

Office of the Clerk/Treasurer

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax 691-1798

**COMMON COUNCIL
MEETING NOTICE AND AGENDA**

Monday, April 1, 2019

6:00 PM

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road ~ Pewaukee, Wisconsin

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1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
 3. Introduction of the New Joint Park and Recreation Director Nick Phalin [Klein]
 4. **PUBLIC HEARING** for Steeplechase Phase 2 Road Paving Project [Weigel]
 - 4.1 Discussion of the Engineer's Report and Proposed Special Assessments
 5. **PUBLIC HEARING** Regarding the Fox View Court Road Paving Project [Weigel]
 - 5.1 Discussion and Possible Action Regarding the Engineer's Report and Assessment Roll
 6. Discussion and Possible Action to Award Steeplechase Phase 2 and Fox View Court Paving Contracts to the Lowest Qualified Bidder, Payne and Dolan Based on the Lowest Qualified Bid of \$565,978.84. [Weigel]
 7. Consent Agenda
 - 7.1. Approval of the Common Council Meeting Minutes Dated March 4, 2018
 - 7.2. Approval of the Common Council Meeting Minutes Dated March 18, 2019
 - 7.3. Approval of Accounts Payable Listings
 - 7.4. Approval of Bartender License
 8. **PUBLIC HEARING** Regarding the Class B (Beer) and Class C (Wine) Licenses for Battle House MKE LLC Located at W229 N1400 Westwood Drive Unit C and Naming Stacy Gonzales as Agent [Tarczewski]
 9. Discussion and Possible Action Related to the 2018 DNR Storm Water Report [Weigel]
 10. Discussion and Possible Actions to Approve a Developers Agreement, Letter of Credit, and Wellhead Protection Special Permitted Use Agreement as Necessary for the Planned Development of Parcel PWC 0962-998-005 Located on Northmound Drive Attendant to the Development Proposal of Briohn Building Corporation to Construct One Multi-Tenant Building as Recommended by the City Plan Commission [Weigel/Fuchs/Klein].

11. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.
12. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:

- §19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Specifically related to the Excessive Assessment Claims for the following:
 - W232 N3471 Hunters Ridge Road (PWC 0908-996)
 - N26 W24511 College Avenue (PWC 0931-999-014)
 - N17 W24300 Riverwood Drive (PWC 0949-991-001)
 - N45 W25338 Lindsay Road (PWC 0877-996-004)

You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment.

13. Adjournment

Kelly Tarczewski
Clerk/Treasurer

March 29, 2019

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.**

DATE: April 1, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Introduction of the New Joint Park and Recreation Director Nick Phalin [Klein]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.**

DATE: April 1, 2019

DEPARTMENT: PW - Engineering

PROVIDED BY: Weigel/Wagner

SUBJECT:

PUBLIC HEARING for Steeplechase Phase 2 Road Paving Project [Weigel]

BACKGROUND:

This is the second of two phases of paving in the Steeplechase Subdivision Area.

FINANCIAL IMPACT:

Estimated City Road Project Cost \$562,076.15 (2019 Budget \$500,00)

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Steeplechase 2 Paving Map

Steeplechase 2 Letter to Residents

Steeplechase 2 Engineer's Report

Steeplechase 2 Assessment Roll

Steeplechase and Fox View Ct Paving Contract Award

Steeplechase and Fox View Ct Bid Tab

MAP 1

Steeplechase Phase 2
2019 Road Program
RD-19-574250
Location Map

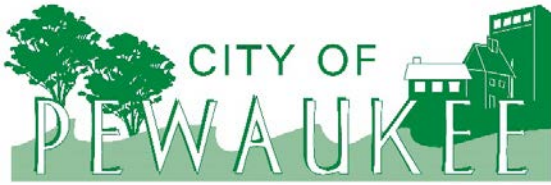
City of Pewaukee
Waukesha County, Wisconsin



Legend

- Soil Boring Locations
- Full Depth Milling
- S-1 Soil Boring Number





**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

March 13, 2019

To the residents along Coachman Drive, Crestview Drive, Deer Haven Drive, Homestead Road, Steeplechase Court, Steeplechase Drive, and Woodburn Court:

As you may be aware, the pavement of a portion of Coachman Drive, Crestview Drive, Deer Haven Drive, and Woodburn Court is in poor condition and should be replaced or reconditioned. As such, we have bid the second phase of the Steeplechase subdivision road paving project which consists of full depth pavement removals. In areas of full depth milling, all the existing asphalt will be removed and replaced. In addition, the storm inlets and curb will be spot repaired, along with minor work on the sanitary and water system.

The cost of the storm inlet repairs and half of the curb repairs are paid by the Storm Water Utility. The costs of the sanitary sewer and water repairs are paid by the Sewer and Water Utilities. The road repaving and half of the curb repair costs are paid by the City of Pewaukee.

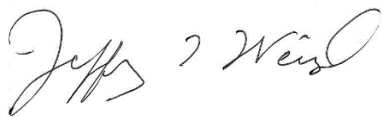
Beginning in 1984, the cost of road construction has been recovered through special assessments to the properties that abut the streets. A Public Hearing for these proposed special assessments has been scheduled to begin at **6:00 p.m. on Monday, April 1, 2019 in the Common Council Chambers at Pewaukee City Hall located at W240N3065 Pewaukee Road**. The purpose of the public hearing is to provide a public forum where the merits of the project will be discussed and the affected property owners will have had a chance to comment before the Common Council on the proposed project. Enclosed is a portion of the assessment roll that shows the potential special assessments for your property which are capped at \$2,639.00 (2019 rate) for residential properties (non-residential properties will pay the full assessment) and due when the final assessment resolution is passed (anticipated summer 2020). The assessments may be paid over a 10-year period with annual simple interest accruing on any unpaid balance on the end of year tax bill. For example, the capped assessment amount of \$2,639.00 will pay an approximate \$263.90 per year cost, plus interest, for each of the 10 years beginning with the December 2020 tax bill.

For property owners along a portion of Coachman Drive, Homestead Road, Steeplechase Court, and Steeplechase Drive where the road project was completed last year, you are included in the 2019 paving project due to the Steeplechase Platted Outlots being assessed to each lot within the Steeplechase Plat. On June 27, 2018, the City received a letter dated June 19, 2018 from the Steeplechase Homeowner's Association President requesting the road assessments for Steeplechase Outlots 1-7 be allocated to the 92 lots within the Steeplechase Plat. Due to this request, we have allocated the cost of 2018 and 2019 road assessments, \$83.54 per lot and \$114.74 per lot respectively, to the 92 lots within the Steeplechase Plat. These assessments will be added to your total road assessment and may also be paid over a 10-year period with annual simple interest accruing on any unpaid balance on the end of year tax bill.

These special assessments may be confusing, and we hope to provide a clear understanding of the proposals and the costs at the April 1st hearing. The decision to proceed with the project or cancel the project will be made by the Common Council at that April 1st meeting.

Please contact our office at (262) 691-0804 for more information or to schedule an appointment.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey L. Weigel". The signature is fluid and cursive, with the first name "Jeffrey" being more prominent than the last name "Weigel".

Jeffrey L. Weigel, P.E.
Public Works Director

CC: Common Council

Preliminary Report of the Engineer
On The Proposed Steeplechase Subdivision Phase 2
Pavement Rehabilitation Assessments
In The City of Pewaukee

In accordance with the resolution passed by the City Council of the City of Pewaukee, we herewith submit our report on assessments for the rehabilitation of Steeplechase Subdivision Phase 2 and drainage improvements to be made in the City of Pewaukee. All data shown here is based on bid prices.

This report consists of the following Schedules:

- Schedule "A": Summary of options for assessments and related costs.
- Schedule "B": Legal descriptions, dated March, 2019, and maps, dated February 2019, of all parcels within the assessment district.
- Schedule "C": Estimated assessment for each parcel affected.

The properties against which the assessments are proposed are benefited and the improvements constitute an exercise of Police Powers.

Jeffrey L. Weigel, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072
April 1, 2019

Prepared by:
Magdelene J. Wagner, P.E.
Assistant City Engineer
March 12, 2019

Schedule “A” – Steeplechase Subdivision Phase 2

The City of Pewaukee is considering the pavement rehabilitation of Steeplechase Subdivision Phase 2 including Coachman Drive, Crestview Drive, Deer Haven Drive, and Woodburn Court. The improvements consist of road rehabilitation, curb repair, inlet repair, water repair, and sewer repair, and related facilities.

The cost of the road improvements and 50% of curb repairs will be apportioned to all property owners abutting the street with direct or indirect access. The City of Pewaukee shall cap the road assessments to the single family, duplex residential and residential condominium properties. All other properties shall pay the full road assessment.

Inlet repairs, 50% of the curb repairs, and drainage improvements will be paid by the Storm Water Management Utility.

Water repairs will be paid by the Water Utility. Sewer repairs will be paid by the Sewer Utility.

It is recommended the costs for the improvements in Steeplechase Subdivision Phase 2 be determined on a unit basis.

On June 27, 2018, the City received a letter dated June 19, 2018 from the Steeplechase Homeowner’s Association President requesting the road assessment for Steeplechase Outlots 1-7 be allocated to the 92 lots within the Steeplechase Plat. In response to this request, we have allocated the 3 outlots assessed in 2018 and the 4 outlots assessed in this 2019 project to each of the 92 lots within the subdivision. This assessment roll reflects the assessments for each lot.

UNIT RATE COMPUTATIONS

Road Rehabilitation Unit Rate – Steeplechase Subdivision Phase 2

Estimated Road Reconstruction Costs (see attached breakdown)		\$432,366.27
Engineering, Administration, & Contingencies		\$129,709.88
Total Estimated Road Reconstruction Assessable Cost		\$562,076.15

$$\boxed{\$562,076.15} \div \boxed{54} = \boxed{\$10,408.82}/\text{unit}$$

Use $\boxed{\$10,408.82}$ as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family, duplex, and condominium residential properties.

