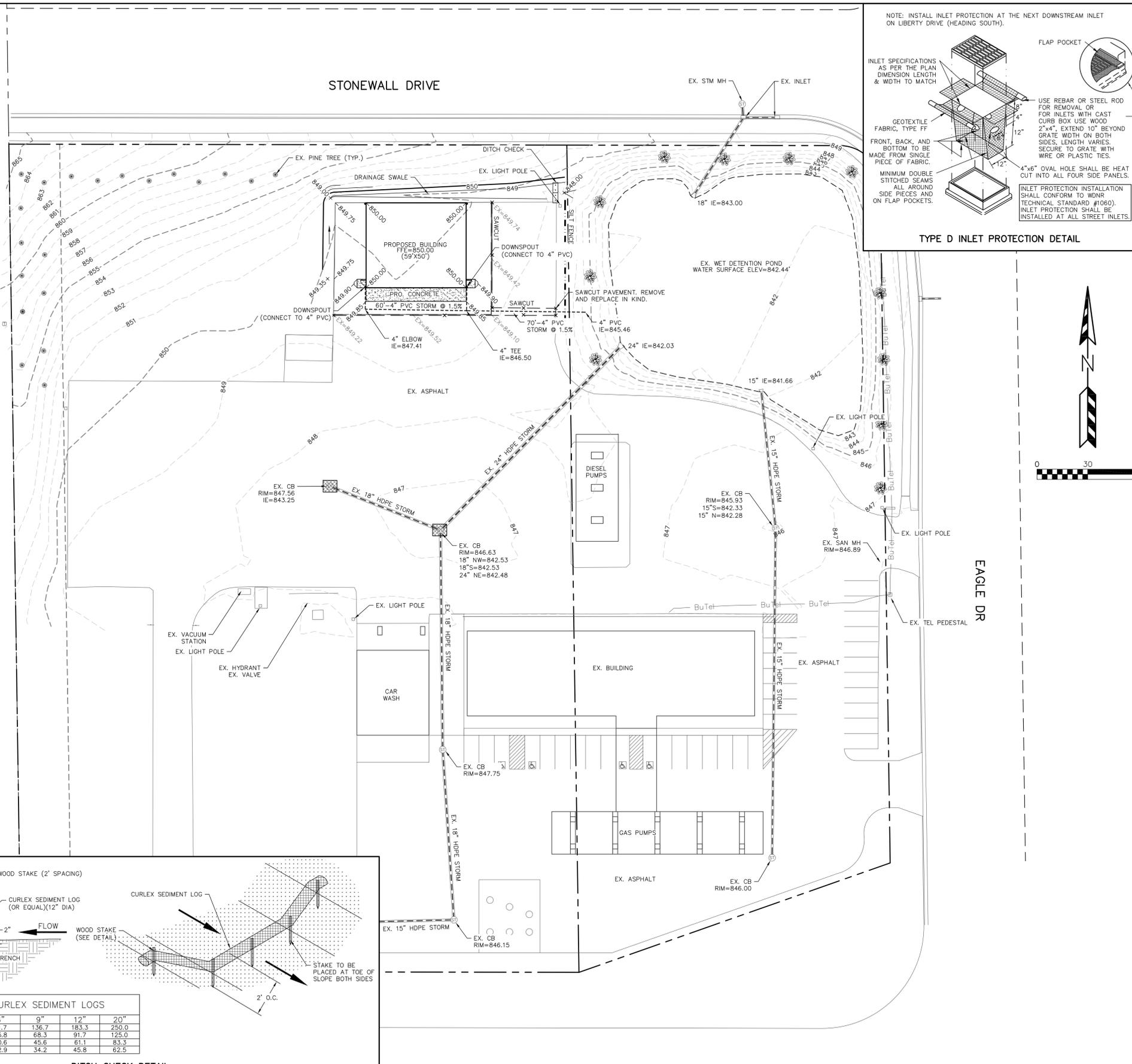
- LEGEND:**
- 702 --- - EXISTING MINOR CONTOUR.
  - 700 --- - EXISTING MAJOR CONTOUR.
  - OHEL — OHEL — OVERHEAD ELECTRIC LINE.
  - BUEL — BUEL — BURIED ELECTRIC LINE.
  - BuTel — BuTel — BURIED TELEPHONE LINE.
  - FO — FO — FIBER OPTIC LINE.
  - GAS — GAS — GAS LINE.
  - SAN — SAN — SANITARY SEWER MAIN OR LATERAL.
  - WAT — WAT — WATER MAIN OR SERVICE.
  - - STORM SEWER LINE.
  - ELECTRIC METER.
  - GAS METER.
  - GAS VALVE.
  - FIRE HYDRANT.
  - POWER POLE.
  - SANITARY SEWER MANHOLE.
  - STORM SEWER MANHOLE.
  - STORM SEWER INLET.
  - TELEPHONE PEDESTAL.
  - TRANSFORMER.
  - WATER VALVE.

N168 W19490 MAIN STREET  
 EXISTING CONDITIONS PLAN  
 DATED: JANUARY 21, 2020

C-101

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants

122 Wisconsin Street, West Bend, Wisconsin 53095  
 Phone (262) 338-6641; www.quamengineering.com



**EROSION NOTES:**  
THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

**TIME SCHEDULE:**

APRIL 15, 2020	INSTALL INITIAL EROSION CONTROL DEVICES.
APRIL 16, 2020 - SEPTEMBER 15, 2020	CONSTRUCT PROPOSED BUILDINGS, PARKING LOT AND UTILITIES.
SEPTEMBER 16 - 30, 2020	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PERVIOUSLY DISTURBED AREAS.

**RESTORATION NOTES:**  
ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "MOWDOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

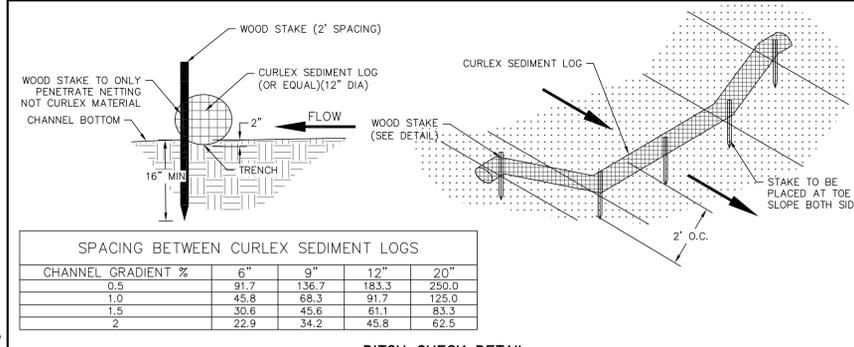
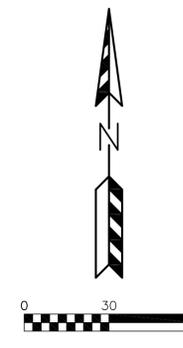
AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

ALL FINISH GRADED AREAS SHALL BE SEEDDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

**OWNER:**  
KARM PROPERTIES, LLC  
N166 W21060 PARKWAY DRIVE  
PO BOX 477  
JACKSON, WI 53037

**ENGINEER:**  
QUAM ENGINEERING, LLC  
ATTN: KEVIN PARISH  
122 WISCONSIN STREET  
WEST BEND, WI 53095



**LEGEND:**

- 848 — — EXISTING MINOR CONTOUR.
- 850 — — EXISTING MAJOR CONTOUR.
- - - 848 - - - PROPOSED MINOR CONTOUR.
- - - 850 - - - PROPOSED MAJOR CONTOUR.
- EX=850.00 — — EXISTING SPOT ELEVATION
- 849.10 — — PROPOSED SPOT ELEVATION
- — PROPOSED STORM SEWER.
- — EXISTING STORM SEWER.
- — INSTALL WDOT TYPE D INLET PROTECTION.

**N168 W19490 MAIN STREET**  
GRADING AND EROSION CONTROL PLAN  
DATED: JANUARY 21, 2020 **C-102**

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095  
Phone (262) 338-6641; www.quamengineering.com

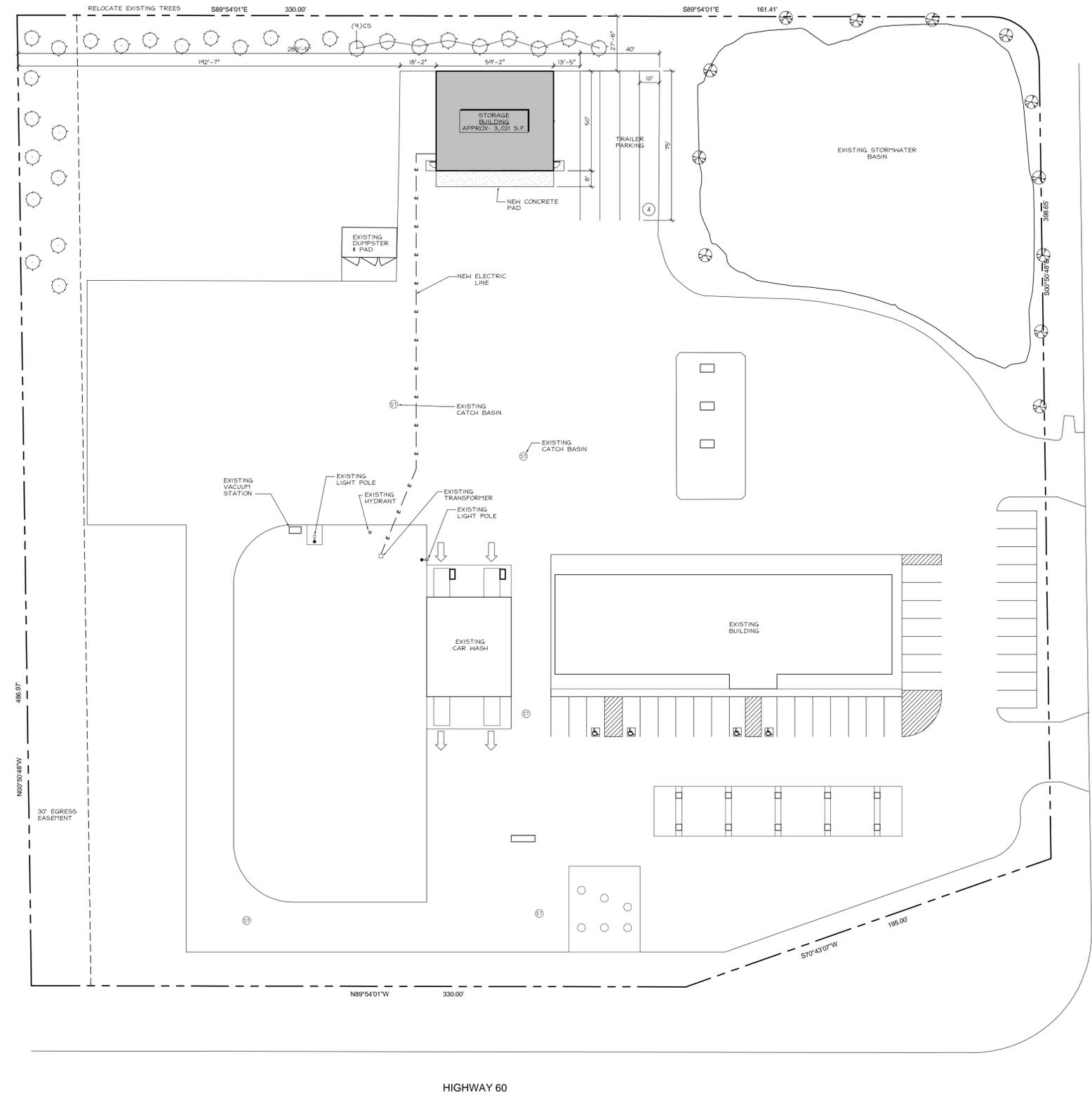
BUILDING DESIGN FOR:  
**JACKSON STORAGE**  
 N168W19490 MAIN STREET  
 JACKSON, WI 53037

SHEET TITLE  
 SITE PLAN

REVISIONS  
 09.04.2019 PC

PROJECT DATA  
 DATE 02.07.2020  
 JOB NO. 19-00216  
 SET USE PLAN COMMISSION  
 FILE NAME C1-A1.0  
 DRAWN BY DLH  
 SHEET NO.

**A1.0**



PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS
				MATURE	AT PLANTING	
CS	9	PICEA PUNGENS	COLORADO SPRUCE	40 - 50'	2-1/2" CAL.	B & B

UNTAGGED LANDSCAPING IS EXISTING. TAGGED LANDSCAPING IS NEW OR RELOCATED.  
 NEW PLANTS ARE TO BE OF REASONABLE GROWTH  
 TREES TO HAVE 2-1/2" (MIN.) CALIPER.

**1** SITE PLAN  
 SCALE: 1" = 30'-0"

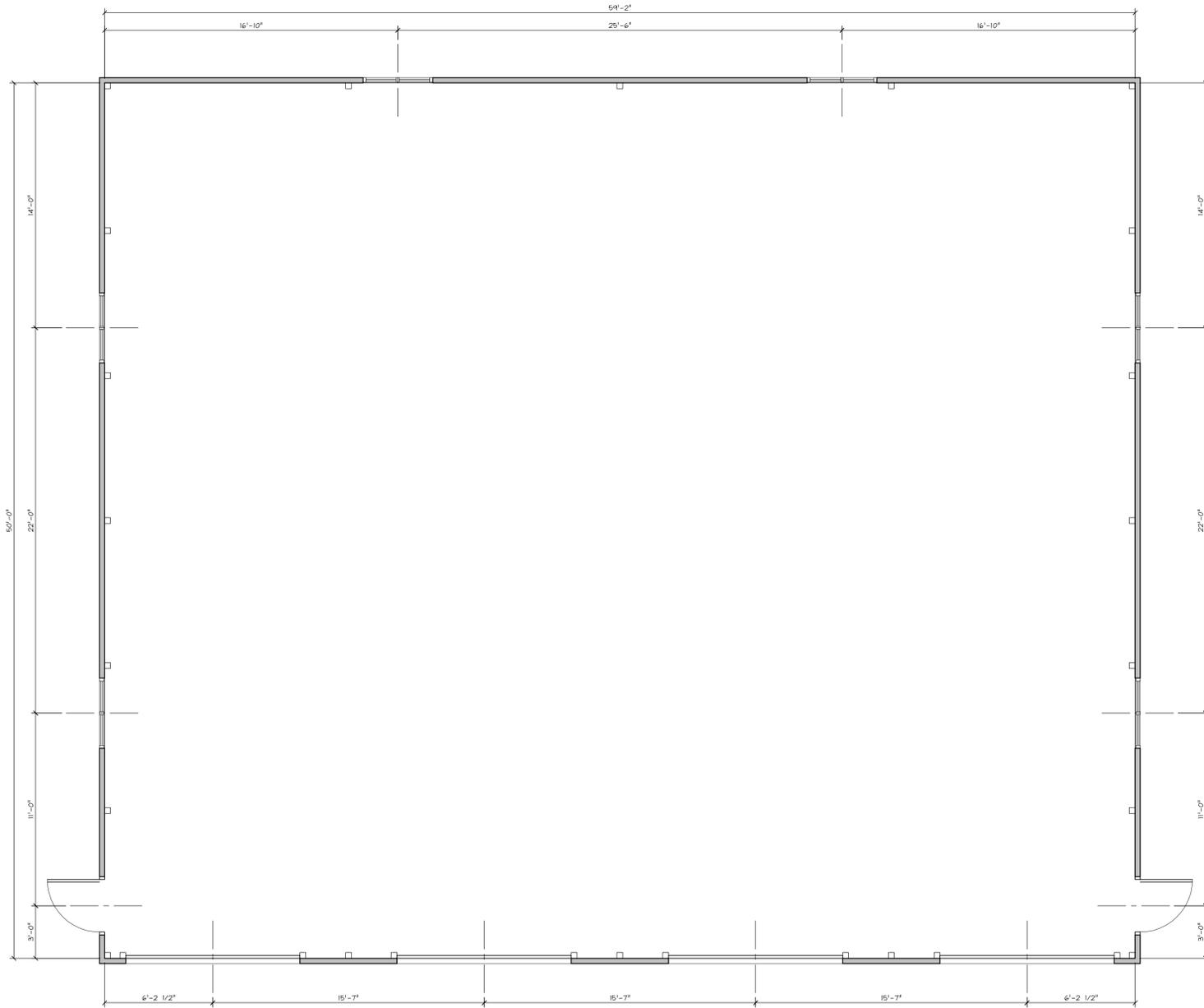
BUILDING DESIGN FOR:  
**JACKSON STORAGE**  
**N168W19490 MAIN STREET**  
 JACKSON, WI 53037

SHEET TITLE  
 FLOOR PLAN

REVISIONS

PROJECT DATA  
 DATE 02.07.2020  
 JOB NO. 19-00216  
 SET USE PLAN COMMISSION  
 FILE NAME E4-A2.1  
 DRAWN BY DLH  
 SHEET NO.

**A2.1**

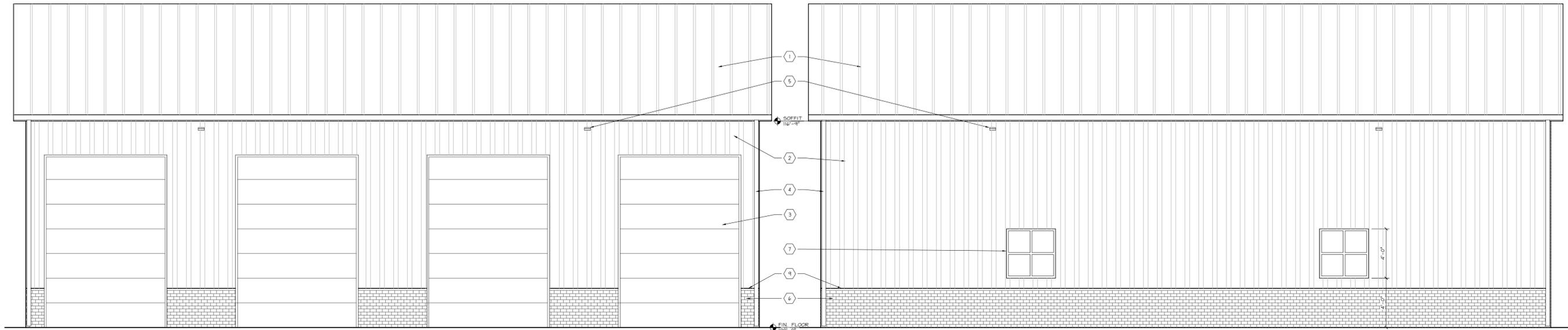


**1 FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 BUILDING AREA: 3,021 SF



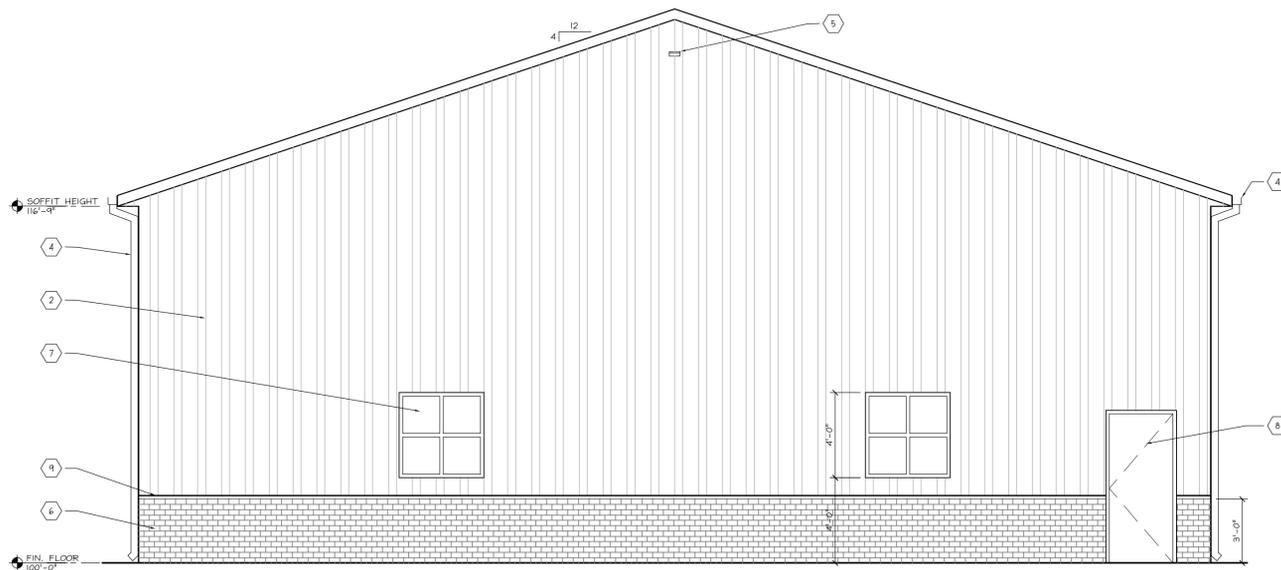
TYPICAL BUILDING FINISHES

- ① HI-RIB METAL ROOF PANELS WITH SNOW RETAINERS
- ② HI-RIB METAL WALL PANELS
- ③ 10' x 14' ROLL-UP OVERHEAD DOOR
- ④ PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT
- ⑤ LED WALL PAK LIGHT FIXTURE
- ⑥ "NICHIBA VINTAGE BRICK" WALL PANEL
- ⑦ SPANDREL GLASS IN VINYL FRAME
- ⑧ HOLLOW METAL DOOR AND FRAME
- ⑨ PREFINISHED METAL FLASHING

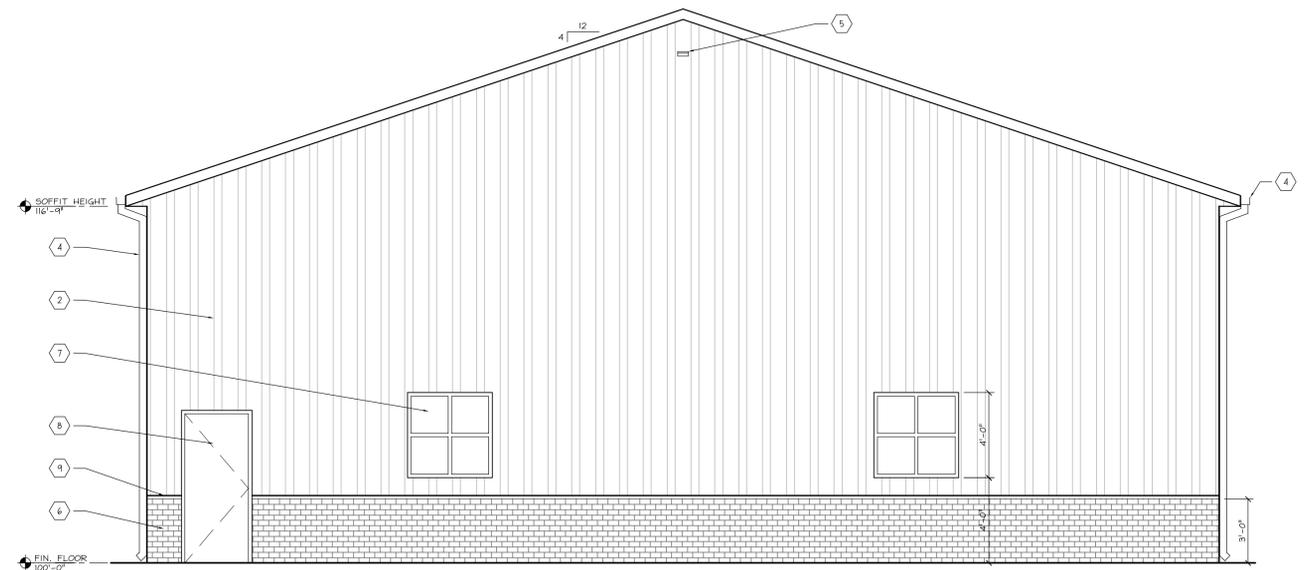


**4** SOUTH ELEVATION  
 SCALE: 3/16" = 1'-0"

**3** NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



**2** WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



**1** EAST ELEVATION  
 SCALE: 1/4" = 1'-0"

BUILDING DESIGN FOR:  
**JACKSON STORAGE**  
 N168W19490 MAIN STREET  
 JACKSON, WI 53037

SHEET TITLE

EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

DATE	02.07.2020
JOB NO.	19-00216
SET USE	PLAN COMMISSION
FILE NAME	G1-A4.1
DRAWN BY	DLH
SHEET NO.	

**A4.1**

**DRAFT MINUTES  
PLAN COMMISSION MEETING  
Thursday, February 27, 2020 at 7:00 p.m.  
Jackson Village Hall  
N168 W20733 Main Street  
Jackson, WI 53037**

**1. Call to Order and Roll Call**

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

Members Present: Keith Berben, Tr. Emmrich, Tr. Kruepke, Jon Molkentin, Dan Reik and Jon Weil

Village Board Members Present: Trustees Kurtz and Lippold

Staff Present: Collin Johnson, Brian Kober, John Walther and Jilline Dobratz.

**2. Approval of Minutes for the Plan Commission Meeting of January 30, 2020**

Motion by Tr. Emmrich, second by Jon Molkentin to approve the Plan Commission minutes of January 30, 2020.

Vote: 7 ayes, 0 nays. Motion carried.

**3. Concept Plan – John and Steve Kreuser – Self-Storage Building**

John and Steve Kreuser were present to answer any questions.

Motion by Pres. Schwab, second by Tr. Kruepke to recommend the Village Board approve the Concept Plan – John and Steve Kreuser – Self-Storage Building as presented and per staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

**4. Planned Unit Development Amendment – Design 2 Construct/J & M Ltd – Storage Building**

Mark Hertzfeldt, Design 2 Construct, was present and gave background information. The building is for the property owner to use for personal storage. It is not for lease. Stormwater management will be easier. The only utility is electrical, no plumbing will be put in. They are not proposing any additional parking lot lighting. The lighting on the building and doors will be downcast lights that will not reach any of the neighbors.

Motion by Jon Molkentin, second by Jon Weil to recommend the Village Board approve the Planned Unit Development Amendment – Design 2 Construct/J & M Ltd – Storage Building per staff comments.

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

**5. Certified Survey Map – Town of Jackson, Behrens 1927 LLC – Sherman Road**

Brian Behrens was present and commented that he and his wife are the owners of the property. It is the last lot left on the Prairie Meadows Estate. It is currently about 5.1 acres and they are asking for a redivision of the lot.

Motion by Jon Molkentin, second by Tr. Kruepke to recommend the Village Board take no exception to the Certified Survey Map – Town of Jackson, Behrens 1927 LLC – Sherman Road per staff comments.

Tr. Emmrich inquired on what the plans are with the parcels. Brian Behrens stated the plan is to sell the smaller parcel as an individual lot. The larger parcel of the two will be sold with the balance of the property. This is in the limited water service area.

Vote: 7 ayes, 0 nays. Motion carried.

**6. Certified Survey Map – Town of Jackson, Steve Weinand – 4310 Jackson Drive**

Steve Weinand was present and stated he has 10 acres, living on five acres. He would like to divide to in half for another five-acre single family residential lot. Motion by Pres. Schwab, second by Jon Weil to recommend the Village Board take no exception to the Certified Survey Map – Town of Jackson, Steven Weinand – 4310 Jackson Drive.

Vote: 7 ayes, 0 nays. Motion carried

**7. Resolution #20-02 – Reaffirming Plan Commission Approval of Village of Jackson Comprehensive Plan 2050**

John Walther explained the Comprehensive Plan has already been approved. The Village passed the procedures for adopting the Comprehensive Plan. The procedure stated; after the Public Hearing, the Plan Commission will make its recommendation to the Village Board as to the approval. The Plan Commission is reaffirming the Village Board approved resolution. SEWRPC will insert Resolution #20-02 into the Comprehensive Plan and then it will be published.

Motion by Tr. Kruepke, second by Tr. Emmrich to approve Resolution #20-02 – Reaffirming Plan Commission Approval of Village of Jackson Comprehensive Plan 2050.

Vote: 7 ayes, 0 nays. Motion carried

**8. Citizens to Address the Plan Commission**

None.

**9. Adjourn**

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

Vote: 7 ayes, 0 nays. Meeting adjourned at 7:12 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*  
Village Clerk

**DRAFT MINUTES**  
**Village Board Meeting**  
**Tuesday, February 11, 2020 at 7:30 p.m.**  
**Jackson Village Hall**  
**N168 W20733 Main Street**  
**Jackson, WI 53037**

**1. Call to Order and Roll Call.**

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

Members Present: Trustees Emmrich, Kruepke, Kurtz, Lippold, Malcolm and Olson.

Staff Present: Collin Johnson, Brian Kober, Chief Swaney, Kelly Valentino, John Walther, and Jilline Dobratz.

**2. Pledge of Allegiance.**

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

**3. Any Village Citizen Comment on an Agenda Item.**

None.

**4. Public Hearing Notice – Conditional Use Permit (CUP) – Scott Poole – Storage Building – Meadow Lane, Lot 1**

Pres. Schwab opened the Public Hearing.

Casey Latz, N168W21190 Main Street – Inquired if the water problem would be resolved. Collin Johnson stated the applicant will have to submit a plan for review and approval. The recommendation from the Plan Commission was they have approximately two years to implement the plan.

Pres. Schwab closed the Public Hearing.

Motion by Pres. Schwab, second by Tr. Kurtz to approve the Conditional Use Permit (CUP) – Scott Poole – Storage Building – Meadow Lane, Lot 1 with the following requirements; improvements be completed by December 31, 2023, a berm with vegetation six feet above the surrounding area and there either be no vehicles or no more than one vehicle on an intermittent basis on the property.

Collin Johnson asked to clarify the vehicle parking, exterior storage. Pres. Schwab stated specifically no commercial storage.

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

**5. Ordinance #20-01 – Amending Chapter 8, Article III, Division 3, Subdivision II of the Village Code Regarding Electrical Inspector; Power and Authority and Right of Entry (2<sup>nd</sup> Reading)**

Motion by Pres. Schwab, second by Tr. Lippold to approve Ordinance #20-01 – Amending Chapter 8, Article III, Division 3, Subdivision II of the Village Code Regarding Electrical Inspector; Power and Authority and Right of Entry (2<sup>nd</sup> Reading).

Vote: 7 ayes, 0 nays. Motion carried.

**6. Ordinance #20-02 – Amending Chapter 8, Article III, Division 3, Subdivision II of the Village Code Regarding Electrical Inspector; Power and Authority and Right of Entry (2<sup>nd</sup> Reading)**

Motion by Pres. Schwab, second by Tr. Emmrich to approve Ordinance #20-02 – Amending Chapter 8, Article III, Division 3, Subdivision II of the Village Code Regarding Electrical Inspector; Power and Authority and Right of Entry (2<sup>nd</sup> Reading).

Vote: 7 ayes, 0 nays. Motion carried.

**7. Ordinance #20-03 – Amending Chapter 8, Article III, Division 3, Subdivision III of the Village Code Regarding Electrical Inspector; Power and Authority and Right of Entry (2<sup>nd</sup> Reading)**

Motion by Pres. Schwab, second by Tr. Malcolm to approve Ordinance #20-03 – Amending Chapter 8, Article III, Division 3, Subdivision III of the Village Code Regarding Electrical Inspector; Power and Authority and Right of Entry (2<sup>nd</sup> Reading).

Vote: 7 ayes, 0 nays. Motion carried.

**8. Approval of Minutes for the Village Board Meeting of January 14, 2020**

Motion by Tr. Emmrich, second by Tr. Lippold to approve the Village Board Minutes of January 14, 2020.

Vote: 7 ayes, 0 nays. Motion carried.

**9. Approval of Licenses**

- Operator Licenses:

East Street Mart: Annie M. Crawford

Latest Edition: Jeremy J. Tapper

Walgreens #11676: Elizabeth D. Scheibel

Motion by Tr. Kurtz, second by Tr. Emmrich to approve the licenses as listed.

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

**10. Budget & Finance Committee**

- Revised Construction Service Contract – New Municipal Building – Cedar Corporation  
Motion by Pres. Schwab, second by Tr. Olson to approve Revised Construction Service Contract – New Municipal Building – Cedar Corporation in an amount not to exceed \$495,000.00.  
Vote: 7 ayes, 0 nays. Motion carried
- Review of Quotes for New Jackson Water Utility Service Truck  
Motion by Pres. Schwab, second by Tr. Olson to approve Review of Quotes for New Jackson Water Utility Service Truck in an amount of \$46,363.80 to Eric von Schledorn of Saukville.  
Brian Kober stated this is a budget item. It will be delivered in April and be in the fleet by May.  
Vote: 7 ayes, 0 nays. Motion carried
- Jackson Water Utility Rate Increase 2020  
Pres Schwab commented this is a 3% increase and is based on the City Water Rate Study completed in 2018 to achieve the proper rate of return.  
Motion by Pres. Schwab, second by Tr. Lippold to approve Jackson Water Utility Rate Increase 2020.  
Brian Kober explained the Public Service Commission (PSC) water rate of return. An Impact Fee Study is being completed to try to get the Water Impact Fee up to 1,000, currently it is at 820. The sewer side is not being increased.

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

**11. Plan Commission**

- No Recommendations

**12. Board of Public Works**

- Yard Waste Site Policy and Procedure  
Brian Kober gave information on the April 25, 2020 Spring Cleanup Day from 9:00 a.m. until Noon. The new yard waste site will be open as well. Spring, Summer and Fall bag pickup and chipping dates were discussed. Tr. Emmrich inquired about dumpsters for cardboard. Brian Kober stated they will not be available at this time but if requested more, it will be looked at in the future. Yard Cards will be available in March and will also be distributed at Spring Cleanup Day. They will continue to pick up yard bags on the street. Brian Kober explained they are trying to avoid the late bags that are put on the curb after they are done picking up and to free up the crew. The site is for biodegradable bags and brush only.
- Ordinance #20-04 Amending Chapter 34, Article II, Division 2 of the Village Code Yard Waste Collection  
Brian Kober commented that the changes to the Ordinance is adding the Yard Waste Site.  
Motion by Tr. Olson, second by Tr. Emmrich to introduce Ordinance #20-04 Amending Chapter 34, Article II, Division 2 of the Village Code Yard Waste Collection.  
Vote: 7 ayes, 0 nays. Motion carried.

**13. Joint Parks & Recreation**

- Boy Scout Troop #765 Wood Duck Boxes  
Kelly Valentino stated Boy Scout Troop #765 attended the January Park & Recreation Committee meeting asking if they could complete Wood Duck Boxes as an entire Troop project. It was voted on by the Park & Recreation Committee to recommend it. They will work with the Department of Public Works and the Troop will be maintaining the boxes at Cedar Run Park.  
Motion by Pres. Schwab, second by Tr. Emmrich to approve Boy Scout Troop #765 Wood Duck Boxes.  
Vote: 7 ayes, 0 nays. Motion carried.

**14. West Bend School District - Update**

Pres. Schwab reported Superintendent Kirkegaard is resigning at the end of the school year.

**15. Departmental Reports.**

Chief Swaney thanked the Village Board for allowing them to train at the ranch house. They were able to conduct more burns than anticipated. The Slinger Fire Department and the Richfield Fire Department also participated.

Kelly Valentino thanked everyone who participated, donated, sponsored, attended or volunteered for Monte Carlo night. It was very successful, and attendance doubled. Everything went smooth and the event made approximately \$18,000.00. There was discussion on the possibility of upgrades to the Community Center building.

Brian Kober commented on adding another plow truck when the additional parcels come into the Village next year. Currently they have four and a half plow trucks. A one-ton truck is in the budget and a new plow truck will be looked at.

**16. Mid-Moraine Municipal Association Report**

Tr. Kurtz stated the meeting for tomorrow night has been canceled as the speaker cannot make it. The next meeting is scheduled for March 11, 2020. The speaker will possibly be Frank Furdex from the Department of Transportation.

**17. Washington County Board Report**

None.

**18. Greater Jackson Business Alliance Report**

Brian Heckendorf stated at the General Membership meeting last month Kurt Kruepke gave a great presentation. He went over how the business evolved over the years. Due notices are going out to the members and they want to increase membership for the year. They are looking to implement a program like the West Bend Chamber Dollars. John Walther stated the Candidate Forum will be on Thursday, March 19, 2020 from 6:30 p.m. to 8:00 p.m. The facilitator will be Dan Anhalt and questions can be submitted in advance, online or emailed.

**19. Succession Planning Discussion**

John Walther stated this is an opportunity for the Board to embrace the culture of succession planning as the staff is starting to age. Two staff members will be attending the Succession Planning session at CIVMIC in Wauwatosa on March 5, 2020. Any Board members who would like to attend were welcome to go. It is an all-day session. The spin off from that session is CIVMIC will be here on Thursday, March 26, 2020 after the Plan Commission meeting for a succession session. The special workshop will be held for the Village Board, Candidates and Village staff.

**20. Citizens to Address the Village Board**

Tr. Emmrich inquired on adding an agenda item next month for the Village employees, some type of reward system for employees who do not use sick time. We must keep good employees. If we have good people, we want to reward them and let them know that they are appreciated. It would be good for the staff and to keep people interested in the Village.

**21. Adjourn**

Motion by Tr. Emmrich, second by Tr. Lippold to adjourn.  
Vote: 7 ayes, 0 nays. Meeting was adjourned at 8:10 p.m.

Respectfully submitted:

Jilline Dobratz, *CMC/WCMC*  
Village Clerk

Licenses: March 20, 2020 Village Board Meeting

Name	Establishment	Police Chief Recommendation
<b>OPERATOR'S LICENSES</b>		
Christina G. Chappie	East Side Mart	Approval
Deanna L. Villagran	East Side Mart	Approval
Ashly A. Donahue	Main Street Mart	Approval

To: Village Board  
From: Paula Winter, Village Treasurer  
Subject: Depository Accounts  
Date: March 6, 2020

In April of 2016, the Village of Jackson contracted with Westbury Bank for the depository services for a four-year period.

Due to the expiration of the contract, a new Request for Proposal was sent out. This was sent to BMO Harris and Westbury Bank. Both banks are local and have very strong Community Sponsorship.

Proposals were returned by Westbury Bank.

The Village does not budget for banking fees. Westbury offers compensating balances for the fees and collateralized and non-collateralized agreements.

I recommend Westbury Bank due to the strong relationship we have built with them over the last 4 years. They also have demonstrated a strong customer service support system, which I am very appreciative of.

# Memo

**To:** John M. Walther, Village Administer  
**From:** Brian W. Kober, P. E., Director of Public Works  
**Subject:** RFP for Chateau Drive and Hickory Lane Reconstruction Project  
**Date:** February 25, 2020  
**CC:** Board of Public Works; Village Board

The Village of Jackson requested proposals from two engineering firms to assist with the street improvements in Hunters Road from Jackson Drive to Chateau Drive and Highland Road around the Stonewall Drive intersection. The two engineering firms were Cedar Corp and Gremmer & Associates. The two engineering firms understand the Village of Jackson's construction standards and procedures for construction. The completed proposals were accepted on or before 4:30 PM on Monday, February 24, 2020.

The schedule is to have the preliminary design completed in April 2020, advertise for bid May 2020, Award Contract June 2020, and complete project by August 2020.

If the selection of the engineering service is to be accomplished by lowest fee, the recommendation would be Cedar Corp for a cost of \$21,500.00 plus incidentals cost (mileage, printing, etc.).

If you have any questions, please let me know.

Brian W. Kober, P.E.

**From:** [Ron Dalton](#)  
**To:** [Brian Kober](#)  
**Subject:** RE: RFP Engineering Services for Hunters Road and Highland Storm Sewer  
**Date:** Monday, February 24, 2020 5:04:31 PM

---

Hi Brian,

Thank you for the opportunity to provide design and construction related services for street improvements on Hunters Road and Chateau Drive, and storm sewer improvements on Highland Road. The scope of the project and requested services are outlined in your Request for Proposal received on Feb. 19<sup>th</sup>, 2020. We propose to complete design and construction related services for the following fees and hourly rates.

Design, Permitting and Bidding:	\$ 12,500
Final Design:	\$ 6,000
Prepare Construction Bid Documents	\$ 3,000

Construction Services

- |                            |                  |
|----------------------------|------------------|
| a. Construction Staking    | \$ 130 per hour  |
| b. Construction Inspection | \$ 89 per hour   |
| c. As-Built Survey         | \$ 1000 lump sum |

Please give me a call if you have any questions regarding our proposed fees and hourly rates.

Thanks

**Ron Dalton, P.E.**

Director/Office Manager

**Cedar Corporation**

W61 N497 Washington Avenue | Cedarburg | WI | 53012

Office: 262-204-2341 | TF: 800-472-7372

[ron.dalton@cedarcorp.com](mailto:ron.dalton@cedarcorp.com)

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

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**From:** Brian Kober <brian.kober@villageofjackson.com>  
**Sent:** Wednesday, February 19, 2020 5:32 PM  
**To:** Brian Kober <brian.kober@villageofjackson.com>  
**Subject:** RFP Engineering Services for Hunters Road and Highland Storm Sewer

Sorry for the short notice, although, the Village of Jackson is working with the best.

You can email your proposal on Tuesday, February 25<sup>th</sup> if you need more time. Monday would be better so I can email to the Board before the meeting.

If you have any questions please do not hesitate to ask.



93 S. Pioneer Road  
Suite 300  
Fond du Lac, WI 54935  
Phone (920) 924-5720  
Fax (920) 924-5725

February 21, 2020

Village of Jackson  
W194 N16660 Eagle Drive  
Jackson, WI 53037

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

Subject: Proposal for Engineering Services  
Hunters Road, Chateau Drive, and Highland Road

Dear Mr. Kober:

Thank you for the opportunity to work with you in providing engineering services for the Hunters Road, Chateau Drive, and Highland Road reconstruct project. We look forward to maintaining our excellent working relationship with you by providing quality and efficient service that the Village can expect when working with Gremmer & Associates. The following is brief summary of our company and staff expertise.

#### **FIRM EXPERTISE**

Gremmer has developed a strong reputation and excellent working relationship with many local communities in and around Jackson over the past 15 years based on a combination of strong technical expertise and excellent service. Besides the previous successful projects we've designed for the Village of Jackson, we have also designed numerous urban streets for neighboring communities such as the City of Port Washington and the Village of Grafton. In addition to the quality engineering and service mentioned above, the ability to effectively communicate with the local residents, stakeholders, Village staff and elected officials is what sets us apart from other engineering firms. We continually receive positive feedback from Clients, City/Village/County staff, and the public concerning our ability to effectively communicate the project concepts and design.

#### **KEY STAFF**

One of Gremmer's unique strengths is that our company has very little turnover, which results in the same qualified staff working on Village of Jackson projects year after year. We have a thorough knowledge of Village of Jackson standards, requirements, and design guidelines, which translates into our ability to "hit the ground running" on the design of the project. Tom Lanser and Jeff Chvosta are Washington County residents, which gives us more opportunities to visit the project site, or meet with the Village of Jackson staff.

The following key personnel have many years of experience on projects of similar size and scope, including numerous projects in the Village of Jackson.

#### ***Project Manager: Thomas Lanser, P.E.***

Tom is a project manager and President of Gremmer & Associates, Inc. He manages the Fond du Lac office, and has 30 years experience in designing and managing urban roadway and municipal projects for local municipalities. Tom has been the project engineer for all previous roadway projects designed out of the Fond du Lac office over the past 20 years, including all of the Village of Jackson projects. Tom will be responsible for client and public relations, monitoring schedule, and supervising Gremmer & Associate's staff.

**Project Engineer/Lead Roadway Design: Jeff Chvosta, P.E.**

Jeff is a Project Engineer with 17 years of experience in designing urban roadway and municipal projects for both local let and WisDOT oversight projects. He has been the project engineer for over 25 urban roadway/municipal projects over the last 10 years, including all of the previous Village of Jackson projects. Other recent locally let municipal projects that Jeff has served as project engineer on include the Police Memorial Drive and Fox Ridge Business Park projects in Fond du Lac and the 2014, 2016-2017, 2018-2019, and 2020 roadway and utility improvement projects in the City of Port Washington. Jeff's expertise includes preliminary and final roadway and utility design, utility coordination, design reports, and preparation and delivery of bidding documents. Jeff will be responsible for the roadway and utility design, and the day to day management of the project.

**Drainage and Environmental Permitting: Andy Klemp, P.E.**

Andy is a Water Resources Engineer with 21 years of experience in roadway drainage/design, stormwater management planning/design, storm sewer design, structure hydraulics, erosion & sediment control design, and environmental permitting for transportation projects. Andy has been the lead drainage engineer for over 40 transportation projects, and has designed over 100 stormwater management projects for both private and public sector projects, including the associated state and federal permitting. Andy's recent similar project experience includes serving as the lead storm sewer, drainage, and environmental permitting engineer for the Madison Street project in the City of Waupun, the CTH VV (Pioneer Road) projects in the City of Fond du Lac, and the CTH D (Main Street) project in the Village of Belgium. Andy will be responsible for the drainage evaluation and DNR permitting for the project.

**Project Surveyor: Jay Panetti, P.L.S.**

Jay is a Professional Land Surveyor with 21 years of experience in surveying and preparing right-of-way plats for transportation projects. He is the Survey Coordinator for Gremmer's Fond du Lac Office, and is responsible for setting horizontal and vertical control, topographic and utility survey, determining existing right-of-way, preparing right-of-way plats, and construction staking for all transportation projects out of the Fond du Lac office. Jay was the lead surveyor for all previous Village of Jackson projects. Jay will be responsible for all surveying tasks for the project.

**REFERENCES**

Please contact the references below for a firsthand account of the quality and service we provide on our projects.

**Scott Schmidt**

Highway Commissioner  
Washington County Highway Dept.  
900 Lang Street  
West Bend, WI 53090  
(262) 335-6881

**Tom Janke**

Highway Commissioner  
Fond du Lac County Highway Dept.  
301 Dixie Street  
Fond du Lac, WI 54936  
(920) 929-3488

**Rob Vanden Noven**

Director of Public Works  
City of Port Washington  
100 West Grand Avenue  
Port Washington, WI 53074  
(262) 268-4267

**Jon Edgren**

Director of Public Works  
Ozaukee County Highway Dept.  
410 South Spring Street  
Port Washington, WI 53074  
(262) 284-8335

**Paul De Vries**

City Engineer  
City of Fond du Lac  
160 South Macy Street  
Fond du Lac, WI 54935  
(920) 322-3473

**Jeff Daane**

Director of Public Works  
City of Waupun  
201 East Main Street  
Waupun, WI 53963  
(920) 324-7918

## SCOPE OF WORK

The following is Gremmer & Associates' proposal to provide engineering services for the proposed project, based on the Request for Proposal and the following scope clarifications. Items of work not specifically mentioned below shall be considered additional services. Hereinafter, the Village of Jackson will be referred to as the OWNER and Gremmer & Associates, Inc. as the ENGINEER.

### Design, Permitting, and Bidding:

1. Topographic and utility survey.
2. Preliminary roadway and storm sewer design/plans for Hunter's Road and Chateau Drive. Storm sewer design scope assumes replacement in kind with respect to size of inlets and extension along Hunters Road west of Willow Ridge Drive to provide storm sewer laterals.
3. Evaluate the storm sewer along Highland Road within the vicinity of the Stonewall Drive intersection, and provide potential alternatives.
4. DNR permitting:
  - a. Prepare and submit a DNR WRAPP permit application (formerly NOI).
  - b. Prepare and submit any necessary permit applications for the Highland Road storm sewer project.
5. Specifications, bid documents, and engineer's estimate.
6. Meet with the Village of Jackson as necessary throughout the design process.

### Final Design:

1. Final roadway and storm sewer design/plans for Hunter's Road and Chateau Drive.
  - a. Scope includes rebuilding sanitary manholes and adjusting water valve boxes only.
2. Provide final plans for the Highland Road preferred alternative.

## OWNER'S RESPONSIBILITY

1. Review and approval of preliminary and final plans.
2. Payment of any governmental review fees.
3. Advertisement, bidding and contract document copying and distribution.

## ADDITIONAL SERVICES

1. Wetland determination/delineation.
2. Pavement design report. Pavement structure will be based on OWNER standard pavement structures.
3. Sanitary sewer, storm sewer, or water main design/plans beyond scoped items.
4. Right-of-way or easement work for the project.
5. Soil borings.
6. Detailed storm sewer modeling or stormwater management plans/calculations.
7. DNR and/or US Army Corps of Engineers permitting/coordination beyond scoped items.

## COMPENSATION

ENGINEER'S lump sum fee to complete the work, as listed in the Scope of Work section of this document, is as follows:

Design, Permitting, and Bidding:	\$22,900
Final Design:	\$10,000
Construction Bid Documents:	\$2,000

ENGINEER'S fee to complete any construction staking, construction observation, or construction assistance will be billed on a time and materials basis in accordance with the attached Professional Services Fee Schedule, dated November 1, 2020 to October 31, 2020 and labeled Exhibit A. The hourly rates for each task is as follows:

Construction staking (survey crew): \$160/hour (crew)  
On-site inspector: \$76/hour to \$88/hour (depending on the available personnel)  
As-built survey: \$1,000

The ENGINEER shall prepare monthly invoices based upon services provided during the billing cycle. Invoices shall be paid by the OWNER within 30 days of OWNER'S receipt of said invoice.

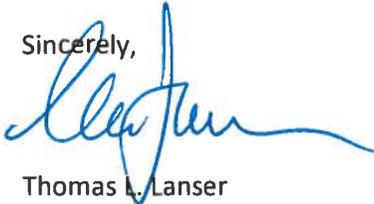
Additional services, at the request of the OWNER, will be billed according to the attached Professional Services Fee Schedule, dated November 1, 2020 to October 31, 2020, and labeled Exhibit A.

**GENERAL TERMS & CONDITIONS**

ENGINEER's services will be performed in accordance with the attached General Terms and Conditions, dated November 1, 2020 to October 31, 2020, and labeled Exhibit B. The receipt of a signed copy of the Agreement shall be considered as authorization to proceed with the services described.

Thank you again for the opportunity to propose on the subject project. If you have any questions or comments, please contact me at (920) 924-5720.

Sincerely,



Thomas L. Lanser  
President  
Gremmer & Associates, Inc.

If this proposal is acceptable, please sign below and return one copy to me for our files.

For the OWNER: Village of Jackson

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

Exhibit A



**PROFESSIONAL SERVICES FEE SCHEDULE**

**November 1, 2019 to October 31, 2020**

Project Manager.....	\$140.00/hour
Project Engineer / Senior Designer .....	\$125.00/hour
Civil Engineer V.....	\$110.00/hour
Professional Land Surveyor / Survey Crew Chief.....	\$100.00/hour
One-man Survey Crew with GPS/Robotic Total Station .....	\$125.00/hour
Civil Engineer IV / Engineering Specialist V .....	\$98.00/hour
Civil Engineer III / Engineering Specialist IV .....	\$88.00/hour
Civil Engineer II / Engineering Specialist III.....	\$82.00/hour
Civil Engineer I / Engineering Specialist II.....	\$76.00/hour
Engineering Specialist I / Civil Engineering Technician III .....	\$70.00/hour
Civil Engineering Technician II .....	\$64.00/hour
Civil Engineering Technician I .....	\$58.00/hour
Office Services .....	\$55.00/hour
Mileage.....	Current IRS rate
Meals, lodging, air travel, telephone, supplies, postage.....	At Cost
Printing Services (In-house)	
Photocopies (black & white) .....	\$0.10/impression
Photocopies (color) .....	\$0.25/impression
Large Format Plots (black & white) .....	\$1.00/S.F.
Large Format Plots (color).....	\$2.00/S.F.
Mylar.....	\$2.00/S.F.
Printing Services (Outside Service).....	At Cost
Expert Witness .....	\$200.00/hour

Note: Office Services, Civil Engineering Technician, and Engineering Specialist I-III are paid time and one-half their actual wage for overtime. The respective billed rate will be approximately 19% higher than the published rate to account for the overtime rate.



## GENERAL TERMS AND CONDITIONS

**November 1, 2019 to October 31, 2020**

1. This agreement, upon execution by both parties hereto, can be amended only by written instrument signed by both parties. As the project progresses, facts uncovered may reveal a change in direction, which may alter the scope. Gremmier & Associates, Inc., will promptly inform the Owner in writing of such situations so that changes in this agreement can be negotiated as required. In the event the Owner orders additional work to be performed and a written instrument is not executed by both parties, the Owner shall be responsible for all costs associated with the additional work.
2. Costs and schedule commitments shall be subject to renegotiation for delays caused by the Owner's failure to provide specified facilities or information, or for delays caused by unpredictable occurrences, including without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of materials or services, shutdowns, acts of God or the public enemy, or acts or regulations of any governmental agency. Temporary delay of services caused by any of the above, which results in additional costs beyond those outlined, may require renegotiation of this agreement.
3. Payment is due to Gremmier & Associates, Inc., upon 30 days of receipt of the invoice for professional services rendered. Failure to make any payment when due is a breach of this Agreement and will entitle Gremmier & Associates, Inc., at its option, to suspend or terminate the Agreement and the provisions of the Scope of Work. Interest of 1.5 percent per month (18 percent per annum) will accrue on accounts overdue by 30 days.
4. The Owner shall make available to Gremmier & Associates, Inc., all relevant information or data pertaining to the project which is required to perform the Scope of Work.
5. Gremmier & Associates, Inc., will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the services at the time and the location in which the services were performed.
6. Gremmier & Associates, Inc., will maintain insurance coverage in the following amounts:

Worker's Compensation	Statutory
General Liability	
General Aggregate	\$2,000,000
Operations / Injury	\$1,000,000
Automobile Liability	
Liability / Injury	\$1,000,000
Property Damage	Value or Repair
Professional Liability Insurance	\$1,000,000
Umbrella Liability Insurance	\$2,000,000

7. Termination of the agreement by the Owner or Gremmer & Associates, Inc., shall be effective upon seven (7) days written notice to the other party. The written notice shall include the reasons and details for termination. Gremmer & Associates, Inc., will prepare a final invoice showing all charges incurred through the date of termination. The Owner agrees to pay Gremmer & Associates, Inc., for the services performed to the date of termination.
8. Gremmer & Associates, Inc., intends to serve as the Owner's professional representative for those services as defined in this agreement and to provide advice and consultation to the Owner as a professional. Any opinions of probable project costs, approvals, and other decisions made by Gremmer & Associates, Inc., for the owner are rendered on the basis of experience and qualifications and represent our professional judgment. The Owner recognizes that Gremmer & Associates, Inc., does not have control over the costs of labor, materials or equipment, or over competitive bidding methods. Accordingly, Gremmer & Associates, Inc., does not make any commitment or assume any duty to assure that bids or negotiated prices will not vary from any cost opinions prepared by Gremmer & Associates, Inc.
9. This agreement shall not be construed as giving Gremmer & Associates, Inc., the responsibility or authority to direct or supervise construction means, methods, techniques, sequence, or procedures of construction selected by contractor or subcontractors, or the safety precautions and programs incident to the work of the contractors or subcontractors.
10. The Owner releases Gremmer & Associates, Inc., from any liability and agrees to defend, indemnify and hold Gremmer & Associates, Inc., harmless from any and all claims, damages, losses, and/or expenses, direct or indirect, or consequential damages, including but not limited to attorney's fees and charges, and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the services, except liability arising from the negligence of Gremmer & Associates, Inc.



*Taking the lead in Washington County.*

**VILAGE OF JACKSON  
REQUEST FOR PROPOSALS  
Engineering Design Service**

The Village of Jackson is requesting a proposal and qualification statement from engineering firms to assist with the street improvements in Hunters Road, Chateau Drive, and Highland Road of the Village of Jackson. The construction area consists of Hunters Road Drive from Jackson Drive to Chateau Drive; Chateau Drive from Hunters Road to Willow Ridge Drive; and Highland Road around the Stonewall Drive intersection. The completed proposals shall be returned to the Engineering Department on or before **4:30 PM on Monday, February 24, 2020.**

**Background Information**

1. The Hunters Road and Chateau Drive streets were constructed in 1989.
2. Both streets were designed with storm sewer to just drain the surface water off the street. The new design will provide storm sewer laterals for each sump pump discharge.
3. The Highland Road Project is a design to evaluate the 24-inch concrete storm sewer pipe that is feed by a 36-inch pipe. Also, the outfall point will need cleaning. Proper permits will be necessary to do the work.
4. This is a LRIP funded project for the improvements of Hunters Rad and Chateau Drive.

**Design, permitting, and bidding**

1. Review of preliminary development plans, site visit, and meeting with Village staff to analyze and review scope of project.
2. Topographic and utility survey, and develop preliminary and final roadway, storm sewer, water main design/plans.
3. Prepare and submit all necessary DNR permit applications.
4. Create specifications, bid documents, and engineer's estimate. Answer any questions during the bid process and attend bid opening. Meet with Village staff as necessary throughout the design process.

W194N16660  
Eagle Drive  
Jackson, WI 53037  
Phone: 262-677-0707  
Fax: 262-677-8770

Mailing Address:  
P.O. Box 637

[www.villageofjackson.com](http://www.villageofjackson.com)

**Final Design**

1. Sanitary Sewer                      The Jackson Sewer Utility will verify the condition of the sanitary sewer if need to be replaced. For now only rebuilding sanitary manholes should be include in the design quote.
  
2. Storm Sewer Design                Storm sewer design for proper drainage of roadway and property abutting the road. All exiting storm sewer facilities shall be picked up during the survey of the road. Acquire all necessary permits. Provide a storm lateral to all properties. Highland Road storm sewer will need to be sized per the drainage area.
  
3. Water Main Design                 Water Main is assumed to be in good condition and only valve boxes will be replaced.
  
4. Roadway Facilities                  Asphalt pavement, concrete curb and gutter and 5 ft sidewalk on both sides of roadway.

**Construction Services (if the project continues)**

1. Attend pre-construction meeting and field meeting with Village Staff and Contractor.
  
2. Provide construction staking.
  
3. Provide construction inspection and management.
  
4. As-built survey, to confirm accurate construction.

**Project Schedule (Tentative)**

Request for proposal due	February 24, 2020
Village Board - Contract Award	March 10, 2020
Preliminary Design, with estimated cost	April 2020
Prepare construction documents and spec	May 2020
Advertise Bids	May 2020
Open Bids	June 2020
Award Contract	June 2020
Complete Construction	August 2020

**Consultant Engineer Qualifications**

1. Qualifications of the key staff persons to be assigned to perform their scope of work, their experience and special skills.
2. Experience of firm in projects of similar scope.

**Proposal**

	<u>Time &amp; Material Cost, not to exceed</u>	
1. Design, Permitting, & Bidding	\$	
2. Final Design	\$	
3. Preparing the Construction Bid Documents	\$	
4. Construction Services		
a. Construction Staking	\$	Per hour
b. Construction Inspection	\$	Per hour
c. As-Built Survey	\$	
or lump sum	\$	
<b>Total Amount</b>	<b>\$</b>	

If you have any questions regarding this Request for Proposal or if you would like to review this project in detail, please give me a call at (262) 677-0707.

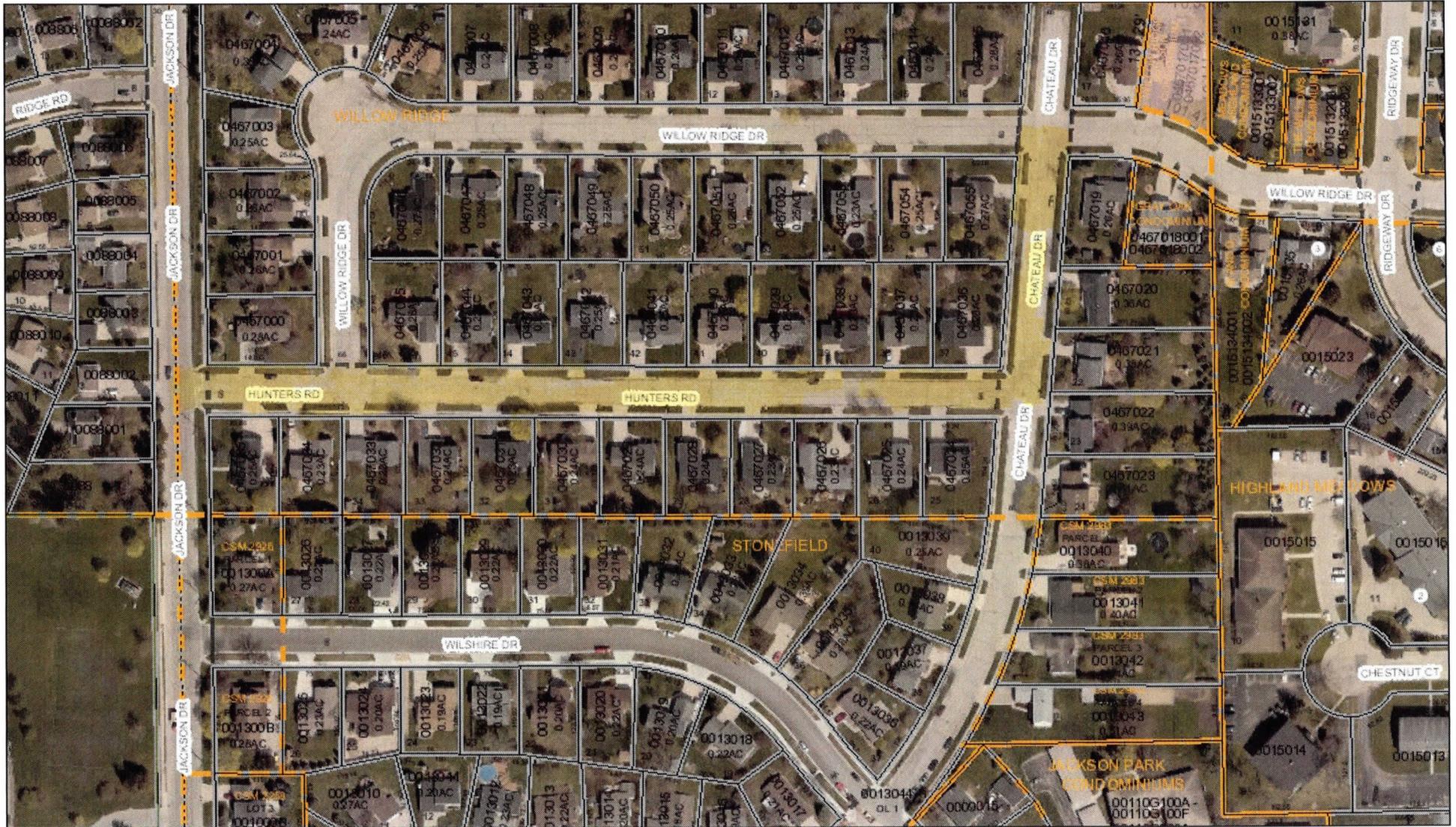
Sincerely,



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

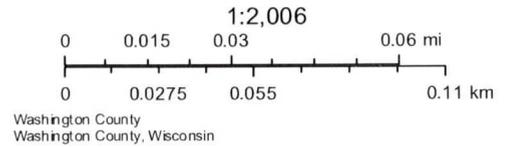
Enclosures

# Web AppBuilder for ArcGIS



November 19, 2019

- Trails
- Public Open Spaces
- Current Parcel
- ⊕ PLSS Monument
- Road Centerline I, USH
- Road Centerline STH, CTH
- Road Centerline TWN, CVS, PVT
- Landhook
- Meander Line
- PLSS Boundary
- Plat
- Lot





**07/30/2015 AM 01:40**



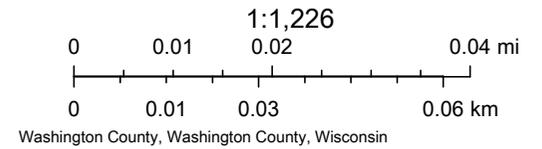
**07/30/2015 AM 01:39**

# Village of Jackson

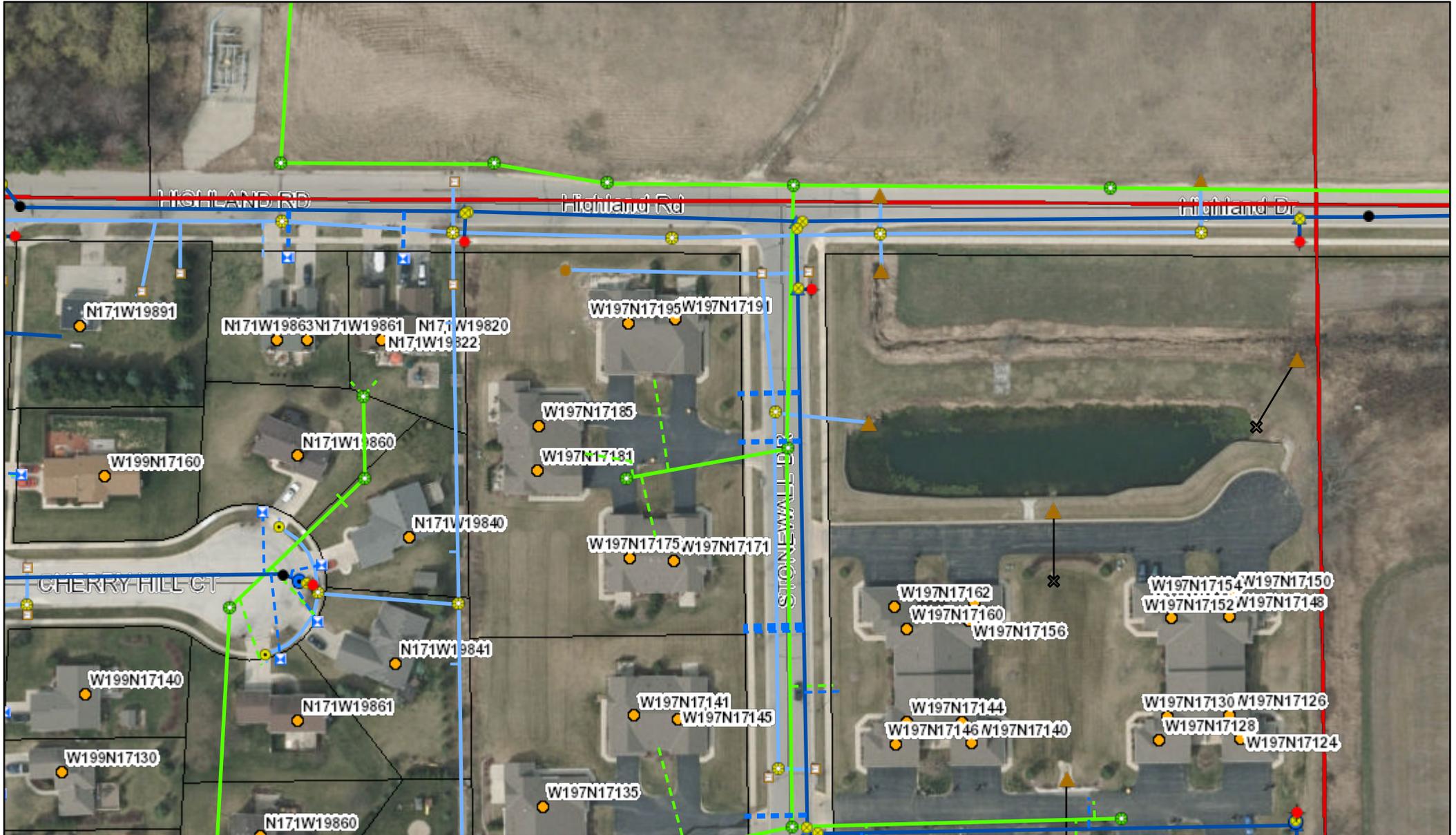


2/19/2020, 5:15:40 PM

- Hydrants
- Water Valves
- Water Curb Stops

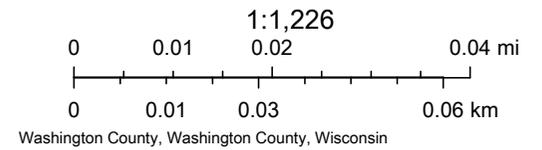


# Village of Jackson



2/19/2020, 5:21:16 PM

- ◆ Hydrants
- Water Valves
- Water Curb Stops



# M e m o

e

**To:** Brian Kober

**From:** Jeff L. Deitsch 

**Date:** 01/29/2020

m

**Re: Why Diesel Instead of Gas UTV**

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o

This is a response to the question that was ask at the last public works meeting January 28, 2020 about why a Diesel RTV instead of a Gas UTV.

Diesel engines maximize the potential for performance, longevity and fuel economy. As with our last gas UTV, we did a lot of towing and hauling. Diesel engines produce a lot more torque than gas engines which is more efficient for towing and hauling. Keep in mind that torque is more important than horsepower when it comes to towing and hauling.

Diesel engines have no spark plugs, so you don't need to worry about ignition tune -ups or fouled plugs. Diesel engines are more ruggedly built to withstand higher compression and will generally last longer than gas engines. Diesel engines usually require less maintenance and are more reliable than gas engines. You will get more mileage / hours out of a diesel engine because they deliver close to 30% better fuel economy than gas engines.

As you know we had a gas UTV years ago and had lots of problems with the engine running properly. At the time, we had Chris Bales on staff that was a small engine mechanic and he couldn't get that machine to work properly. The gas engine fouled plugs all the time from idling and the short trips by starting and stopping of the gas engine. Diesel engines will have no problem with Idling or short trip around the plant. The gas UTV also had problems with the drive line or transmission. It was belt driven like a snowmobile, so it wore out belts because of the towing and hauling we did. The Kubota has a hydrostatic transmission that is essentially a tractor-type transmission that is made for heavy duty use.

The diesel engine is water cooled that is better adapted for warmer weather in the summer than the air-cooled gas UTV for the work we do. The factory installed fully enclosed cab has air conditioning, defroster, and heating system to keep staff comfortable and efficient in all types of weather for all types of jobs.

Like in the past, this Kubota RTV will help the staff to be efficient of their time for operation and maintenance of the WWTF. The Kubota RTV have a reputation of being rugged, reliable and it we be an asset to the utility.

# M e m o

e

**To:** Brian Kober

**From:** Jeff L. Deitsch

**Date:** January 22, 2020

m

**Re:** RTV Service Vehicle

---

o

I have received Quotes from two Kubota RTV Dealers for an off-road service vehicle budgeted for the Jackson Sewer Utility in 2020. This vehicle will aid in our early walkaround, maintenance of equipment/grounds, weed control, interceptor sewer maintenance and winter operation at the WWTF. The vehicle has a small footprint with the ability to maintain equipment off the pavement preventing damage of the grounds. The Kubota RTV are a heavy duty-built machine, transmission driven (not a belt) with a hard cab for all season Work abilities. The bids are:

John P. Lochen CO., Inc, Newburg ----- \$17,900.00

Bill's Power Center, Inc, Brookfield -----\$18,300.00

I recommend purchasing from John P. Lochen Co., Inc, Newburg for \$17,900.00

# John P. Lochen Co., Inc.

Matt Falkner

512 Franklin Street PO Box 110

Newburg, WI 53060-0110

(262) 675-6565 / (262) 483-1226 (mobile)

email: mfalkner@lochenequipment.com

## EQUIPMENT QUOTE

Customer Name Village of Jackson utility.supt@vilkscoejackson.com  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone Number 414-840-0560 Jeff 262-677-0707  
Date: 1/9/2020

Equipment Description: Kubota RTV X1100 CWL-H Utility Vehicle  
Orange HO tires spray in bulliner hyd lift  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

All For: \$ 17,900<sup>00</sup>

Trade In Description Options installed  
K7731-99620 Front work lights (2) 250  
77700-05054 side mirror kit (2) 200  
K7731-99610 turn signal hazard light kit 400  
Value: 77760-04753 radio \$ 220

Cash or Finance Balance \$ \_\_\_\_\_

Quote Offered By: Matt Falkner

- Standard Features -

- Custom Options -



V Series

RTV-X1100CWL-H

\*\*\* EQUIPMENT IN STANDARD MACHINE \*\*\*

DIESEL ENGINE

Model Kubota D1105  
3 Cyl. 68.5 cu in  
+24.8 Gross Eng HP  
75 Amp Alternator

TRANSMISSION

VHT-X  
Variable Hydro Transmission  
Forward Speeds:  
Low 0 - 15 mph  
High 0 - 25 mph  
Reverse 0 - 17 mph  
Limited-slip Front Differential  
Rear differential lock

HYDRAULICS

Hydrostatic Power Steering  
with manual tilt-feature  
Hydraulic Cargo Dump  
Hydraulic Oil Cooler

FLUID CAPACITY

Fuel Tank 7.9 gal  
Cooling 8.3 qts  
Engine Oil 4.3 qts  
Transmission Oil 1.8 gal  
Brake Fluid 0.4 qts

CARGO BOX

Width 57.7in  
Length 40.5 in  
Depth 11.2 in  
Load Capacity 1102 lbs  
Vol. Capacity 15.2 cu ft

+ Manufacturer Estimate

TIRES AND WHEELS

Heavy Duty Worksite 25 x 10 - 12, 6 ply

KEY FEATURES

Factory Cab w/ A/C, Heater,  
Defroster  
Fully opening roll-down door  
windows  
Digital Multi-meter  
Speedometer  
Pre-wired w/ speakers/antenna for  
stereo  
Front Independent Adjustable  
Suspension  
Rear Independent Adjustable  
Suspension  
Brakes - Front/Rear Wet Disc  
Rear Brake Lights / Front  
Headlights  
2" Hitch Receiver, Front and Rear  
Deluxe 60/40 split bench seats  
with driver's side seat adjustment  
Underseat Storage Compartments  
Deluxe Front Guard  
(radiator guard, bumper, and lens  
guard)

SAFETY EQUIPMENT

SAE J2194 & OSHA 1928 ROPS  
Horn  
Dash-mounted Parking Brake  
Spark Arrestor Muffler  
Retractable 2-point Seat Belts

DIMENSIONS

Width 63.2 in  
Height 79.5 in  
Length 120.3 in  
Wheelbase 80.5 in  
Tow Capacity 1300 lbs  
Ground Clearance 10.4 in  
Suspension Travel 8 in  
Turning Radius 13.1 ft

Factory Spray-on Bedliner  
"L" Models Only

Bright Alloy Wheels (Silver-  
painted)  
Silver-painted with machined  
surface  
"S" Models only

RTV-X1100CWL-H Base Price: \$21,549.00

Suggested List Price w/ Options: \$21,549.00

Sale  
\$20,099.00

Gov. 18,300.00  
+  
Non profit

# Q U O T A T I O N

BILL'S POWER CENTER, INC.  
13885 West Capitol Drive  
Brookfield, WI 53005-2408 USA  
Phone #: (262)781-6400

PHONE #: (414)677-1710  
CELL #:  
ALT #:  
P O #:  
TERMS: **Cash**  
SALES TYPE: **Quote**

DATE: **9/17/2019**  
ORDER #: **1297512**  
CUSTOMER #: **28150**  
CP: **BIII R**  
LOCATION: **1**  
STATUS: **Active**

**BILL TO 28150**

Village Of Jackson  
P O Box 147  
Jackson, WI 53037

**SHIP TO**

Village Of Jackson  
P O Box 147  
Jackson, WI 53037

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
KUB	RTVX1100CWL-H	KUBOTA UTV	1	\$21,549.00	\$21,549.00	\$21,549.00
****	DISCOUNT	Discount	1	\$ 00	-\$3,249.00	(\$3,249.00)

No Returns on Equipment, Special Orders, or Electrical Items.  
20% Restocking Fee, on all parts.  
Hours: Mon 8am -8pm, Tues, Wed,Thurs, Fri 8am-6pm, Sat 8am -3pm  
Thank You For Your Business

Prices reflected on this quote are valid for 30 days.

SUBTOTAL: **\$18,300.00**  
TAX: **\$0.00**  

---

**ORDER TOTAL: \$18,300.00**

Authorized By: \_\_\_\_\_

**DRAFT Minutes**  
**Board of Public Works Meeting**  
**Tuesday, February 25, 2020 at 7:00 p.m.**  
**Jackson Village Hall**  
**N168 W20733 Main Street**

**1. Call to Order and Roll Call**

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

Members Present: Dan Leonard, Tr. Lippold, Tr. Malcolm and Gloria Teifke

Member Excused: Brian Heckendorf

Member Absent: Sarah Malchow

Staff Present: Brian Kober, John Walther and Jilline Dobratz

**2. Approval of the Board of Public Works Minutes of January 28, 2020**

Motion by Tr. Lippold, second by Tr. Malcolm to approve the Board of Public Works minutes of January 28, 2020.

Vote: 5 ayes, 0 nays. Motion carried.

**3. Review of Engineering Services for Hunters Road Reconstruction Project**

Brian Kober stated two bids were received from engineering firms to assist with street improvements for Hunters Road from Jackson Drive to Chateau Drive and Highland Road around the Stonewall Drive intersection. The firms were Cedar Corp and Gremmer & Associates. The low bid is from Cedar Corp for a cost of \$21,500.00 plus incidental costs (mileage, printing, etc.).

Motion by Chair Olson, seconded by Dan Leonard to recommend Budget & Finance and Village Board approve Engineering Services for Hunters Road Reconstruction Project to Cedar Corporation in the amount not to exceed \$21,500.00.

Vote: 5 ayes, 0 nays. Motion carried.

**4. Extension of Sewer and Water to Serve TIF #7**

Brian Kober explained the TIF #7 area. The plan is to extend Spruce Street east to Eagle Drive and extend Ridgeway Drive from STH 60 south to Spruce Street. We are working with WisDOT for the accesses associated with STH 60. A Traffic Impact Analysis study is being completed. The area will be served by sanitary sewer from extending the interceptor sewer along Eagle Drive. Water main will be looped by connecting existing water in Spruce St, STH 60, and Eagle Dr. The DNR has approved the Notice of Intent (NOI) and the Chapter 30 Permit. The DNR still must approve the adjustments to the flood plain, and then FEMA approval. The general permit for new culverts on Jackson Creek was approved by DNR and Army Corp.

Motion by Chair Olson, second by Tr. Lippold to recommend Village Board approve Extension of Sewer and Water to Serve TIF #7.

Vote: 5 ayes, 0 nays. Motion carried.

**5. Engineering Services for Phosphorus Compliance – Town & Country**

Brian Kober gave background information. In 2018 an operational evaluation report was completed. The second year required source reduction to identify alternates and a status report. This year requires the Village to complete an evaluation to determine

which compliance options maybe be selected. The Total Daily Maximum Loading is still being adjusted and it's not being enforced. Adaptive management can be done or trading with other customers. In the next year, we would be looking to see if it can be done ourselves. The fourth year requires a final compliance alternative plan determining the selected compliance option. Brian Kober will contact the DNR and report back on the next step. We have time to comply and there are other options.

Motion by Chair Olson, second by Dan Leonard to refer Engineering Services for Phosphorus Compliance – Town & Country to the next Board of Public Works meeting.  
Vote: 5 ayes, 0 nays. Motion carried.

**6. Review of Quotes for new Jackson Sewer Utility RTV Service Vehicle**

Brian Kober commented on the memo from Jeff Deitsch, Utility Superintendent, regarding a diesel RTV instead of a gas RTV.

Motion by Tr. Lippold, second by Chair Olson to recommend Budget & Finance and Village Board approve the purchase of an RTV Vehicle from John P. Lochen Co., in the amount of \$17,900.00.

Vote: 5 ayes, 0 nays. Motion carried.

**7. Discussion of Village Informational Signs**

Brian Kober informed the Board that the Department of Transportation has not responded to Village's request for informational signs.

Motion by Chair Olson, second by Tr. Lippold to refer Discussion of Village Informational Signs to the next Board of Public Works meeting.

Vote: 5 ayes, 0 nays. Motion carried.

**8. Director of Public Works Report**

Brian Kober gave the report. The preconstruction meeting for the Municipal Complex was held today. Maplewood Farms has a very wet sub-soil and the Developer will be contracting to put in monitoring wells to figure out the level of the ground water. The study might take months. Once a report is completed, then a plan for development will be discussed.

Motion by Tr. Lippold, second by Tr. Malcom to place the Director of Public Works Report on file.

Vote: 5 ayes, 0 nays. Motion carried.

**9. Citizens/Village Staff to Address the Board**

None.

**10. Adjourn.**

Motion by Dan Leonard, second by Tr. Malcolm to adjourn.