Storm Water Management – Steeplechase Subdivision Phase 2

Estimated Drainage Improvement Costs (see attached breakdown)				\$29,789.98
Engineering, Administration, & Contingencies				\$8,936.99
Total Estimated Drainage Improvement Costs				\$38,726.97

City of Pewaukee Sewer Utility

Estimated Sewer Utility Costs (see attached breakdown)				\$23,466.00
Engineering, Administration, & Contingencies				\$7,039.80
Total Estimated Sewer Utility Costs				\$30,505.80

City of Pewaukee Water Utility

Estimated Water Utility Costs (see attached breakdown)				\$23,827.00
Engineering, Administration, & Contingencies				\$7,148.10
Total Estimated Water Utility Costs				\$30,975.10

2018 Outlots Per Lot Rate

2018 Outlot Assessment over 92 Lots	PER LOT			\$83.54
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2019 Outlots Per Lot Rate

2019 Outlot Assessment over 92 Lots	PER LOT			\$114.74
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COST SUMMARY

Cost Summary

Total Project Costs				\$662,284.01
Total Steeplechase Phase 2 Assessable Costs (deduct)				\$150,275.90
Total Water Utility Costs (deduct)				\$30,975.10
Total Sewer Costs (deduct)				\$30,505.80
Total Storm Water Utility Costs (deduct)				\$38,726.97
Net Non-assessable and City Costs				\$411,800.25

Computation of Costs

Total Rehabilitation Project Costs

<u>Item</u>			<u>Estimated</u>	<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Cost</u>
101	Mobilization	L.S.	1.00	\$16,000.00	\$16,000.00
102	Traffic Control	L.S.	1.00	\$5,000.00	\$5,000.00
103	Inlet sediment guards, Type C	EA.	31	\$55.00	\$1,705.00
		1000			
104	Dust Control using water	GAL	5	\$150.00	\$750.00
105	Full depth saw cut pavement	L.F.	315.0	\$2.00	\$630.00
106	Full Depth pavement milling	S.Y.	13,900.0	\$3.75	\$52,125.00
107	1 1/4 inch Crushed limestone T.B. base aggregate	TON	350.0	\$12.45	\$4,357.50
108	3/4 inch Crushed limestone T.B. base aggregate	TON	100.0	\$13.00	\$1,300.00
109	Excavation below subgrade	C.Y.	1,200.0	\$17.00	\$20,400.00
110	Excavation below subgrade backfill	TON	2,400.0	\$17.00	\$40,800.00
111	GeoGrid subgrade stabilization material	S.Y.	3,600.00	\$3.50	\$12,600.00
112	3 1/4 inch asphaltic concrete binder course	TON	2,990.00	\$53.00	\$158,470.00
113	Tack Coat	GAL	1,400.00	\$0.50	\$700.00
114	1 3/4 inch asphaltic concrete surface course	TON	1,610.00	\$56.00	\$90,160.00
115	30" Concrete Curb and gutter replacement	L.F.	855	\$53.29	\$45,562.95
	30" HES concrete curb and gutter replacement for				
116	driveways	L.F.	160	\$59.15	\$9,464.00
117	3" asphaltic concrete driveway repair	S.F.	115	\$9.89	\$1,137.35
118	6" HES concrete driveway repair	S.F.	4	\$207.61	\$830.44
119	Repair Sanitary Manhole 17.1-012 (per Table 1)	EA.	1	\$1,500.00	\$1,500.00
120	Repair Sanitary Manhole 17.1-015 (per Table 1)	EA.	1	\$1,200.00	\$1,200.00
121	Repair Sanitary Manhole 17.1-016 (per Table 1)	EA.	1	\$1,800.00	\$1,800.00
122	Repair Sanitary Manhole 17.1-017 (per Table 1)	EA.	1	\$1,500.00	\$1,500.00
123	Repair Sanitary Manhole 17.1-018 (per Table 1)	V.I.	1	\$2,000.00	\$2,000.00
124	Repair Sanitary Manhole 17.1-019 (per Table 1)	EA.	1	\$1,250.00	\$1,250.00
125	Repair Sanitary Manhole 17.1-020 (per Table 1)	EA.	1	\$1,350.00	\$1,350.00
126	Repair Sanitary Manhole 17.1-023 (per Table 1)	EA.	1	\$1,200.00	\$1,200.00
127	Repair Sanitary Manhole 17.1-024 (per Table 1)	EA.	1	\$1,500.00	\$1,500.00
128	Repair Sanitary Manhole 17.1-025 (per Table 1)	EA.	1	\$1,200.00	\$1,200.00
129	Repair Sanitary Manhole 17.1-026 (per Table 1)	EA.	1	\$1,000.00	\$1,000.00
130	Repair Sanitary Manhole 17.1-027 (per Table 1)	EA.	1	\$2,500.00	\$2,500.00
131	Repair Sanitary Manhole 17.1-027A (per Table 1)	EA.	1	\$1,200.00	\$1,200.00
132	Repair Sanitary Manhole 17.1-040 (per Table 1)	EA.	1	\$1,000.00	\$1,000.00
133	Repair Sanitary Manhole 17.1-041 (per Table 1)	EA.	1	\$1,100.00	\$1,100.00
134	Repair Sanitary Manhole 17.1-045 (per Table 1)	EA.	1	\$1,200.00	\$1,200.00
135	Repair Water Valve 17.1-W16 (per Table 2)	EA.	1	\$650.00	\$650.00
136	Repair Water Valve 17.1-W17 (per Table 2)	EA.	1	\$650.00	\$650.00
137	Repair Water Valve 17.1-W18 (per Table 2)	EA.	1	\$580.00	\$580.00

Total Rehabilitation Project Costs - Continued

<u>Item</u>			<u>Estimated</u>	<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Cost</u>
138	Repair Water Valve 17.1-W19 (per Table 2)	EA.	1	\$550.00	\$550.00
139	Repair Water Valve 17.1-W20 (per Table 2)	EA.	1	\$580.00	\$580.00
140	Repair Water Valve 17.1-W21 (per Table 2)	EA.	1	\$580.00	\$580.00
141	Repair Water Valve 17.1-W22 (per Table 2)	EA.	1	\$550.00	\$550.00
142	Repair Water Valve 17.1-W23 (per Table 2)	EA.	1	\$580.00	\$580.00
143	Repair Water Valve 17.1-W37 (per Table 2)	EA.	1	\$580.00	\$580.00
144	Repair Water Valve 17.1-W38 (per Table 2)	EA.	1	\$550.00	\$550.00
145	Repair Water Valve 17.1-W39 (per Table 2)	EA.	1	\$550.00	\$550.00
146	Repair Water Valve 17.1-W40 (per Table 2)	EA.	1	\$550.00	\$550.00
147	Repair Water Valve 17.1-W41 (per Table 2)	EA.	1	\$580.00	\$580.00
148	Repair Water Valve 17.1-W42 (per Table 2)	EA.	1	\$1,500.00	\$1,500.00
149	Repair Water Valve 17.1-W43 (per Table 2)	EA.	1	\$1,000.00	\$1,000.00
150	Repair Water Valve 17.1-W44 (per Table 2)	EA.	1	\$580.00	\$580.00
151	Repair Water Valve 17.1-W46 (per Table 2)	EA.	1	\$550.00	\$550.00
152	Repair Water Valve 17.1-W48 (per Table 2)	EA.	1	\$580.00	\$580.00
153	Repair Water Valve 17.1-W49 (per Table 2)	EA.	1	\$550.00	\$550.00
154	Repair Water Valve 17.1-W50 (per Table 2)	EA.	1	\$550.00	\$550.00
155	Replace Eclipse No. 88 Sampling Station - Cold Weather Package	EA.	1	\$10,000.00	\$10,000.00
156	Topsoil, seed, fertilizer, and hydromulch	S.Y.	290	\$7.30	\$2,117.00
	Subtotal of Contract				\$509,449.24
	Engineering, Administration, & Contingencies				\$152,834.77
	Total Project Costs				\$662,284.01

Total Road Rehabilitation & Assessment Costs – Steeplechase Subdivision Phase 2

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Cost</u>
101	Mobilization	L.S.	0.849	\$16,000.00	\$13,584.00
102	Traffic Control	L.S.	0.849	\$5,000.00	\$4,245.00
103	Inlet sediment guards, Type C	EA.	31	\$55.00	\$1,705.00
104	Dust Control using water	1000 GAL	5	\$150.00	\$750.00
105	Full depth saw cut pavement	L.F.	315.0	\$2.00	\$630.00
106	Full Depth pavement milling	S.Y.	13,900.0	\$3.75	\$52,125.00
107	1 1/4 inch Crushed limestone T.B. base aggregate	TON	350.0	\$12.45	\$4,357.50
108	3/4 inch Crushed limestone T.B. base aggregate	TON	100.0	\$13.00	\$1,300.00
109	Excavation below subgrade	C.Y.	1,200.0	\$17.00	\$20,400.00
110	Excavation below subgrade backfill	TON	2,400.0	\$17.00	\$40,800.00
111	GeoGrid subgrade stabilization material	S.Y.	3,600.00	\$3.50	\$12,600.00
112	3 1/4 inch asphaltic concrete binder course	TON	2,990.00	\$53.00	\$158,470.00
113	Tack Coat	GAL	1,400.00	\$0.50	\$700.00
114	1 3/4 inch asphaltic concrete surface course	TON	1,610.00	\$56.00	\$90,160.00
115	30" Concrete Curb and gutter replacement	L.F.	427.5	\$53.29	\$22,781.48
116	30" HES concrete curb and gutter replacement for driveways	L.F.	80	\$59.15	\$4,732.00
117	3" asphaltic concrete driveway repair	S.F.	115	\$9.89	\$1,137.35
118	6" HES concrete driveway repair	S.F.	4	\$207.61	\$830.44
156	Topsoil, seed, fertilizer, and hydromulch	S.Y.	145	\$7.30	\$1,058.50
	Subtotal of Contract				\$432,366.27
	Engineering, Administration, & Contingencies				\$129,709.88
	Total Project Costs				\$562,076.15

Total Potential Unit abutting the Road = 54 unit

Computation of Unit Cost $\frac{\$562,076.15}{54} = \$10,408.82/\text{unit}$

Use \$10,408.82 as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family residential, duplex family residential, residential condominium properties.