Vote: 5 ayes, 0 nays. Meeting was adjourned 7:43 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*  
Village Clerk

**VILLAGE OF JACKSON PLAN COMMISSION APPLICATION FORM**

*(Meetings are held the LAST Thursday of the month. Applications are DUE the 1<sup>st</sup> Friday of the month PRIOR to that month's Planning Commission Meeting)*

Name of Applicant/Agent: John + Steve Kreuser  
 Address: 1583 Saint Augustine Circle City: Hubertus State: WI Zip: 53033  
 Phone #: 414-312-1663 E-mail: Kreuserj049@gmail.com  
 Property Owner: Jill Martin Zero Primary Contact Person: David Buckley (Agent)  
 Address: W208N16927N.Center St. West City: JACKSON State: WI Zip: 53037  
 Phone #: 414-271-1870 E-mail: dbuckley@barrycr.com  
 SUBJECT PROPERTY ADDRESS: LOT # 2, AICAN COURT Parcel No. Tax ID: V3-0090004

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See reverse)	Paper Copy	USB DRIVE
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages) 2) Describe the intended use and operation	Yes Yes	Yes Yes
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') 4) Property owner acknowledgement of the request	Yes Yes	Yes Yes
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement 6) Location Map	Yes Yes	Yes Yes
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan 8) Preliminary Plat	Yes Yes	Yes Yes
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,3,6,10,20	9) Final Plat 10) Certified Survey Map	Yes Yes	Yes Yes
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition 12) Annexation Map	Yes Yes	Yes Yes
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan 14) Landscape and Buffer Plan	 4 (24x36)	Yes Yes
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	<b>Engineering Review - Infrastructure</b>		
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading / Drainage Plan 16) Water / Sanitary Sewer / Storm Sewer Plans	4 (24x36) 4 (24x36)	Yes Yes
FINAL PLAT / Final Plat Reappl.	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections 18) Erosion Control Plan	4 (24x36) 4 (24x36)	Yes Yes
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials 20) Developers Agreement		Yes Yes
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements) 22) Other -		Yes Yes
VARIANCE	\$150	1,2,3,4,6,7			
LABELS (If provided by the Village)	\$25		Submit additional fee unless providing mailing labels	Yes	

OFFICE USE ONLY: Date Received 2-7-2020 Date Paid 2-7-2020 Receipt # 228142 Amount Paid \$ 50.00

Village of Jackson  
PLAN COMMISSION APPLICATION

Application/Permit #: \_\_\_\_\_ - \_\_\_\_\_

PROPERTY INFORMATION

- COMMERCIAL       INDUSTRIAL       RESIDENTIAL       OTHER \_\_\_\_\_
- CONDITIONAL USE       SPECIAL USE       PLANNED UNIT DEVELOPMENT (PUD)
- (See Ch. 48, Article III, Div. 5)      (See Ch. 48, Article III, Div. 6)      (See Ch. 48, Article III, Div. 2, Sec. 48-241)
- New       New       New
- Amended       Amended       Amended

Subject Property Address: LOT #2, Aican Court Unit: \_\_\_\_\_ Jackson, WI  
 Parcel #: Tax ID: V3-0090004 Lot Size: 4.875 Acres (212,355 sq. ft.) Building Area: 82,575 sq. ft.  
 Current Zoning:  B-1  B-2  M-1  M-2  I-1  PUD  Other \_\_\_\_\_  Floodplain

APPLICANT INFORMATION

Name(s): John + Steve Kreuser

Mailing Address: 1583 Saint Augustine Circle, Hubert WI Zip 53033

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (414) 312-1663 Fax: (\_\_\_\_) \_\_\_\_\_

Email: Kreuserj049@gmail.com

BUSINESS INFORMATION

Legal Business Name: LLC To be formed prior to closing

D/B/A: \_\_\_\_\_ FEIN #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

Website: \_\_\_\_\_

PROPERTY OWNER INFORMATION

Name(s): Jill Martin

Address: W208N16927N. Center Street, Jackson WI State WI Zip 53037

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (414) 271-1870 Fax: (\_\_\_\_) \_\_\_\_\_

Email: dbuckley@barrycrc.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Keller (Planners/Architects/Builders)

Primary Contact: Dave Uttech

Address: W204N11509 Goldendale Rd, German Town WI State WI Zip 53022

Office: (262) 250-9710 Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: duttech@kellerbuilds.com

**Applications shall be submitted NO LATER than 4:00 PM on the 1<sup>st</sup> Friday of the month to be considered at that month's meeting.** In some cases, additional copies of a submittal may be required. Only COMPLETE applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month at which a public hearing may be held. A decision on the request could be made at that time.

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

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1. **Application Form:** You **MUST SUBMIT both HARD (paper) and DIGITAL (USB Drive) copies of your application.**
2. **Letter of Intent:** What you are requesting in your own words? *(Be brief)*
3. **Mailing/Address Labels:** It is your responsibility to provide the Village with addresses labels of ALL adjacent property owners within a 200-foot radius of the subject property. If mailed notification is required for your application, an incorrect address may cause a delay. *(Additional \$25 is required if Village provides address labels.)*
4. **Proof of Property Ownership:** A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. **Impact Statement:** In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
  - A. General hours of operation.
  - B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc).
  - C. Vehicle trip generation (trips per day per unit x number of units).
  - D. Estimated numbers of vehicles and/or equipment, materials, to be parked and/or stored on site.
  - E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.
  - F. Proposed dates of construction and completion.
  - G. Anticipated user profiles (for residential developments).
  - H. Annual water consumption estimate (100% occupancy and build-out).
  - I. Annual sewage generation estimate (100% occupancy and build-out).
6. **Location Map:** An aerial map indicating where the site is located within the Village.
7. **Development Plan:** Show entire proposal on the site. Include edge of pavement and/or back of the curb line, sidewalks (existing and proposed), structure footprint(s), driveways, parking areas, fencing, refuse enclosures, locations of accessory uses, and overall dimensions of structures and setbacks, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. **Plat Map:** Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. **Certified Survey Map:** A recordable document showing the legal and mapped description of the land division.
11. **Annexation Petition/Attachment Request:** Shows owner is supporting the annexation.
12. **Annexation Map:** A recordable map having the legal and mapped description of the parcel to be annexed.
13. **Sketch Plan:** An informal drawing depicting the proposal for discussion purposes.
14. **Landscape Plan:** Show location, size, type, botanical name & common name of proposed trees & shrubs. Also details surface treatments. Show walls, fence location and style, buffers/screening and similar details.
15. **Grading/Drainage Plan:** Show original & proposed grades & runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (Storm sewer system, ditches, culverts, etc.)
16. **Water/Sewer/Storm Sewer Plans:** Show size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer system with gradient profiles and invert elevations; shows the proposed storm drainage system as in #15 above.
17. **Street Crossing Sections:** Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. **Erosion Control Plan:** A map of existing site conditions on a scale of at least 1-inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. **Proposed Building Colors and Materials:** Submit samples of exterior colors and materials.
20. **Improvement Agreement:** An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. **Annexation Agreement.**

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

**VILLAGE OF JACKSON**

N168W20733 MAIN ST.  
P O BOX 637  
JACKSON, WI 53037-0147

**Receipt Nbr:** 228142  
**Date:** 2/07/2020  
**Check**

**RECEIVED FROM** JOHN & STEVE KREUSER \$50.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-45730-000-000 PLANNING / ZONING FEES CONCEPT PLAN / PLAN COMMISSION / CK#3713	50.00
<hr/>		
TOTAL RECEIVED		50.00

Receipt Memo: CONCEPT PLAN/FEB PLAN COMMISSION/CK#3713

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:** Review and approval of concept plan for the development of a self-storage facility located on Lot 2, Alcan Court in the Jackson Northwest Business Park. We believe this is a discrete location for the placement of a multi-storage facility which provides safe and convenient access.

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

We propose building a self storage facility with large and medium sized storage units. Larger units would be approx 15' wide x 45' deep to accommodate customers that have a need to store larger format items like travel trailers, fifth wheels, pontoon boats, etc. All units would be furnished with electricity and the larger format units would provide indoor lights, wall outlets and overhead garage door openers with press key pads for security and access. Site would be ADA compliant. Exterior lighting would be wall mounted, downward facing LED's to minimize light pollution while providing sufficient lighting for security.

**Hours of operation:** Customers would have access to their storage units 24/7.

**Provide a brief overview of proposed daily on-site operations:** Minimal impact to the neighboring community. Access would be provided from the cul-de-sac entrance on Alcan Court. Units are to be used for tenant storage of property.

**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.:** Minimal environmental impact is anticipated to the site or adjacent properties. Snow removal will be maintained on the property, with the site graded so that water will sheet drain to existing swales.

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

- North Adjacent: Cedar Creek Rd. with residential across the street
- East Adjacent: Residential property (1.84 Acres) & SE adjacent: 70,000SF Building Badger Tire & Wheel (Commercial /Industrial)
- South Adjacent: Vacant 3.12 Acre Lot (Industrial Park Lot) & SW adjacent:50,000SF Germantown Iron & Steel (Commercial / Industrial)
- East Adjacent: P.W. Walsh & Company 50,000 SF (Commercial/Industrial)

**Proposed, development, on-site improvements or other construction/remodeling activities:** Phase one would be the construction of 2 buildings (see site plan). One building would consist of larger units (15'x45') and the second would consist of smaller units (10'x20').

**Proposed grading and/or stormwater management plan:** Site will be designed to sheet drain to North, East, South & West swales which will drain offsite to the industrial park's regional storm detention areas per the master grading plan for the development.

**Proposed landscape plan/improvements including driveways, sidewalks vegetative plantings, etc:** Please see proposed site plan for location of drives and planting areas. Proposed entry driveway will enter from Alcan Ct. with landscaping to be provided consistent with review conducted with Village Staff. Proposed plantings on the East and West property lines to provide side yard buffers. Plantings to the North with openings to allow for sight lines between the buildings from Cedar Creek road. Sight lines provided for improved visibility from the road and increased security as requested by Village Police.

**Proposed on-site security measures including site lighting:** Lighting to be provided via LED lights mounted to the buildings. 24/7 video security recording will be provided on each building. The landscape plan will allow for the creation of sight lines between plantings from Cedar Creek Road to the North.

**Life Safety Systems – Existing or Proposed (including fire hydrants, fire suppression & fire alarm systems):** Fire hydrants per village code. Other items per code.

**Projected traffic circulation and impacts:** Minimal impact to the Business Park.

**Setbacks from rights-of-way and property lines and height limitations:**

- North property line setback: 30' road setback
- East property line setback: 15' side yard setback
- South property line setback: 30' road setback
- West property line setback: 15' side yard setback
- Building heights are designed to be 11' (for smaller buildings) and 18' (for larger buildings) +/- Maximum height.

**Status of State/Federal License(s) or Certificate(s) required for operation:** N/A

**Does the project require other jurisdictional Approvals from other Governmental or Regulatory entities?**  
No

**Describe any proposed signage including type and location:** Building mounted signs on the gable of building 1 facing South and the North facing gables of building 2 and 5.

**Exterior Building Materials (type, color, etc.):**

Roofing: 29 gauge Fabral "Grand Rib 3" exposed fasteners

Siding: 29 gauge Fabral "Grand Rib 3" exposed fastener

Soffit/Fascia: Rollex Prefinished Aluminum w/prefinished aluminum "K" style gutters and downspouts

**Site Specific Features/Constraints:**

N/A: Site was master graded as pad ready for industrial park development.

Parking (Total No. of spaces plus number of dedicated handicapped parking and type): Parking facilities to be provided per code. Minimal to no parking spaces are expected to be needed.

Proposed screening/buffering from adjacent properties: See comments above and site plan.

Provisions for refuse and recycling collection / storage: None provided: As this is not a typical feature provided by multi-storage operators.

Projected Sewer/Wastewater Usage - Zero gal/year

Projected Water Usage - Zero gal/year

**ACKNOWLEDGEMENT & SIGNATURES**

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

Applicant Name (Print): John Kreuser

Applicant Signature: John Kreuser

Co-Applicant Name (Print): \_\_\_\_\_

CO-Applicant Signature: \_\_\_\_\_

Date of Application: 02/07/2020

**You MUST sign and date this Application!**

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

**QUESTIONS?**

Village Clerk: For **general questions** related to filling out of forms or questions related to village meetings.  
Phone: (262) 677-9001 x11  
Email: jilline.dobratz@villageofjackson.com

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

**TERMS OF THIS PERMIT**

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

----- VILLAGE USE ONLY BELOW THIS LINE -----

**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: John Walther, Administrator*

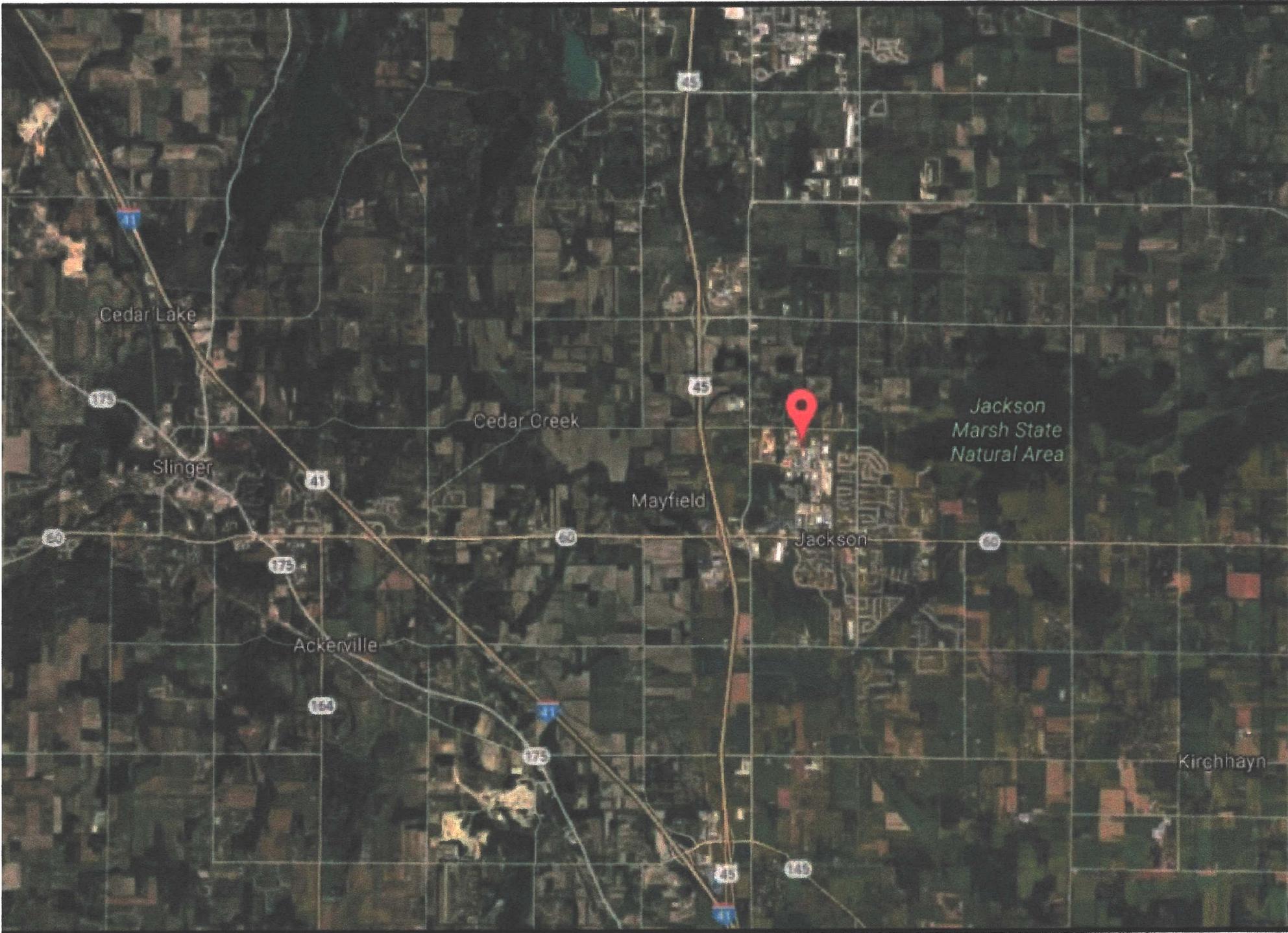
**Conditions and Duration of Approval:**

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:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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**APPLICATION DENIED:** *Date:* \_\_\_\_\_, 20\_\_\_\_      *Staff Initials:* \_\_\_\_\_

**Reason for Denial:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Subject Parcel**

Gedon Creek Rd





P w Walsh & Co

Germantown Iron  
& Steel Corporation

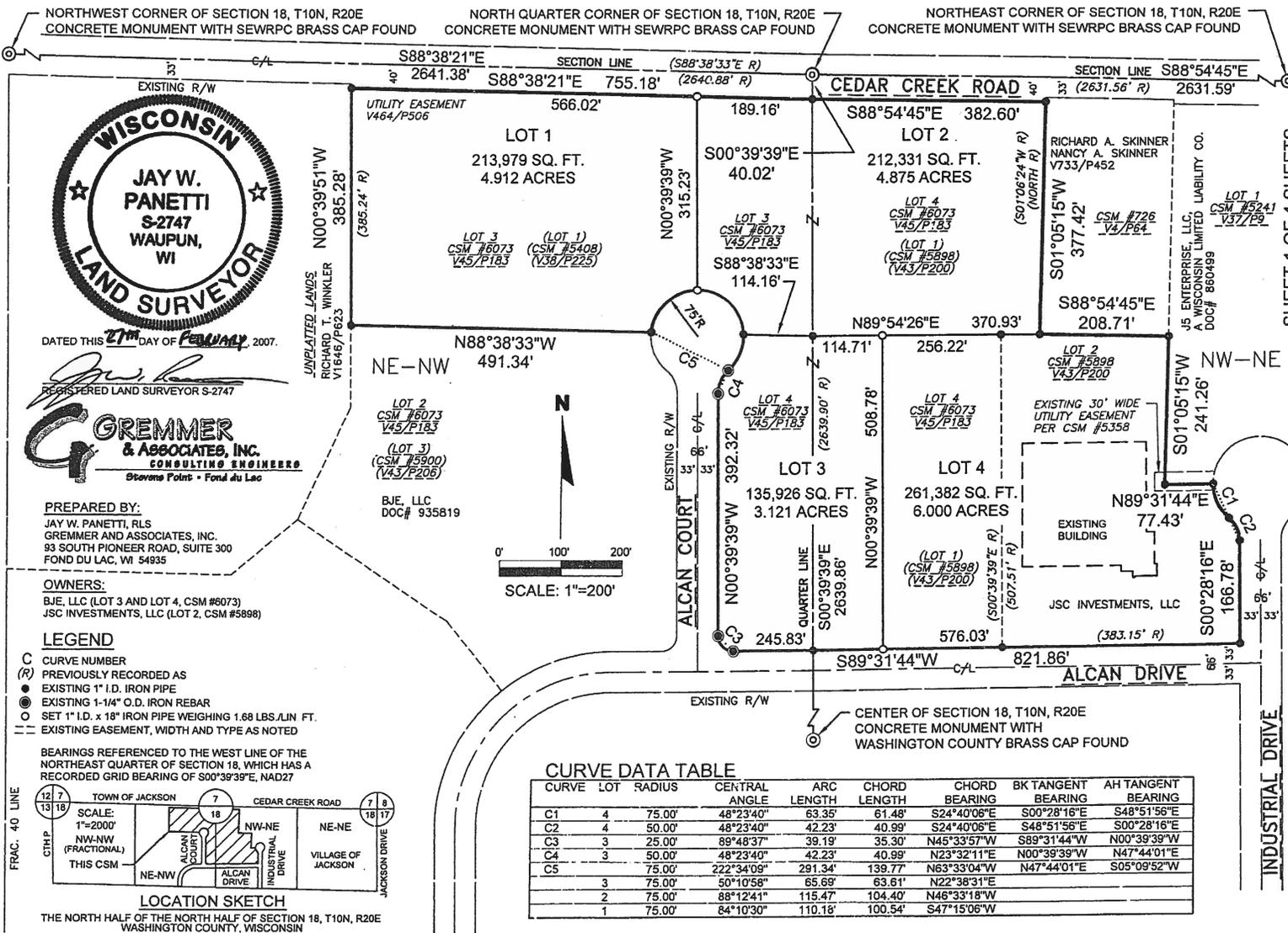
Subject Parcel

Albin Dr

Albin Dr

CERTIFIED SURVEY MAP NO. 17-4

BEING PART OF THE NE1/4-NW1/4 AND PART OF THE NW1/4-NE1/4 OF SECTION 18, T10N, R20E, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, AND BEING A DIVISION OF LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP NO. 6073 VOLUME 45, PAGE 183, AND LOT 2 OF CERTIFIED SURVEY MAP NO. 5898 VOLUME 43, PAGE 200



SHEET 1 OF 4 SHEETS

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NE1/4-NW1/4 AND PART OF THE NW1/4-NE1/4 OF SECTION 18, T10N, R20E,  
VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN,  
AND BEING A DIVISION OF LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP NO. 6073 VOLUME 45, PAGE 183,  
AND LOT 2 OF CERTIFIED SURVEY MAP NO. 5898 VOLUME 43, PAGE 200

## SURVEYOR'S CERTIFICATE

I, Jay W. Panetti, Registered Land Surveyor, hereby certify to BJE, LLC and JSC Investments, LLC:

That at the direction of BJE, LLC and JSC Investments, LLC, as owners, I have surveyed, divided and mapped a parcel of land being a part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 18, Township 10 North, Range 20 East, Village of Jackson, County of Washington, State of Wisconsin, being a division of Lot 3 and Lot 4 of Certified Survey Map No. 6073 volume 45 page 183, and Lot 2 of Certified Survey Map No. 5898 volume 43 page 200, described as follows:

Commencing at the north quarter corner of Section 18, T10N, R20E;  
thence S00°39'39"E, along the north/south quarter line of said Section 18, 40.02 feet to the existing south right-of-way line of Cedar Creek Road and the point of beginning;  
thence S88°54'45"E, along the existing south right-of-way line of Cedar Creek Road, 382.60 feet to the west line of Certified Survey Map No. 726;  
thence S01°05'15"W, along the west line of said Certified Survey Map No. 726, 377.42 feet to the south line of said Certified Survey Map No. 726;  
thence S88°54'45"E, along the south line of said Certified Survey Map No. 726, 208.71 feet to the west line of Lot 1 of Certified Survey Map No. 5241;  
thence S01°05'15"W, along the west line of said Lot 1, 241.26 feet to the southerly line of said Lot 1;  
thence N89°31'44"E, along the southerly line of said Lot 1, 77.43 feet to the existing westerly right-of-way line of Industrial Drive;  
thence southerly, along the existing westerly right-of-way line of Industrial Drive, along the arc of a curve concave easterly, having a radius of 75.00 feet, whose chord bears S24°40'06"E 61.48 feet;  
thence southerly, along the existing westerly right-of-way line of Industrial Drive, along the arc of a curve concave southwesterly, having a radius of 50.00 feet, whose chord bears S24°40'06"E 40.99 feet;  
thence S00°28'16"E, along the existing west right-of-way line of Industrial Drive, 166.78 feet to the existing north right-of-way line of Alcan Drive;  
thence S89°31'44"W, along the existing north right-of-way line of Alcan Drive, 821.86 feet;  
thence northwesterly, along the existing northerly right-of-way line of Alcan Drive, along the arc of a curve concave northeasterly, having a radius of 25.00 feet, whose chord bears N45°33'57"W 35.30 feet to the existing east right-of-way line of Alcan Court;  
thence N00°39'39"W along the existing east right-of-way line of Alcan Court, 392.32 feet;  
thence northerly, along the existing easterly right-of-way line of Alcan Court, along the arc of a curve concave easterly, having a radius of 50.00 feet, whose chord bears N23°32'11"E 40.99 feet;  
thence northerly, along the existing northerly right-of-way line of Alcan Court, along the arc of a curve concave southerly, having a radius of 75.00 feet, whose chord bears N63°33'04"W 139.77 feet to the south line of Lot 3 of Certified Survey Map No. 6073;  
thence N88°38'33"W, along the south line of said Lot 3, 491.34 feet to the southwest corner of said Lot 3;  
thence N00°39'51"W, along the west line of said Lot 3, 385.28 feet to the existing south right-of-way line of Cedar Creek Road;  
thence S88°38'21"E along the existing south right-of-way line of Cedar Creek Road, 755.18 feet to the point of beginning.

Said parcel contains 18.908 acres, more or less. Parcel subject to easements, restrictions and reservations in use or of record.

That this Certified Survey Map is a correct representation of the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Division and Subdivision Ordinance of the Village of Jackson, in surveying, dividing, and mapping the same.

Dated this 27<sup>th</sup> day of FEBRUARY, 2007.

  
Jay W. Panetti  
Registered Land Surveyor S-2747



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NE1/4-NW1/4 AND PART OF THE NW1/4-NE1/4 OF SECTION 18, T10N, R20E,  
VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN,  
AND BEING A DIVISION OF LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP NO. 6073 VOLUME 45, PAGE 183,  
AND LOT 2 OF CERTIFIED SURVEY MAP NO. 5898 VOLUME 43, PAGE 200

## CORPORATE OWNER'S CERTIFICATE

BJE, LLC, and JSC Investments, LLC, corporations duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, do hereby certify that said corporations caused the land shown and described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map.

BJE, LLC, and JSC Investments, LLC, do further certify that this Certified Survey Map is required by s.235.10 or s.236.12 to be submitted to the following for approval or objection:

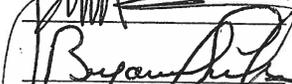
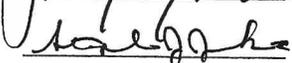
Village of Jackson Planning Commission  
Village of Jackson Village Board

IN WITNESS WHEREOF, the said BJE, LLC, has caused these presents to be signed by James G. Blise, Bryan J. Enders, and Stephen J. Jesmok III, its members, and the said JSC Investments, LLC, has caused these presents to be signed by Jeff Courtney, its member, at Jackson, Wisconsin, and its corporate seal to be hereunto affixed on this 29th day of March, 2007.

In presence of:

BJE, LLC  
Corporate Name

JSC Investments, LLC  
Corporate Name

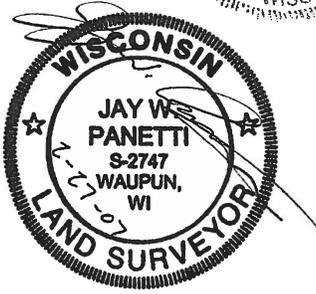
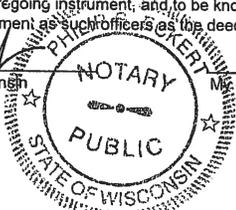
  
James G. Blise  
Member  
  
Bryan J. Enders  
Member  
  
Stephen J. Jesmok III  
Member

  
Jeff Courtney  
Member

State of Wisconsin)  
Washington County) SS

Personally came before me this 29th day of March, 2007, James G. Blise, Bryan J. Enders,  
Stephen J. Jesmok III, and Jeff Courtney, owners of the above named corporations, to me known to be the  
persons who executed the foregoing instrument, and to be known to be such members of said corporations, and acknowledged that they  
executed the foregoing instrument as such officers as the deed of said corporations, by its authority.

  
Notary Public, State of Wisconsin 05/03/2009  
My commission expires



CSM 6146 VOL 46 PAGE 27

DOC# 156150

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE NE1/4-NW1/4 AND PART OF THE NW1/4-NE1/4 OF SECTION 18, T10N, R20E,  
VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN,  
AND BEING A DIVISION OF LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP NO. 6073 VOLUME 45, PAGE 183,  
AND LOT 2 OF CERTIFIED SURVEY MAP NO. 5898 VOLUME 43, PAGE 200

## VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL

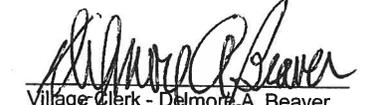
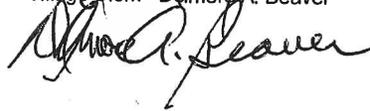
Approved by the Planning Commission of the Village of Jackson on this 29<sup>th</sup> day of March, 2007.

  
Chairperson - Scott Mittelsteadt

## VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Jackson on this 29<sup>th</sup> day of March, 2007.

  
Village President - Scott Mittelsteadt

  
Village Clerk - Delmore A. Beaver  




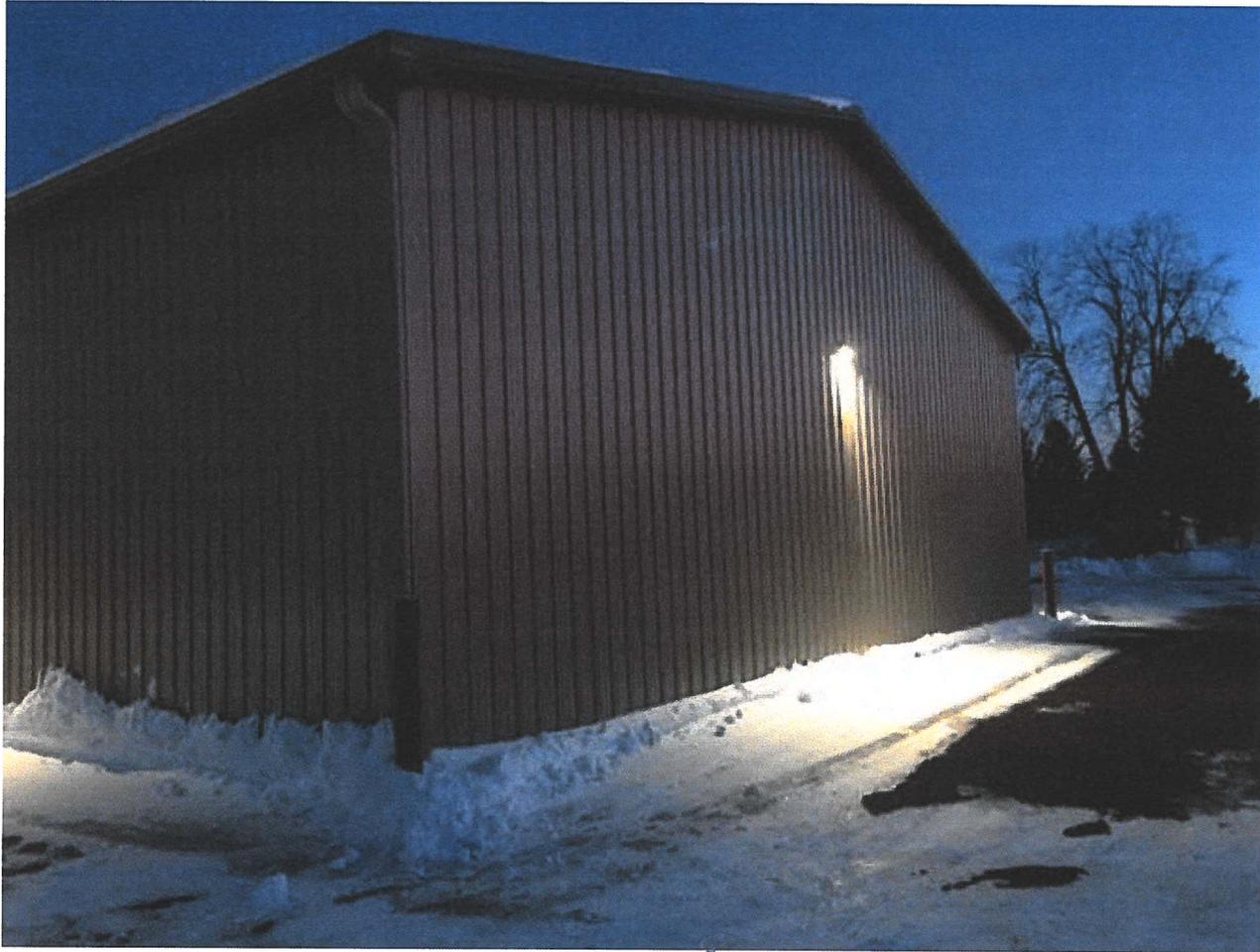
CSM 6146 VOL 46 PAGE 28

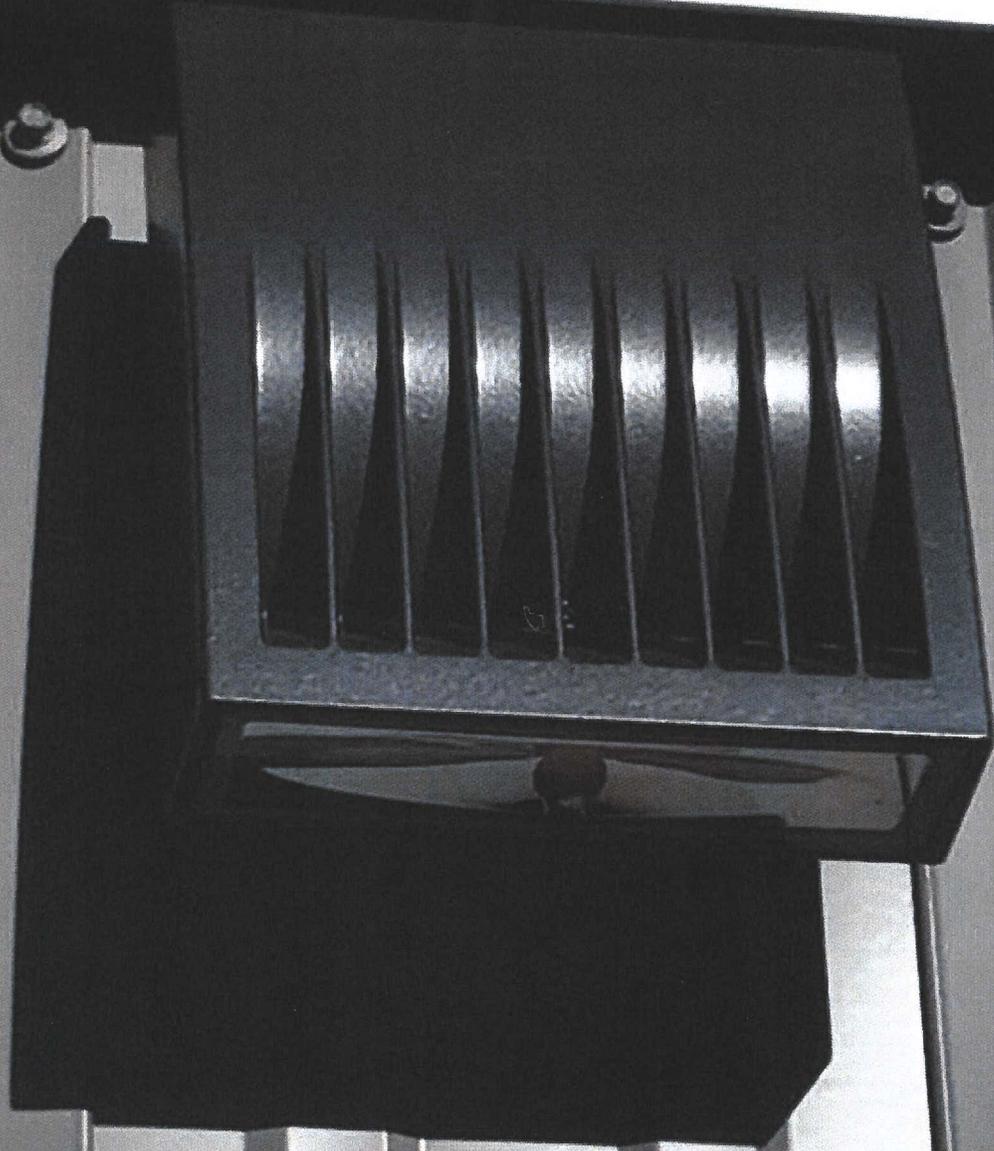
Recorded  
MAR - 30 - 2007 AT 10:15 AM  
SHARON R MARTIN, REGISTER OF DEEDS  
WASHINGTON COUNTY, WISCONSIN  
Doc# 1156150  
Fee Amount: \$17.00

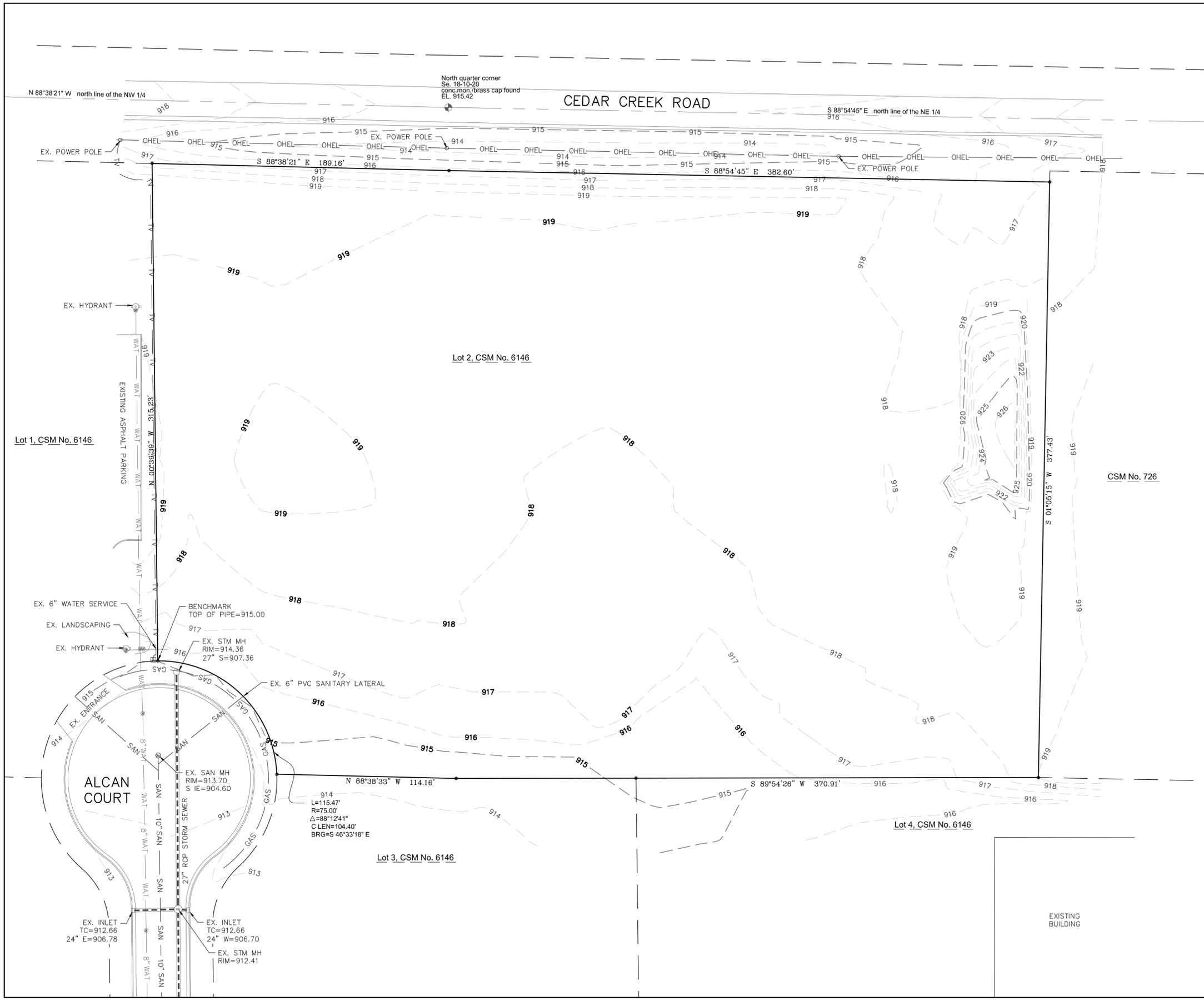












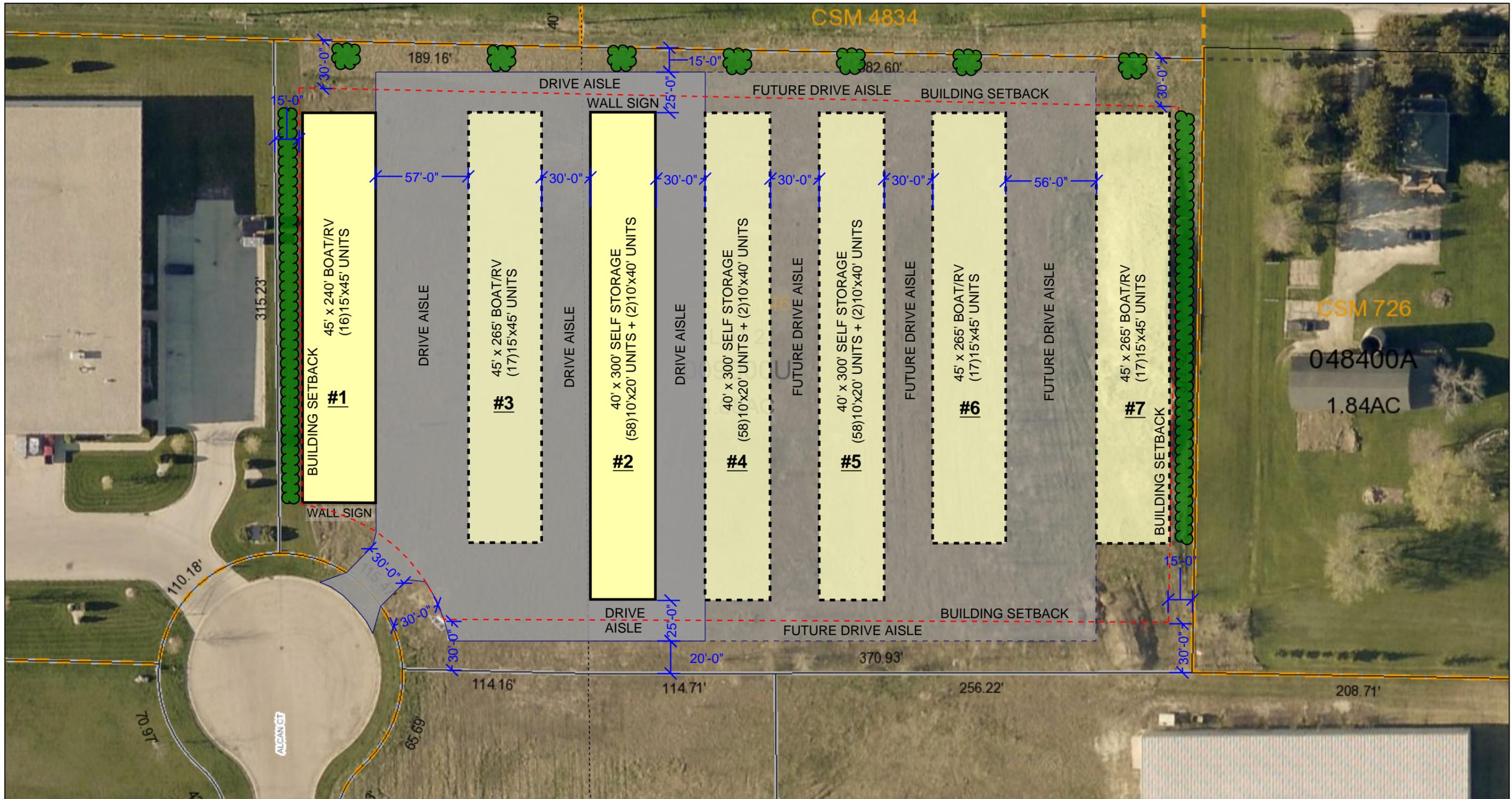
Lot 2 of Certified Survey Map No. 6146, as recorded in the Washington County Registry on March 30, 2007 in Volume 46 of Certified Survey Maps pages 25-28 as Document No. 1156150, being part of the NE 1/4-NW 1/4 and part of the NW 1/4-NE 1/4 of Section 18, T10N, R20E, Village of Jackson, Washington County, State of Wisconsin, and being a division of Lot 3 and Lot 4 of Certified Survey Map No. 6073 Volume 45, page 183, and Lot 2 of Certified Survey Map No. 5898, Volume 43, page 200.

RJ WOODS - ALCAN COURT  
 EXISTING CONDITIONS PLAN  
 DATED: APRIL 7, 2015

C-101

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants

544 South Main Street, Suite B; West Bend, Wisconsin 53095  
 Phone (262) 338-6641; www.quamengineering.com



January 16, 2020

- Trails
- Public Open Spaces
- Current Parcel
- ⊕ PLSS Monument
- Road Centerline I, USH**
- Road Centerline STH, CTH**
- Road Centerline TWN, CVS, PVT**
- Landhook
- Meander Line
- PLSS Boundary
- Plat
- Lot
- Parcels
- Parcel Retired YTD
- Right-of-Way
- Text Leader Lines

NORTH

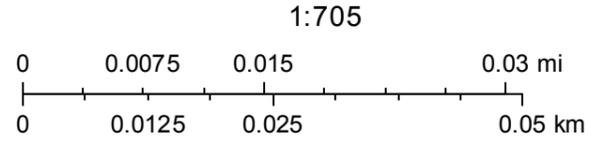


# CONCEPTUAL SITE PLAN

02.06.2020

Zoned: PUD Planned Unit Development

# JACKSON SELF-STORAGE

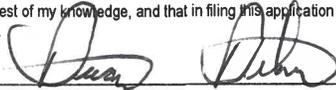


**VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM**  
**(Due 1<sup>st</sup> Friday of the month for that month's Planning Commission Meeting)**

Name of Applicant Behrens 1927 LLC  
 Contact Brian Behrens Address/ZIP 1927 County Rd W Grafton, NJ 53024 Phone # 262-573-6530  
 E-mail Address Behren.Karen@gmail.com E-mail Address where Agenda/Staff comments are to be sent. Same  
 Name of Owner Same as above Address/ZIP \_\_\_\_\_ Phone# \_\_\_\_\_  
 Owner Representative/Developer Same as above  
 Proposed Use of Site Single family Homes Present Zoning R-1

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	USB DRIVE
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages) 2) Describe what you intend to do (paragraph)		XXX XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') 4) Owner acknowledgement of the request	labels 1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement 6) Location Map		XXX XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan 8) Preliminary Plat		XXX XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,3,6,10,20	9) Final Plat 10) Certified survey Map		XXX XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition 12) Annexation Map	1	XXX XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan 14) Landscape Plan	4 (24x36)	XXX XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	<b>Engineering Review - Infrastructure</b>		
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan 16) Water / Sewer / Storm Sewer Plans	4 (24x36) 4 (24x36)	XXX XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections 18) Erosion Control Plan	4 (24x36) 4 (24x36)	XXX XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials 20) Developers Agreement 21) Annexation Agreement (includes pre-annex agreements)		XXX XXX XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			

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

Name Brian Behrens Signature  Date February 3, 2020  
 Office Use: Date Received 2/3/20 Date Paid 2/3/20 Receipt # 221308 Amount Paid \$ 150.00

**VILLAGE OF JACKSON**

*Redivision of Lot 1*

Special Use     Conditional Use     Planned Unit Development    Permit # \_\_\_\_\_

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

Permit to:

Name of Business/Applicant: Behrens 1927 LLC

For a property located at (address): Section 28 Sherman Rd Town of Jackson

Phone number of Business/Applicant: 262-573-6530

For (land use, activity, sign, site plan, other): Redivision of Lot 1 of Prairie Meadow Estates in Section 28 Town of Jackson.  
Parcel # T7 0734001

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): \_\_\_\_\_  
\_\_\_\_\_

Hours of Operation: \_\_\_\_\_

Comprehensive/Master Plan Compatibility: \_\_\_\_\_

Building Materials (type, color): \_\_\_\_\_  
\_\_\_\_\_

Setbacks from rights-of-way and property lines: \_\_\_\_\_  
\_\_\_\_\_

Screening/Buffering: \_\_\_\_\_  
\_\_\_\_\_

Landscape Plan (sizes, species, location): \_\_\_\_\_  
\_\_\_\_\_

Signing (dimensions, colors, lighting, location): \_\_\_\_\_  
\_\_\_\_\_

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

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

Storm-water Management: \_\_\_\_\_

Erosion Control: \_\_\_\_\_

Fire Hydrant Location(s): \_\_\_\_\_

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

Hazardous Material Storage: \_\_\_\_\_

Alarm Systems: \_\_\_\_\_

Site Features/Constraints: \_\_\_\_\_

Parking (no. of spaces, handicapped parking, and dimensions): \_\_\_\_\_

Tree and shrub preservation: \_\_\_\_\_

Setbacks/height limitations: \_\_\_\_\_

Wastewater Usage Projected: \_\_\_\_\_ gal/year      Water Usage Projected: \_\_\_\_\_ gal/year

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

Lot 1 is currently zoned R-1 and is 5.100 acres.  
This is in the Village's Extra Territorial Rights area.  
We request the Village of Jackson Plan Commission as  
well as the Village Board approval of this redivision.

Thank you.

## TERMS OF THIS PERMIT

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

Granted by: Village Board \_\_\_\_\_ Date \_\_\_\_\_ Over the Counter \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
John Walther, Administrator

Behrens 1927 LLC, Owner

Please print name

Brian Behrens, Managing member

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

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

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

---

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

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

**VILLAGE OF JACKSON**

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

**Receipt Nbr:** 227308

**Date:** 2/03/2020

**Check**

**RECEIVED  
FROM**

BEHRENS FARMS LLC

\$150.00

**Type of Payment**

**Description**

**Amount**

Accounting

Account Nbr: 100-00-45730-000-000

150.00

PLANNING / ZONING FEES

FEB PLAN COMMISSION / CSM / CK#7682

---

TOTAL RECEIVED

150.00

---

Receipt Memo:

FEB PLAN COMMISSION / CSM / CK#7682

## **BEHRENS 1927 LLC**

### **ADDRESS LABELS OF ADJACENT PROPERTY OWNERS**

**Heckendorf Farms LLC  
1997 Sherman Road  
Jackson, WI 53037**

**Thomas Okruhlica  
Michelle Przybyla et al  
1998 Sherman Road  
Jackson, WI 53037**

**Robin Olson  
1930 Sherman Road  
Jackson, WI 53037**

**Matthew Braeger  
Jessica Braeger  
1986 Sherman Road  
Jackson, WI 53037**

TOWN OF JACKSON  
 ATTN TREASURER  
 PO BOX 337  
 JACKSON WI 53037

WASHINGTON COUNTY - STATE OF WISCONSIN  
 PROPERTY TAX BILL FOR 2019  
 REAL ESTATE

BEHRENS 1927 LLC



Parcel Number: T7 0734001  
 Bill Number: 326856

326856/T7 0734001  
 BEHRENS 1927 LLC  
 1927 CTY HWY W  
 GRAFTON WI 53024

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

**Location of Property/Legal Description**  
 SHERMAN RD  
 Sec. 28, T10N, R20E  
 PT OF E1/2 NW PRAIRIE MEADOW ESTATES LOT 1 DOC  
 982371+985996 +1394412  
 5.100 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 1,100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 1,100	AVERAGE ASSMT. RATIO 0.856219669	NET ASSESSED VALUE RATE 0.01567784 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 17.25
ESTIMATED FAIR MARKET VALUE LAND See Reverse, Use Value Assessment	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE See Reverse, Use Value Assessment	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1.90	
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
WASHINGTON COUNTY	112,093	118,138	3.25	3.23	-0.6%
TOWN OF JACKSON	195,422	209,217	2.06	2.06	0.0%
GERMANTOWN SCHOOL	754,772	749,264	9.64	10.44	8.3%
MILW AREA TECH COL	240,105	247,279	1.52	1.52	0.0%
<b>TOTAL</b>	<b>1,302,392</b>	<b>1,323,898</b>	<b>16.47</b>	<b>17.25</b>	<b>4.7%</b>
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
<b>NET PROPERTY TAX</b>			<b>16.47</b>	<b>17.25</b>	<b>4.7%</b>

**TOTAL DUE: \$17.25**  
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:  
**JANUARY 31, 2020**  
 Warning: if not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.  
 Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
GERMANTOWN SCHOOL	226,890	1.52	2037				

PAY 1ST INSTALLMENT OF: \$17.25  
 BY JANUARY 31, 2020  
 AMOUNT ENCLOSED \_\_\_\_\_  
 MAKE CHECK PAYABLE AND MAIL TO:  
 TOWN OF JACKSON  
 ATTN TREASURER  
 PO BOX 337  
 JACKSON WI 53037  
 PIN# T7 0734001  
 BEHRENS 1927 LLC  
 BILL NUMBER: 326856

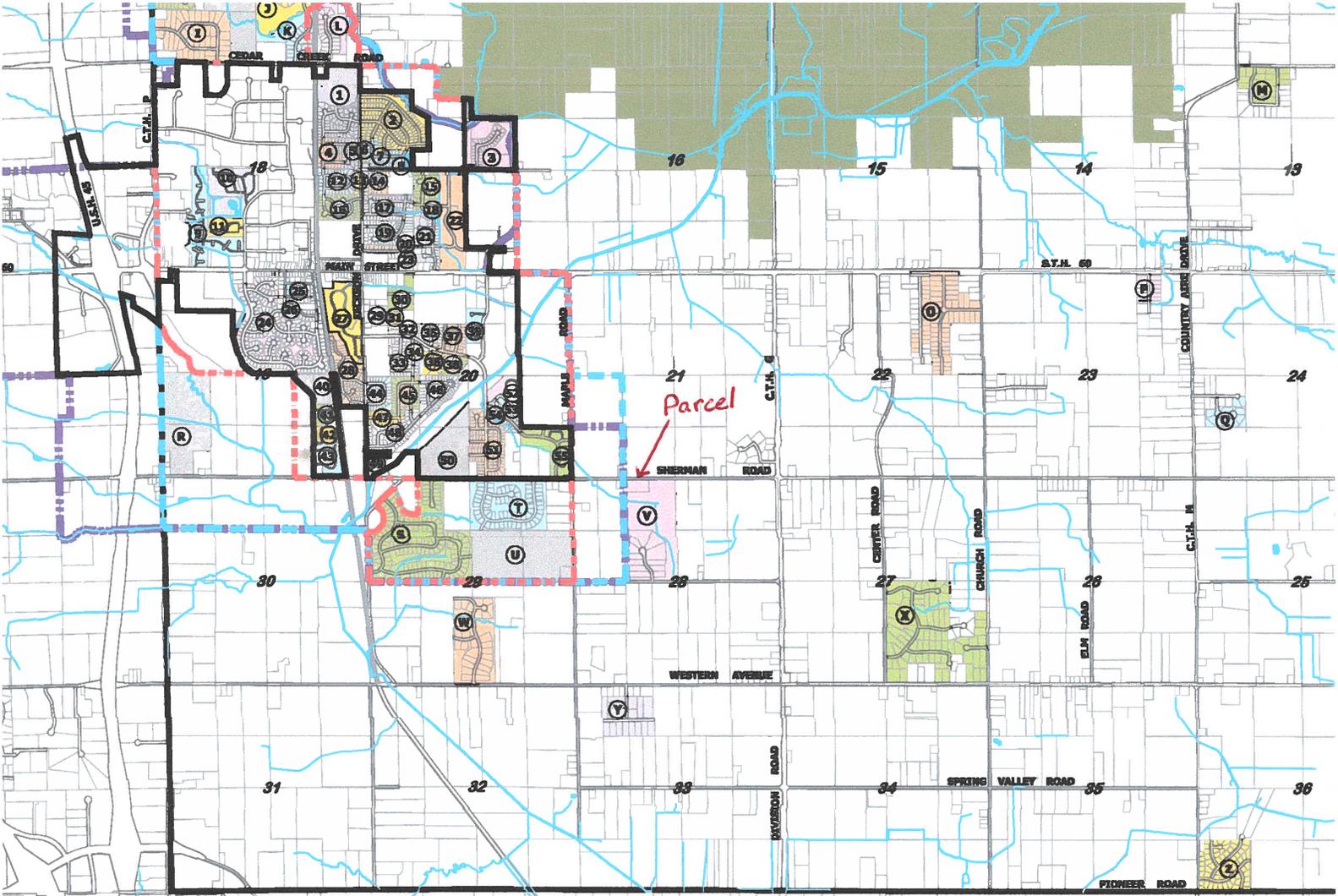
PAY 2ND INSTALLMENT OF: \$0.00  
 BY JULY 31, 2020  
 AMOUNT ENCLOSED \_\_\_\_\_  
 MAKE CHECK PAYABLE AND MAIL TO:  
 WASHINGTON COUNTY TREASURER  
 432 E WASHINGTON ST, PO BOX 1986  
 WEST BEND, WI 53095-7986  
 PIN# T7 0734001  
 BEHRENS 1927 LLC  
 BILL NUMBER: 326856



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



**VILLAGE\***

**TOWN\***

- AUREL SPRINGS (2/52)‡
- IGHLAND CREEK FARMS - 4 (1/139)‡
- ENGLISH OAKS (0/32)‡
- WESTFIELD II
- WESTFIELD
- IGHLAND CREEK FARMS
- IGHLAND CREEK FARMS - 3
- IGHLAND CREEK FARMS - 2
- REEN VALLEY PHASE I
- REEN VALLEY PHASE II
- REEN VALLEY PHASE III
- ARKSIDE ADD. #2
- ARKSIDE ADD. #1
- IGHLAND VIEW
- JACKSON HIGHLANDS
- ARKSIDE
- WILLOW RIDGE
- IGHLAND MEADOWS ADD. #1
- STONEFIELD
- JACKSON PARK
- WILLOW MEADOWS
- 29 CRANBERRY CREEK - PHASE 5
- 30 PINEHURST ADD. #3
- 31 PINEHURST ADD. #2
- 32 PINEHURST ADD. #1
- 33 PINEHURST ADD. #8
- 34 PINEHURST ADD. #7
- 35 PINEHURST ADD. #4
- 36 PINEHURST ADD. #6
- 37 PINEHURST
- 38 PINEHURST ADD. #5
- 39 PHEASANT RUN CONDOS
- 40 SHERMAN MEADOWS
- 41 COBBLESTONE TRAILS (16/32)‡
- 42 THE CROSSINGS AT SHERMAN MEADOWS (12/32)‡
- 43 TWIN BRIDGES
- 44 RIVERS BLUFF - ADD. #3
- 45 RIVERS BLUFF
- 46 DALLMANN VILLAGE
- 47 RIVERS BLUFF - ADD. #1
- 48 RIVERS BLUFF - ADD. #2
- 49 CEDAR CREEK CONDOS

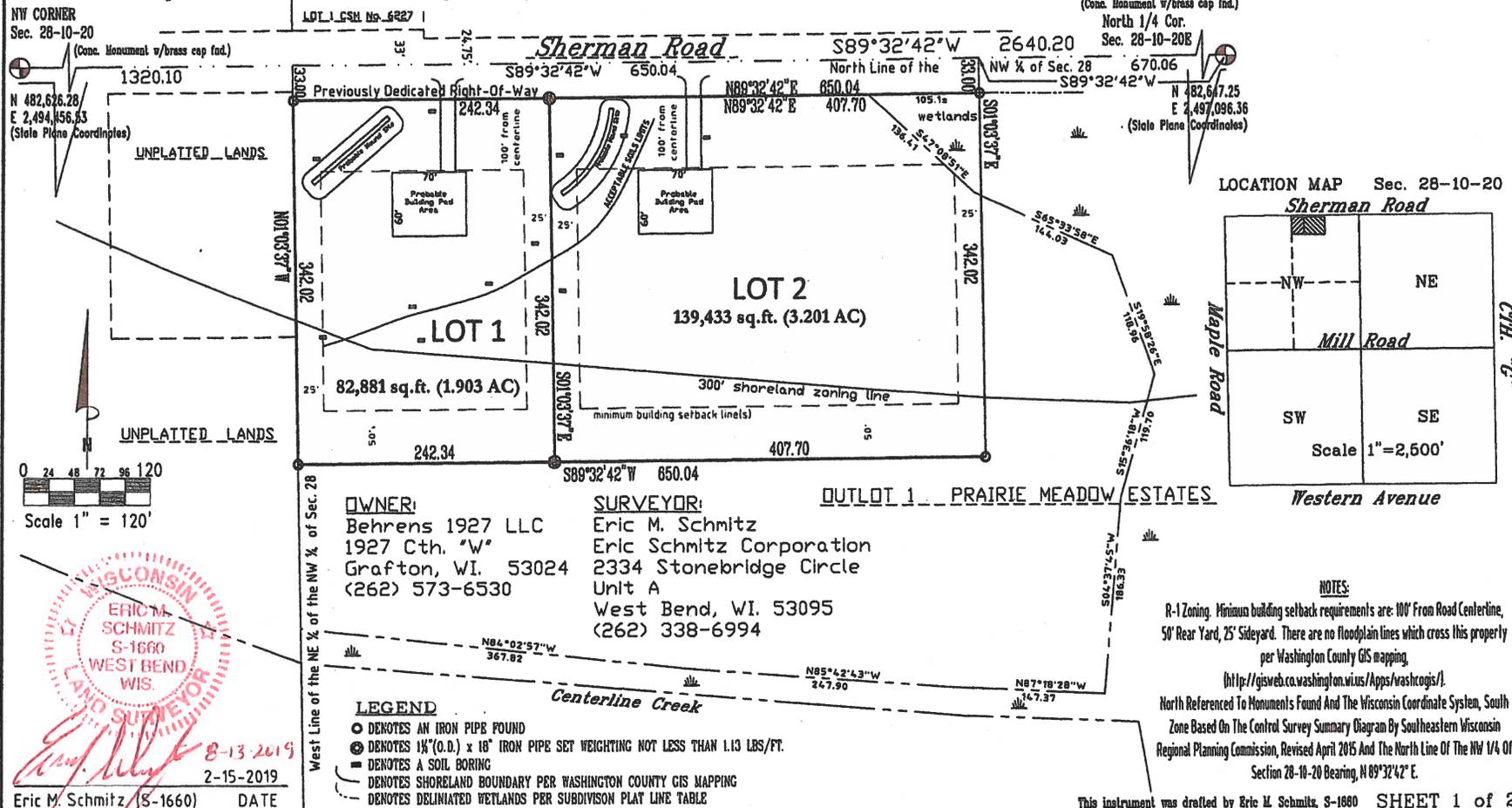
- (A) CATHEDRAL HEIGHTS
- (B) STONEY CREEK (19/28)‡
- (C) VALLEYWOOD II & III
- (D) PLEASANT HOLLOW ESTATES
- (E) HONEYWOOD
- (F) MAGNA VISTA
- (G) CRESTHILL
- (H) VALLEYWOOD (10/29)‡
- (I) HERMITAGE
- (J) APPELLATION RIDGE - PHASE 2 (9/45)‡
- (K) APPELLATION RIDGE - PHASE 1 (8/19)‡
- (L) WEINAND'S HIDDEN CREEK
- (M) HIGHVIEW ESTATES
- (N) STRAWBERRY GLEN (2/46)‡
- (O) FORREST HILLS
- (P) COUNTRY VIEW
- (Q) TESSLA RUN (0/10)‡
- (R) MORNING MEADOWS
- (S) TWIN CREEKS (81/118)‡
- (T) SHERMAN PARK (4/55)‡
- (U) PALOROMA FARMS
- (V) PRAIRIE MEADOW ESTATES
- (W) CROSSWIND FARMS (11/26)
- (X) EL CAMINO ESTATES
- (Y) MOCKINGBIRD HILL
- (Z) COUNTRY AIRE ESTATES

*\*NOTE: GREY SHADING INDICATES DEVELOPMENT HAS NOT BEGUN*  
 ‡ (HOUSES, OR UNITS, BUILT/TOTAL IN SUBDIVISION)

———— VILLAGE/TOWN LIMITS  
 - - - - - 2015 - MAXIMUM VILLAGE LIMITS WITHIN JACKSON TOWN

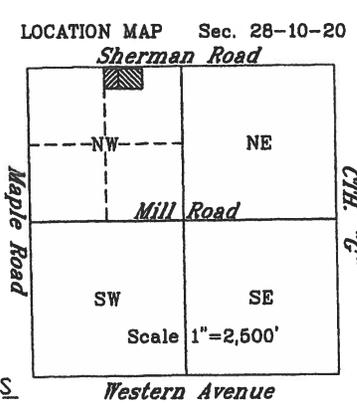
# Certified Survey Map

A Re-division of LOT 1 of "Prairie Meadow Estates". Part of the NE ¼ of the NW ¼ of Section 28,  
Town 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin,



NW CORNER  
Sec. 28-10-20  
(Conn. Monument w/ brass cap find.)  
N 482,626.28  
E 2,494,456.63  
(State Plane Coordinates)

(Conn. Monument w/ brass cap find.)  
North 1/4 Cor.  
Sec. 28-10-20E  
N 482,647.25  
E 2,497,096.36  
(State Plane Coordinates)



**WISCONSIN LAND SURVEYOR**  
ERIC M. SCHMITZ  
S-1680  
WEST BEND, WIS.  
8-13-2019  
2-15-2019  
Eric M. Schmitz (S-1680) DATE

# Certified Survey Map

A Re-division of LOT 1 of "Prairie Meadow Estates". Part of the NE ¼ of the NW ¼ of Section 28,  
Town 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin,

## Surveyor's Certificate:

I, Eric M. Schmitz, registered land surveyor, hereby certify that by the direction of Brian S. Behrens, I have surveyed, divided, mapped, and shown the land described hereon; That part of the NE ¼ of the NW ¼ of Section 28, Town 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin, described as follows: Commencing at the North ¼ Corner of said Section 28; thence S 89°32'42" W along the North Line of the NW ¼ of said Section 28, 670.06 feet; thence S 01°03'37" E 33.00 feet to the southerly right-of-way line of Sherman Road, also being the point of beginning; thence continuing S 01°03'37" E 342.02 feet; thence S 89°32'42" W 650.04 feet to the West Line of the NE 1/4 of the NW 1/4 of said Section 28; thence N 01°03'37" W, along said West Line 342.02 feet to the southerly right-of-way line of Sherman Road; thence N 89°32'42" E along said southerly right-of-way line, 650.04 feet to the point of beginning. Said described lands containing 222,314 sq.ft. (5.104 Acres) of land, more or less. That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. I have fully complied with the provision of Chapters 236.20, 236.21(2)(a) and 236.34 of the Wisconsin State Statutes and the Land Division Ordinances of the Town of Jackson, and the Village of Jackson in surveying, dividing and mapping said land.

## Owner's Certificate:

As owner, I hereby certify that I caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Jackson Plan Commission, and the Town of Jackson Town Board, Village of Jackson Plan Commission, and the Village of Jackson Village Board.

(STATE OF WISCONSIN WASHINGTON COUNTY) s.s.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019,  
the above named owners are to me known to be the same persons  
who executed the foregoing instrument and acknowledge the same.

(Notary Seal) \_\_\_\_\_, Notary Public,

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 2019. In the presence of:

\_\_\_\_\_, Wisconsin.

My commission expires \_\_\_\_\_.

\_\_\_\_\_  
Brian S. Behrens

\_\_\_\_\_  
Witness

### TOWN OF JACKSON PLAN COMMISSION APPROVAL

This land division is hereby approved by the Town of Jackson Plan Commission on this  
\_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Randy Vogel, Chairperson

\_\_\_\_\_  
Gordon Hoffmann, Zoning Administrator

### VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

This land division is hereby approved by the Village of Jackson Plan Commission  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mike Schwab, Chairperson

\_\_\_\_\_  
Jilline Dobrats, Clerk

### TOWN OF JACKSON TOWN BOARD APPROVAL

This land division is hereby approved by the Town of Jackson Town Board on this  
\_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Raymond Heidtke, Chairperson

\_\_\_\_\_  
Julia Oliver, Town Clerk

### VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

This land division is hereby approved by the Village of Jackson Village Board on  
this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mike Schwab, Chairperson

\_\_\_\_\_  
Jilline Dobrats, Clerk



*Eric M. Schmitz*  
Eric M. Schmitz (S-1660)

2-15-2019

DATE

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

Name of Applicant STEVEN R WEINAND Phone # 262-677-3266  
 Contact 4310 JACKSON DRIVE Address/ZIP JACKSON WI 53037  
 E-mail Address steve.weinand@gmail.com E-mail Address where Agenda/Staff comments are to be faxed \_\_\_\_\_  
 Name of Owner STEVEN R WEINAND Address/ZIP 4310 JACKSON DRIVE JACKSON WI 53037 Phone# 262677 3266  
 Owner Representative/Developer \_\_\_\_\_  
 Proposed Use of Site SINGLE FAMILY RESIDENCE Present Zoning AGRICULTURAL

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	USB
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200')	labels	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,3,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	<b>Engineering Review - Infrastructure</b>		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) with whose consent the requested action cannot be lawfully acted upon.

STEVEN R WEINAND Signature Steven R Weinand Date 1-31-2020

Fee Received 1-31-2020 Date Paid 1-31-2020 Receipt # 227110 Amount Paid \$ 150.00

# VILLAGE OF JACKSON

<sup>CSM</sup>  
 Special Use     Conditional Use     Planned Unit Development    Permit # \_\_\_\_\_

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

Permit to:

Name of Business/Applicant: STEVEN R WEINAND

For a property located at (address): 4310 JACKSON DRIVE JACKSON, WJ

Phone number of Business/Applicant: 262-677-3266

For (land use, activity, sign, site plan, other): SINGLE FAMILY RESIDENTIAL

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): \_\_\_\_\_

Hours of Operation: \_\_\_\_\_

Comprehensive/Master Plan Compatibility: \_\_\_\_\_

Building Materials (type, color): \_\_\_\_\_

Setbacks from rights-of-way and property lines: \_\_\_\_\_

Screening/Buffering: \_\_\_\_\_

Landscape Plan (sizes, species, location): \_\_\_\_\_

Signing (dimensions, colors, lighting, location): \_\_\_\_\_

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

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

Storm-water Management: \_\_\_\_\_

\_\_\_\_\_

Erosion Control: \_\_\_\_\_

Fire Hydrant Location(s): \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

Hazardous Material Storage: \_\_\_\_\_

Alarm Systems: \_\_\_\_\_

Site Features/Constraints: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Parking (no. of spaces, handicapped parking, and dimensions): \_\_\_\_\_

\_\_\_\_\_

Tree and shrub preservation: \_\_\_\_\_

\_\_\_\_\_

Setbacks/height limitations: \_\_\_\_\_

\_\_\_\_\_

Wastewater Usage Projected: \_\_\_\_\_ gal/year      Water Usage Projected: \_\_\_\_\_ gal/year

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

\_\_\_\_\_

\_\_\_\_\_

## TERMS OF THIS PERMIT

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

Granted by: Village Board \_\_\_\_\_ Date \_\_\_\_\_ Over the Counter \_\_\_\_\_ Date \_\_\_\_\_

  
\_\_\_\_\_

\_\_\_\_\_  
John Walther, Administrator

STEVEN R WEISANA, Owner  
Please print name

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

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

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

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

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

**VILLAGE OF JACKSON**

N168W20733 MAIN ST.  
P O BOX 637  
JACKSON, WI 53037-0147

**Receipt Nbr:** 227110  
**Date:** 1/31/2020  
**Check**

**RECEIVED FROM** WEINAND, STEVEN \$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-45730-000-000 PLANNING / ZONING FEES PLAN COMMISSION FEE / WEINAND / CK#1359	150.00

---

TOTAL RECEIVED 150.00

---

Receipt Memo: PLAN COMMISSION FEE / WEINAND / CK#1359

# LETTER OF INTENT

I CURRENTLY OWN 10.3 ACRES AND DIVIDING  
INTO 2 PARCELS OF 5+ ACRES.

LOT 1 CONTAINS SINGLE FAMILY HOME

LOT 2 WILL BE FUTURE SINGLE FAMILY HOME

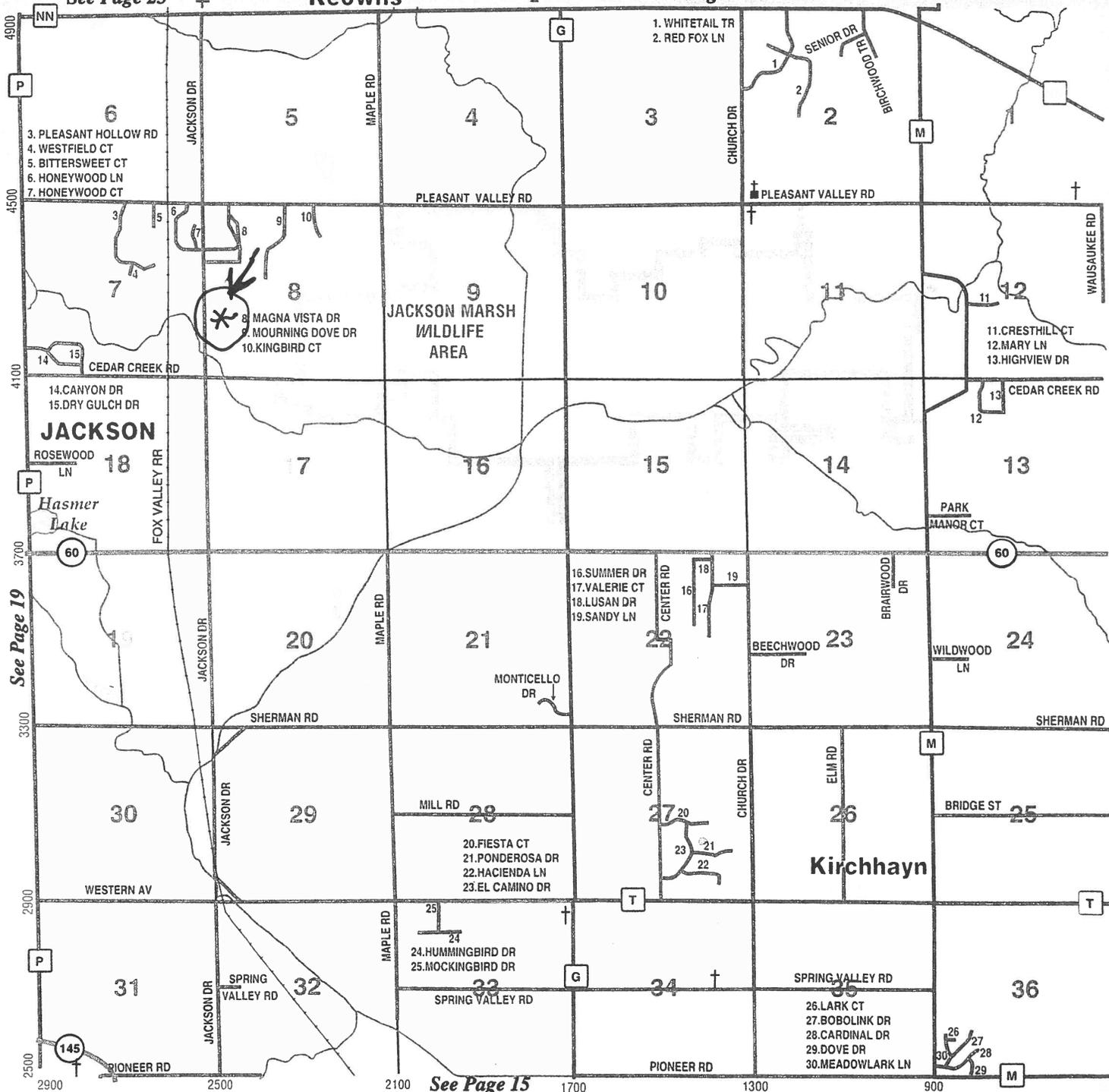
Steven R Weinand  
STEVEN R WEINAND



See Page 25

Keown's

See Page 29



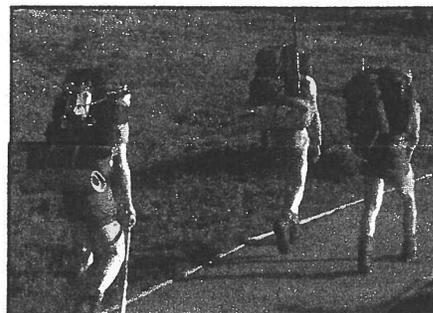
See Page 19

See Page 15

Ozaukee County

# Heritage Trails County Park

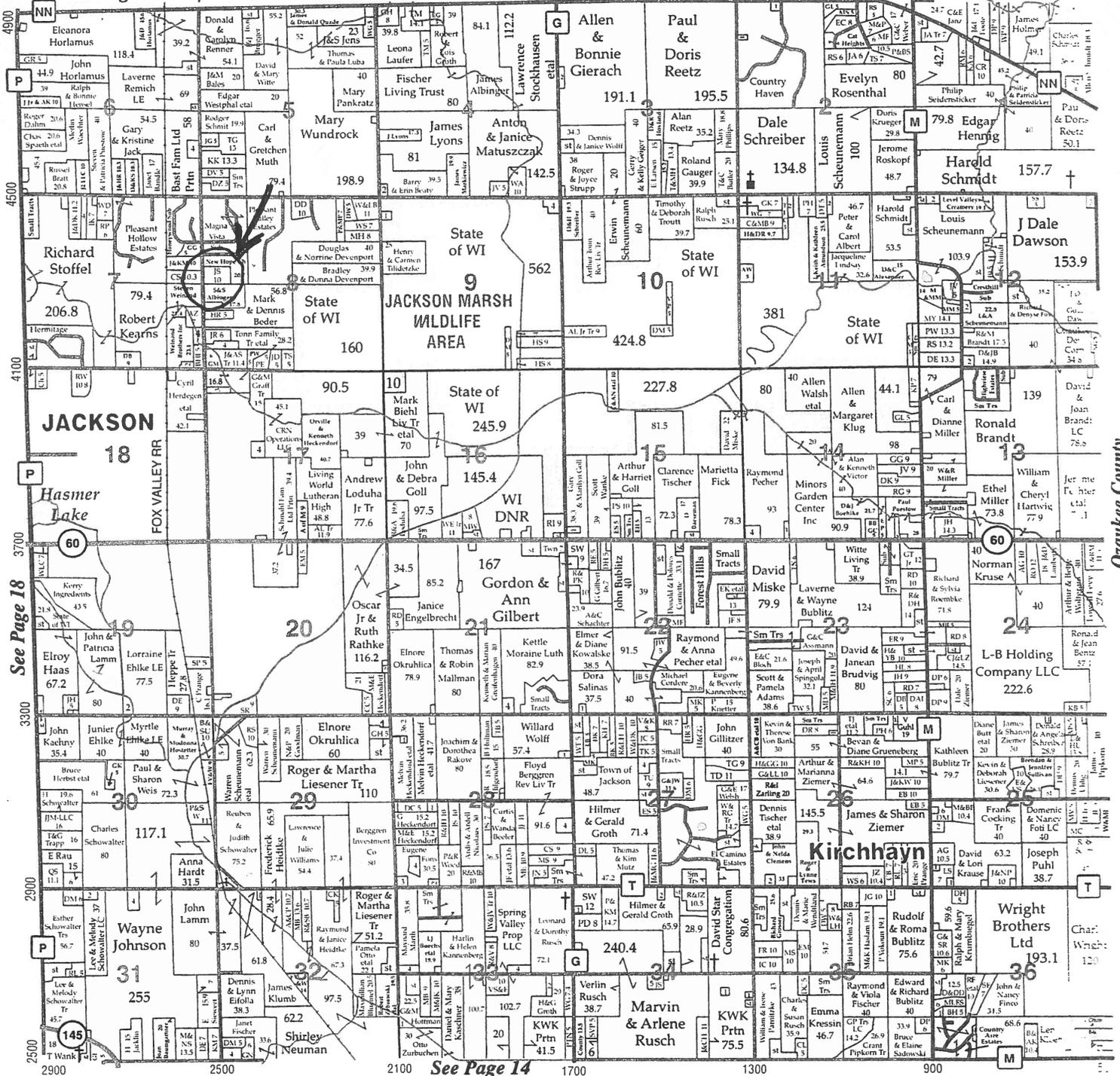
With 234 acres of rolling Kettle Moraine hills, valleys and meadows, Heritage Trails County Park provides many panoramic views, miles of hiking trails and picnic opportunities.



See Page 24

Keowns

See Page 28



Orangee County

# Lakeland Title Services, Inc.

Kettle Moraine Division  
 2375 W. Washington St.  
 P.O. Box 673  
 West Bend, WI 53095-0673  
 Local (262) 338-6671  
 Metro (414) 342-3318  
 Fax (262) 338-1626  
 1-800-310-6671



Lake Shore Division  
 133 W. Grand Ave.  
 P.O. Box 363  
 Port Washington, WI 53074-0363  
 Local (262) 234-9496  
 Metro (262) 377-8170  
 Fax (262) 284-9521  
 1-800-773-9456

# Certified Survey Map

Part of the SW 1/4 of the NW 1/4 of Section 8, Town 10  
 North, Range 20 East, Town of Jackson,  
 Washington County, Wisconsin,

NW CORNER N 498,440.92 (State Plane Coordinates)  
 Sec. 8-10-20 E 2,488,949.15  
 (Conc. Monument w/brass cap fnd.)

**OWNER:**  
 Steven R. Weinand  
 N172 W20625  
 Hazelwood Lane  
 Jackson, WI. 53037  
 (262) 677-3266

**SURVEYOR:**  
 Eric M. Schmitz  
 Eric Schmitz Corporation  
 2334 Stonebridge Circle  
 Unit A  
 West Bend, WI. 53095  
 (262) 338-6994

UNPLATTED LANDS

LOT 2 CSM 3502

33' (18,150 sq.ft.)  
 dedicated to the public  
 for road purposes

UNPLATTED LANDS

UNPLATTED LANDS

LOT 2

LOT 1

NET: 205,671 sq.ft. (4.722 AC)  
 ROW: 12,903 sq.ft. (0.296 AC)  
 TOTAL: 218,574 sq.ft. (5.018 AC)

NET: 213,326 sq.ft. (4.897 AC)  
 ROW: 5,247 sq.ft. (0.121 AC)  
 TOTAL: 218,573 sq.ft. (5.018 AC)

Jackson Drive



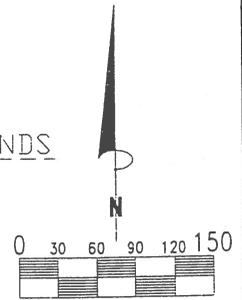
*Eric M. Schmitz*  
 Eric M. Schmitz (S-1660) DATE 1-22-2020

WEST 1/4 COR.  
 Sec. 8-10-20  
 (Conc. Monument w/brass cap fnd.)  
 N 495,806.13  
 E 2,488,983.82  
 (State Plane Coordinates)

LOT 1 CSM 4169

**LEGEND**

- DENOTES AN 1 1/2" (O.D.) IRON PIPE FOUND
- ⊗ DENOTES 1 1/2" (O.D.) x 18" IRON PIPE SET WEIGHTING NOT LESS THAN 1.13 LBS/FT.
- DENOTES A SOIL BORING



**NOTES**

There are no wetlands, floodplain, or shoreland district lines which cross this property per Washington County GIS mapping, (<http://gisweb.co.washington.wi.us/Apps/washcgis/>) North Referenced To The Wisconsin Coordinate System, South Zone Based On The Control Survey Summary Diagram By Southeastern Wisconsin Regional Planning Commission, Revised February 2019 And The West Line Of The NW 1/4 Of Section 8-10-20 Bearing N 00°45'14" W

# Certified Survey Map

Part of the SW ¼ of the NW ¼ of Section 8, Town 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin,

## Surveyor's Certificate:

I, Eric M. Schmitz, registered land surveyor, hereby certify that by the direction of Steven R. Weinand, I have surveyed, divided, mapped, and shown the land described hereon; That part of the SW ¼ of the NW ¼ of Section 8, Town 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin, described as follows: Commencing at the West 1/4 Corner of said Section 8; also being the point of beginning; thence N 00°45'14" W along the West line of the NW ¼ of said Section 8, 550.00 feet; thence S 89°30'30" E 795.00 feet; thence S 00°45'14" E 550.00 feet to the South line of the NW ¼ of said Section 8; thence N 89°30'30" W along the South line of the NW ¼ of said Section 8, 795.00 feet to the point of beginning. Said described lands containing 437,147 sq.ft. (10.036 Acres) of land, more or less. That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. I have fully complied with the provision of Chapters 236.20, 236.21(2)(a) and 236.34 of the Wisconsin State Statutes, and the Land Division Ordinances of the Town of Jackson, and the Village of Jackson, in surveying, dividing and mapping said land.