Total Estimated Storm Water Utility Costs – Steeplechase Subdivision Phase 2

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Cost</u>
101	Mobilization	L.S.	0.058	\$16,000.00	\$928.00
102	Traffic Control	L.S.	0.058	\$5,000.00	\$290.00
115	30" Concrete Curb and gutter replacement	L.F.	427.5	\$53.29	\$22,781.48
116	30" HES concrete curb and gutter replacement for driveways	L.F.	80	\$59.15	\$4,732.00
156	Topsoil, seed, fertilizer, and hydromulch	S.Y.	145	\$7.30	\$1,058.50
	Subtotal				\$29,789.98
	Engineering, Administration, & Contingencies				\$8,936.99
	Total Project Costs				\$38,726.97

Total Estimated Storm Water Utility Project Costs – Steeplechase = \$38,726.97

Total Estimated Sewer Utility Costs

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Cost</u>
101	Mobilization	L.S.	0.046	\$16,000.00	\$736.00
102	Traffic Control	L.S.	0.046	\$5,000.00	\$230.00
119	Repair Sanitary Manhole 17.1-012 (per Table 1)	EA.	1	\$1,500.00	\$1,500.00
120	Repair Sanitary Manhole 17.1-015 (per Table 1)	EA.	1	\$1,200.00	\$1,200.00
121	Repair Sanitary Manhole 17.1-016 (per Table 1)	EA.	1	\$1,800.00	\$1,800.00
122	Repair Sanitary Manhole 17.1-017 (per Table 1)	EA.	1	\$1,500.00	\$1,500.00
123	Repair Sanitary Manhole 17.1-018 (per Table 1)	V.I.	1	\$2,000.00	\$2,000.00
124	Repair Sanitary Manhole 17.1-019 (per Table 1)	EA.	1	\$1,250.00	\$1,250.00
125	Repair Sanitary Manhole 17.1-020 (per Table 1)	EA.	1	\$1,350.00	\$1,350.00
126	Repair Sanitary Manhole 17.1-023 (per Table 1)	EA.	1	\$1,200.00	\$1,200.00
127	Repair Sanitary Manhole 17.1-024 (per Table 1)	EA.	1	\$1,500.00	\$1,500.00
128	Repair Sanitary Manhole 17.1-025 (per Table 1)	EA.	1	\$1,200.00	\$1,200.00
129	Repair Sanitary Manhole 17.1-026 (per Table 1)	EA.	1	\$1,000.00	\$1,000.00
130	Repair Sanitary Manhole 17.1-027 (per Table 1)	EA.	1	\$2,500.00	\$2,500.00
131	Repair Sanitary Manhole 17.1-027A (per Table 1)	EA.	1	\$1,200.00	\$1,200.00
132	Repair Sanitary Manhole 17.1-040 (per Table 1)	EA.	1	\$1,000.00	\$1,000.00
133	Repair Sanitary Manhole 17.1-041 (per Table 1)	EA.	1	\$1,100.00	\$1,100.00
134	Repair Sanitary Manhole 17.1-045 (per Table 1)	EA.	1	\$1,200.00	\$1,200.00
	Subtotal of Contract				\$23,466.00
	Engineering, Administration, & Contingencies				\$7,039.80
	Total Project Costs				\$30,505.80

Total Estimated Sewer Utility Project Costs = \$30,505.80

Total Estimated Water Utility Costs

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Cost</u>
101	Mobilization	L.S.	0.047	\$16,000.00	\$752.00
102	Traffic Control	L.S.	0.047	\$5,000.00	\$235.00
135	Repair Water Valve 17.1-W16 (per Table 2)	EA.	1	\$650.00	\$650.00
136	Repair Water Valve 17.1-W17 (per Table 2)	EA.	1	\$650.00	\$650.00
137	Repair Water Valve 17.1-W18 (per Table 2)	EA.	1	\$580.00	\$580.00
138	Repair Water Valve 17.1-W19 (per Table 2)	EA.	1	\$550.00	\$550.00
139	Repair Water Valve 17.1-W20 (per Table 2)	EA.	1	\$580.00	\$580.00
140	Repair Water Valve 17.1-W21 (per Table 2)	EA.	1	\$580.00	\$580.00
141	Repair Water Valve 17.1-W22 (per Table 2)	EA.	1	\$550.00	\$550.00
142	Repair Water Valve 17.1-W23 (per Table 2)	EA.	1	\$580.00	\$580.00
143	Repair Water Valve 17.1-W37 (per Table 2)	EA.	1	\$580.00	\$580.00
144	Repair Water Valve 17.1-W38 (per Table 2)	EA.	1	\$550.00	\$550.00
145	Repair Water Valve 17.1-W39 (per Table 2)	EA.	1	\$550.00	\$550.00
146	Repair Water Valve 17.1-W40 (per Table 2)	EA.	1	\$550.00	\$550.00
147	Repair Water Valve 17.1-W41 (per Table 2)	EA.	1	\$580.00	\$580.00
148	Repair Water Valve 17.1-W42 (per Table 2)	EA.	1	\$1,500.00	\$1,500.00
149	Repair Water Valve 17.1-W43 (per Table 2)	EA.	1	\$1,000.00	\$1,000.00
150	Repair Water Valve 17.1-W44 (per Table 2)	EA.	1	\$580.00	\$580.00
151	Repair Water Valve 17.1-W46 (per Table 2)	EA.	1	\$550.00	\$550.00
152	Repair Water Valve 17.1-W48 (per Table 2)	EA.	1	\$580.00	\$580.00
153	Repair Water Valve 17.1-W49 (per Table 2)	EA.	1	\$550.00	\$550.00
154	Repair Water Valve 17.1-W50 (per Table 2)	EA.	1	\$550.00	\$550.00
155	Replace Eclipse No. 88 Sampling Station - Cold Weather Package	EA.	1	\$10,000.00	\$10,000.00
	Subtotal of Contract				\$23,827.00
	Engineering, Administration, & Contingencies				\$7,148.10
	Total Project Costs				\$30,975.10

Total Estimated Water Utility Project Costs = \$30,975.10

Total Estimated 2018 Outlot Costs Per Lot (Steeplechase Plat only)

2018 Outlots				
PWC0929114 Outlot	EA	1	\$2,562.00	\$2,562.00
PWC0929114 Outlot	EA	1	\$2,562.00	\$2,562.00
PWC0929114 Outlot	EA	1	\$2,562.00	\$2,562.00
Total				\$7,686.00

Total Units in Steeplechase Plat = 92 unit

Computation of Unit Cost $\frac{\$7,686.00}{92} = \$83.54/\text{unit}$

Use \$83.54 as the 2018 Outlot Unit Rate Per Lot.

Total Estimated 2019 Outlot Costs Per Lot (Steeplechase Plat only)

2019 Outlots				
PWC0929113 Outlot	EA	1	\$2,639.00	\$2,639.00
PWC0929113 Outlot	EA	1	\$2,639.00	\$2,639.00
PWC0929113 Outlot	EA	1	\$2,639.00	\$2,639.00
PWC0929113 Outlot	EA	1	\$2,639.00	\$2,639.00
Total				\$10,556.00

Total Units in Steeplechase Plat = 92 unit

Computation of Unit Cost $\frac{\$10,556.00}{92} = \$114.74/\text{unit}$

Use \$114.74 as the 2019 Outlot Unit Rate Per Lot.

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
STEEPLECHASE SUBDIVISION PHASE 2 2019 PAVING
RD-19-574250

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	TOTAL ASSESSMENT
1	SCOTT HOLTZ AND LAURA HOLTZ N28W26399 CRESTVIEW DR PEWAUKEE WI 53072	PWC 0929014	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00
2	JOHN SCHWAB AND KARI SCHWAB N28W26395 CRESTVIEW DR PEWAUKEE WI 53072	PWC 0929015	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00
3	MICHAEL L JOHNSON AND CRYSTAL L JOHNSON N28W26391 CRESTVIEW DR PEWAUKEE WI 53072	PWC 0929016	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00
4	PAUL A COLLAR AND SUSAN A COLLAR N28W26389 CRESTVIEW DR PEWAUKEE WI 53072	PWC 0929017	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00
5	HOWARD 2006 JOINT REVOCABLE TRUST N28W26377 CRESTVIEW DR PEWAUKEE WI 53072	PWC 0929018	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00
6	PATRICIA J LENIUS N28W26355 CRESTVIEW DR PEWAUKEE WI 53072	PWC 0929019	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00
7	ROBERT SKOCZEK AND KAREN SKOCZEK N28W26333 CRESTVIEW DR PEWAUKEE WI 53072	PWC 0929020	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00
8	CHRISTOPHER M WRIGHT N27W26203 COACHMAN DR PEWAUKEE WI 53072-4586	PWC 0929021	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54 \$83.54
9	CYNTHIA L TINTI N27W26227 COACHMAN DR PEWAUKEE WI 53072	PWC 0929022	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54 \$83.54
10	DANIEL HANLON AND MARY HANLON N27W26239 COACHMAN DR PEWAUKEE WI 53072	PWC 0929023	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54 \$83.54
11	GARY & MARY PETERSON REVOCABLE TRUST N27W26247 COACHMAN DR PEWAUKEE WI 53072	PWC 0929024	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54 \$83.54

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
STEEPLECHASE SUBDIVISION PHASE 2 2019 PAVING
RD-19-574250

CITY OF PEWAUKEE

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	TOTAL ASSESSMENT
12	STEPHEN OSTOP AND AMY OSTOP N27W26267 CRESTVIEW DR PEWAUKEE WI 53072	PWC 0929025	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
13	DENNIS P MCEVOY REVOCABLE TRUST N27W26273 CRESTVIEW DR PEWAUKEE WI 53072	PWC 0929026	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
14	WILLIAM G LEIGHTNER AND SUZANN M LEIGHTNER N27W26285 CRESTVIEW DR PEWAUKEE WI 53072	PWC 0929027	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
15	ROBIN V RAMEKER AND HEATHER RAMEKER N27W26297 CRESTVIEW DR PEWAUKEE WI 53072-4585	PWC 0929028	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
16	JOSHUA SELIGMAN AND MICHELLE SELIGMAN N27W26292 CRESTVIEW DR PEWAUKEE WI 53072	PWC 0929029	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
17	MARK H SCHMIEDEL AND SUSAN E SCHMIEDEL N27W26270 CRESTVIEW DR PEWAUKEE WI 53072-6702	PWC 0929030	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
18	THE JUSTIN J WATT REVOCABLE TRUST W263N2807 COACHMAN DR PEWAUKEE WI 53072-4590	PWC 0929031	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
19	MARTIN L PLOUSSARD W263N2811 COACHMAN DR PEWAUKEE WI 53072-4590	PWC 0929032	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
20	PATRICK GALLERT AND LISA GALLERT W263N2823 COACHMAN DR PEWAUKEE WI 53072	PWC 0929033	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
21	GEORGE D GEANON AND ALISON T GEANON W263N2839 COACHMAN DR PEWAUKEE WI 53072	PWC 0929034	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
22	JOHN J PURCELL AND JENNIFER PURCELL W263N2898 PROSPECT AVE PEWAUKEE WI 53072	PWC 0929035	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
STEEPLECHASE SUBDIVISION PHASE 2 2019 PAVING
RD-19-574250

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	TOTAL ASSESSMENT
23	DAVID R & HEATHER A STEIN REVOCABLE TRUST OF 2006 W263N2857 COACHMAN DR PEWAUKEE WI 53072-4590	PWC 0929036	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
24	RANDALL R HARRIS AND JANET G HARRIS W263N2877 COACHMAN DR PEWAUKEE WI 53072	PWC 0929037	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
25	DAVID A RETHERFORD AND CINDY L RETHERFORD W263N2889 COACHMAN DR PEWAUKEE WI 53072	PWC 0929038	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
26	DAVID C DECKER AND DIAN K DECKER W262N3030 PROSPECT AVE PEWAUKEE WI 53072	PWC 0929039	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
27	ROY A MANGANO REVOCABLE LIVING TRUST N29W26230 HOMESTEAD RD PEWAUKEE WI 53072	PWC 0929040	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
28	ARDALAN NOORDEH AND CHERYL NOORDEH N29W26255 COACHMAN DR PEWAUKEE WI 53072	PWC 0929041	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
29	JOSEPH NAMES AND MARILYN NAMES N29W26247 COACHMAN DR PEWAUKEE WI 53072	PWC 0929042	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
30	DONALD KOZELEK AND LISA NEVINSKI N29W26221 COACHMAN DR PEWAUKEE WI 53072-4592	PWC 0929043	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
31	HONG WEI YU AND FAN FAN 329 KINGS RIDGE CIR BRANDON MS 39047-6031	PWC 0929044	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
32	JAMES HIGH AND ROBIN HIGH N29W26153 COACHMAN DR PEWAUKEE WI 53072	PWC 0929045	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
33	STEVEN F HAAS AND COLLEEN F HAAS N29W26151 COACHMAN DR PEWAUKEE WI 53072	PWC 0929046	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
STEEPLECHASE SUBDIVISION PHASE 2 2019 PAVING
RD-19-574250