## Owner's Certificate:

As owner, I hereby certify that I caused the land shown and described herein to be surveyed, divided, dedicated, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Jackson Plan Commission, and the Town of Jackson Town Board, Village of Jackson Plan Commission, and the Village of Jackson Village Board.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 2020. In the presence of:

\_\_\_\_\_  
Steven R. Weinand

\_\_\_\_\_  
Witness

### TOWN OF JACKSON PLAN COMMISSION APPROVAL

This land division is hereby approved by the Town of Jackson Plan Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Randy Vogel, Chairperson

\_\_\_\_\_  
Gordon Hoffmann, Zoning Administrator

### TOWN OF JACKSON TOWN BOARD APPROVAL

This land division is hereby approved by the Town of Jackson Town Board on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Raymond Heidtke, Chairperson

\_\_\_\_\_  
Julia Oliver, Town Clerk

### VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

This land division is hereby approved by the Village of Jackson Plan Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mike Schwab, Chairperson

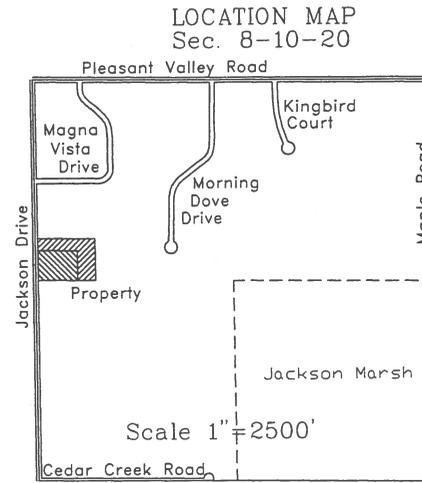
\_\_\_\_\_  
Jilline Dobratz, Clerk

### VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

This land division is hereby approved by the Village of Jackson Village Board on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mike Schwab, Chairperson

\_\_\_\_\_  
Jilline Dobratz, Clerk



(STATE OF WISCONSIN WASHINGTON COUNTY) s.s

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) \_\_\_\_\_, Notary Public,

\_\_\_\_\_, Wisconsin.

My commission expires \_\_\_\_\_



\_\_\_\_\_  
Eric M. Schmitz (S-1660)

1-22-2020

DATE

**ORDINANCE #20-04**

---

**AMENDING CHAPTER 34, ARTICLE II, DIVISION 2  
OF THE VILLAGE CODE YARD WASTE COLLECTION;**

---

**THE VILLAGE BOARD OF THE VILLAGE OF JACKSON, WASHINGTON COUNTY,  
WISCONSIN,** does hereby ordain the following changes to the Village Code:

**SECTION 1. Section 34-51 of the Village Code of the Village of Jackson is hereby amended as follows:**

Sec. 34-51 – Yard wastes.

- (a) The property owner or occupant who chooses to recycle grass clippings rather than mulch shall dispose of the clippings at his own expense. The village will not recycle or provide curbside pick-up for grass clippings. The village will not allow grass clippings at the yard waste drop-off site.
- (b) Leaves, weeds, and garden debris shall be placed at the curb in a biodegradable paper bag or the bag can be delivered to the yard waste drop-off site at the Public Works facility. The yard waste drop-off site is an automated self-serve site for Village of Jackson residents only. Residents must obtain an access card from Public Works Department Office.
- (c) Tree and shrubs pruning debris may be placed and picked up at the curb by the village in accordance with this article or delivered to the yard waste drop-off site at the Public Works facility.
- (d) Rules for yard waste site will be posted at the site.

**SECTION 3. Effective Date.**

This ordinance shall take effect upon its enactment. The Village Administrator is hereby authorized and directed to take such further action necessary to give effect to this ordinance.

Introduced by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Vote: \_\_\_\_\_aye \_\_\_\_\_nay

Passed and approved \_\_\_\_\_

VILLAGE OF JACKSON

By: \_\_\_\_\_  
Michael E. Schwab, Village President

Attest:

\_\_\_\_\_  
Jilline S. Dobratz, Village Clerk

Proof of Posting:

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

\_\_\_\_\_  
Village Official

\_\_\_\_\_  
Date

# CONSTRUCTION DRAWINGS FOR SPRUCE STREET AND RIDGEWAY DRIVE EXTENSIONS VILLAGE OF JACKSON WASHINGTON COUNTY, WI JULY 31, 2019

Prepared By

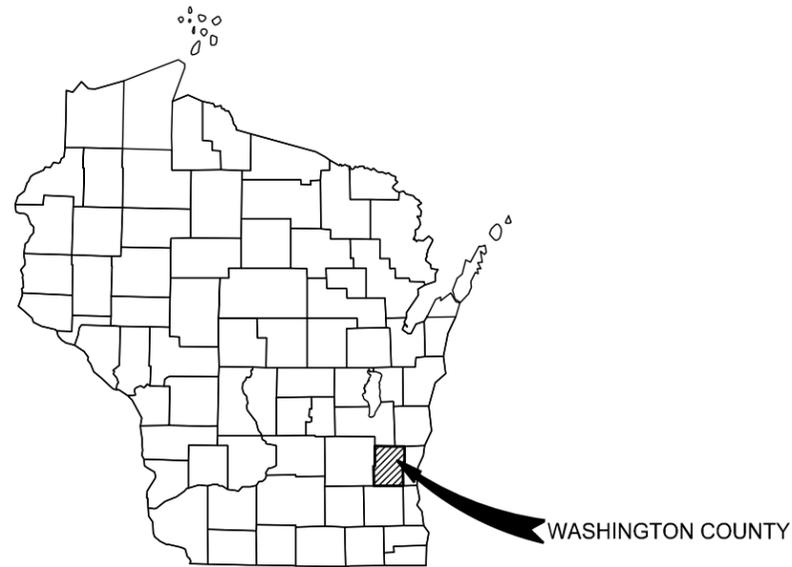


PROJECT I.D. 05789-0008

INDEX TO DRAWINGS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	STANDARD SYMBOLS ABBREVIATIONS & STAMPS
3 - 6	SPRUCE STREET PLAN AND PROFILE
7 - 8	RIDGEWAY DRIVE PLAN AND PROFILE
9	STH 60 PLAN AND PROFILE
10 - 12	STANDARD DETAILS
13 - 22	CROSS SECTIONS



SITE LOCATION MAP



COUNTY LOCATION MAP

**ATTENTION:**  
DOWNLOADED PLANS ARE NOT SCALABLE, NEITHER THE OWNER NOR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM CEDAR CORPORATION SHALL BE CONSIDERED TO BE SCALEABLE PLANS.

I:\Clients-Cobrig\05789 Jackson Village of\008 Spruce Street and Ridgeway Drive Extensions\100 Cad\DWG\CoverDetails.dwg 07/31/19 2:58:06 PM

I:\Clients-Cadberg\15789 Jackson Village of\008 Spruce Street and Ridgeway Drive Extensions\100 Cad\DWG\CoverDetails.dwg 07/31/19 2:58:17 PM

### MAPPING & TOPOGRAPHY SYMBOLOGY

DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
SANITARY SEWER (PLAN) - LENGTH-DIA. MATERIAL @ GRADE	(SIZE & MAT'L) SAN	LENGTH - SIZE MATL SAN
STORM SEWER (PLAN) - LENGTH-DIA. MATERIAL @ GRADE	(SIZE & MAT'L) STM	LENGTH - SIZE MATL STM
WATER MAIN (PLAN)- LENGTH-DIA. MATERIAL-(FITTING-FITTING)	(SIZE & MAT'L) WTR	LENGTH - SIZE MATL WTR
SANITARY SEWER (PROFILE) - LENGTH-DIA. MATERIAL @ GRADE	(SIZE & MAT'L)	XXX'- XX" PVC SAN @ 0.00%
SANITARY FORCEMAIN (PROFILE) - DIA. MATERIAL	(SIZE & MAT'L)	XXX'- XX" FORCEMAIN @ 0.00%
STORM SEWER (PROFILE) - LENGTH-DIA. MATERIAL @ GRADE	(SIZE & MAT'L)	XXX'- XX" RCP STM @ 0.00%
WATER MAIN (PROFILE)- DIA. MATERIAL	(SIZE & MAT'L)	X" PVC WM.
GAS MAIN	GAS	GAS
ELECTRIC - BURIED	UGE	UGE
ELECTRIC - OVERHEAD	OE	OE
TELEPHONE - BURIED	TEL	TEL
TELEPHONE - BURIED (FIBER OPTIC)	FO	FO
TELEPHONE - OVERHEAD	OH	OH
CABLE TELEVISION - BURIED	TV	TV
CABLE TELEVISION - OVERHEAD	OH	OH
CENTERLINE		
RIGHT-OF-WAY LINE		
PROPERTY LINE		
PAVEMENT (STREET, DRIVE, SIDEWALK, ETC.)		
GRAVEL		
CURB & GUTTER		
RAILROAD		
GUARDRAIL		
FENCE - AS LABELED		

### CONTACTS

xxxxx

### MAPPING & TOPOGRAPHY SYMBOLOGY

DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
BENCHMARK		
CATCH BASIN/INLET		
CONTROL POINT		
CULVERT	(DIA. & TYPE)	(LENGTH-DIA. & TYPE)
CURB STOP		
ELECTRIC PEDESTAL		
FIRE HYDRANT		
IRON PIPE = IP IRON ROD = IR		
LIGHT - ORNAMENTAL		
LIGHT - STREET		
MAILBOX		
MANHOLE ELECTRIC		
MANHOLE GAS		
MANHOLE MISCELLANEOUS		
MANHOLE SANITARY		
MANHOLE SIGNAL		
MANHOLE STORM		
MANHOLE STORM INLET CATCH BASIN		
MANHOLE WATER		
MANHOLE TELEPHONE		
METER - GAS		
METER - WATER		
PEDESTAL CABLE TV		
PEDESTAL TELEPHONE		
SIGN		
BUSH CONIFER		
BUSH DECIDUOUS		
TREE DECIDUOUS/INCH DIA		
TREE CONIFEROUS/INCH DIA		
TREE LINE		
VALVE: W=WATER, G=GAS		
UTILITY POLE		
SILT FENCE		
MAJOR CONTOURS		
MINOR CONTOURS		
SPOT ELEVATIONS		
INLET PROTECTION		

### GENERAL NOTES:

- THESE DRAWINGS ARE NEITHER A LEGALLY RECORDED MAP, NOR A SURVEY, AND IS NOT INTENDED TO BE USED AS ONE.
- ALL PROPERTY LINES SHOWN ARE ESTABLISHED FROM COUNTY GIS FILES. PROPERTY LINES MAY NOT REFLECT ACTUAL LOT LINE LOCATIONS AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- UTILITY LOCATIONS SHOWN ON THE PLANS WERE PROVIDED BY THE UTILITY OWNER. FIELD LOCATIONS MAY VARY AND ADDITIONAL UTILITIES MAY EXIST. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
- ALL LENGTHS OF PROPOSED UTILITIES SHOWN ON THE PLANS ARE PER DESIGN, ACTUAL LENGTHS MAY VARY DURING CONSTRUCTION.

### LIST OF STANDARD ABBREVIATIONS

ASPH	ASPHALT	NTS	NOT TO SCALE
B/B	BACK TO BACK	PC	POINT OF CURVATURE
BOC	BACK OF CURB	PCC	POINT OF COMPOUND CURVE
BLDG	BUILDING	PED	PEDESTAL
BM	BENCHMARK	PVMT	PAVEMENT
BSMT	BASEMENT	PI	POINT OF INTERSECTION
C	CUT	PL	PROPERTY LINE
C&G	CURB AND GUTTER	PP	POWER POLE
C/C	CENTER TO CENTER	PROP	PROPOSED
CABC	CRUSHED AGGREGATE BASE COURSE	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVC	POLYVINYL CHLORIDE
CI	CAST IRON PIPE	PVC	POINT OF VERTICAL CURVATURE
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
CMP	CORRUGATED METAL PIPE	PVT	POINT OF VERTICAL TANGENCY
CO	CLEAN OUT	R	RANGE OR RADIUS
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CP	CONTROL POINT	REBAR	REINFORCEMENT BAR
CTH	COUNTY TRUNK HIGHWAY	REOD	REQUIRED
CTV	CABLE TV	RL	REFERENCE LINE
CS	CURB STOP	ROW	RIGHT-OF-WAY
DIA	DIAMETER	SAN	SANITARY
DI	DUCTILE IRON PIPE	WALK	SIDEWALK
EA	EACH	SF	SILT FENCE
ELEC	ELECTRIC (E WHEN USED IN LINE STYLE)	SL	SANITARY LATERAL
EP	EDGE OF PAVEMENT	SHLDR	SHOULDER
EXIST	EXISTING	STA	STATION
FH	FIRE HYDRANT	STH	STATE TRUNK HIGHWAY
FL	FLOW LINE	STM	STORM OR STORM SEWER
FM	FORCE MAIN	TEL	TELEPHONE
FO	FIBER OPTIC	TEMP	TEMPORARY
G	GAS	TOC	TOP OF CURB
GV	GAS VALVE	TYP	TYPICAL
GW	GUY WIRE	VC	VERTICAL CURVE
INV	INVERT	WM	WATER MAIN
IP	IRON PIPE OR PIN	WS	WATER SERVICE
L	LENGTH (OF CURVE)	WV	WATER VALVE
LC	LONG CHORD OF CURVE		
LP	LIGHT POLE		
MB	MAILBOX		
MG	METER-GAS		
MH	MANHOLE		

### BENCHMARKS

	HYDRANT BURY BOLT AT EAST END OF SPRUCE STREET NORTH SIDE OF ROAD	871.46
--	---	--------

NOTE: ALL BENCHMARK LOCATIONS ARE SHOWN ON PLAN

JOB NO.  
05789-0008

BOOK NO.

DRAWN BY  
BJG

CHECKED BY  
RDD

DATE  
JULY 31, 2019

REVISIONS

REFERENCE FILE

DRAWING FILE

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STANDARD SYMBOLS AND ABBREVIATIONS

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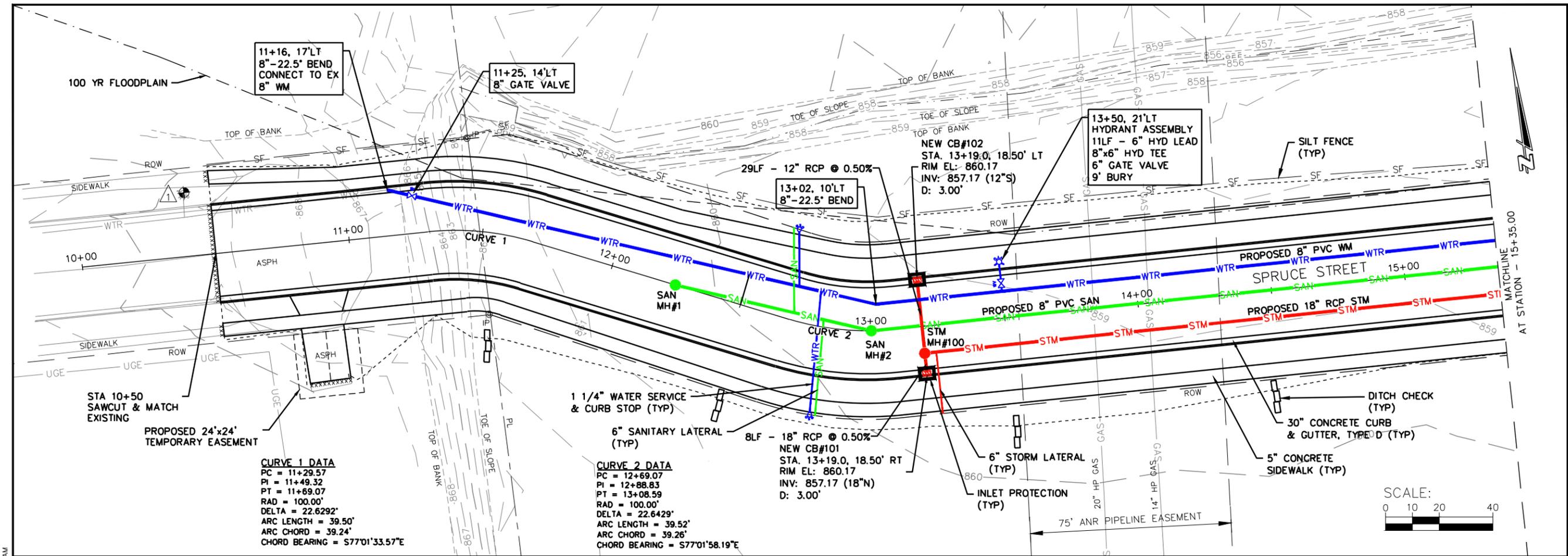
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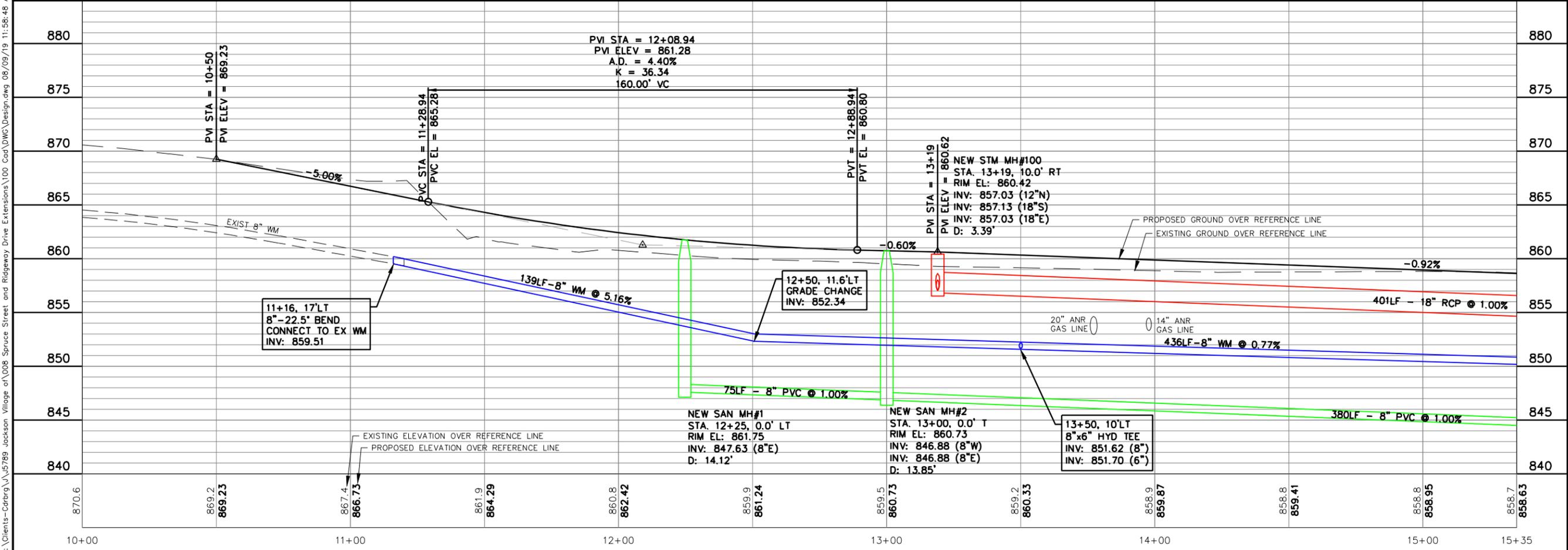
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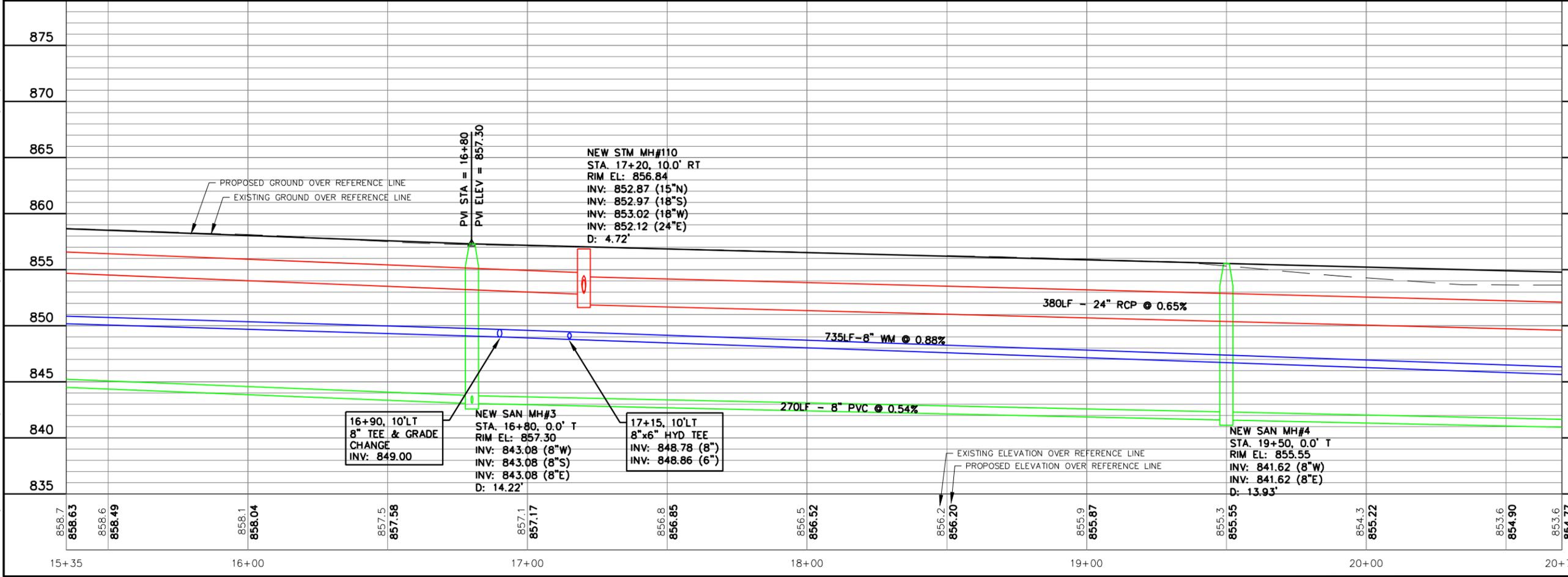
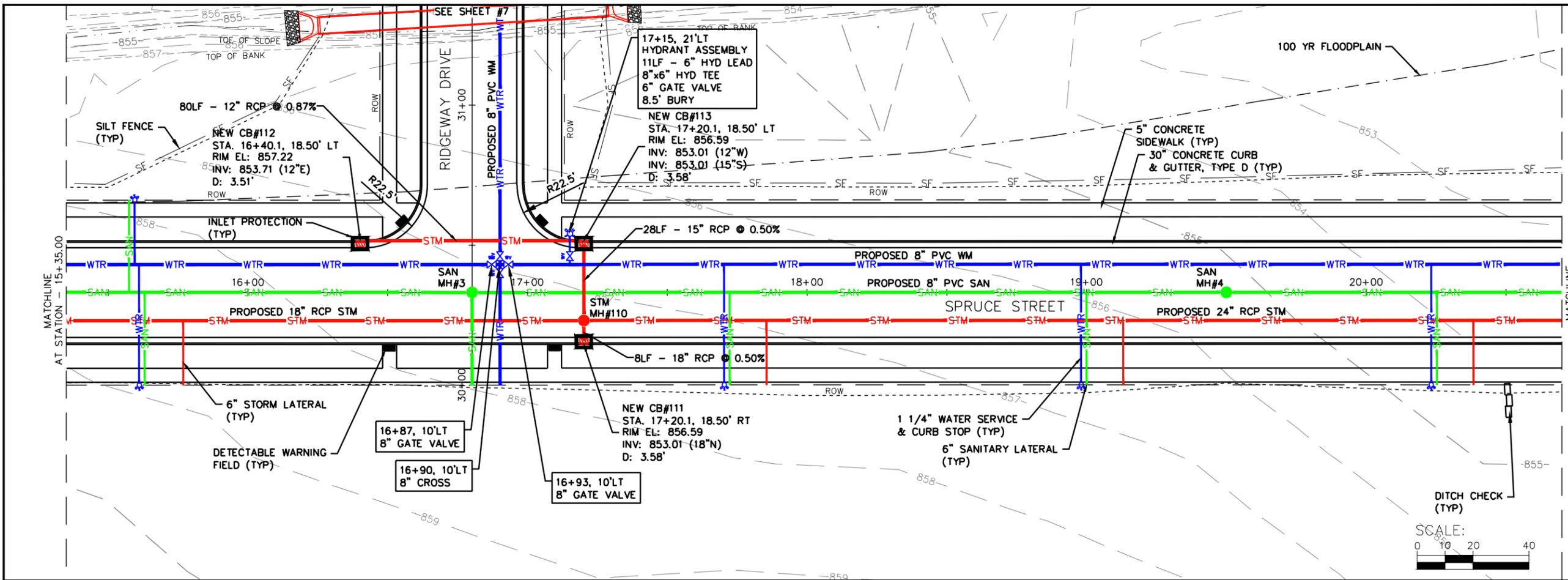
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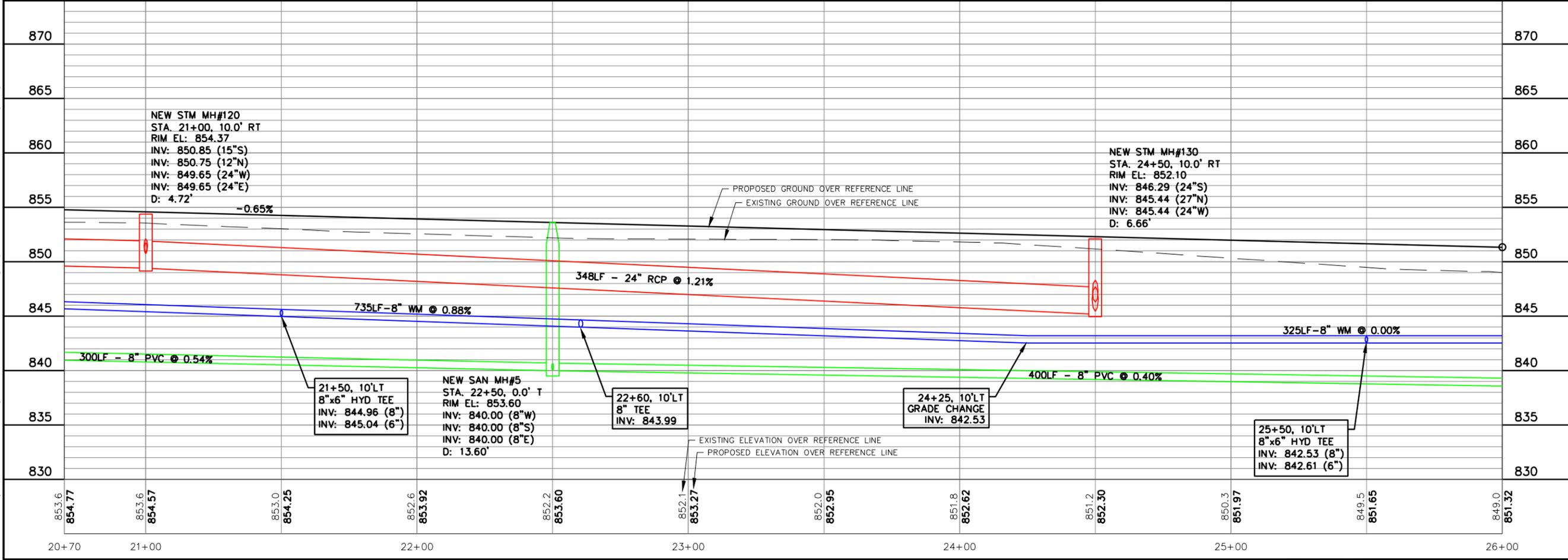
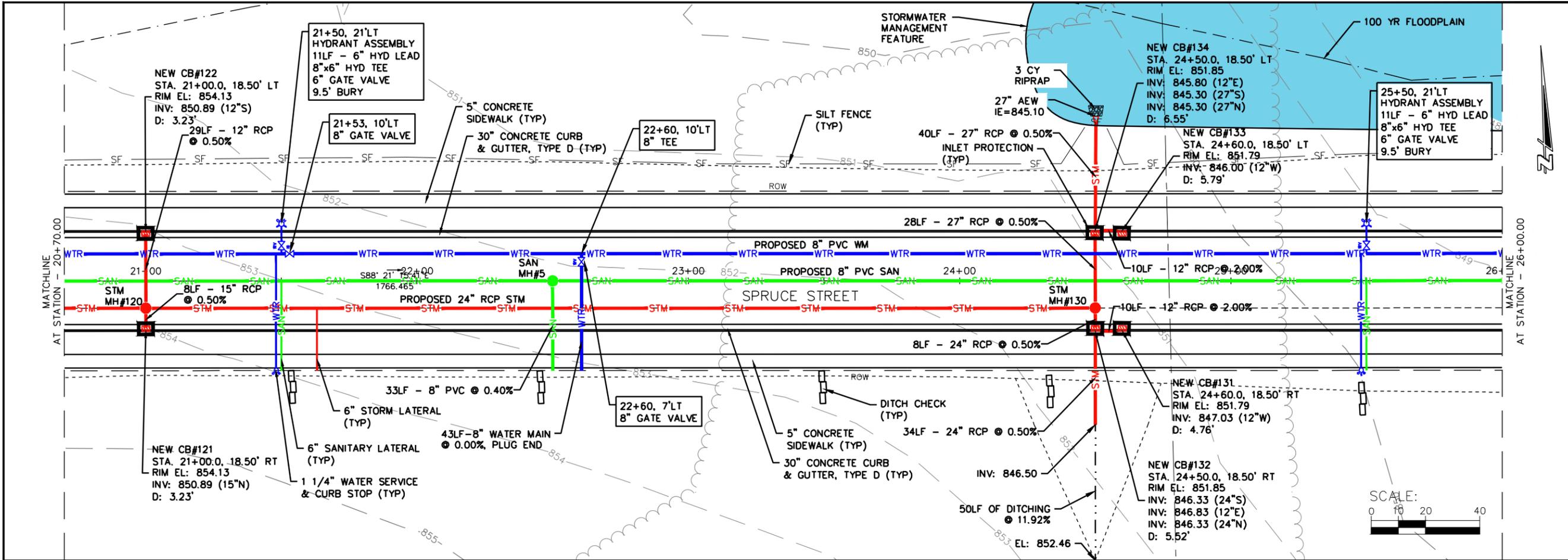
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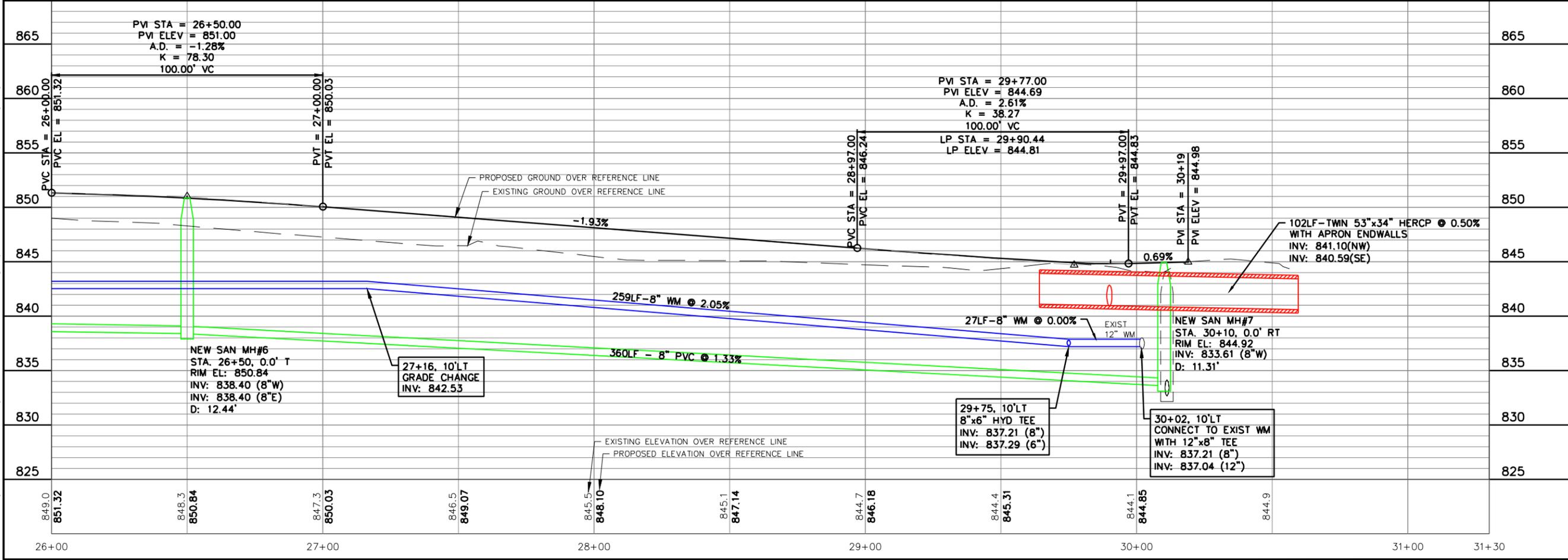
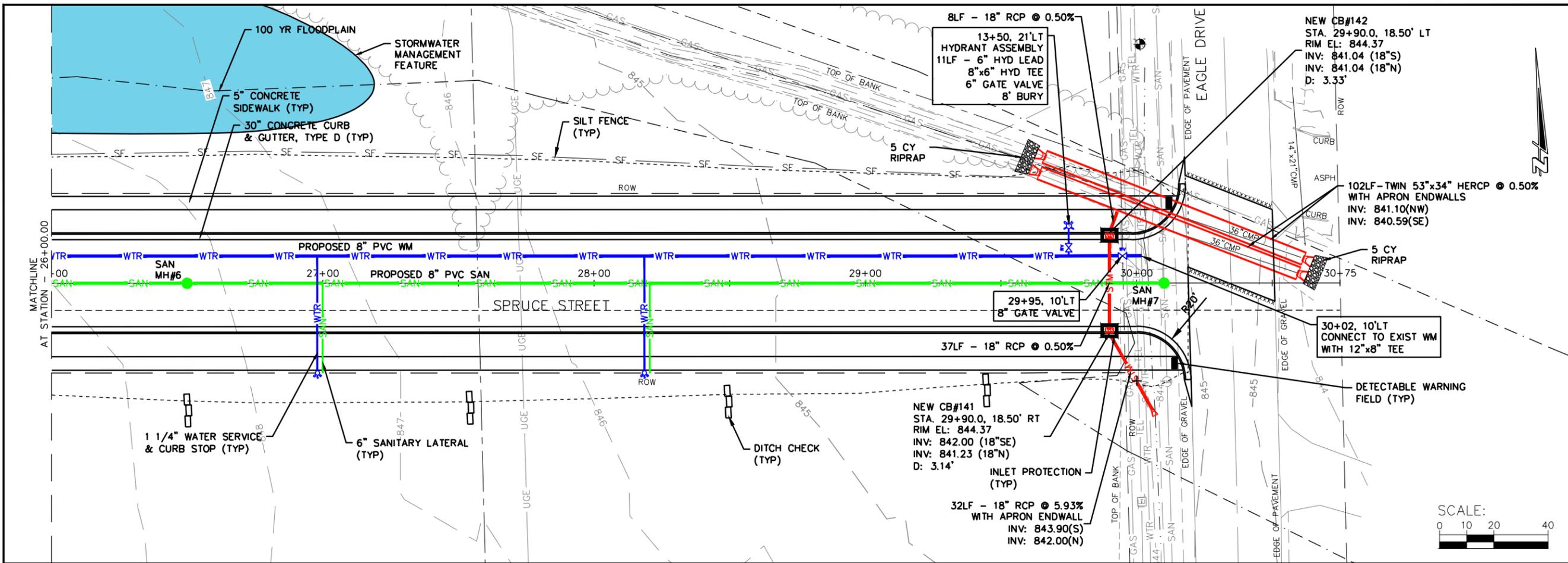
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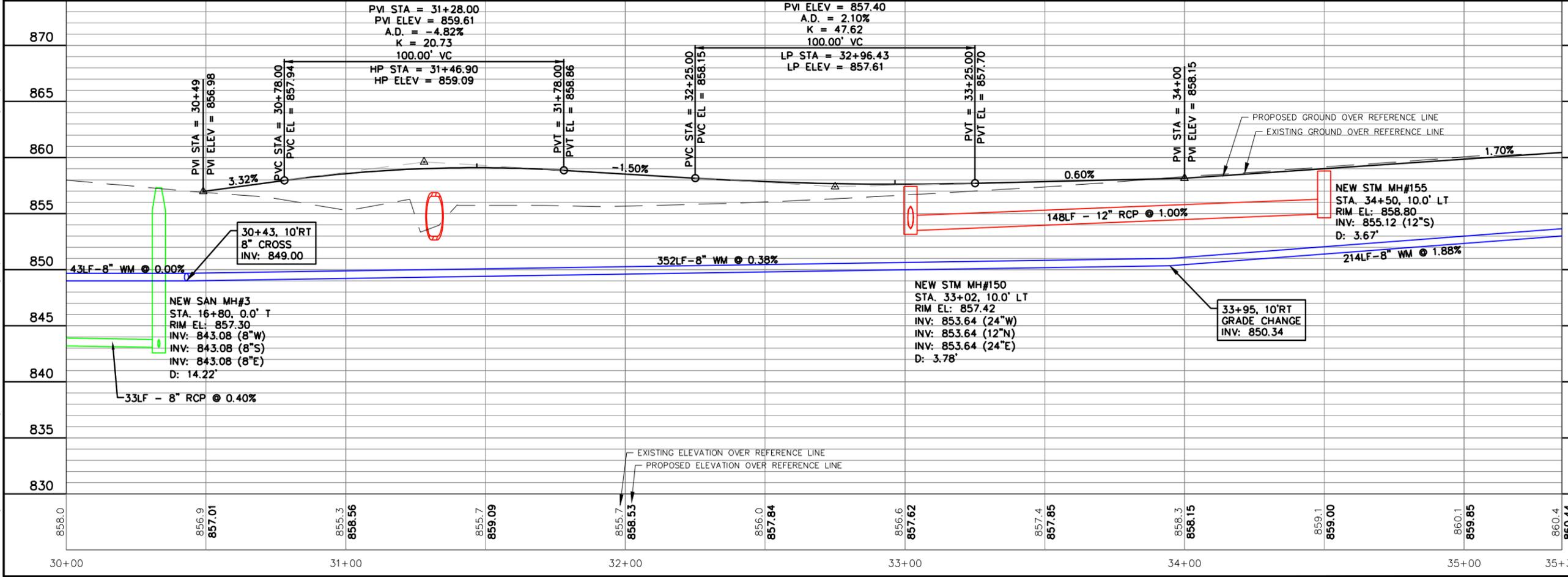
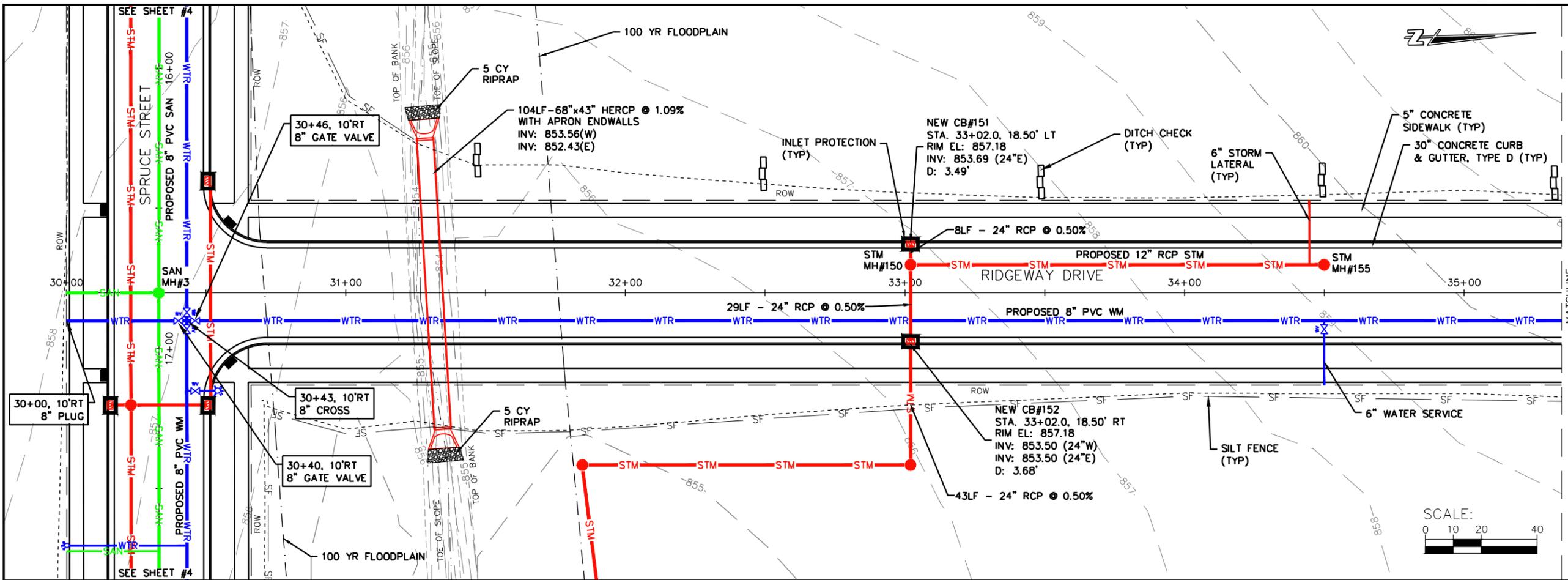
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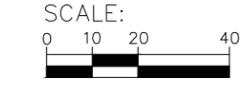
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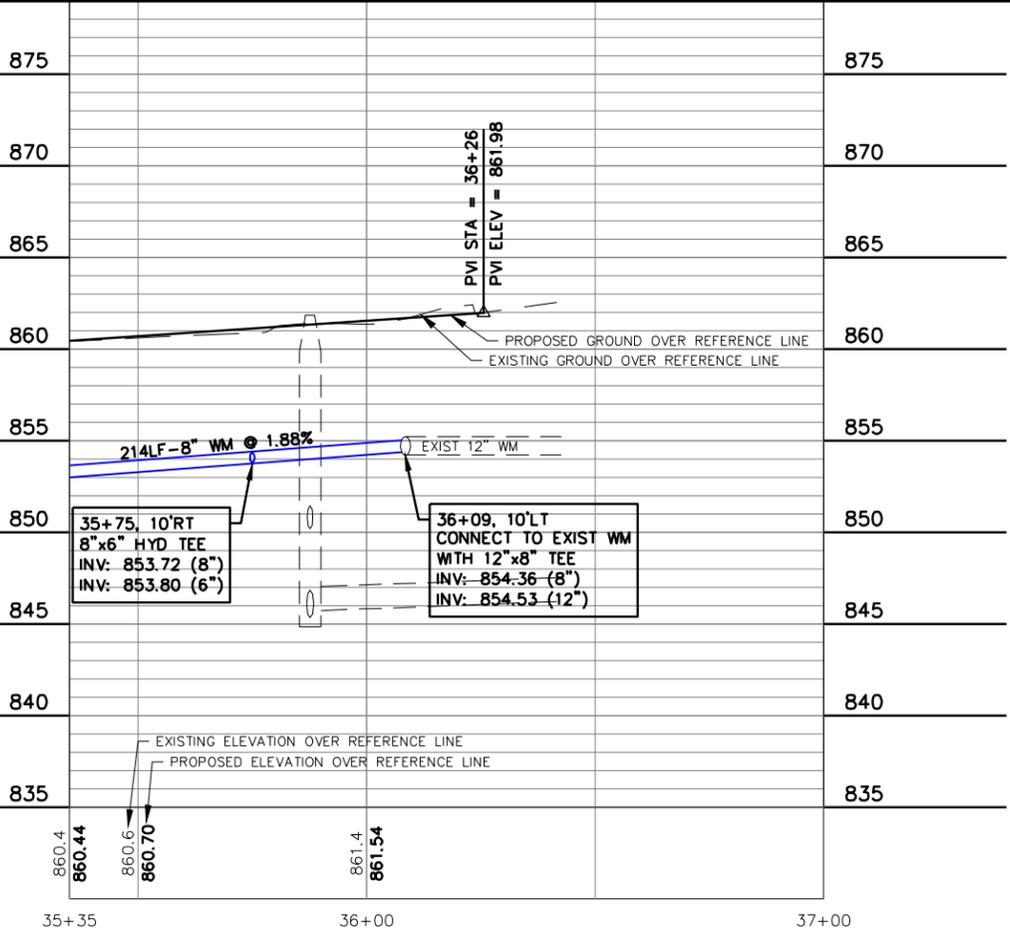
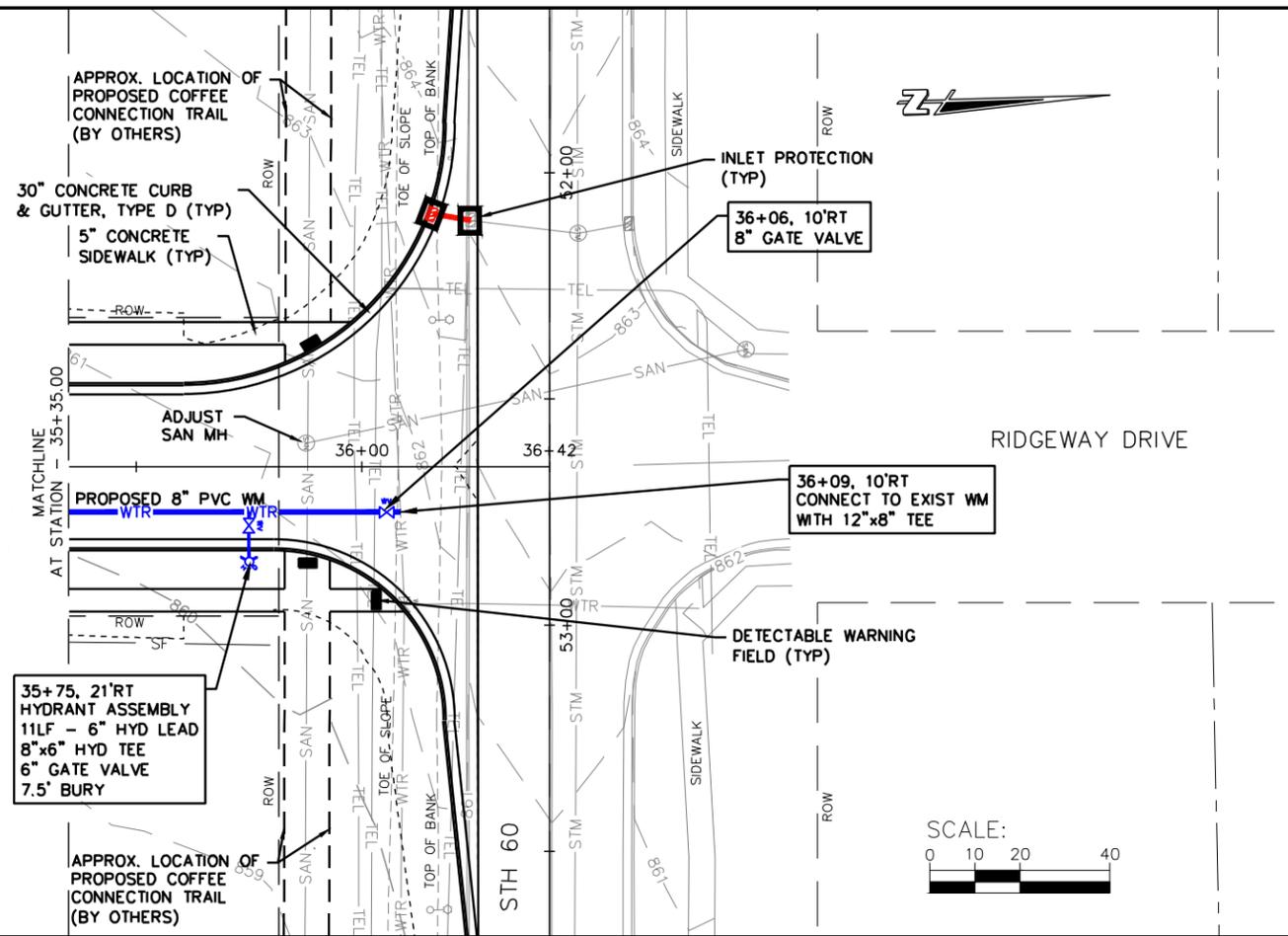
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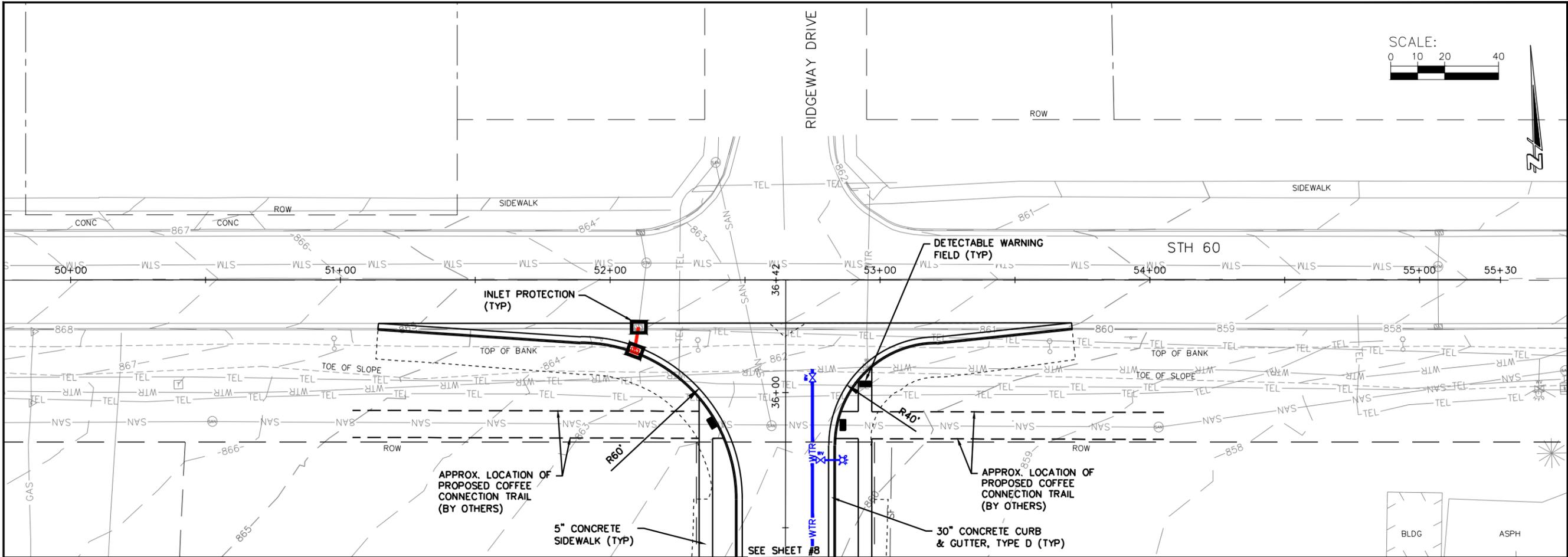
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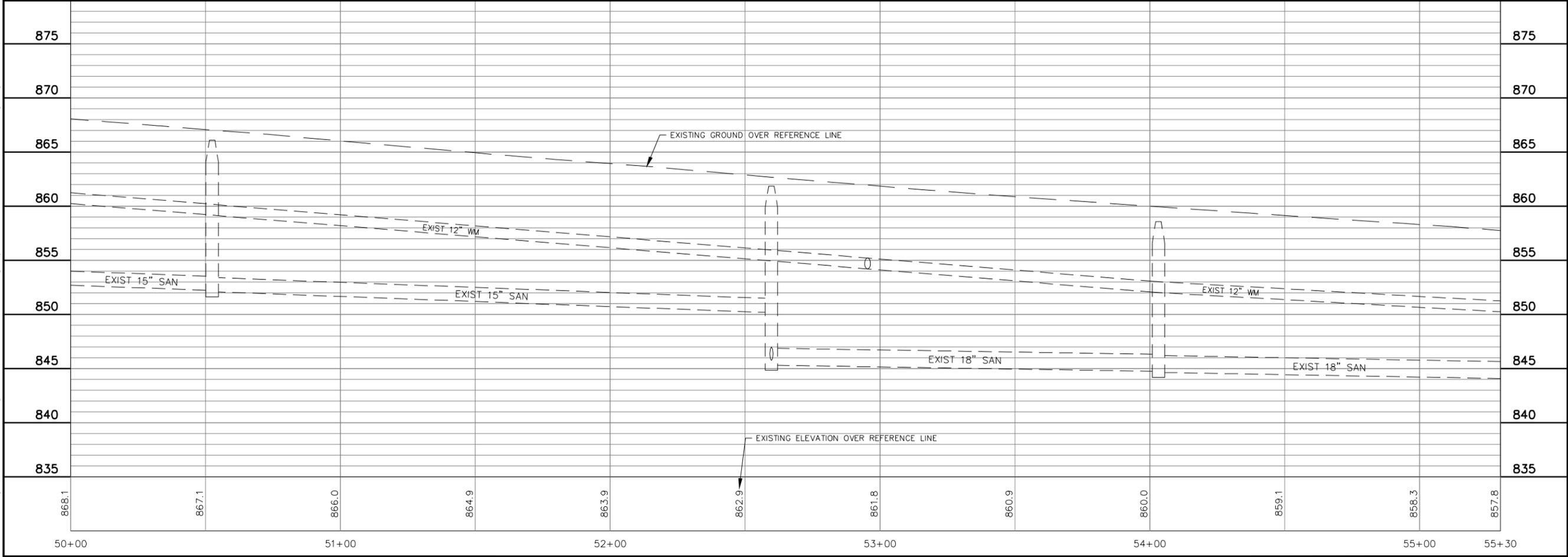
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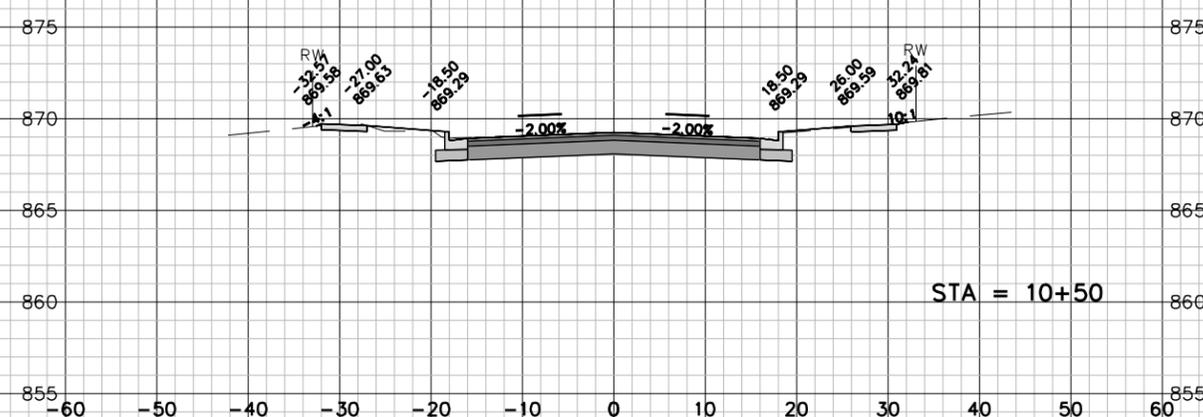
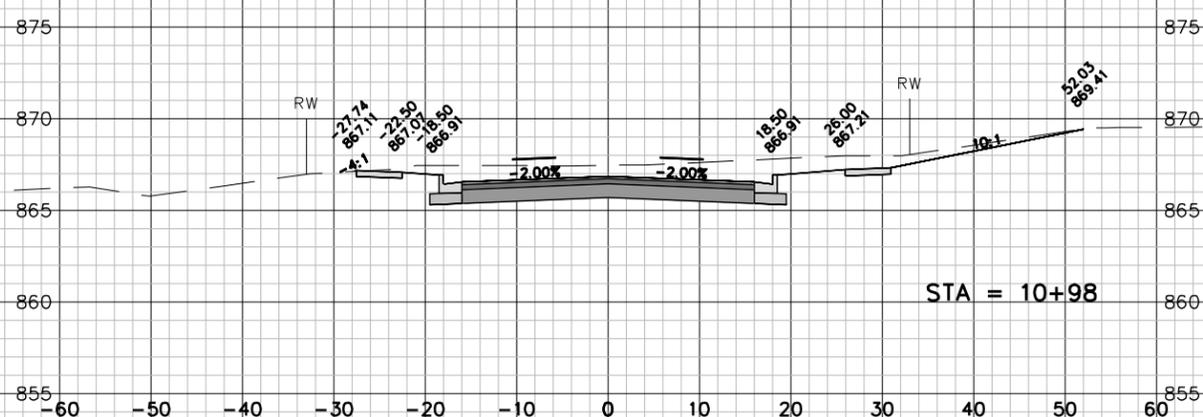
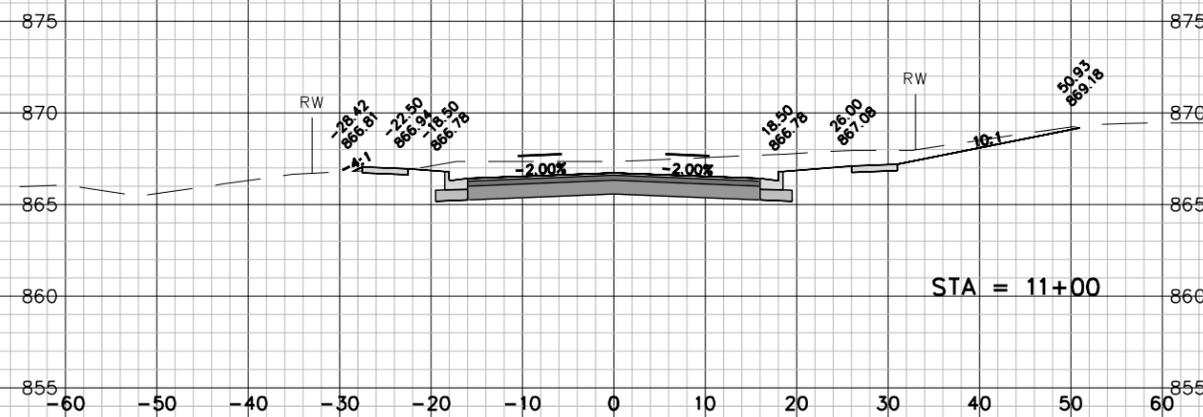
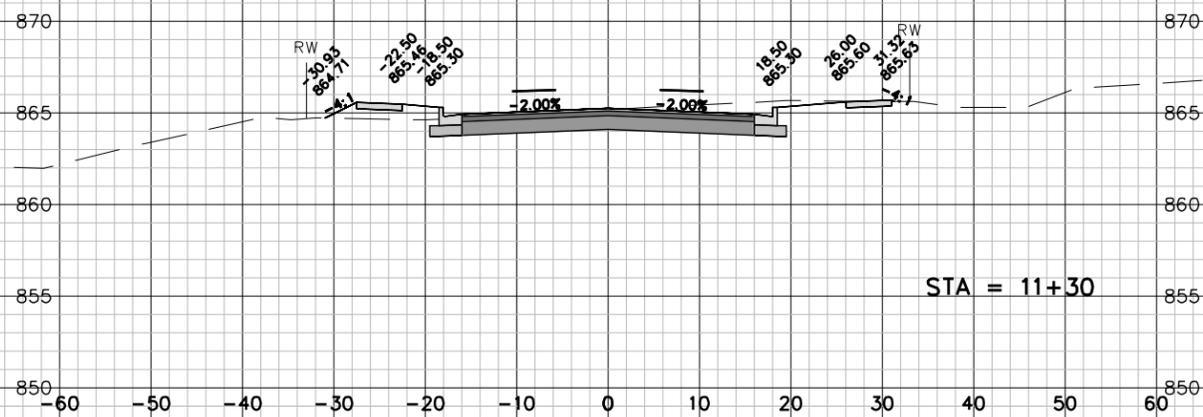
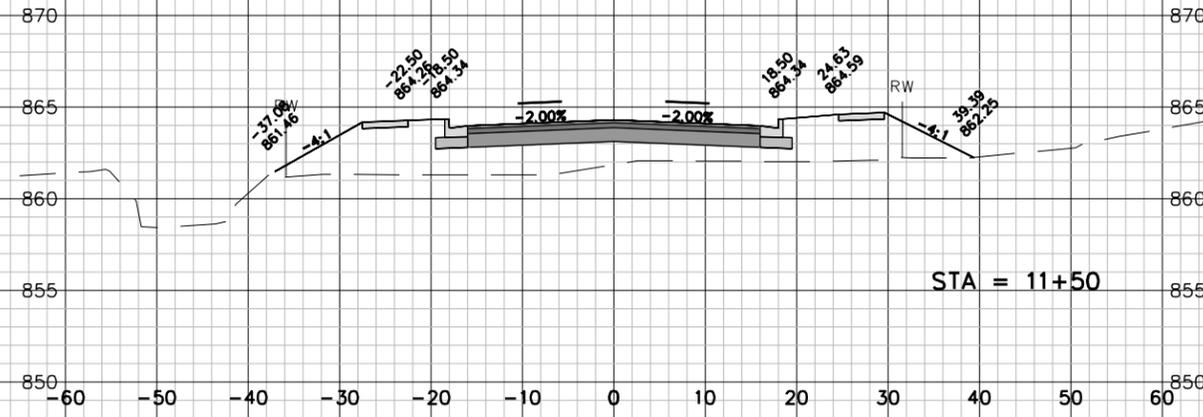
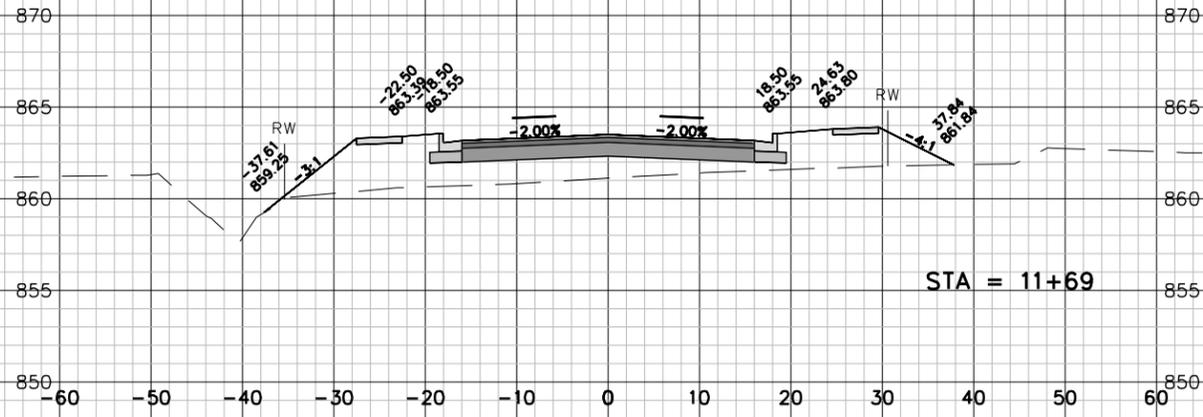
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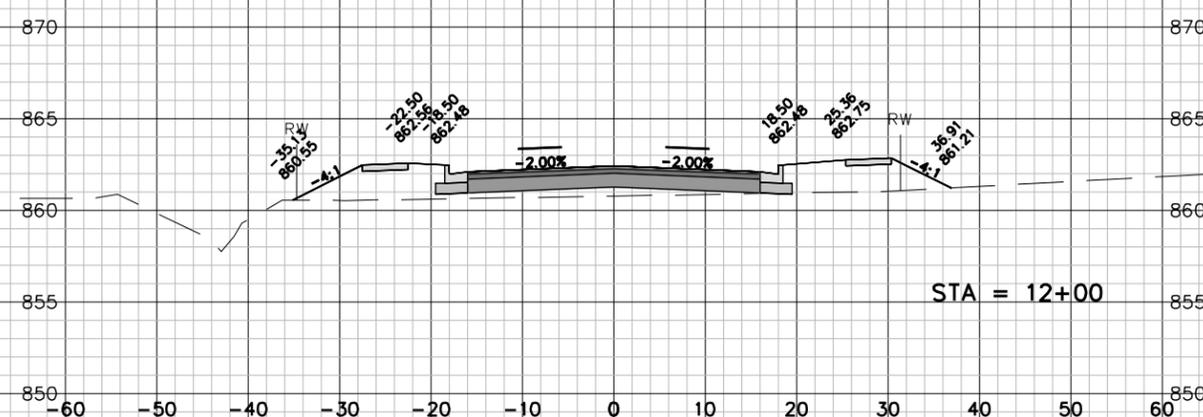