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	TOTAL ASSESSMENT
34	SALVATORE MIOSI AND LAURA MIOSI N29W26183 STEEPCLECHASE CT PEWAUKEE WI 53072	PWC 0929047	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
35	MICHAEL BECKER AND RITA BECKER N29W26211 STEEPCLECHASE CT PEWAUKEE WI 53072	PWC 0929048	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
36	WY SOCKI REVOCABLE TRUST N29W26231 STEEPCLECHASE CT PEWAUKEE WI 53072	PWC 0929049	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
37	FLORINE TAYLOR TRUST UNDER AGREEMENT AND THE VINCENT A INGRILLI (SR) REVOCABLE TRUST N29W26269 STEEPCLECHASE CT PEWAUKEE WI 53072-6804	PWC 0929050	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
38	DORA KABRICH N29W26192 STEEPCLECHASE CT PEWAUKEE WI 53072	PWC 0929051	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
39	WALTER CHRISTENSEN AND JUDITH CHRISTENSEN N29W26180 STEEPCLECHASE CT PEWAUKEE WI 53072	PWC 0929052	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
40	DAVID SCHNECKENBERG AND CAROLLYN SCHNECKENBERG N29W26147 COACHMAN DR PEWAUKEE WI 53072	PWC 0929053	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
41	JOHN R LOEW AND PAULA M VERBOOMEN N29W26138 STEEPCLECHASE DR PEWAUKEE WI 53072-4580	PWC 0929054	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
42	JAMIE STAHLAK AND ANDREA L STAHLAK N29W26110 STEEPCLECHASE DR PEWAUKEE WI 53072-4577	PWC 0929055	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
43	ANDREW V GILSON AND KATE C GILSON W260N2984 STEEPCLECHASE DR PEWAUKEE WI 53072-4576	PWC 0929056	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
44	MICHAEL RUCKI AND LINDA A LUTZ W260N2978 STEEPCLECHASE DR	PWC 0929057	2018 Outlots	1.00	\$83.54	\$83.54	\$83.54	\$114.74 \$83.54

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
STEEPLECHASE SUBDIVISION PHASE 2 2019 PAVING
RD-19-574250

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	TOTAL ASSESSMENT
	PEWAUKEE WI 53072-4576		2019 Outlots	1.00	\$114.74	\$114.74	\$114.74	
45	MICHAEL J & JOANNE A MIKELONIS REVOCABLE TRUST W260N2972 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929058	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
46	KIP RITCHIE AND NANCY RITCHIE W260N2968 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929059	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
47	ROBERT DEMPSEY AND CARRIE DEMPSEY W260N2950 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929060	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
48	MICHAEL KEBER AND SUSAN KEBER W260N2938 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929061	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
49	JOHN L FLECKENSTEIN W260N2914 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929062	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
50	THOMAS SANDVIK AND NICOLE SANDVIK W260N2888 STEEPCLECHASE DR PEWAUKEE WI 53072-4575	PWC 0929063	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
51	TERRILL M & LISA K JANNSEN TRUST W260N2866 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929064	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
52	JAMES D HUEBNER AND LISA F HUEBNER W260N2848 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929065	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
53	MATTHEW R BIEBEL AND TAMMY J BIEBEL W260N2832 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929066	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
54	JUSTIN A SCHWEIKERT AND LINDSAY A SCHWEIKERT W260N2824 STEEPCLECHASE DR PEWAUKEE WI 53072-4575	PWC 0929067	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
55	ANDREW BARTH AND KATHLEEN BARTH N27W26015 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929068	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
STEEPLECHASE SUBDIVISION PHASE 2 2019 PAVING
RD-19-574250

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	TOTAL ASSESSMENT
56	CRAIG D OLINGER AND TRISH M OLINGER N27W26021 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929069	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
57	DAVID LINSMEIER AND PATRICIA LINSMEIER N27W26033 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929070	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
58	MICHAEL R LUND AND JILL C COSTELLO N27W26059 STEEPCLECHASE DR PEWAUKEE WI 53072-4599	PWC 0929071	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
59	JASON R EISENDRATH AND KIMBERLY A EISENDRATH N27W26081 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929072	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
60	KELLY BRADLEY AND JOANNE BRADLEY N27W26093 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929073	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
61	DAVID G BORCHARDT AND AMY R BORCHARDT W260N2790 DEER HAVEN DR PEWAUKEE WI 53072-4559	PWC 0929074	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
62	JON C ROBERTS AND DANIELLE T ROBERTS N27W26060 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929075	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
63	CHARLES LEWIN AND CYNTHIA LEWIN N27W26030 STEEPCLECHASE DR PEWAUKEE WI 53072	PWC 0929076	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
64	JOHN K SMOKOVICH AND KATHLEEN M PEREZ REVOCABLE N27W26012 STEEPCLECHASE DR PEWAUKEE WI 53072-4599	PWC 0929077	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
65	VINCENT LAMBERT AND SEVERINE GIRAUD W260N2821 STEEPCLECHASE DR PEWAUKEE WI 53072-4575	PWC 0929078	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
66	JIMMY A KIMBO AND TRACY L KIMBO W260N2833 STEEPCLECHASE DR	PWC 0929079	2018 Outlots	1.00	\$83.54	\$83.54	\$83.54	\$114.74 \$83.54

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
STEEPLECHASE SUBDIVISION PHASE 2 2019 PAVING
RD-19-574250

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	TOTAL ASSESSMENT
	PEWAUKEE WI 53072-4575		2019 Outlots	1.00	\$114.74	\$114.74	\$114.74	
67	CHAD KNUITSON AND MARIE LIBRIZZI W260N2847 STEEPPLECHASE DR PEWAUKEE WI 53072	PWC 0929080	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
68	RICHARD CLINE AND BARBARA CLINE W260N2877 STEEPPLECHASE DR PEWAUKEE WI 53072	PWC 0929081	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
69	JAMES E & KAREN L MADERSKI REVOCABLE TRUST W260N2889 STEEPPLECHASE DR PEWAUKEE WI 53072	PWC 0929082	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
70	DANIEL HEXT AND KRISTEN HEXT W260N2909 STEEPPLECHASE DR PEWAUKEE WI 53072-4576	PWC 0929083	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
71	COREY A HONL AND DEBRA S HONL W260N2931 STEEPPLECHASE DR PEWAUKEE WI 53072	PWC 0929084	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
72	SCOTT KOZLIK AND DAWN KOZLIK W260N2949 STEEPPLECHASE DR PEWAUKEE WI 53072	PWC 0929085	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
73	RUSSELL W ROBERTS AND KAREN M ROBERTS W260N2961 STEEPPLECHASE DR PEWAUKEE WI 53072	PWC 0929086	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
74	THOMAS G POELZER AND SALLY A POELZER W260N2977 STEEPPLECHASE DR PEWAUKEE WI 53072-4576	PWC 0929087	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
75	BRIAN R SHERMAN AND ADRIANE N SHERMAN N29W26140 COACHMAN DR PEWAUKEE WI 53072-4972	PWC 0929088	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
76	DAVID F BOGIE AND LORI J BOGIE N29W26144 COACHMAN DR PEWAUKEE WI 53072	PWC 0929089	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
77	SHELDON L MOYSIS AND KATHY J MOYSIS N29W26152 COACHMAN DR	PWC 0929090	2018 Outlots	1.00	\$83.54	\$83.54	\$83.54	\$114.74 \$83.54

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
STEEPLECHASE SUBDIVISION PHASE 2 2019 PAVING
RD-19-574250

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	TOTAL ASSESSMENT
	PEWAUKEE WI 53072		2019 Outlots	1.00	\$114.74	\$114.74	\$114.74	

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
STEEPLECHASE SUBDIVISION PHASE 2 2019 PAVING
RD-19-574250

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	TOTAL ASSESSMENT
78	DANIEL J DETTLAFF N29W26160 COACHMAN DR PEWAUKEE WI 53072-4587	PWC 0929091	2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$114.74 \$83.54
79	ANDREW MELVIN AND HEATHER MELVIN W261N2892 DEER HAVEN DR PEWAUKEE WI 53072	PWC 0929092	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
80	STEVEN DINDORF AND MELISSA DINDORF W261N2888 DEER HAVEN DR PEWAUKEE WI 53072	PWC 0929093	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
81	MARK TERRIAN AND NANCY TERRIAN W261N2872 WOODBURNE CT PEWAUKEE WI 53072	PWC 0929094	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
82	JAMES L SCHALL AND PAMELA A SCHALL W261N2866 WOODBURNE CT PEWAUKEE WI 53072	PWC 0929095	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
83	VIRGINIA E KOCH TRUST W261N2854 WOODBURNE CT PEWAUKEE WI 53072	PWC 0929096	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
84	JOHN HEINE AND DONNA HEINE W261N2830 WOODBURNE CT PEWAUKEE WI 53072	PWC 0929097	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
85	VI HOA TRAN W261N2820 WOODBURNE CT PEWAUKEE WI 53072-4584	PWC 0929098	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
86	JULIE A GODFREY W261N2806 WOODBURNE CT PEWAUKEE WI 53072	PWC 0929099	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
87	JAMES VETRO AND CAROL VETRO W261N2809 DEER HAVEN DR PEWAUKEE WI 53072	PWC 0929100	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
88	BRIAN WADE LANG AND CECILIA ANN LANG W261N2827 DEER HAVEN DR PEWAUKEE WI 53072-4582	PWC 0929101	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
89	MARK STRAKA AND KAREN STRAKA W261N2849 DEER HAVEN DR PEWAUKEE WI 53072-4582	PWC 0929102	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
90	NATHAN STADING AND KATHRYN STADING	PWC 0929103	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,753.74

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
STEEPLECHASE SUBDIVISION PHASE 2 2019 PAVING
RD-19-574250

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	TOTAL ASSESSMENT
	W261N2861 DEER HAVEN DR PEWAUKEE WI 53072		2018 Outlots 2019 Outlots	1.00 1.00	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54 \$114.74	\$83.54
91	MICHAEL S HOPKINS AND DACIA L HOPKINS W261N2881 DEER HAVEN DR PEWAUKEE WI 53072-4581	PWC 0929104	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
92	NICK LOCHNER AND LAURIE LOCHNER W262N2880 COACHMAN DR PEWAUKEE WI 53072	PWC 0929105	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
93	KEVIN J MCCORMICK AND DEBRA M MCCORMICK W262N2846 COACHMAN DR PEWAUKEE WI 53072-4589	PWC 0929106	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
94	STEVEN GOTTFRIED W262N2828 COACHMAN DR PEWAUKEE WI 53072	PWC 0929107	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
95	CASEY J LAUER AND CARRIE J LAUER W262N2814 COACHMAN DR PEWAUKEE WI 53072-4589	PWC 0929108	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
96	RAYMOND E REEHM AND TERESA C REEHM W262N2802 COACHMAN DR PEWAUKEE WI 53072	PWC 0929109	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
97	STEPHEN J AND-OR JULIE A DESIDERO LIVING TRUST N27W26250 COACHMAN DR PEWAUKEE WI 53072	PWC 0929110	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
98	CHARLES & SHARON CALDWELL TRUST N27W26226 COACHMAN DR PEWAUKEE WI 53072	PWC 0929111	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
99	JOSEPH L ULM AND CHRISTINA ULM N27W26210 COACHMAN DR PEWAUKEE WI 53072-4586	PWC 0929112	Road Reconstruction 2018 Outlots 2019 Outlots	1.00 1.00 1.00	\$10,408.82 \$83.54 \$114.74	\$10,408.82 \$83.54 \$114.74	\$2,639.00 \$83.54 \$114.74	\$2,753.74 \$83.54
100	LOT OWNERS OF STEEPLCHASE PO BOX 451 PEWAUKEE WI 53072	PWC 0929113	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00 **

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
STEEPLECHASE SUBDIVISION PHASE 2 2019 PAVING
RD-19-574250

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	TOTAL ASSESSMENT
101	LOT OWNERS OF STEEPLECHASE PO BOX 451 PEWAUKEE WI 53073	PWC 0929117	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00 **
102	LOT OWNERS OF STEEPLECHASE PO BOX 451 PEWAUKEE WI 53074	PWC 0929118	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00 **
103	LOT OWNERS OF STEEPLECHASE PO BOX 451 PEWAUKEE WI 53075	PWC 0929119	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00 **
104	GREGORY ZAYDEL AND KAREN MCMANUS N28W26334 CRESTVIEW DR PEWAUKEE WI 53072-4501	PWC 0929989003	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00
105	JOSEPH HERINGTON AND JACQUELINE HERINGTON N28W26356 CRESTVIEW DR PEWAUKEE WI 53072-4501	PWC 0929989004	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00
106	TERRY L STREBE AND LORI L WISNEFSKI N28W26366 CRESTVIEW DR PEWAUKEE WI 53072	PWC 0929989005	Road Reconstruction	1.00	\$10,408.82	\$10,408.82	\$2,639.00	\$2,639.00
107	GALILEE LUTHERAN CHURCH N24W26430 CRESTVIEW DR PEWAUKEE WI 53072-4502	PWC 0929990	Road Reconstruction	1.00	\$10,408.82	\$10,408.82		\$10,408.82
TOTAL CONTRIBUTION IN AID OF 2019 ROAD CONSTRUCTION				54.00				\$150,275.90
TOTAL CONTRIBUTION IN AID OF 2018 ROAD CONSTRUCTION (OUTLOTS)				92.00				\$7,685.68

** Outlots are divided equally among all lots in the Steeplechase Subdivision per the plat and at the direction of the HOA letter.
2018 Outlots are 3 lots included in the 2018 paving which the HOA letter requested dividing equally to each lot within the Steeplechase Plat.
2019 Outlots are the current 4 lots included in the 2019 paving which the HOA letter requested dividing equally to each lot within the Steeplechase Plat.

The properties against which contributions in aid of construction are proposed are benefited and the improvements constitute an exercise in Police Powers.

W233 N2080 Ridgeview Parkway • Waukesha, WI 53188-1020 • Tel. (262) 542-5733

March 15, 2019

Mr. Jeffrey L. Weigel, P.E.
DPW Director
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Steeplechase Phase 2 and Fox View Court
Projects RD-19-574250 and RD-19-574270

Dear Mr. Weigel:

Bids for the above project were opened on February 27, 2019 at 10:00 a.m. at the Pewaukee City Hall and were as follows:

	<u>Bidder</u>	<u>Base Bid</u>
1.	<u>Payne & Dolan, Inc.</u>	\$ <u>565,978.84</u>
2.	<u>Stark Pavement Corp.</u>	\$ <u>645,633.00</u>

We reviewed the documentation submitted by the apparent low bidder and found that:

1. The Bid Form has been appropriately completed.
2. We have no objections to the low bidder, nor to the proposed major subcontractors and suppliers.
3. Low bidder has successfully completed similar projects over the last ten years.

On these bases, we recommend that Payne & Dolan, Inc. be awarded the Steeplechase Phase 2 and Fox View Court contract, in the amount of \$565,978.84. This amount is based on the bid unit prices and estimated quantities. Actual quantities, and therefore the final contract price, may vary. On all construction projects, unpredictable factors may increase the final contract amount. For this reason we recommend that the City of Pewaukee include a 10 percent contingency when preparing the financial plan for this work.

Our review did not include an evaluation of bidder's current financial condition nor of their permanent safety program.

Should you decide to accept our recommendation, we have prepared the enclosed Notice of Award for your use. After Common Council approval has been received, please have the appropriate official sign where indicated and forward all three signed copies of the Notice of Award to our office. We will then fill in the date at the top of page one and forward it, with

~26-10096 Road Program 2019 Steeplechase Phase 2 > 200 Design & Bidding > Bidding > Recommendation of Award.docx~

Mr. Jeffrey L. Weigel, P.E.
Recommendation of Award
March 15, 2019
Page 2

contracts for execution, to the Contractor. One fully completed Notice of Award will be returned to you for your records.

Bids remain subject to acceptance until May 28, 2019, unless Bidder agrees to an extension. Please advise us of your award decision, or call if there are any questions.

Very truly yours,

RUEKERT & MIELKE, INC.



Maria C. Kealey, E.I.T.
Project Engineer
mkealey@ruekert-mielke.com

MCK:tmg

Encl: Notice of Award

cc: Magdelene J. Wagner, P.E., City of Pewaukee
Kenneth R. Ward, P.E., Ruekert & Mielke, Inc.
File

NOTICE OF AWARD

Contract: Steeplechase Phase 2 and Fox View Court	Date of Issuance:
	Owner: <u>City of Pewaukee</u>
Bidder: Payne & Dolan, Inc.	Owner's Contract No.: RD-19-574250 and RD-19-574270
Address: N3 W23650 Badinger Road Waukesha, WI 53188	Engineer: Ruekert & Mielke, Inc. Engineer's Project No.: 26-10096 and 26-10097

TO BIDDER:

You are notified that your Bid dated February 27, 2019 for the above Contract has been accepted by Owner and you are the Successful Bidder and are awarded a Contract for:

Steeplechase Phase 2, Project RD-19-574250 and Fox View Court, Project RD-19-574270

The Contract Price of your Contract is: \$ 565,978.84

2 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award or have been transmitted or made available to Bidder electronically.

Bidder must comply with the following conditions precedent within 15 days of the date of issuance of this Notice of Award:

1. Deliver to Engineer 2 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Agreement the Bid security as specified in the Instructions to Bidders (Article 21), General Conditions (Paragraph 6.01), and Supplementary Conditions (Paragraph SC-6.01).
3. Deliver with the executed Agreement certificates and other evidence of insurance as specified in the General Conditions (Article 6) and the Supplementary Conditions modifying Article 6 of the General Conditions.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Engineer will return to you one fully executed counterpart of the Agreement.

Owner: City of Pewaukee

By: _____

Authorized Signature

Title: _____

Date: _____

Copy: Engineer



BID SUMMARY

2019 Road Program Steeplechase Phase 2 & Fox View Court

City of Pewaukee, Waukesha, Wisconsin

Bids Open: Wednesday, February 27, 2019; 10:00 a.m.

CONTRACTOR	BID BOND	ADDENDUM 1	CONTRACT A BASE BID	CONTRACT B BASE BID	CONTRACT A MANDATORY ALTERNATES	CONTRACT B MANDATORY ALTERNATES
Payne & Dolan, Inc.	✓	✓	509,449.24	565,291.60	20,200.00	8400.00
Starke Asphalt	✓	✓	571,033.00	741,600.00	19,125.00	7325.00

APPARENT LOW BID:

APPARENT LOW BIDDER:

Payne & Dolan, Inc.

RUEKERT & MIELKE, INC., W233 N2080 Ridgeview Parkway, Waukesha, WI 53188-1020

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.**

DATE: April 1, 2019

DEPARTMENT: PW - Engineering

PROVIDED BY: Weigel/Wagner

SUBJECT:

PUBLIC HEARING Regarding the Fox View Court Road Paving Project [Weigel]

BACKGROUND:

Proposed re-paving of Fox View Court

FINANCIAL IMPACT:

2019 Budget: \$125,000

City Costs (Road: \$32,444.53 + 1/2 Curb \$21,554.08)=\$53,998.61

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Letter to the Fox View Ct Residents

Air photo of Fox View Court

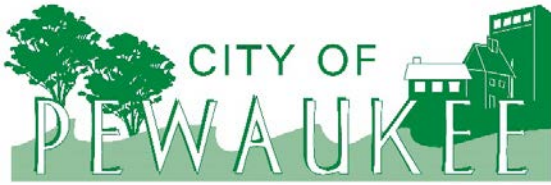
Fox View Court Notice and Map

Fox View Court Engineer's Report

Fox View Court Assessment Roll

Bids

Recommendation of Award



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

March 13, 2019

To the residents along Fox View Court:

As you may be aware, the pavement and curb of Fox View Court is in poor condition and should be replaced or reconditioned. As such, we have bid the Fox View Court road paving project which consists of full depth pavement removals and curb replacements. We will remove and replace all the existing curb and asphalt around the cul-de-sac and the island.

The cost of half of the curb replacement is paid by the Storm Water Utility. The road repaving and half of the curb replacement costs are paid by the City of Pewaukee.

Beginning in 1984, the cost of road and curb construction have been recovered through special assessments to the properties that abut the streets. A Public Hearing for these proposed special assessments has been scheduled to begin at **6:00 p.m. on Monday, April 1, 2019 in the Common Council Chambers at Pewaukee City Hall located at W240N3065 Pewaukee Road**. The purpose of the public hearing is to provide a public forum where the merits of the project will be discussed and the affected property owners will have had a chance to comment before the Common Council on the proposed project. Enclosed is a portion of the assessment roll that shows the potential special assessments for your property which are capped at \$2,639.00 (2019 rate) for each the road and the curb (total of \$5,278.00). The assessments are due when the final assessment resolution is passed (anticipated summer 2020). The assessments may be paid over a 10-year period with annual simple interest accruing on any unpaid balance on the end of year tax bill, for an approximate \$527.80 per year cost, plus interest, for each of the 10 years beginning with the December 2020 tax bill.