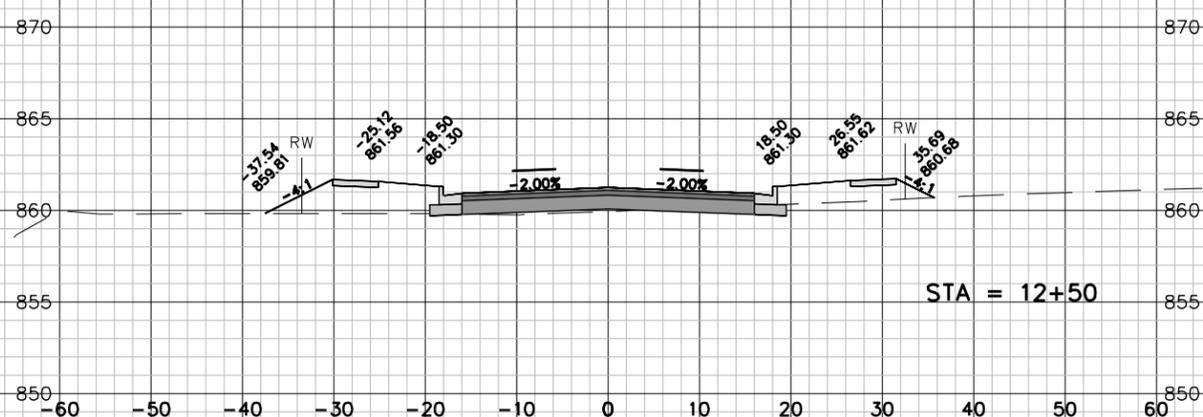
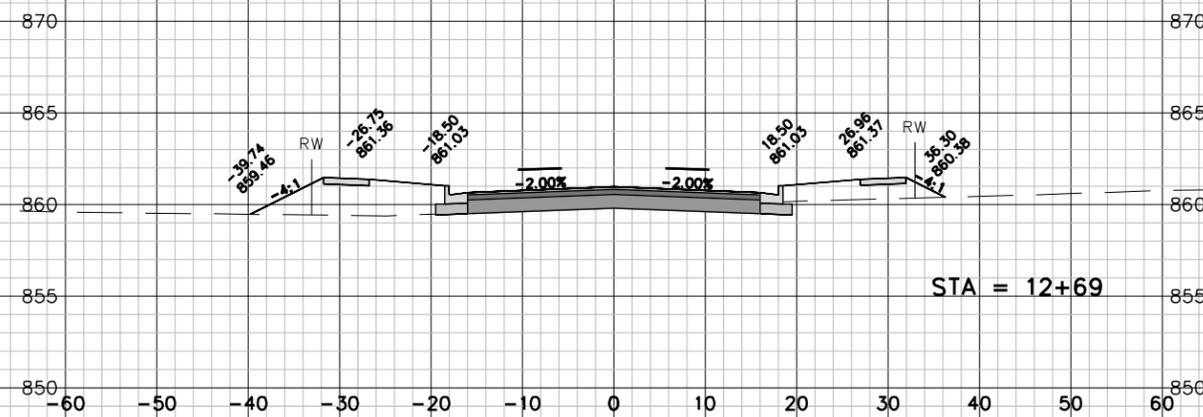
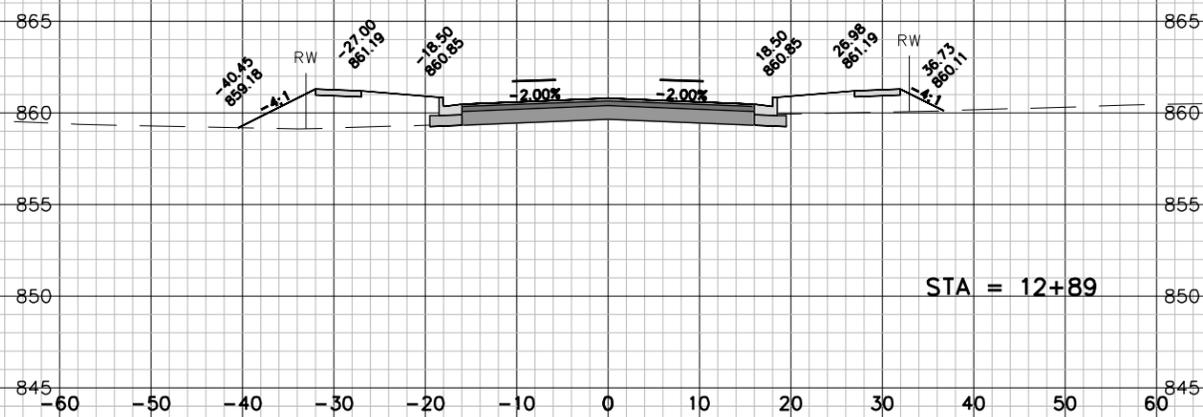
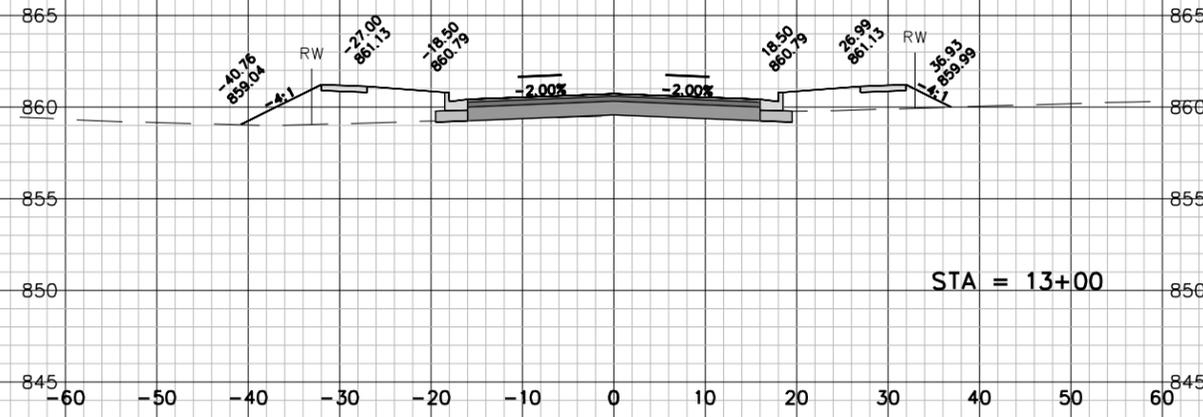
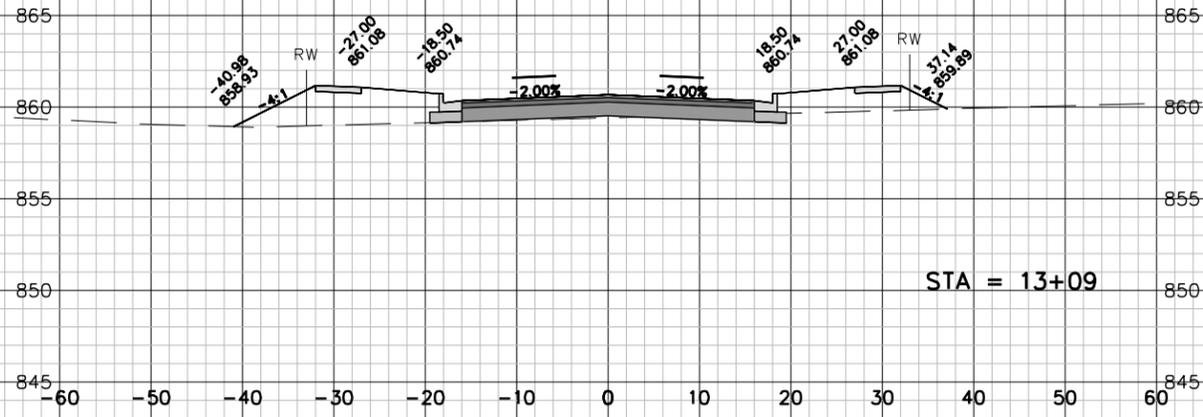
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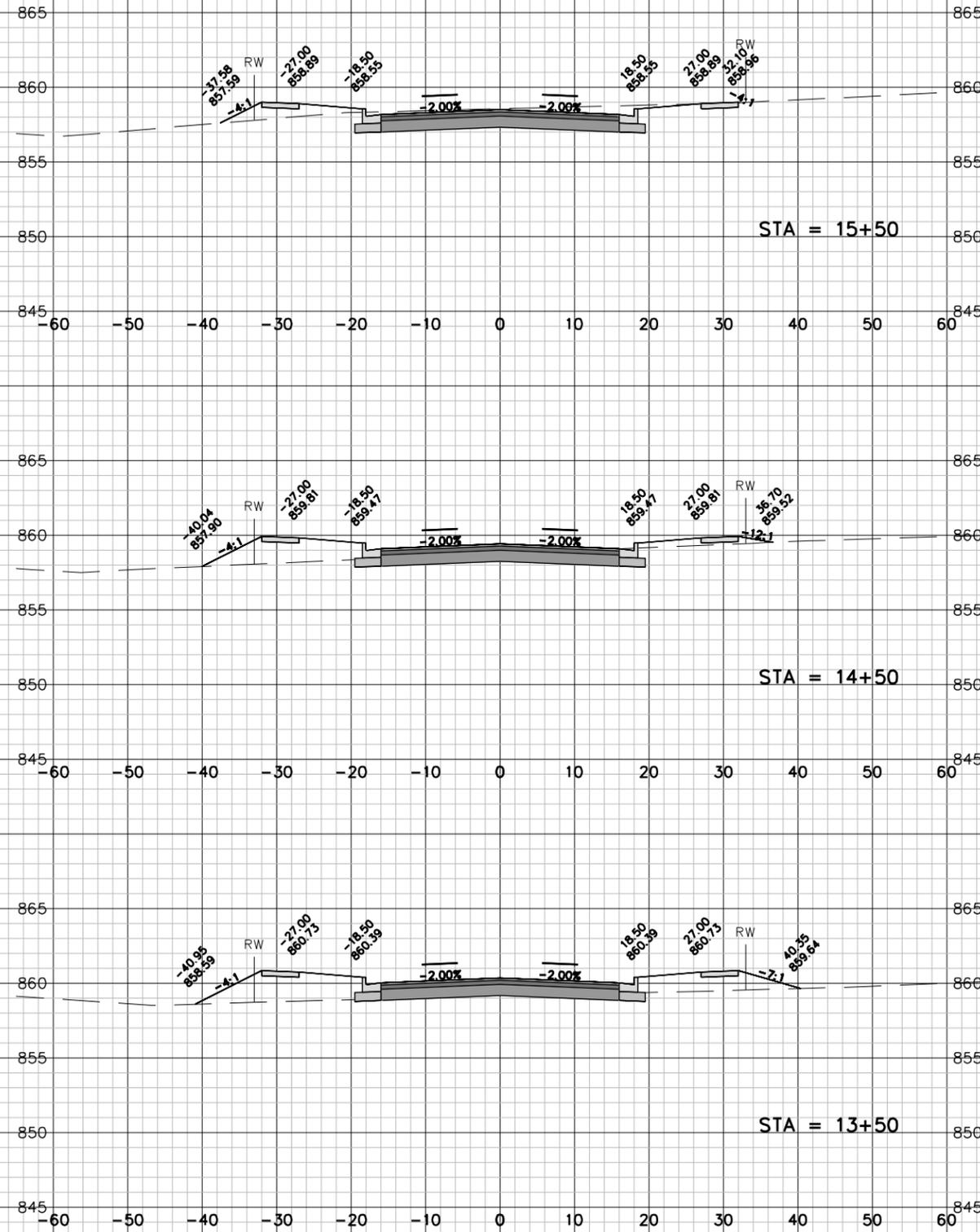
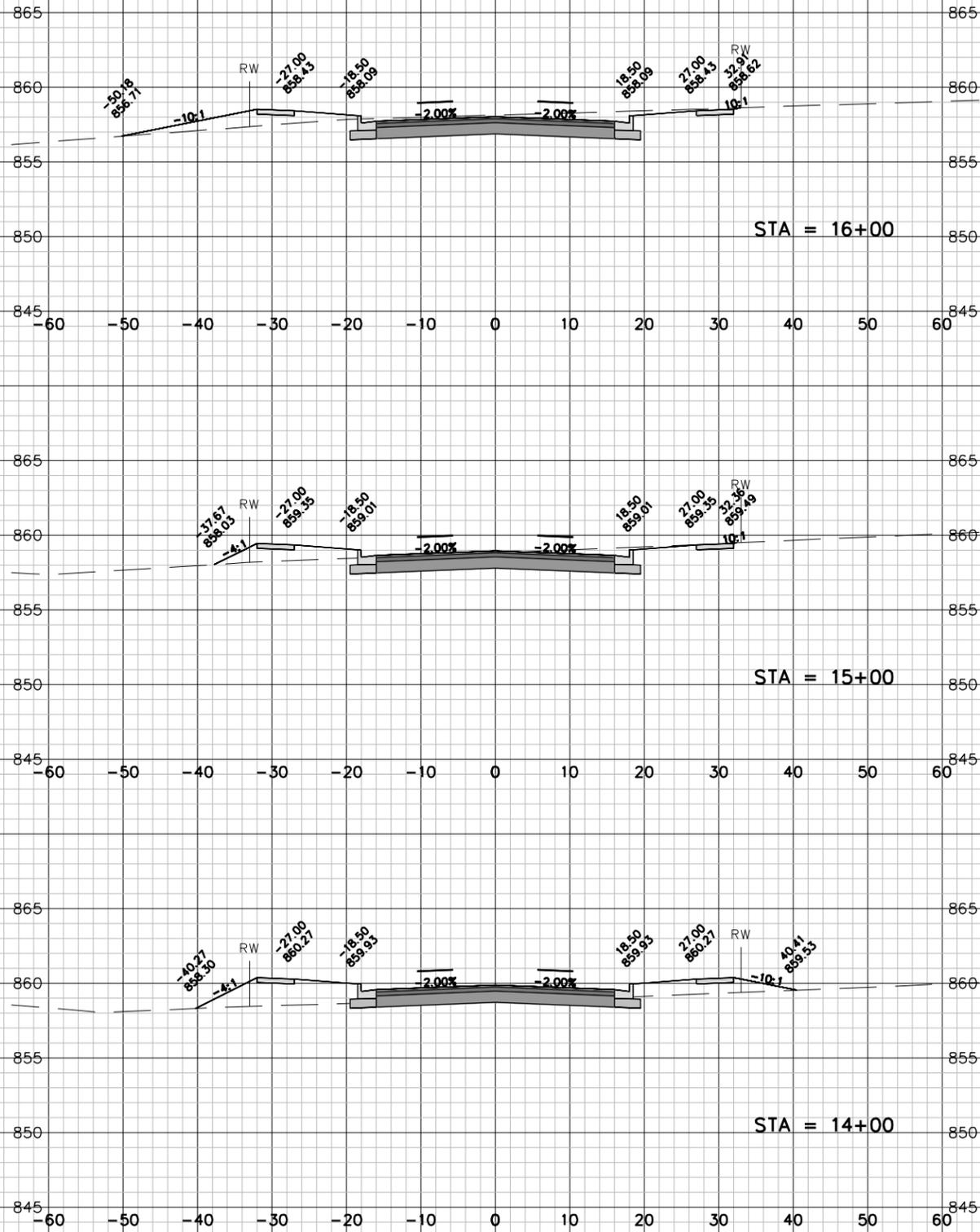
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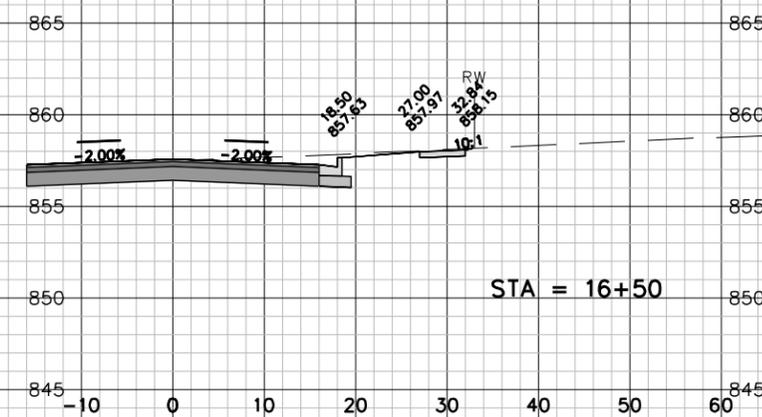
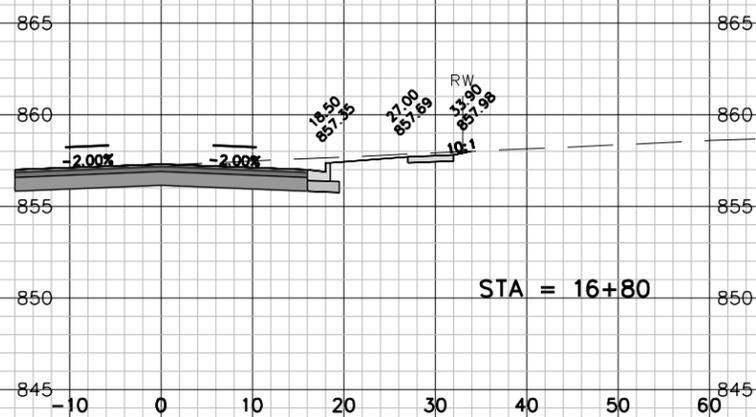
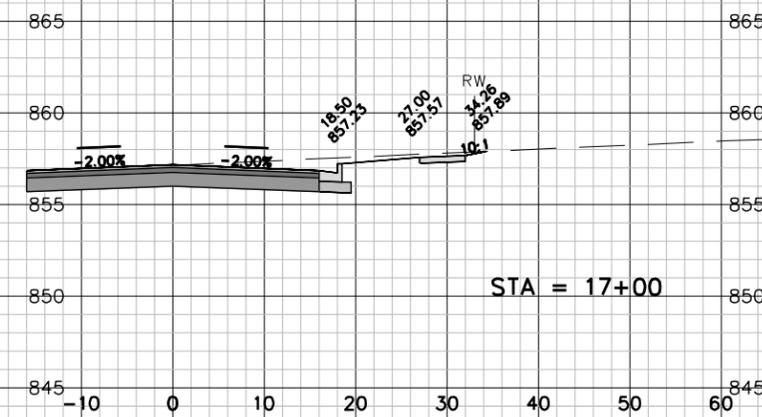
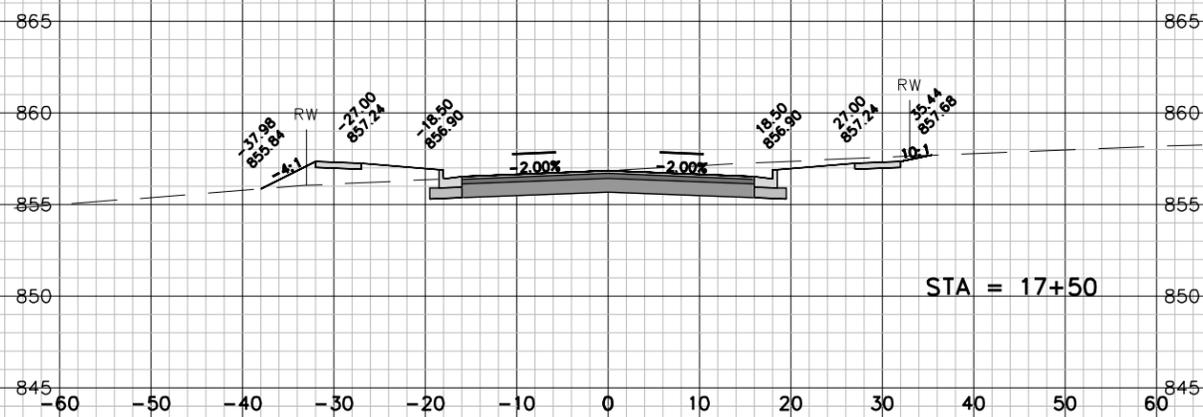
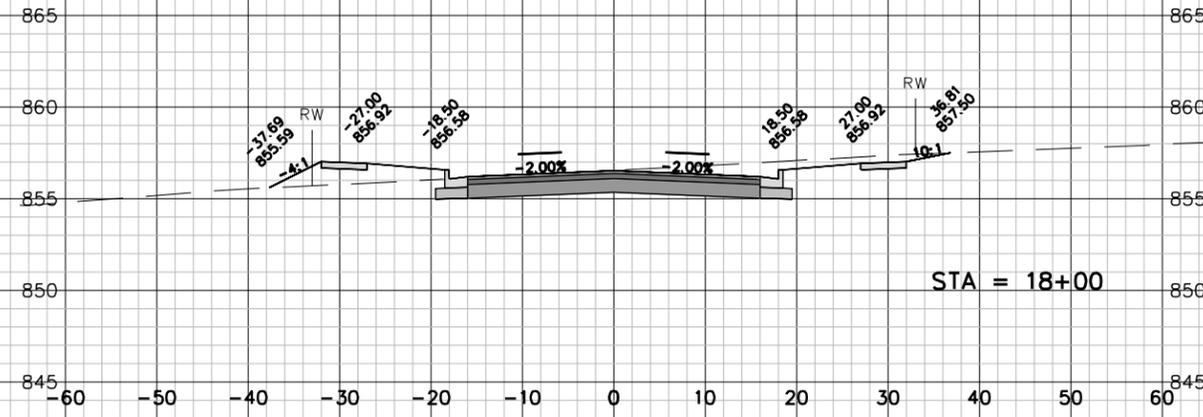
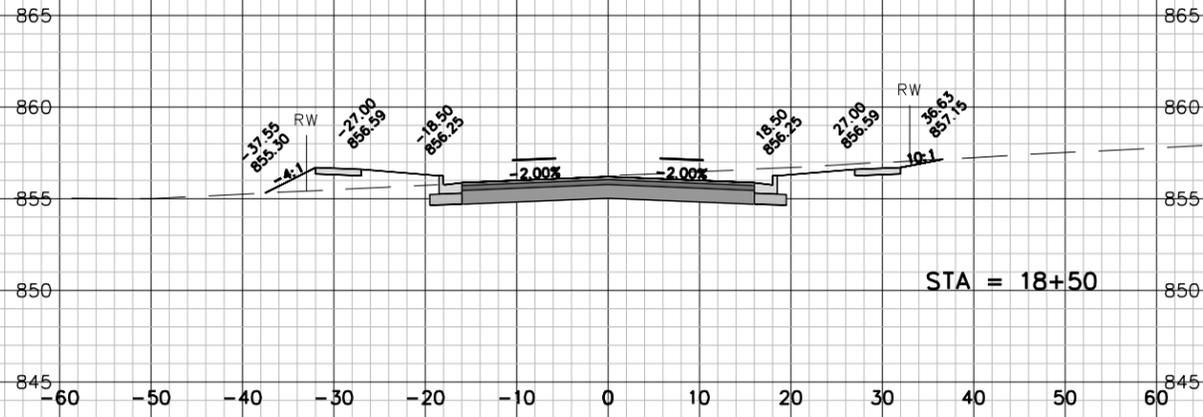
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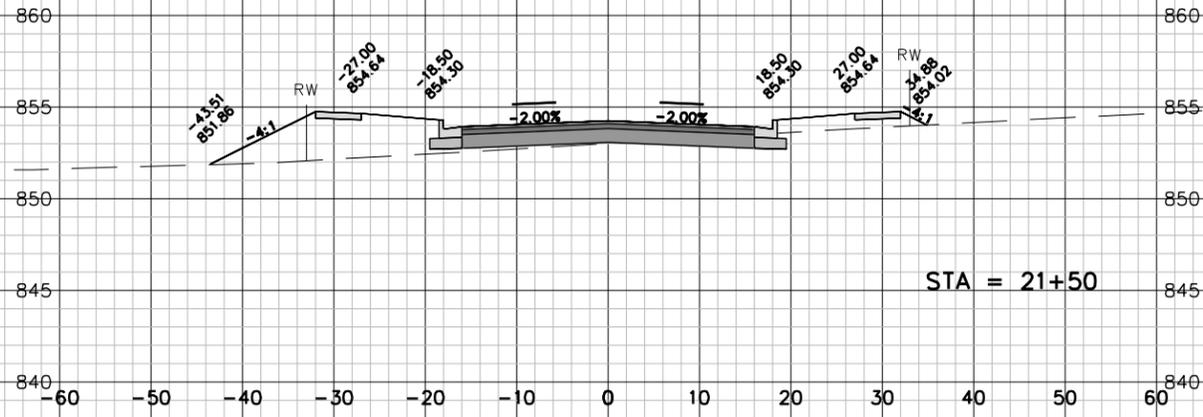
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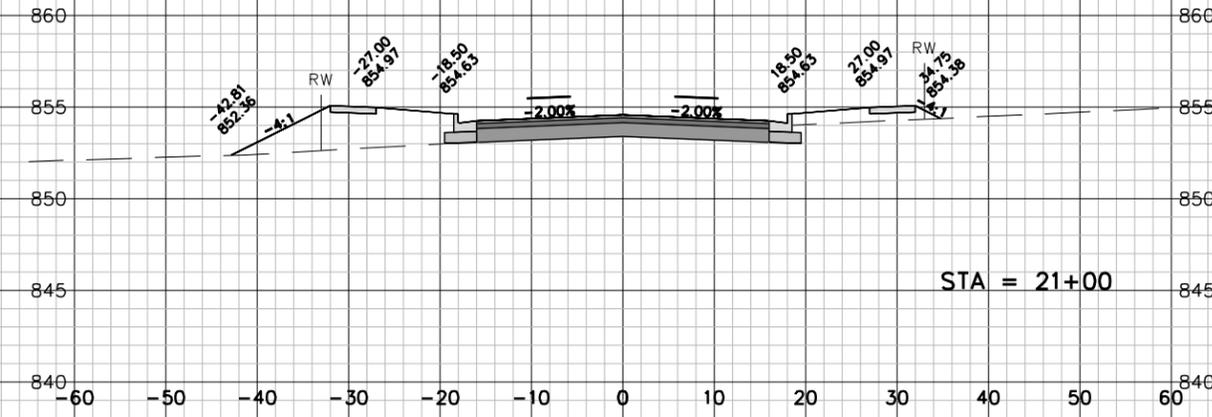
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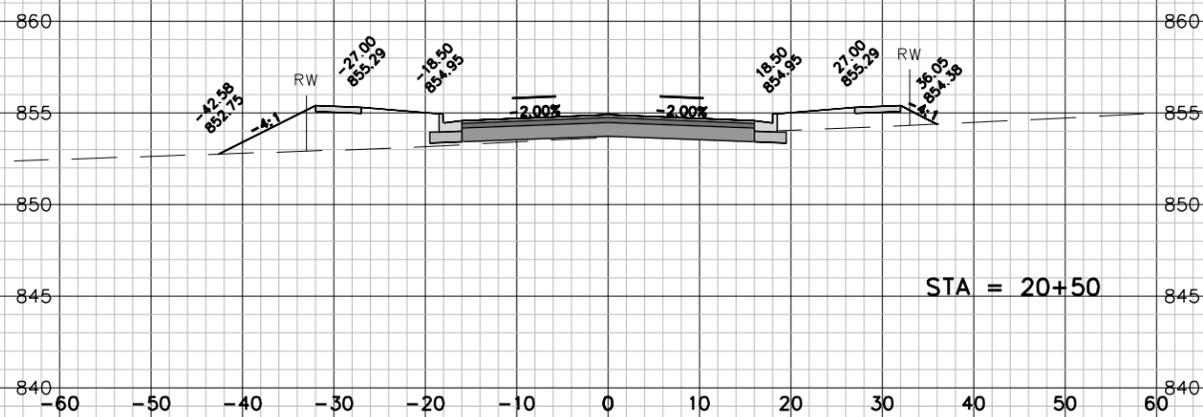
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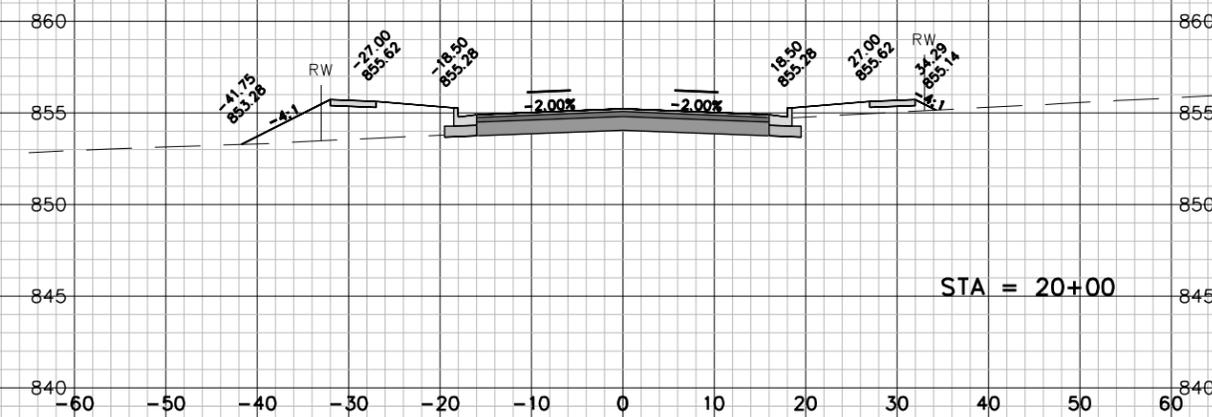
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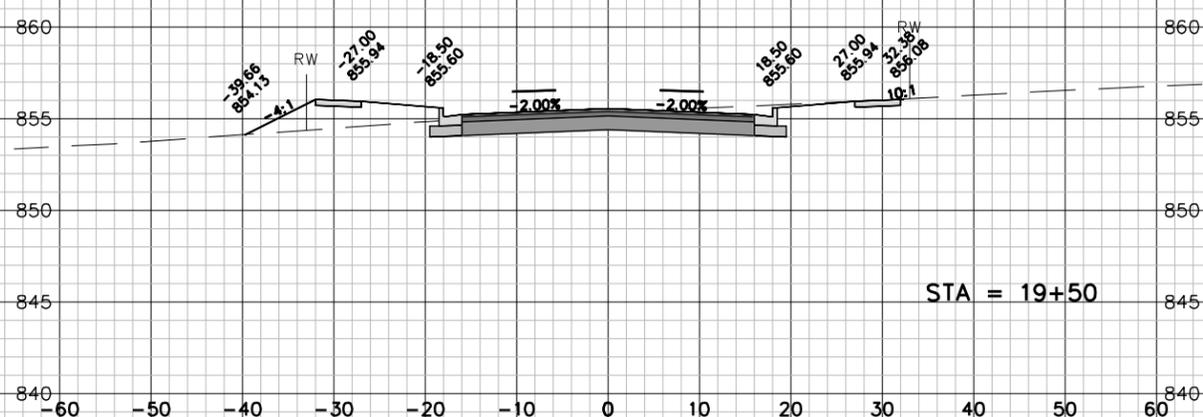
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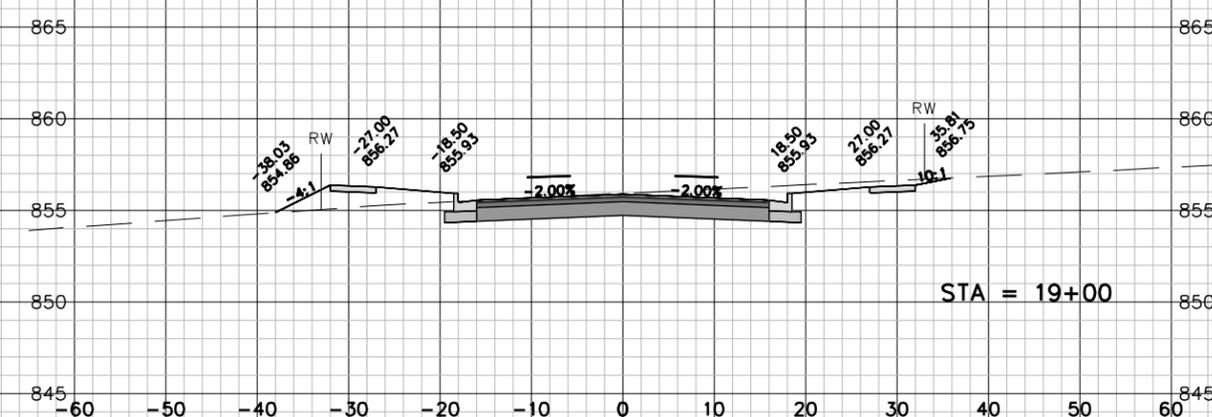
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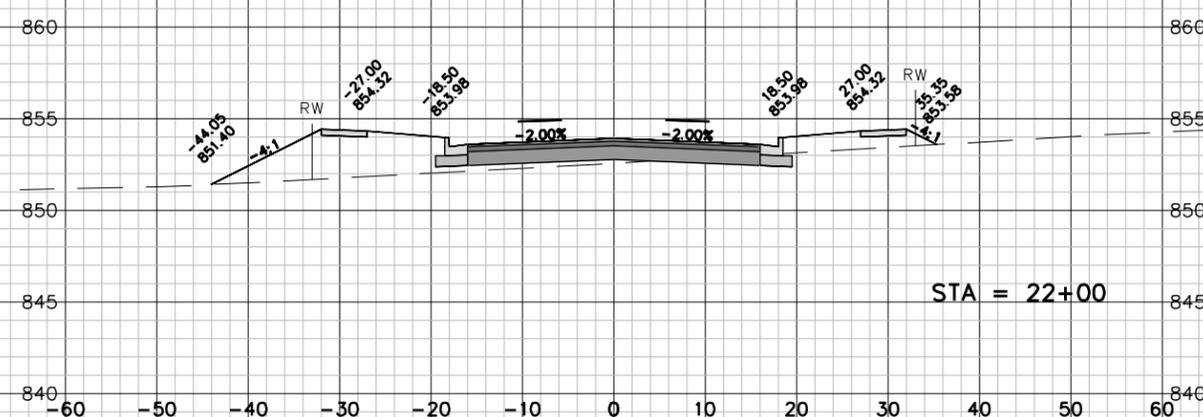
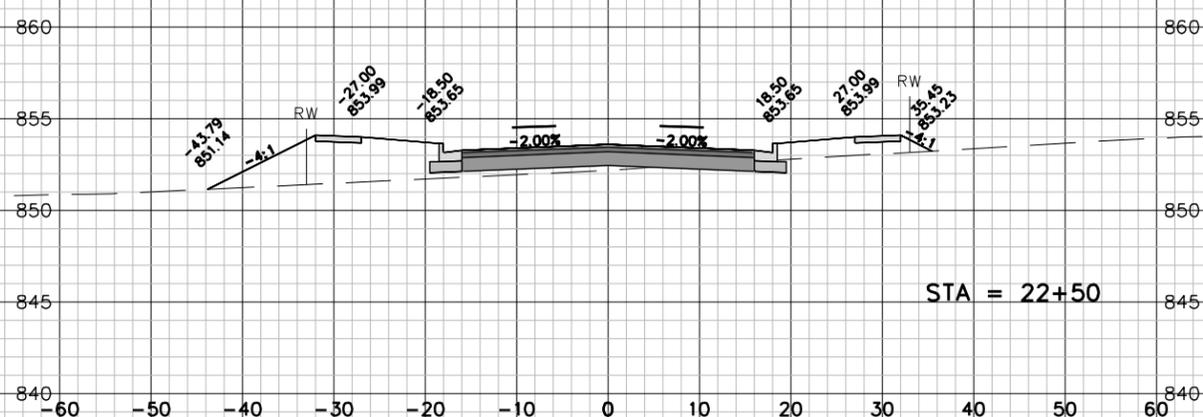
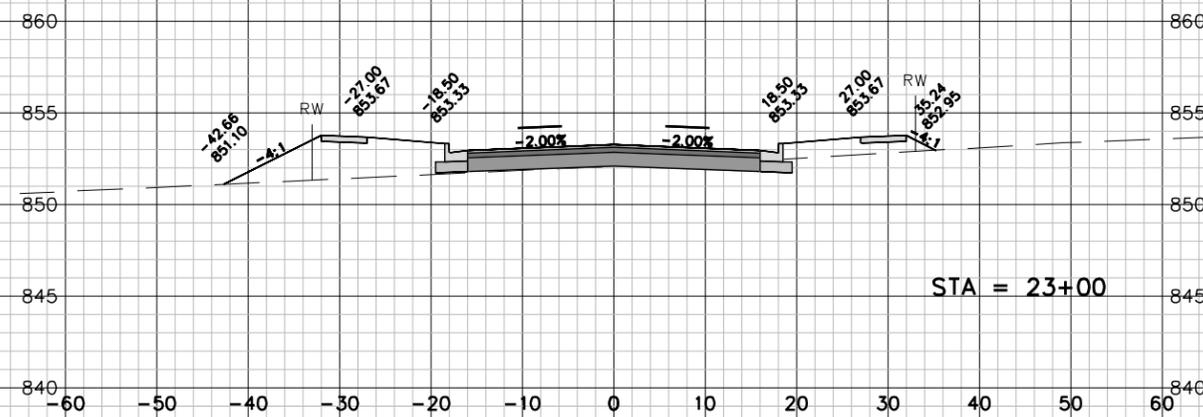
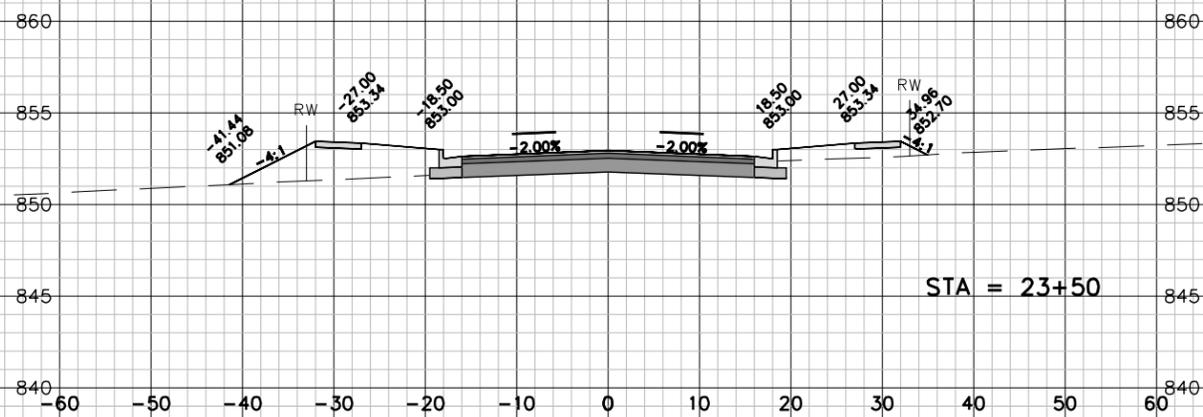
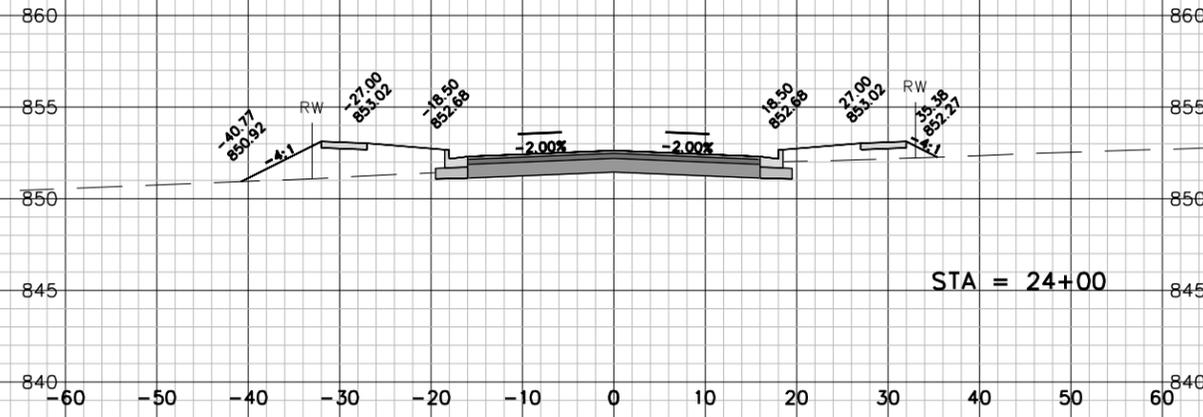
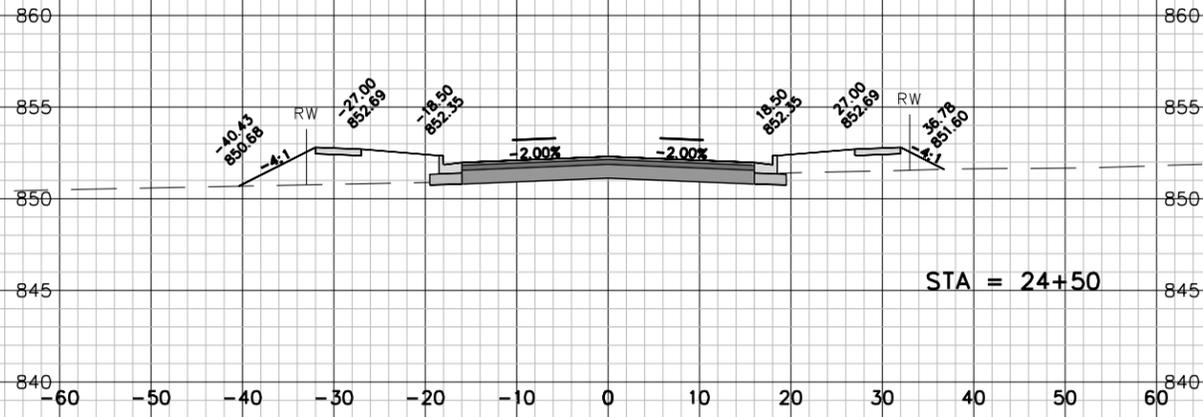
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FAX 262-375-8688