These special assessments may be confusing, and we hope to provide a clear understanding of the proposals and the costs at the April 1st hearing. The decision to proceed with the project or cancel the project will be made by the Common Council at that April 1st meeting.

Please contact our office at (262) 691-0804 for more information or to schedule an appointment.

Sincerely,

Jeffrey L. Weigel, P.E.
Public Works Director

CC: Common Council



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



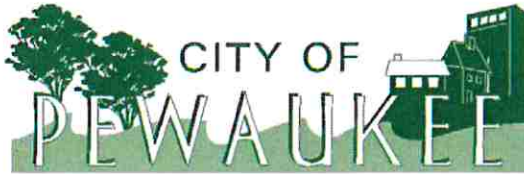
- Legend**
- Civil Division Boundary
 - Parks
 - Assessment Data
 - Parcels
 - Plats
 - Retired Parcels
 - Retired Plats
 - Municipal Boundary_2K
 - FacilitySites_2K_Labels
 - Lots_2K
 - Lot
 - Outlot
 - SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - Road Centerlines_2K
 - Railroad_2K
 - TaxParcel_2K
 - Waterbodies_2K_Labels
 - Waterlines_2K_Labels
 - Municipal Boundary_5K
 - FacilitySites_5K_Labels
 - Waterbodies_5K_Labels
 - Waterlines_5K_Labels
 - Railroad_5K

Notes:

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

0 240.83 Feet

Printed: 3/25/2019



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

**CITY OF PEWAUKEE NOTICE OF INTENT TO LEVY AREA-WIDE
FOX VIEW COURT ROAD RECONDITIONING ASSESSEMENTS
FOR THE COSTS INCURRED BY THE CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN
APRIL 1, 2019 6:00 PM**

PLEASE TAKE NOTICE, that the Common Council of the City of Pewaukee has declared its intention to exercise its police powers in accordance with Sec. 66.0703, Wis. Stats., to levy area-wide Fox View Court Road Reconditioning Assessments for benefits conferred upon such properties as a result of the construction roadway, drainage improvements, and related facilities upon all the property described as follows:

LEGAL DESCRIPTION: All that part of lands located in the Northeast quarter of Section 24, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin (full legal description on file at the Engineer's office, see attached map).

PLEASE TAKE FURTHER NOTICE, that when the proposed assessments will become payable, the manner of payment, deferments and/or interest will be determined by the Common Council after the public hearing.

PLEASE TAKE FURTHER NOTICE, that the report of the Engineer showing the costs, assessment calculations and the proposed assessments is on file in the Clerk's office and the Engineer's office and may be inspected there on any business day on and after March 13, 2019 between 8:00 a.m. and 4:30 p.m.

The Common Council will hear all interested persons, or their agents, concerning matters contained in the preliminary resolution authorizing the assessment and the report of the Engineer at **6:00 p.m. on the 1st day of April, 2019** IN THE COMMON COUNCIL CHAMBERS AT PEWAUKEE CITY HALL LOCATED AT W240N3065 PEWAUKEE ROAD. All objections will be considered at this hearing, and thereafter a decision will be made to either proceed with the project and determine the amount of the assessment, if any, modify the project, or reject the project.

Dated 3-6-19

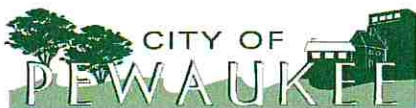
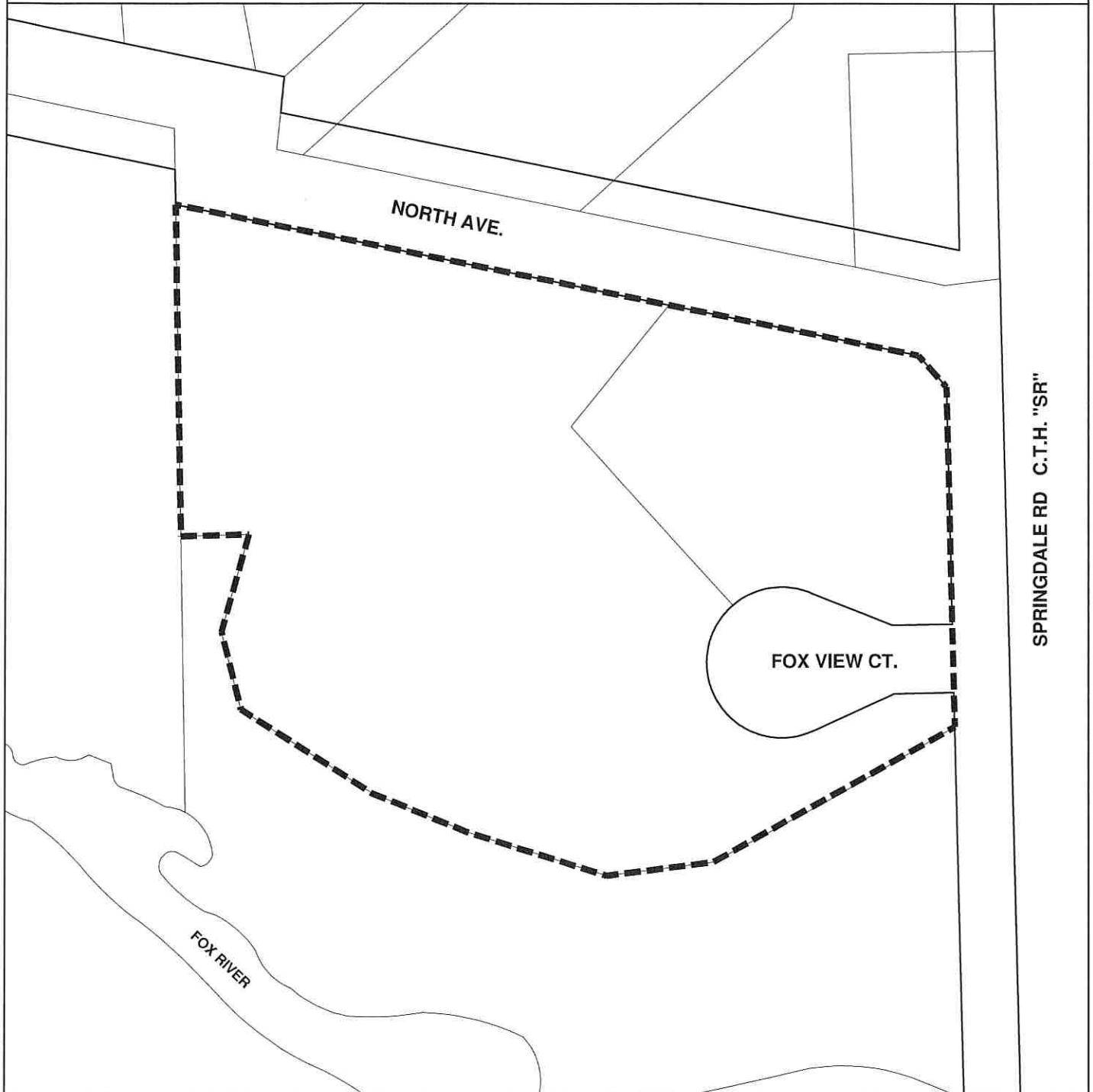
Signed 
Director of Public Works

LAKE COUNTRY
PLEASE PUBLISH 3/13/2019
DISPLAY AD WITH MAP

NOTICE

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact Jeffrey Weigel, Director of Public Works, at (262) 691-0804 by 12:00 p.m. the day of the meeting so that arrangements can be made to accommodate the request.

FOX VIEW CT. ROAD RECONSTRUCTION 2019
RD-19-574270
ROAD ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGEND

— ROAD ASSESSMENT
— AREA BOUNDARY



0 100 200 300
SCALE IN FEET

DATE: FEB., 2019

Preliminary Report of the Engineer
On The Proposed Fox View Court
Pavement Rehabilitation Assessments
In The City of Pewaukee

In accordance with the resolution passed by the City Council of the City of Pewaukee, we herewith submit our report on assessments for the rehabilitation of Fox View Court road, curb replacement, and drainage improvements to be made in the City of Pewaukee. All data shown here is based on bid prices.

This report consists of the following Schedules:

- Schedule "A": Summary of options for assessments and related costs.
- Schedule "B": Legal descriptions, dated March, 2019, and maps, dated February 2019, of all parcels within the assessment district.
- Schedule "C": Estimated assessment for each parcel affected.

The properties against which the assessments are proposed are benefited and the improvements constitute an exercise of Police Powers.

Jeffrey L. Weigel, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072
April 1, 2019

Prepared by:
Magdelene J. Wagner, P.E.
Assistant City Engineer
March 6, 2019

Schedule "A" – Fox View Court

The City of Pewaukee is considering the pavement and curb rehabilitation of Fox View Court. The improvements consist of road rehabilitation, curb replacement, and related facilities.

The cost of the road improvements and 50% of curb repairs will be apportioned to all property owners abutting the street with direct or indirect access. The City of Pewaukee shall cap the road and curb assessments to the single family, duplex residential and residential condominium properties. All other properties shall pay the full road assessment.

50% of the curb repairs will be paid by the Storm Water Management Utility.

It is recommended the costs for the improvements in Fox View Court be determined on a unit basis.

UNIT RATE COMPUTATIONS

Road Rehabilitation Unit Rate – Fox View Court

Estimated Road Reconstruction Costs (see attached breakdown)				\$24,957.33
Engineering, Administration, & Contingencies				\$7,487.20
Total Estimated Road Reconstruction Assessable Cost				\$32,444.53

$$\boxed{\$32,444.53} \div \boxed{8} = \boxed{\$4,055.57} / \text{unit}$$

Use $\boxed{\$4,055.57}$ as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family, duplex, and condominium residential properties.

Curb Replacement Unit Rate – Fox View Court

Estimated Curb Replacement Costs (see attached breakdown)				\$16,580.06
Engineering, Administration, & Contingencies				\$4,974.02
Total Estimated Curb Replacement Assessable Cost				\$21,554.08

$$\boxed{\$21,554.08} \div \boxed{8} = \boxed{\$2,694.26} / \text{unit}$$

Use $\boxed{\$2,694.26}$ as the Curb Replacement Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family, duplex, and condominium residential properties.

Storm Water Management – Fox View Court

Estimated Drainage Improvement Costs (see attached breakdown)				\$14,992.21
Engineering, Administration, & Contingencies				\$4,497.66
Total Estimated Drainage Improvement Costs				\$19,489.87

COST SUMMARY

Cost Summary

Total Project Costs				\$73,488.48
Total Fox View Ct Road Assessable Costs (deduct)				\$21,112.00
Total Fox View Ct Curb Assessable Costs (deduct)				\$21,112.00
Total Storm Water Utility Costs (deduct)				\$19,489.87
Net Non-assessable and City Costs				\$11,774.61

Computation of Costs

Total Rehabilitation Project Costs

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated</u> <u>Quantity</u>	<u>Bid Unit</u> <u>Price</u>	<u>Cost</u>
201	Mobilization	L.S.	1.00	\$1,052.34	\$1,052.34
202	Traffic Control	L.S.	1.00	\$500.00	\$500.00
203	Inlet sediment guards, Type C	EA.	2	\$55.00	\$110.00
204	Dust Control using water	1000 GAL	3	\$150.00	\$450.00
205	Full depth saw cut pavement	L.F.	62.0	\$2.00	\$124.00
206	Full Depth pavement milling	S.Y.	860.0	\$3.75	\$3,225.00
207	1 1/4 inch Crushed limestone T.B. base aggregate	TON	20.0	\$12.45	\$249.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	5.0	\$13.00	\$65.00
209	Excavation below subgrade	C.Y.	45.0	\$17.00	\$765.00
210	Excavation below subgrade backfill	TON	90.0	\$17.00	\$1,530.00
211	GeoGrid subgrade stabilization material	S.Y.	135.00	\$3.50	\$472.50
212	3 1/4 inch asphaltic concrete binder course	TON	190.00	\$53.00	\$10,070.00
213	Tack Coat	GAL	85.00	\$0.50	\$42.50
214	1 3/4 inch asphaltic concrete surface course	TON	100.00	\$56.00	\$5,600.00
215	30" Concrete Curb and gutter replacement	L.F.	380	\$48.24	\$18,331.20
216	30" HES concrete curb and gutter replacement for driveways	L.F.	45	\$53.56	\$2,410.20
217	30" reverse pan concrete curb and gutter replacement	L.F.	175	\$43.39	\$7,593.25
218	6" concrete bull nose for island	S.F.	78	\$8.52	\$664.56
219	6" HES concrete driveway repair	S.F.	135	\$17.03	\$2,299.05
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	120	\$7.30	\$876.00
221	Topsoil, seed, fertilizer, and erosion mat	S.Y.	10	\$10.00	\$100.00
	Subtotal of Contract				\$56,529.60
	Engineering, Administration, & Contingencies				\$16,958.88
	Total Project Costs				\$73,488.48

Total Road Rehabilitation & Assessment Costs – Fox View Court

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Cost</u>
201	Mobilization	L.S.	0.44	\$1,052.34	\$463.03
202	Traffic Control	L.S.	0.44	\$500.00	\$220.00
203	Inlet sediment guards, Type C	EA.	2	\$55.00	\$110.00
204	Dust Control using water	1000 GAL	2.5	\$150.00	\$375.00
205	Full depth saw cut pavement	L.F.	56.0	\$2.00	\$112.00
206	Full Depth pavement milling	S.Y.	860.0	\$3.75	\$3,225.00
207	1 1/4 inch Crushed limestone T.B. base aggregate	TON	20.0	\$12.45	\$249.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	4.5	\$13.00	\$58.50
209	Excavation below subgrade	C.Y.	40.0	\$17.00	\$680.00
210	Excavation below subgrade backfill	TON	80.0	\$17.00	\$1,360.00
211	GeoGrid subgrade stabilization material	S.Y.	135.00	\$3.50	\$472.50
212	3 1/4 inch asphaltic concrete binder course	TON	190.00	\$53.00	\$10,070.00
213	Tack Coat	GAL	85.00	\$0.50	\$42.50
214	1 3/4 inch asphaltic concrete surface course	TON	100.00	\$56.00	\$5,600.00
218	6" concrete bull nose for island	S.F.	39	\$8.52	\$332.28
219	6" HES concrete driveway repair	S.F.	67.5	\$17.03	\$1,149.53
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	60.0	\$7.30	\$438.00
Subtotal of Contract					\$24,957.33
Engineering, Administration, & Contingencies					\$7,487.20
Total Project Costs					\$32,444.53

Total Potential Unit abutting the Road = unit

Computation of Unit Cost
$$\frac{\$32,444.53}{8} = \$4,055.57/\text{unit}$$

Use as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family residential, duplex family residential, residential condominium properties.

Total Curb Replacement & Assessment Costs – Fox View Court

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Cost</u>
201	Mobilization	L.S.	0.29	\$1,052.34	\$305.18
202	Traffic Control	L.S.	0.29	\$500.00	\$145.00
		1000			
204	Dust Control using water	GAL	0.5	\$150.00	\$75.00
205	Full depth saw cut pavement	L.F.	3.0	\$2.00	\$6.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	0.25	\$13.00	\$3.25
209	Excavation below subgrade	C.Y.	2.5	\$17.00	\$42.50
210	Excavation below subgrade backfill	TON	5.0	\$17.00	\$85.00
215	30" Concrete Curb and gutter replacement	L.F.	190	\$48.24	\$9,165.60
216	30" HES concrete curb and gutter replacement for driveways	L.F.	22.5	\$53.56	\$1,205.10
217	30" reverse pan concrete curb and gutter replacement	L.F.	87.5	\$43.39	\$3,796.63
218	6" concrete bull nose for island	S.F.	39.00	8.52	332.28
219	6" HES concrete driveway repair	S.F.	67.5	\$17.03	\$1,149.53
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	30	\$7.30	\$219.00
221	Topsoil, seed, fertilizer, and erosion mat	S.Y.	5	\$10.00	\$50.00
	Subtotal of Contract				\$16,580.06
	Engineering, Administration, & Contingencies				\$4,974.02
	Total Project Costs				\$21,554.08

Total Potential Unit abutting the Road = 8 unit

Computation of Unit Cost $\frac{\$21,554.08}{8} = \$2,694.26/\text{unit}$

Use \$2,694.26 as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family residential, duplex family residential, residential condominium properties.

Total Estimated Storm Water Utility Costs – Fox View Court

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Cost</u>
201	Mobilization	L.S.	0.27	\$1,052.34	\$284.13
202	Traffic Control	L.S.	0.27	\$500.00	\$135.00
205	Full depth saw cut pavement	L.F.	3.0	\$2.00	\$6.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	0.25	\$13.00	\$3.25
209	Excavation below subgrade	C.Y.	2.5	\$17.00	\$42.50
210	Excavation below subgrade backfill	TON	5.0	\$17.00	\$85.00
215	30" Concrete Curb and gutter replacement	L.F.	190	\$48.24	\$9,165.60
216	30" HES concrete curb and gutter replacement for driveways	L.F.	22.5	\$53.56	\$1,205.10
217	30" reverse pan concrete curb and gutter replacement	L.F.	87.5	\$43.39	\$3,796.63
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	30	\$7.30	\$219.00
221	Topsoil, seed, fertilizer, and erosion mat	S.Y.	5	\$10.00	\$50.00
	Subtotal				\$14,992.21
	Engineering, Administration, & Contingencies				\$4,497.66
	Total Project Costs				\$19,489.87

Total Estimated Storm Water Utility Project Costs – Fox View Ct = \$19,489.87

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
FOX VIEW CT 2019 RECONSTRUCTION
RD-19-574270

CITY OF PEWAUKEE

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	ASSESSMENT	TOTAL ASSESSMENT
1	THOMAS L WEGHORST AND PAMELA J WEGHORST N19W22075 FOX VIEW CT UNIT 1B WAUKESHA WI 53186-1191	PWC 0957001002	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
2	THOMAS J CRUCIUS AND CHERYL A CRUCIUS N20W22133 NORTH AVE UNIT B WAUKESHA WI 53186	PWC 0957001006	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
3	ANTHONY D STEVENS AND JEAN A STEVENS N19W22028 FOX VIEW CT UNIT B WAUKESHA WI 53186-1191	PWC 0957003002	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
4	GERALD F & NANCY L STERN JOINT REVOCABLE TRUST N19W22081 FOX VIEW CT UNIT 2A WAUKESHA WI 53186-1191	PWC 0957001003	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
5	WAYNE STRONG AND CAROL STRONG N19W22075 FOX VIEW CT UNIT 1A WAUKESHA WI 53186-1191	PWC 0957001001	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
6	MICHAEL J KREITER AND MARGARET L KUEHT-BECKER N20W22133 NORTH AVE UNIT 4A WAUKESHA WI 53186-1114	PWC 0957001005	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
7	JAMES K & JOYCE M RYDER LIVING TRUST N19W22081 FOX VIEW CT UNIT 2B WAUKESHA WI 53186-1191	PWC 0957001004	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
8	LEE Z & MARY K JAEGER REVOCABLE TRUST DTD 1-16-04 N19W22028 FOX VIEW CT UNIT 3A WAUKESHA WI 53186	PWC 0957003001	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
TOTAL CONTRIBUTION IN AID OF ROAD CONSTRUCTION				8.00					\$21,112.00
TOTAL CONTRIBUTION IN AID OF CURB CONSTRUCTION				8.00					\$21,112.00

The properties against which contributions in aid of construction are proposed are benefited and the improvements constitute an exercise in Police Powers.



BID SUMMARY

2019 Road Program Steeplechase Phase 2 & Fox View Court

City of Pewaukee, Waukesha, Wisconsin

Bids Open: Wednesday, February 27, 2019; 10:00 a.m.

CONTRACTOR	BID BOND	ADDENDUM 1	CONTRACT A BASE BID	CONTRACT B BASE BID	CONTRACT A MANDATORY ALTERNATES	CONTRACT B MANDATORY ALTERNATES
Payne & Dolan, Inc.	✓	✓	509,449.24	56529.60	20,200.00	8400.00
Starke Asphalt	✓	✓	571033.00	74,600.00	19,125.00	7325.00

APPARENT LOW BID:

APPARENT LOW BIDDER:

Payne & Dolan, Inc.

RUEKERT & MIELKE, INC., W233 N2080 Ridgeview Parkway, Waukesha, WI 53188-1020

W233 N2080 Ridgeview Parkway • Waukesha, WI 53188-1020 • Tel. (262) 542-5733

March 15, 2019

Mr. Jeffrey L. Weigel, P.E.
DPW Director
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Steeplechase Phase 2 and Fox View Court
Projects RD-19-574250 and RD-19-574270

Dear Mr. Weigel:

Bids for the above project were opened on February 27, 2019 at 10:00 a.m. at the Pewaukee City Hall and were as follows:

	<u>Bidder</u>	<u>Base Bid</u>
1.	<u>Payne & Dolan, Inc.</u>	\$ <u>565,978.84</u>
2.	<u>Stark Pavement Corp.</u>	\$ <u>645,633.00</u>

We reviewed the documentation submitted by the apparent low bidder and found that:

1. The Bid Form has been appropriately completed.
2. We have no objections to the low bidder, nor to the proposed major subcontractors and suppliers.
3. Low bidder has successfully completed similar projects over the last ten years.