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920-491-9081  
FAX 920-491-9020

604 Wilson Ave.  
715-235-3081  
FAX 715-235-2727

VILLAGE OF JACKSON  
SPRUCE STREET AND RIDGEWAY DRIVE EXTENSIONS  
WASHINGTON COUNTY, WISCONSIN  
SPRUCE STREET CROSS SECTIONS

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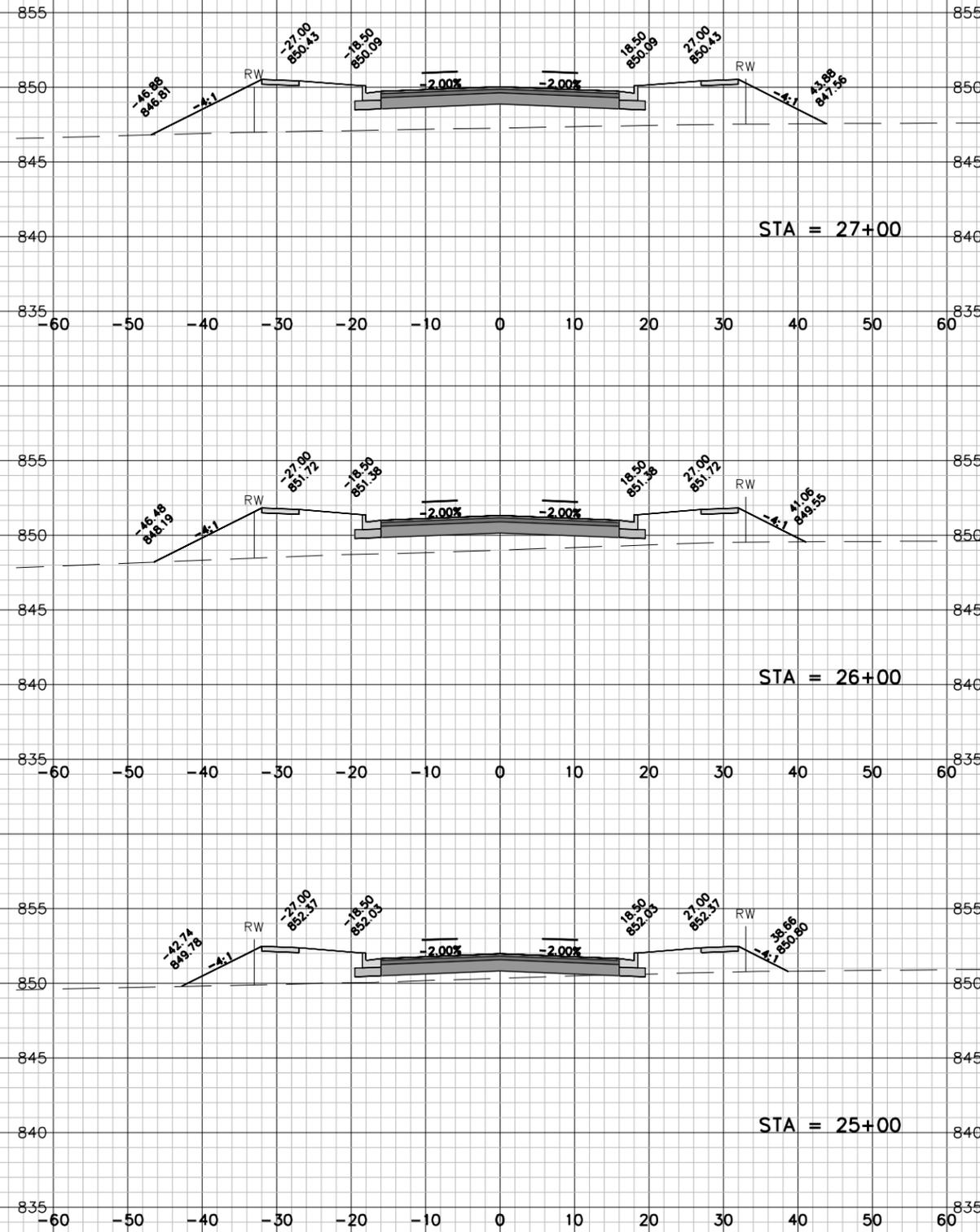
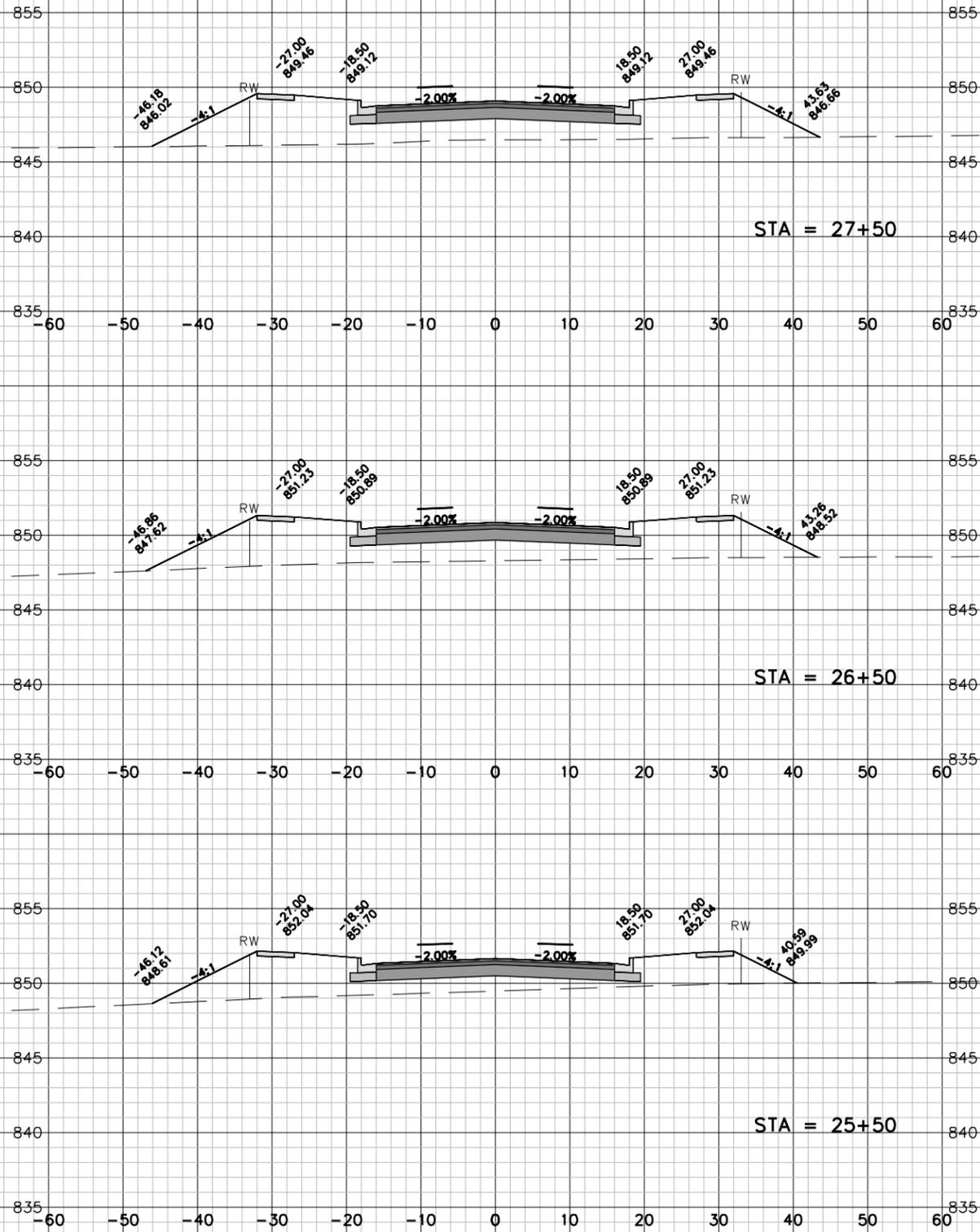
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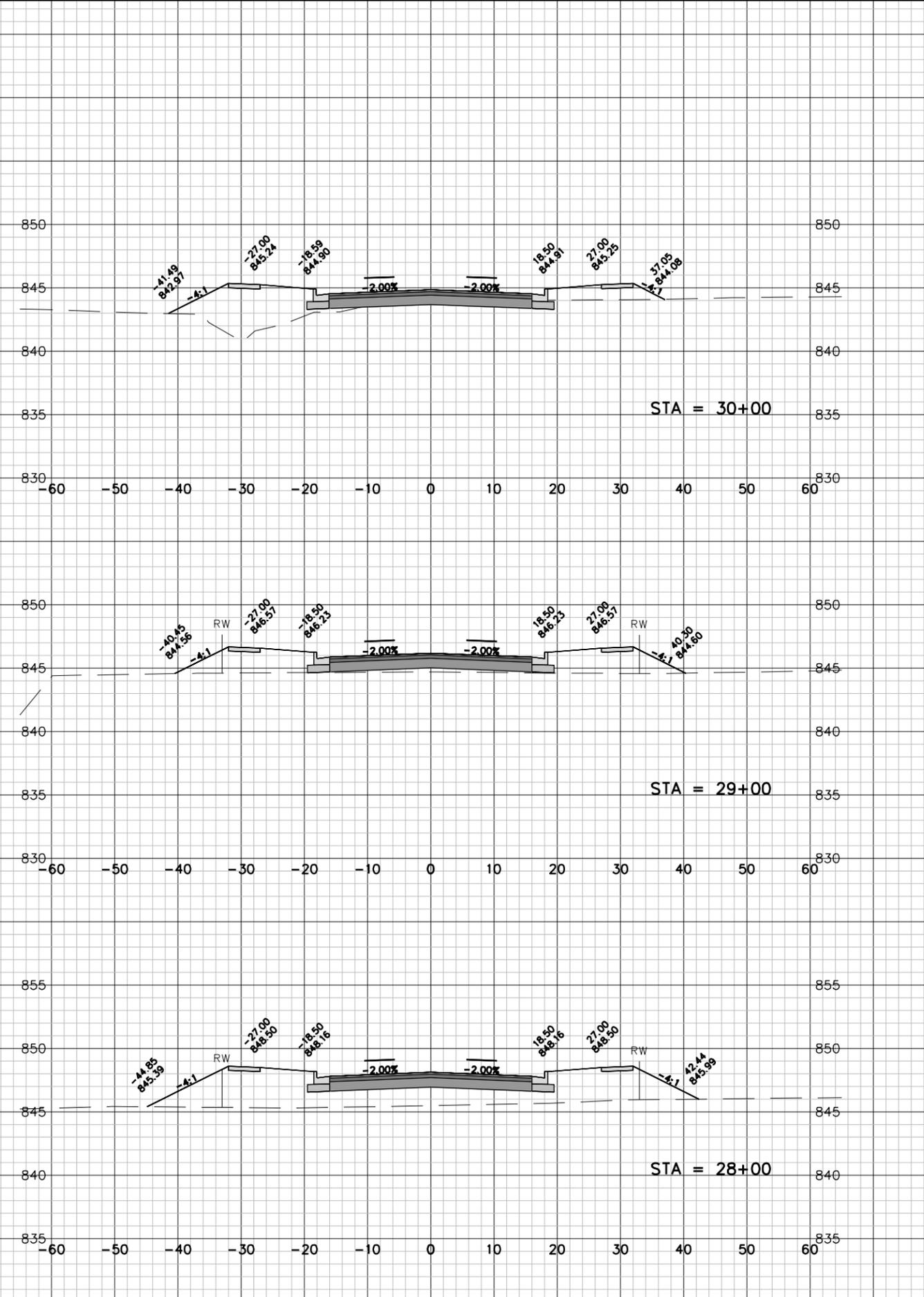
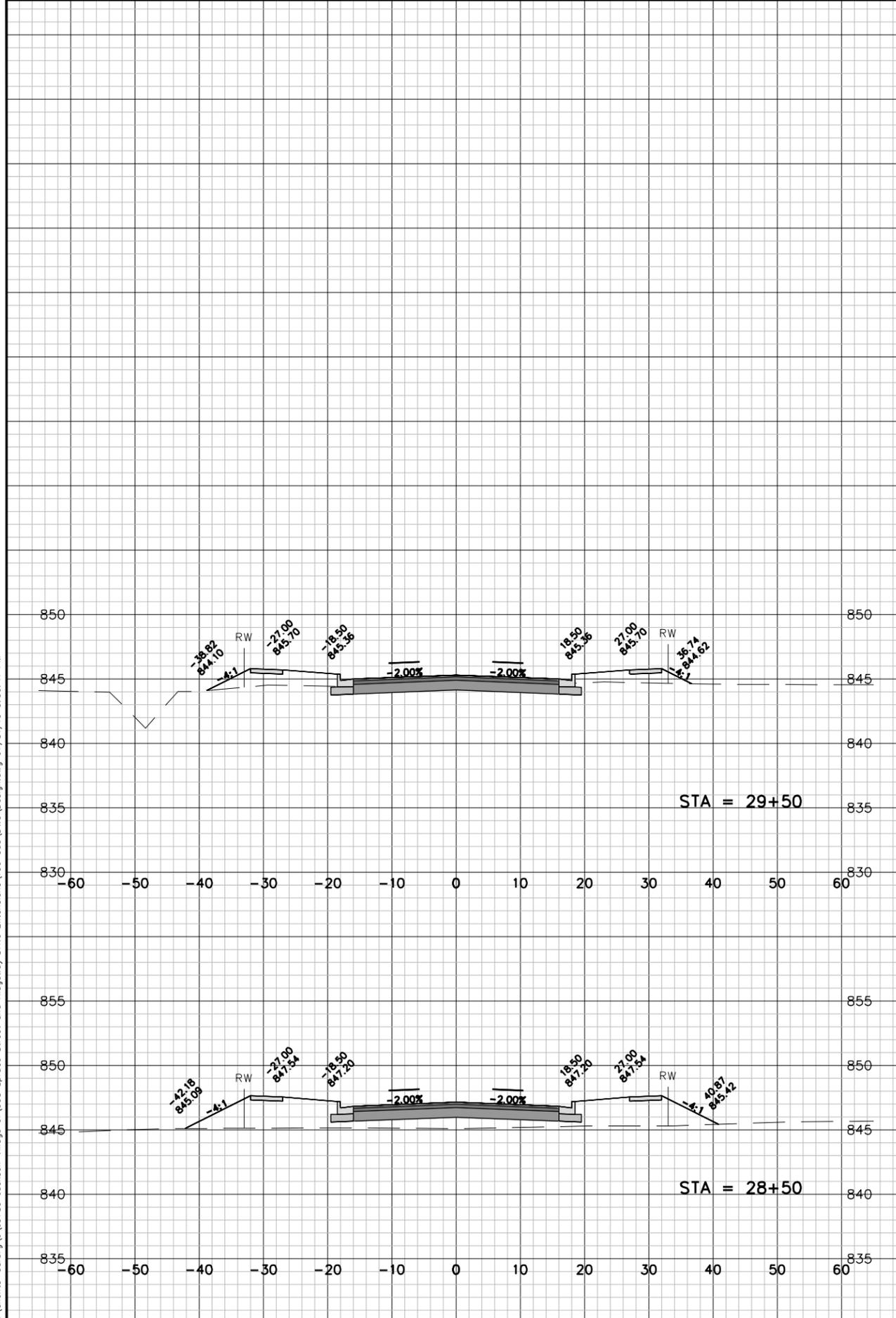
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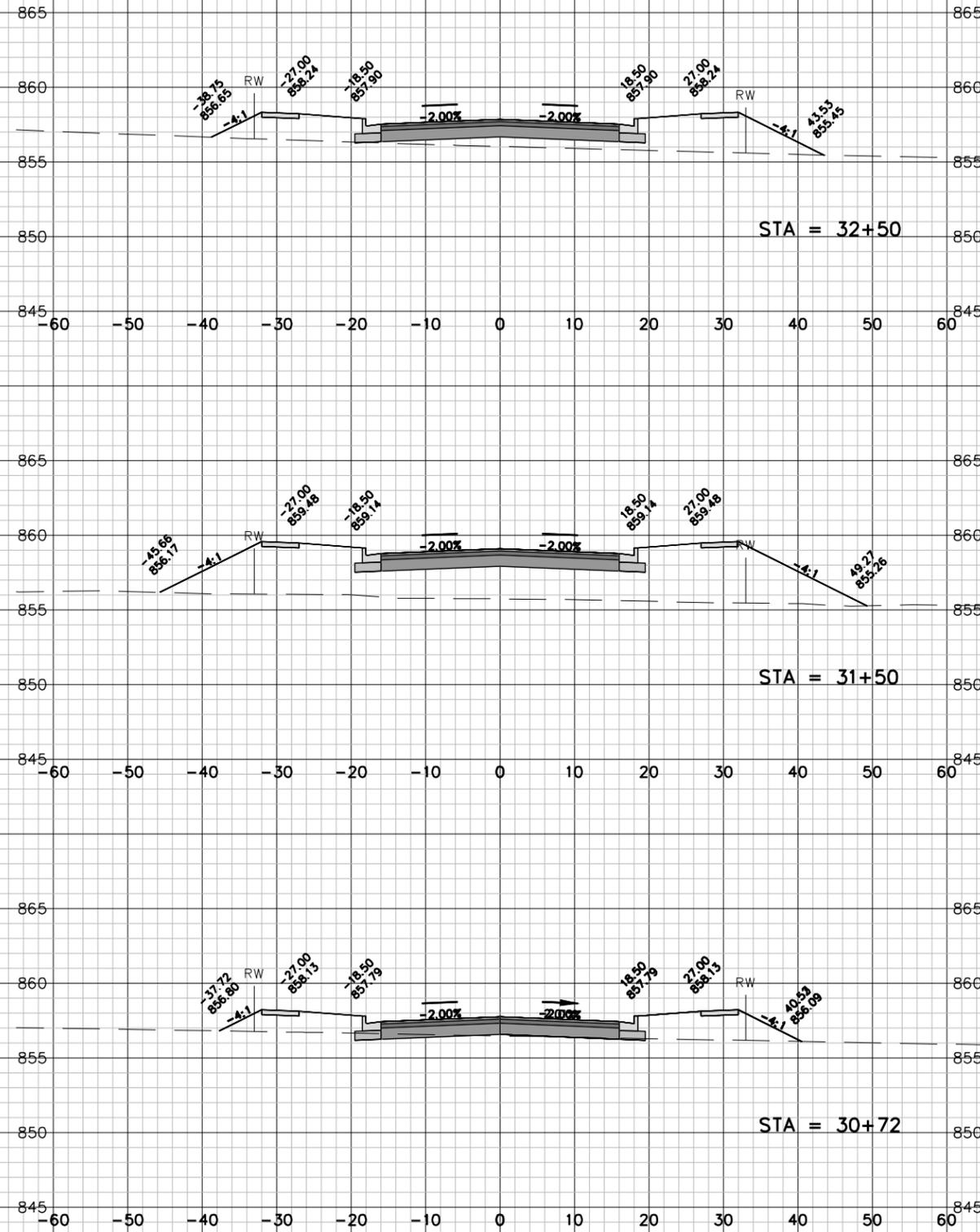
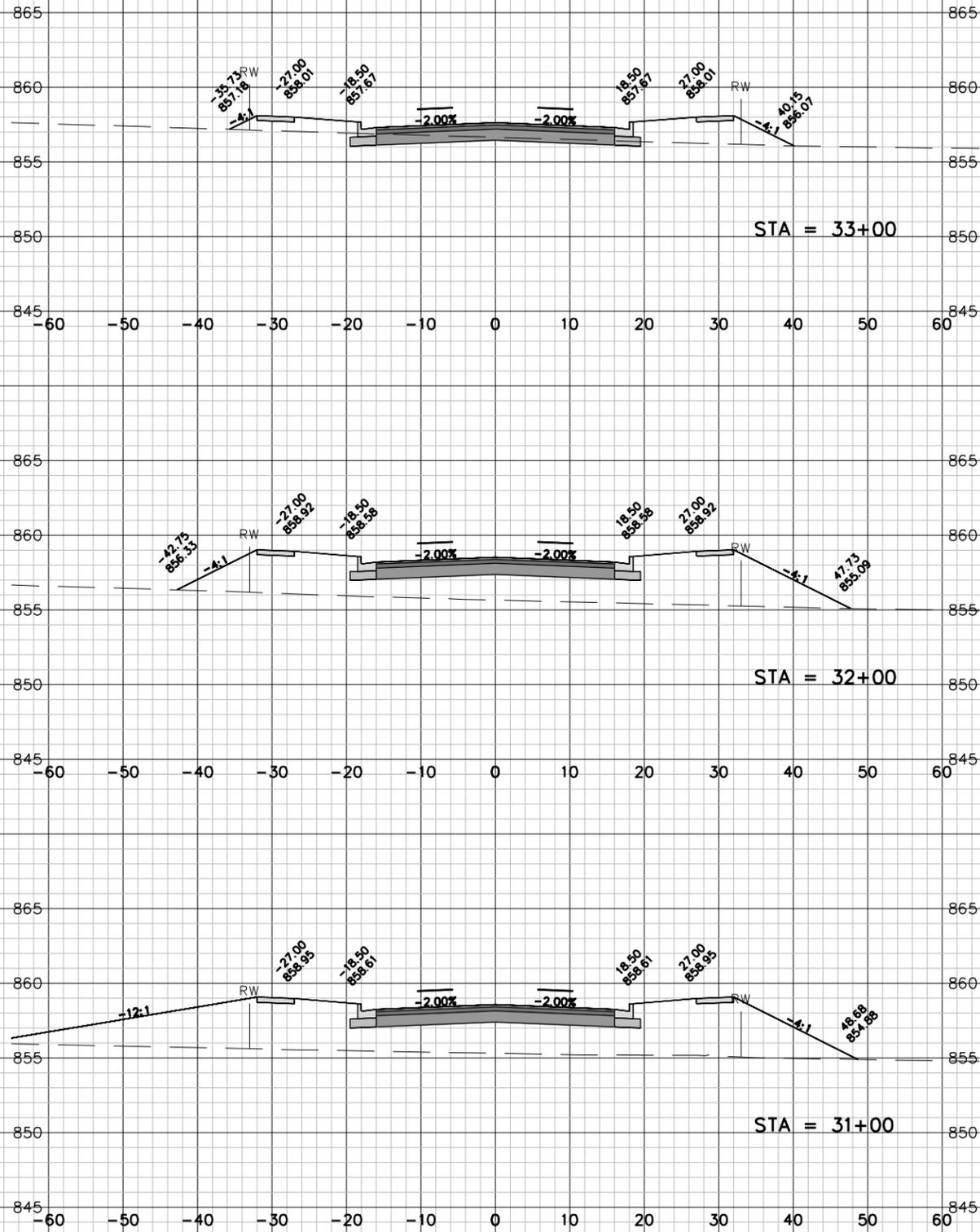
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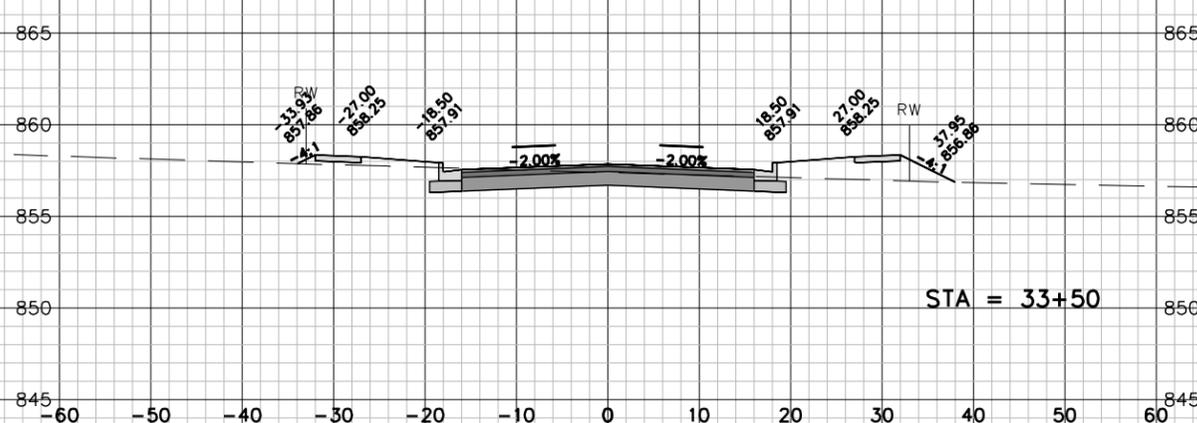
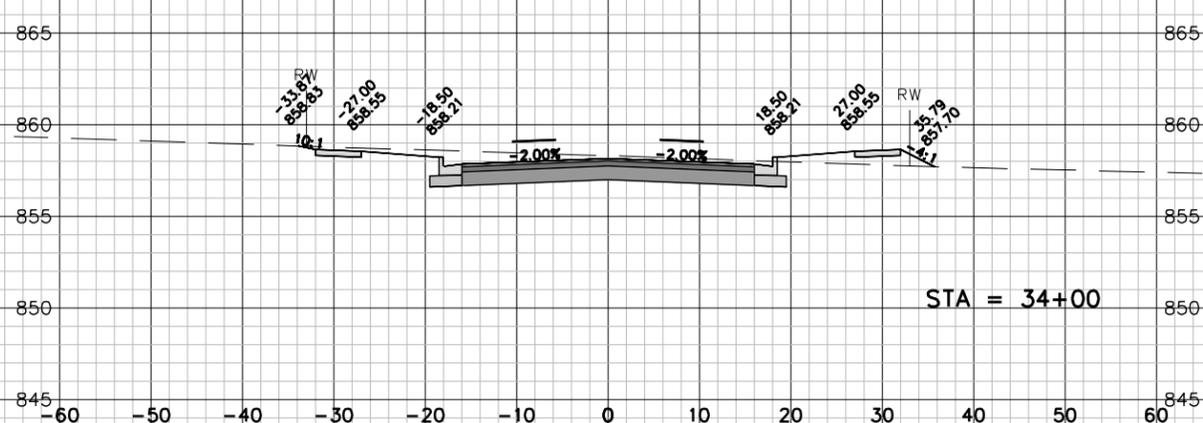
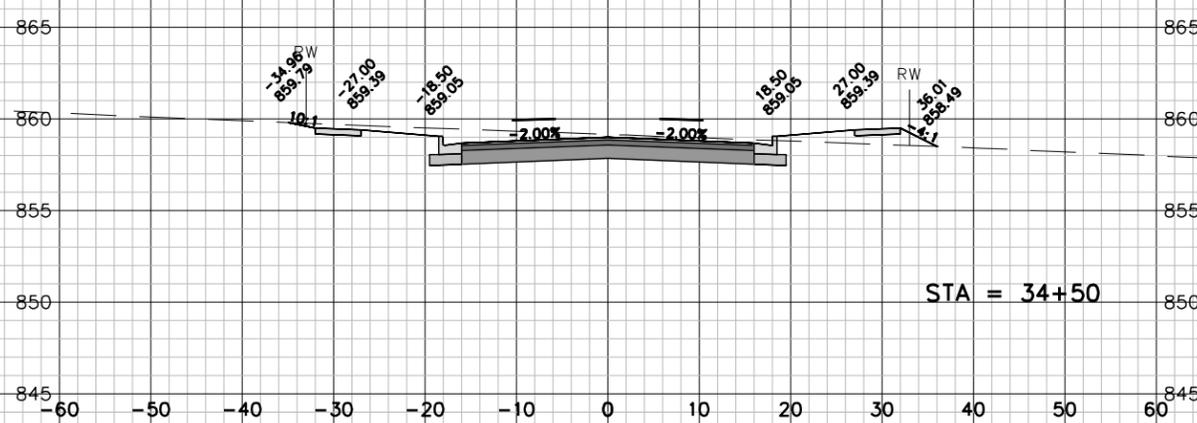
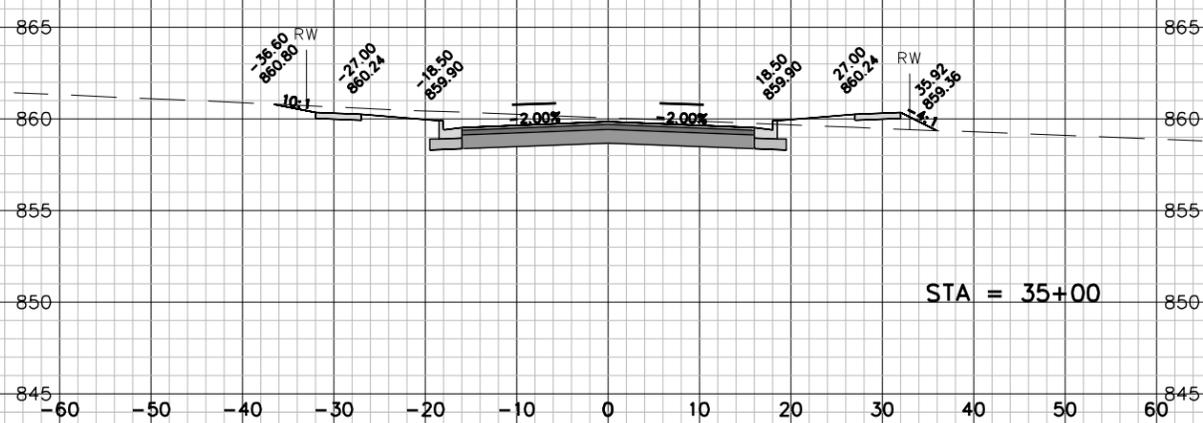
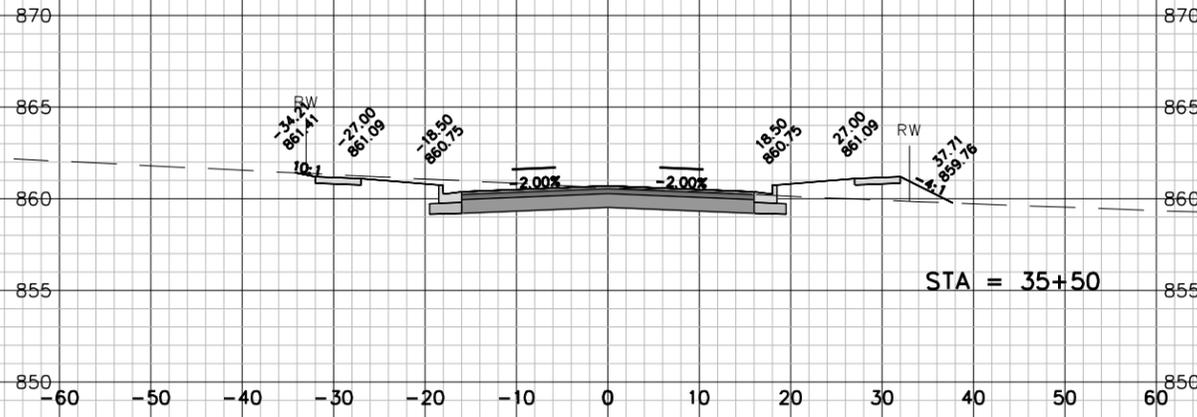
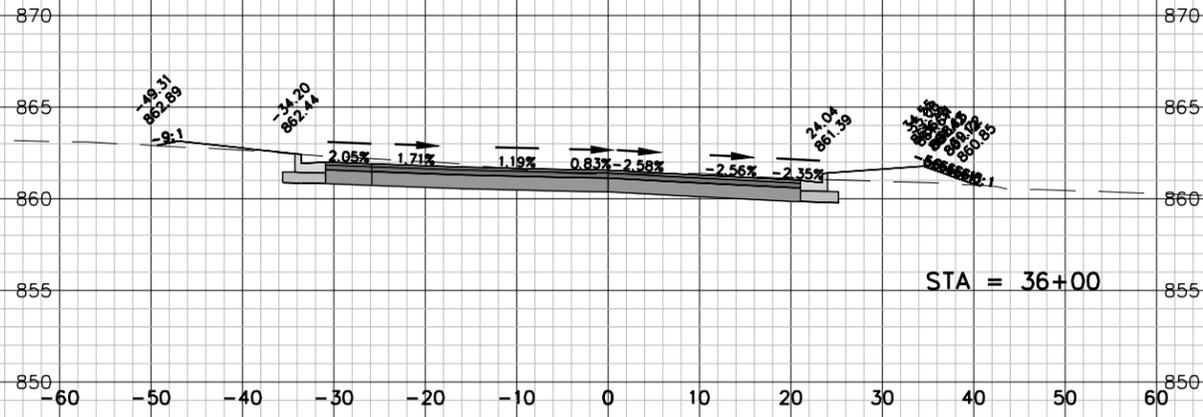
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SPRUCE STREET AND RIDGEWAY DRIVE EXTENSIONS  
WASHINGTON COUNTY, WISCONSIN  
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# THE VILLAGE OF JACKSON PARKS & RECREATION PARKS & SHELTERS RENTAL POLICIES AND FEES

## I. RESERVATIONS & CANCELLATIONS

- a. All reservations are to be made through the Jackson Parks & Recreation Department at the Jackson Area Community Center. *Permits and approval by the Park & Recreation Department are required for all facility and field reservations.*
- b. **Reservations for parks, can only be made on the first business day after the New Year, for that year.**
- c. Basic field reservations DO NOT include equipment (*except baseball/softball bases*), soccer nets, markings/lining, lights or grooming.
- d. The Jackson Parks Department reserves the right to cancel events due to extreme conditions. Reserving parties are responsible to verify field conditions and take all steps in the cancellation/postponement of games/practice or events.
- e. The priority of rentals is in the following order: Village of Jackson, Jackson Parks & Recreation Department, Nonprofit Community Organizations (*including, but not limited to: Little League, Jackson Soccer Assoc., Lions Club, VFW, Jackson Festivals, Inc., Boy Scouts/Girl Scouts, 4-H Clubs, American Legion, Local Churches*) and the general public. Requests are on a first come first served basis, however, The Village of Jackson and The Parks & Recreation Department events and activities have priority over other rentals.
- f. *Please be aware the parks are public areas, some with multiple rental spaces, so other events and rentals may be going on during your reservation.*
- g. **ALL FUNDRAISING RENTALS** – including Nonprofit Community Organizations must have all fundraising rentals pre-approved by the Jackson Parks & Recreation Committee and ultimately by the Jackson Village Board. (*as per park rule #17*)

### RESERVATIONS:

- All Groups are responsible for the \$75.00 Security Deposit – including Community Organizations that do not pay rental fees.
- **No reservations will be “penciled-in” in the master calendar. All fees must be paid at the time of reservation, no exceptions. Dates will not be reserved by emails or phone calls.**
- If dates or times are changed there will be a \$15.00 fee, regardless of when the change occurs.

**CANCELLATIONS:** There will be no refunds within 2 weeks of the reservation date. All other refunds will be processed after a 50% cancellation charge is deducted from rental fee. All refunds take a minimum of 2 weeks to process.

## II. RESIDENCY REQUIREMENTS

A resident is defined as anyone whose permanent residence is within the limits of the Village of Jackson or the Town of Jackson. Individuals living outside those limits, are considered non-residents and pay non-resident rates. *Proof of residency is required with photo I.D. or current utility bill.*

## III. RENTAL FEE SCHEUDLE (R: resident fee, CO: community organization fee, NR: nonresident fee- is double the resident fee)

	<b>R:</b>	<b>CO:</b>	<b>NR:</b>
a. Hickory Lane Park Shelter:			
<i>Shelter only</i>	\$45.00/day	\$0/day	\$90.00/day
<i>with small concession area:</i>	\$55.00/day	\$0/day	\$110.00/day
b. Jackson Park Shelters (there are 3, cost is per shelter):			
<i>non-enclosed, open shelters</i>	\$45.00/day	\$0/day	\$90.00/day
c. Jackson Park Kitchen:			
<i>must have proper permits</i>	\$150.00/day	\$0/day	\$300.00/day
d. Splash Park Private Rental – ( <i>Groups must use separate Splash Park Group Reservation Form</i> ):			
<i>7pm to 8:30pm, Mon.-Sun.</i>	\$100.00	\$100.00	\$200.00
<i>Excludes Holidays</i>			

- e. Jackson Park: Main Ballfield:
  - *without lights and scoreboard* \$100.00/day \$50/day \$200.00 /day
  - *with lights and scoreboard* \$150.00/day \$100/day \$300.00/day
- f. Jackson Park & Hickory Lane Park: Non-lighted Ball Fields:
  - *lights/scoreboard not available* \$75.00/day \$25/day \$150.00/day
- g. Jackson Park & Hickory Lane Park Soccer Fields:
  - *lights/scoreboard not available* \$50.00/day \$15/day \$100.00/day
- h. Jackson Park Concession Stand: *(for eligible, nonprofit groups services can be contracted out through the Jackson Joint Parks & Recreation Dept. with profit sharing – per IV Special Use)*

**IV. SPECIAL USE RESTRICTIONS & POLICIES**

BALLFIELDS: The fee includes bases at each diamond rented. ONLY park maintenance personnel are authorized to line the grass portions of the fields or use motorized equipment to drag/rake the infields, unless otherwise specified/arranged.

SOCCER FIELDS: Soccer fields will be lined by parks maintenance personnel, unless otherwise specified/arranged. ONLY park maintenance personnel are authorized to line the soccer fields or use motorized equipment to mark fields.

The Jackson Parks Maintenance Department requests that special care should be taken on the soccer fields in wet conditions. To preserve the field, when there’s mud/rain or soft/wet grass avoid puddle areas and especially the goals.

EXCESSIVE DAMAGE: If there is excessive damage after a facility or field rental the agency/department/organization will be made to pay all expenses needed to restore conditions.

CONCESSION STANDS: The Jackson Park and Hickory Lane Park Concession Stands may be contracted out through the Parks & Recreation Department (with Jackson Parks & Recreation Committee approval followed by Village Board approval), for events, with the Jackson Parks & Recreation Department operating the stand. Each rental will be evaluated separately depending on organization and usage. Otherwise, the stand is not available for rental, see rule #17 listed under Park Rules.

**V. HELPFUL FACILITY DETAILS:**

*(Diagrams of both parks are available on the website at [www.villageofjackson.com](http://www.villageofjackson.com))*

JACKSON PARK:

- Shelter #1: Holds @ 200, with electric and stage.
- Shelter #2: Holds @ 100, with electric and small stage.
- Shelter #3: Holds @60, with electric.
- Kitchen: Contains: electric, refrigerator, freezer, deep sinks, plenty of work area and counter space.

HICKORY LANE PARK:

- Shelter #1: Holds @50, with electric
- Concession: Attached to the shelter, this is a small area with a sink, counter and shelves.

## VILLAGE OF JACKSON PARK RULES

1. Parks shall be closed to the general public from 10:00pm to 6:00am, except for participants or spectators in an organized event or as part of a park facility rental. All parks are closed to said participants for spectators ½ hour after the completion of the organized event or rental.
2. The speed limit for any vehicle shall be 10 mph.
3. No person shall operate any snowmobile, all terrain vehicle, go-cart, or similar motorized vehicle anywhere within any park without permission.
4. No person shall be permitted to hunt, capture, seine, net or harm any living creature or possess any such devices designed for such purpose in any park.
5. No fires shall be built except in fireplaces or grills designed for such purpose. All embers of charcoal shall be disposed of in a proper manner.
6. All animals brought to the park shall be properly restrained. The owner or handler shall be responsible for the proper disposal of the animal's waste.
7. No person(s) shall engage in any activity that interferes with the activities of others already in progress or scheduled by obtaining prior authorization from the Village.
8. No person shall bring glass containers into the park. All refuse and waste shall be disposed of in proper containers.
9. No person shall remove or appropriate anything without Village authorization from any park.
10. Amusement devices (ie: bounce houses), tents, trailers, or any similar structures shall not be permitted without Village authorization.
11. No sparklers or any fireworks shall be permitted in any park at any time without Village authorization and proper permits.
12. No person shall swim or bathe in any area not designated for such purpose.
13. No person shall wash any object or animal in any stream, pond, water feature (splash park) or adjacent to any park.
14. No person shall engage in any form of gambling not permitted by the Wisconsin Statutes.
15. No person shall bring, possess, consume, dispense, convey, or give away any alcoholic beverages during authorized events/rentals, except as permitted by this agreement within the confines of the law. Private consumption is allowed within the confines of the law.
16. Noise generated from users of the park will be subject to regulation.
17. Only non-profit, public service organizations, with **prior approval from the Jackson Parks & Recreation Committee and Jackson Village Board**, are permitted to use the parks for sales, raffles, or other fundraising activities (this includes sport tournaments). As per Section III – h. Jackson Park & Hickory Lane Park Concession Stands are rentable only “for eligible, nonprofit groups.” Concession services for these groups are contracted out through the Jackson Parks & Recreation Dept. with profit sharing”.
18. No person shall throw or shoot any object, arrow, stone, or other missile or projectile, by hand or by any other means, in any playground, park or public place within the Village.
19. There is absolutely **NO PARKING OR DRIVING ON ANY GRASS AREAS**, without prior approval.
20. Littering prohibited; proper waste disposal required. All refuse and waste shall be disposed of in proper containers.
21. No person shall operate a motorized vehicle in a village park except upon established driveways or roadways therein and in compliance with any posted restrictions.
22. Skateboards, roller blades, scooters, roller skates and bicycles are only permitted on paved paths and in the Wheel Park.
23. Misuse of park property. No person shall climb, walk, or sit upon any fence, sign, wall or building. Persons shall use playground equipment in a manner for which it is intended and shall refrain from using playground equipment in a manner which threatens harm to the person or others, or threaten to damage park property.
24. Obedience to park personnel. No person shall resist or interfere with any park employee or volunteer in the discharge of their official duties.
25. **VIOLATION OF ANY OF THE ABOVE REGULATIONS OR ANY OTHER PROVISIONS AS SET FORTH BY THE VILLAGE ORDINANCE NOT LISTED HERE SHALL BE PENALIZED ACCORDINGLY.**

VILLAGE OF JACKSON PARKS & RECREATION DEPARTMENT
PARK RENTAL AGREEMENT

N165 W20330 Hickory Lane, Jackson, WI 53037 (262) 677-9665

PARK AREAS REQUESTED: (Example.: Jackson Park Shelter #1, Hickory Lane Park Volleyball Court #1...)

DAY & DATE FACILITY REQUESTED:

NAME: HOME PHONE #: ( )

DATE OF BIRTH (required): / / EMAIL:

ADDRESS: CELL PHONE #: ( )

EMERGENCY CONTACT: PHONE #: ( )

TYPE OF ACTIVITY: [ ] Family/Friend Picnic Gathering [ ] Business/Organization Function

[ ] Event or Sport Event with no charge or sales of any kind - (define activity)

[ ] Fundraising Event or Sport Event with a charge - (define activity) (\*\*REQUIRES PRE-APPROVAL

Note Park Rule #17: Only non-profit, public service organizations, with prior approval from the Jackson Parks & Recreation Committee and Jackson Village Board, are permitted to use the parks for sales, raffles, or other fund raising activities...

HOURS OF USE: NUMBER OF PARTICIPANTS:

PROFIT: \*\*NONPROFIT: ADM. CHARGED: YES NO

\*\*NONPROFIT GROUPS: must provide a copy of the letter showing not for profit status \$75.00 Deposit (One Check for Deposit Amount & One Check for Rental Amount) Per Facility, Field or Court (\$75.00 per Facility/Grounds/Court will be refunded if areas are properly cleaned and secured after event)

Check here if "Additional Insured Certificate" is required. [ ]

FULL PAYMENT TO INCLUDE DEPOSIT & FEE MUST BE RECEIVED TO CONFIRM RESERVATION - ALONG WITH THIS FORM COMPLETELY FILLED OUT! NO reservations will be "penciled-in" in the calendar or taken over the phone.

The undersigned accepts full responsibility for the conduct of the above group while on Village property and agrees to indemnify and save harmless the Village of Jackson from any and all liability which might be occasioned to said Village by virtue of granting the permission in this application.

APPLICANT'S SIGNATURE: DATE: / /

FOR OFFICE USE ONLY

FEE PAID: DATE PAID: / / DEPOSIT REC'D BY:

DATE \$75.00 DEPOSIT RETURNED: RECEIPT #:

RETURNED DEPOSIT RECEIVED BY: KEY #:

CREDIT CARD AUTHORIZATION form with fields for Name on Card, AMEX, VISA/MC or Discover, Exp. Mo., Exp. Yr., CVV Code, and Signature.

When paying with a credit card, the cardholder agrees to pay the rental fee immediately on the provided card. We will hold the card information on file and it will be considered and used as a security deposit.

**VILLAGE OF JACKSON  
PARK CLEAN UP & SECURITY CHECK LIST**

DATE OF EVENT: \_\_\_\_\_ GROUP: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: ( \_\_\_\_\_ ) \_\_\_\_\_

**WE, THE UNDERSIGNED, AGREE TO THE FOLLOWING CONDITIONS:**

**KITCHEN (\*require pre-approval for use, so general rentals do not have to worry about cleaning them)**

- \_\_\_\_\_ FLOORS HAVE BEEN SWEEPED AND WASHED
- \_\_\_\_\_ **\*WALLS HAVE BEEN CLEANED**
- \_\_\_\_\_ REFRIGERATORS AND FREEZERS ARE CLEANED INSIDE AND OUT
- \_\_\_\_\_ **\*STOVES, FRYERS AND GRIDDLES ARE CLEAN**
- \_\_\_\_\_ **\*GRIDDLES HAVE BEEN CLEANED AND GLAZED WITH VEGETABLE OIL**
- \_\_\_\_\_ TABLES, CHAIRS AND RACKS ARE CLEAN AND NEATLY PUT AWAY
- \_\_\_\_\_ ALL GARBAGE AND RECYCLABLES ARE PICKED UP AND PLACED IN PROPER RECEPTACLES. GARBAGE CAN BE BAGGED AND TAKEN TO THE DUMPSTER. IN THE EVENT THERE IS NO DUMPSTER, PLEASE LEAVE CLOSED BAGS OUTSIDE THE LOCKED DOOR
- \_\_\_\_\_ ALL DOORS, WINDOWS, AND PARTITIONS CLOSED AND LOCKED
- \_\_\_\_\_ *PLEASE CHECK TO BE SURE EQUIPMENT THAT IS IN USE IS STILL WORKING (FREEZERS ETC...)*

**SHELTERS**

- \_\_\_\_\_ FLOORS HAVE BEEN SWEEPED OF ANY DEBRIS LEFT FROM YOUR RENTAL
- \_\_\_\_\_ ALL PICNIC TABLES HAVE BEEN CLEANED
- \_\_\_\_\_ ALL GARBAGE AND RECYCLABLES ARE PICKED UP AND PLACED IN PROPER RECEPTACLES. IF GARBAGE IS OVERFLOWING, PLEASE DEPOSIT IN DUMPSTER.

**NOTE: PLEASE LIST ANY EQUIPMENT THAT IS NOT FUNCTIONING PROPERLY OR ANY OTHER DAMAGE YOU MAY HAVE NOTICED SO REPAIRS CAN BE MADE**

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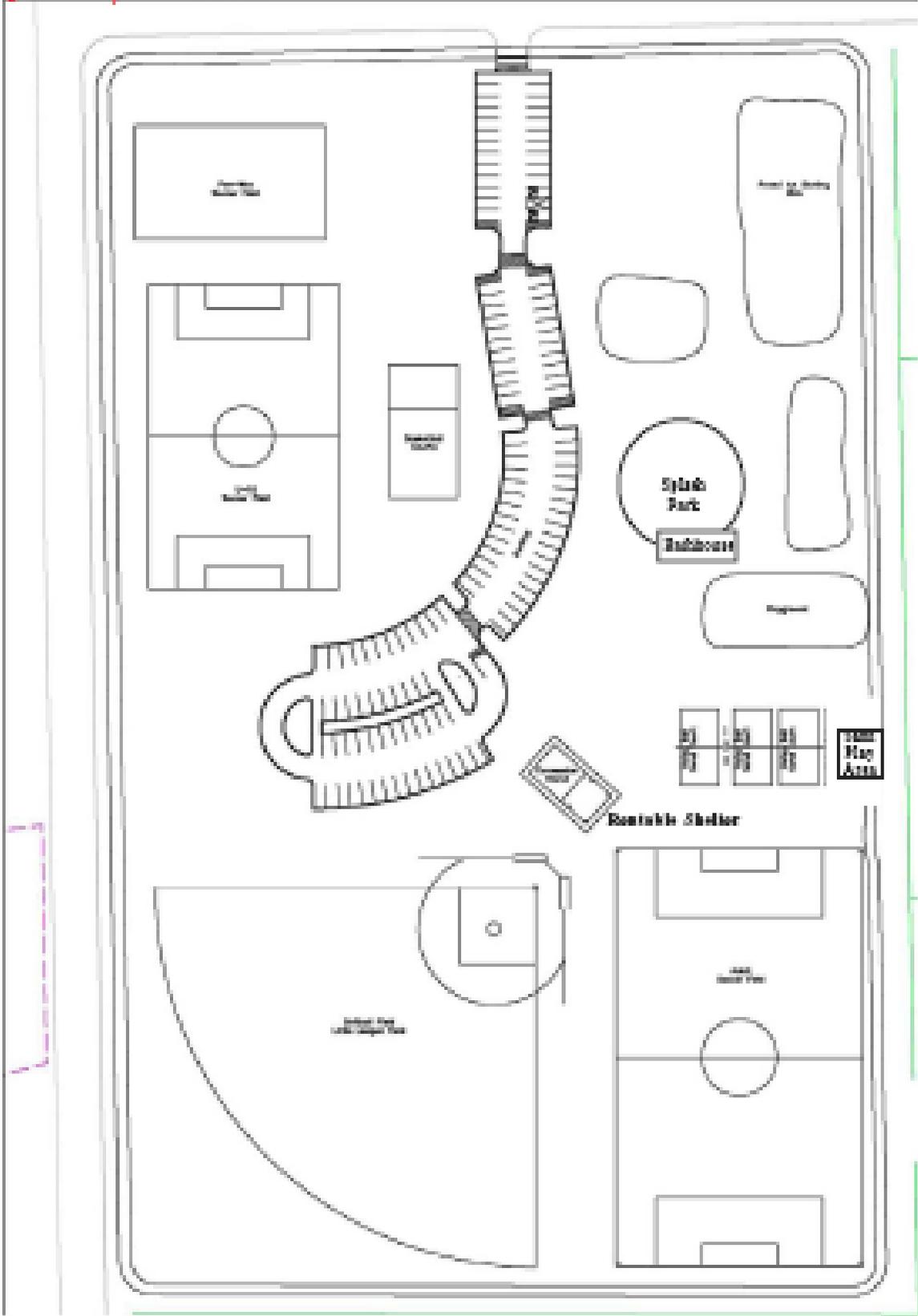
After each rental, the Village of Jackson will inspect the area rented and check the above list. If any of the above items are not taken care of by the rental group, the village will provide this service. A cost of \$50.00 per hour will be charged to the individual or group that has rented the facility. The Village will retain the deposit and bill the group/individual who signed for the facility. If the bill is not paid, the group or individual will not be allowed to rent the facility in the future. *If you need to contact the Village on the day of your event, 1<sup>st</sup> call Russ Krueger (414) 640-7951 -and 2<sup>nd</sup> call if no response from first is Brian Kober (414) 333-9696. If you need police assistance call (262) 677-4949. In case of emergency call 9-1-1.*

Please clean up and secure the area properly to save you and the Village any unnecessary work. Thank you for using Jackson Parks and we hope you have a successful event.

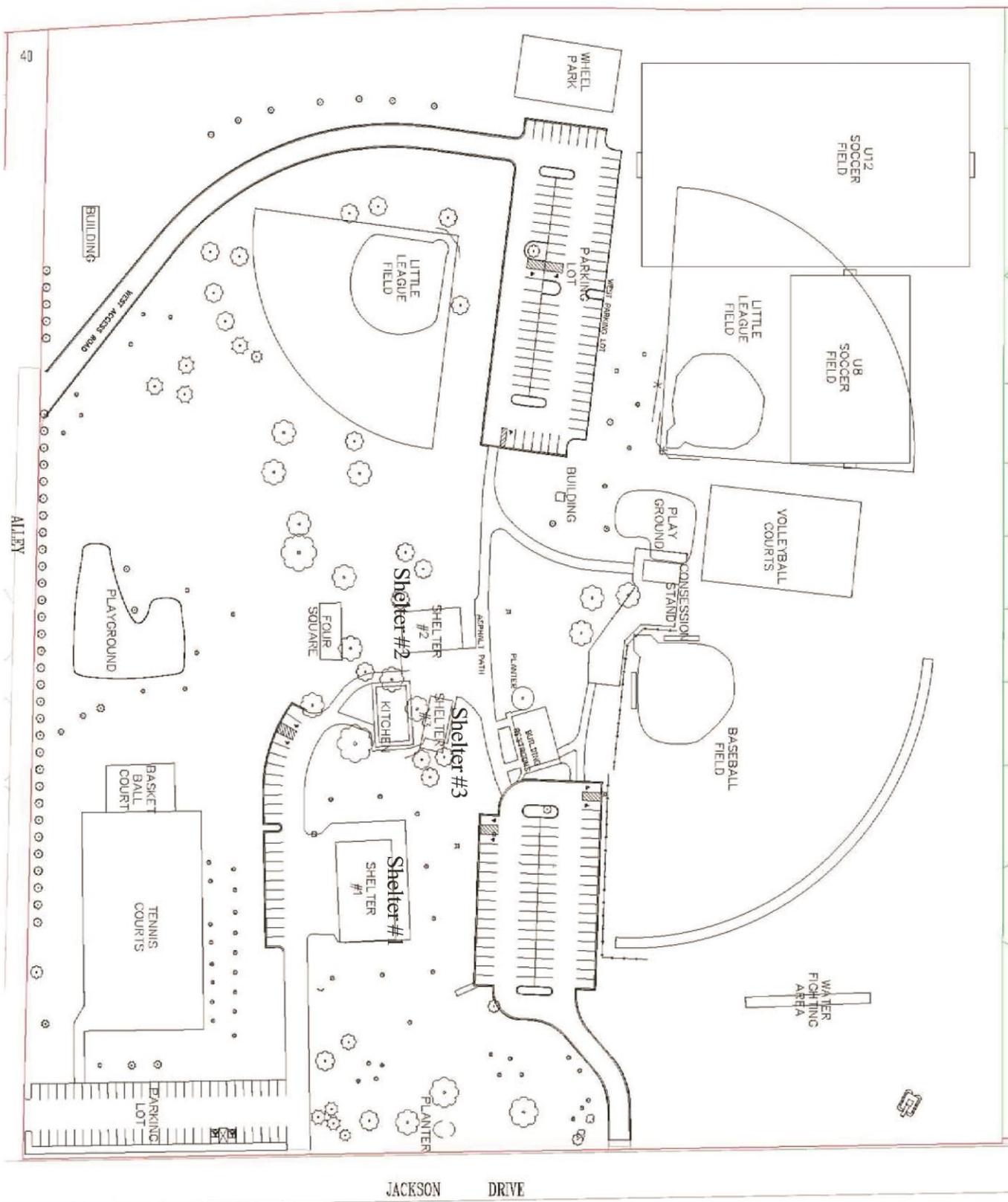
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*Inspected By: Village Employee*                      *Date*                      *Representative*                      *Date*

# HICKORY LANE PARK, N165 W20290 Hickory Lane, Jackson, WI 53037



JACKSON PARK - W204 N16901 Jackson Drive, Jackson WI 53037



# 2020 Jackson Splash Park Group & Staffing Recommendations

## **GROUP REGULATIONS:**

- Groups of 15 or more children and adults are limited to MONDAYS from 10am to 2pm and must have a pre-paid permit for entrance. Permits can be applied for at the Jackson Area Community Center by completing the 'SPLASH PARK GROUP PERMIT FORM'. There will be staff at the Splash Park to check permits, and refuse groups coming on days other than Monday.
- Only 2 Groups will be permitted per Monday, as long as the number of participants do not exceed our bather load of 157.
- The cost for non-resident groups \$150.00 per visit.
- Village Park & Recreation Employees reserve the right to ask a group to leave for failure to follow general park and splash park rules.
- There is NO CHARGE for Jackson Community Organization or Business that bring groups must register their outings at the Jackson Area Community Center. However, all of the above regulations are still in effect.
- Tables in the Splash Park Area are first come, first served.
- To secure tables (under the pavilion), all Groups are welcome to reserve the Hickory Lane Shelter in addition to their Splash Park Rental at the rate listed on the rental policies and fees forms.

## **CONCESSIONS & STAFFING:**

- The Park & Rec Staff will sell basic concessions and check group permits and park violations Monday – Friday from 10am to 2pm.
  - $5\text{hrs} \times 5\text{days} = 25\text{hrs} \times 13\text{wks} = 325\text{ total hrs.} \times \$10.00 = \$3,250.00.$

*(Also discussed was a pass system for all residents and non-residents, however, after MUCH discussion, we decided to start with the groups which seem to pose the biggest issues.)*