On these bases, we recommend that Payne & Dolan, Inc. be awarded the Steeplechase Phase 2 and Fox View Court contract, in the amount of \$565,978.84. This amount is based on the bid unit prices and estimated quantities. Actual quantities, and therefore the final contract price, may vary. On all construction projects, unpredictable factors may increase the final contract amount. For this reason we recommend that the City of Pewaukee include a 10 percent contingency when preparing the financial plan for this work.

Our review did not include an evaluation of bidder's current financial condition nor of their permanent safety program.

Should you decide to accept our recommendation, we have prepared the enclosed Notice of Award for your use. After Common Council approval has been received, please have the appropriate official sign where indicated and forward all three signed copies of the Notice of Award to our office. We will then fill in the date at the top of page one and forward it, with

~26-10096 Road Program 2019 Steeplechase Phase 2 > 200 Design & Bidding > Bidding > Recommendation of Award.docx~

Mr. Jeffrey L. Weigel, P.E.
Recommendation of Award
March 15, 2019
Page 2

contracts for execution, to the Contractor. One fully completed Notice of Award will be returned to you for your records.

Bids remain subject to acceptance until May 28, 2019, unless Bidder agrees to an extension. Please advise us of your award decision, or call if there are any questions.

Very truly yours,

RUEKERT & MIELKE, INC.



Maria C. Kealey, E.I.T.
Project Engineer
mkealey@ruekert-mielke.com

MCK:tmg

Encl: Notice of Award

cc: Magdelene J. Wagner, P.E., City of Pewaukee
Kenneth R. Ward, P.E., Ruekert & Mielke, Inc.
File

NOTICE OF AWARD

Contract:	Steeplechase Phase 2 and Fox View Court	Date of Issuance:	
		Owner:	City of Pewaukee
Bidder:	Payne & Dolan, Inc.	Owner's Contract No.:	RD-19-574250 and RD-19-574270
Address:	N3 W23650 Badinger Road Waukesha, WI 53188	Engineer:	Ruekert & Mielke, Inc.
		Engineer's Project No.:	26-10096 and 26-10097

TO BIDDER:

You are notified that your Bid dated February 27, 2019 for the above Contract has been accepted by Owner and you are the Successful Bidder and are awarded a Contract for:

Steeplechase Phase 2, Project RD-19-574250 and Fox View Court, Project RD-19-574270

The Contract Price of your Contract is: \$ 565,978.84

2 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award or have been transmitted or made available to Bidder electronically.

Bidder must comply with the following conditions precedent within 15 days of the date of issuance of this Notice of Award:

1. Deliver to Engineer 2 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Agreement the Bid security as specified in the Instructions to Bidders (Article 21), General Conditions (Paragraph 6.01), and Supplementary Conditions (Paragraph SC-6.01).
3. Deliver with the executed Agreement certificates and other evidence of insurance as specified in the General Conditions (Article 6) and the Supplementary Conditions modifying Article 6 of the General Conditions.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Engineer will return to you one fully executed counterpart of the Agreement.

Owner: City of Pewaukee

By: _____

Authorized Signature

Title: _____

Date: _____

Copy: Engineer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.**

DATE: April 1, 2019

DEPARTMENT: PW - Engineering

PROVIDED BY: Weigel/Wagner

SUBJECT:

Discussion and Possible Action to Award Steeplechase Phase 2 and Fox View Court Paving Contracts to the Lowest Qualified Bidder, Payne and Dolan Based on the Lowest Qualified Bid of \$565,978.84. [Weigel]

BACKGROUND:

FINANCIAL IMPACT:

The combined City Road Project budget for the combined projects is \$625,000
The projected City Road account expenditures are estimated to be \$616,074.76.

RECOMMENDED MOTION:

We recommend award of the combined projects of the Steeplechase 2 and Fox View Court paving projects to the lowest qualified bidder, Payne & Dolan based on the lowest bid of \$565,978.84.

ATTACHMENTS:

Description

Bid Summary

Recommendation of Award



BID SUMMARY

2019 Road Program Steeplechase Phase 2 & Fox View Court

City of Pewaukee, Waukesha, Wisconsin

Bids Open: Wednesday, February 27, 2019; 10:00 a.m.

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APPARENT LOW BID:

APPARENT LOW BIDDER:

Payne & Dolan, Inc.

RUEKERT & MIELKE, INC., W233 N2080 Ridgeview Parkway, Waukesha, WI 53188-1020

W233 N2080 Ridgeview Parkway • Waukesha, WI 53188-1020 • Tel. (262) 542-5733

March 15, 2019

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DPW Director
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Pewaukee, WI 53072

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Should you decide to accept our recommendation, we have prepared the enclosed Notice of Award for your use. After Common Council approval has been received, please have the appropriate official sign where indicated and forward all three signed copies of the Notice of Award to our office. We will then fill in the date at the top of page one and forward it, with

~26-10096 Road Program 2019 Steeplechase Phase 2 > 200 Design & Bidding > Bidding > Recommendation of Award.docx~

Mr. Jeffrey L. Weigel, P.E.
Recommendation of Award
March 15, 2019
Page 2

contracts for execution, to the Contractor. One fully completed Notice of Award will be returned to you for your records.

Bids remain subject to acceptance until May 28, 2019, unless Bidder agrees to an extension. Please advise us of your award decision, or call if there are any questions.

Very truly yours,

RUEKERT & MIELKE, INC.



Maria C. Kealey, E.I.T.
Project Engineer
mkealey@ruekert-mielke.com

MCK:tmg

Encl: Notice of Award

cc: Magdelene J. Wagner, P.E., City of Pewaukee
Kenneth R. Ward, P.E., Ruekert & Mielke, Inc.
File

NOTICE OF AWARD

Contract: Steeplechase Phase 2 and Fox View Court	Date of Issuance:
	Owner: <u>City of Pewaukee</u>
Bidder: Payne & Dolan, Inc.	Owner's Contract No.: RD-19-574250 and RD-19-574270
Address: N3 W23650 Badinger Road Waukesha, WI 53188	Engineer: Ruekert & Mielke, Inc. Engineer's Project No.: 26-10096 and 26-10097

TO BIDDER:

You are notified that your Bid dated February 27, 2019 for the above Contract has been accepted by Owner and you are the Successful Bidder and are awarded a Contract for:

Steeplechase Phase 2, Project RD-19-574250 and Fox View Court, Project RD-19-574270

The Contract Price of your Contract is: \$ 565,978.84

2 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award or have been transmitted or made available to Bidder electronically.

Bidder must comply with the following conditions precedent within 15 days of the date of issuance of this Notice of Award:

1. Deliver to Engineer 2 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Agreement the Bid security as specified in the Instructions to Bidders (Article 21), General Conditions (Paragraph 6.01), and Supplementary Conditions (Paragraph SC-6.01).
3. Deliver with the executed Agreement certificates and other evidence of insurance as specified in the General Conditions (Article 6) and the Supplementary Conditions modifying Article 6 of the General Conditions.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Engineer will return to you one fully executed counterpart of the Agreement.

Owner: City of Pewaukee

By: _____

Authorized Signature

Title: _____

Date: _____

Copy: Engineer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.1.**

DATE: April 1, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of the Common Council Meeting Minutes Dated March 4, 2018

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.2.**

DATE: April 1, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of the Common Council Meeting Minutes Dated March 18, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Minutes 3-18-2019

In Attendance:

Mayor S. Bierce, Aldermen B. Bergman, C. Brown, B. Dziwulski, R. Grosch (arrived at 7:02 p.m.), and J. Wamser. J. Kara was absent and excused.

Also in Attendance:

Attorney S. Riffle, Administrator S. Klein, City Planner Community Development N. Fuchs, and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance – Mayor Bierce called the meeting to order at 7:00 p.m.
2. Public Comment - None.
3. Consent Agenda
 - 3.1. Approval of the Common Council Meeting Minutes Dated March 4, 2018
 - 3.2. Approval of Accounts Payable Listings
 - 3.3. Approval of Bartender License

Mayor Bierce stated Item #3.1 will be on the next Common Council meeting agenda. **A motion was made and seconded, (J. Wamser, B. Dziwulski) to approve the remaining items on the consent agenda.** Motion Passed: 5-For, 0-Against.

4. Discussion and Possible Action to Amend the Police Services Contract with Waukesha County Sheriff's Department and Add a Metro Unit

Business Manager Lyndsay Johnson and Inspector James Gumm from the Waukesha County Sheriff's Department were present for this item.

Mayor Bierce stated he has become concerned that the heroin statistics of Lieutenant Ripplinger's quarterly reports continue to rise and he wanted to know what the City could do about that. He said he reached out to the Sheriff's Department. They suggested hiring another Deputy and having him/her assigned to the metro unit.

Inspector Gumm commended Mayor Bierce for being proactive against opiates. There was great discussion regarding the duties and responsibilities of this officer. Inspector Gumm stated the sole purpose of this position would be to follow up on tips related to drug activities within Waukesha County. It was said this person would be working outside of the City. The Council members wanted to know what this additional person would do for the City. Inspector Gumm stated there would be greater intelligence and information sharing. He said the Deputy would take ownership of the community he/she is "attached" to.

Mr. Grosch asked if it made sense to dedicate a Deputy to the Metro Drug Unit being such a small community. Inspector Gumm stated he wouldn't be here if he didn't think it would make a difference. Mr. Grosch asked him if there were any major drug busts. Inspector Gumm said last year there were 385 felony cases, three pounds of heroin were taken off the streets and they confiscated ¼ to ½ pound of fentanyl and 50 firearms.

Alderman Bergman asked if the Metro Unit was shorthanded. Inspector Gumm stated the City's involvement would be a welcomed addition.

Mr. Klein suggested creating a more of hybrid position, perhaps having the individual working metro half of his/her time and the other half patrolling. Inspector Gumm stated in his experience that doesn't usually go well and would not be his preference. He said part-time drug work doesn't go well. Mr. Klein suggested partnering with another smaller community and having them share in the expenses. Inspector Gumm stated that may cause additional issues amongst the communities because they want to ensure they are paying for the services they are receiving and that they are not supplementing another municipality. Mayor Bierce stated he reached out to Sussex and they had no interest and he decided not to look into it further.

Ms. Brown stated the Council has asked, on several occasions, if we are in need of additional police services and she was concerned that hiring a Metro Unit Deputy would hinder hiring an additional patrol Deputy in the future due to budgeting constraints. Inspector Gumm stated if the City determines their needs have changed they can reassign the Deputy to a patrol position.

Mayor Bierce stated when we started our contract in 2010 we had 13,195 residents and in 2018 the estimated population is 14,436, which is an increase of approximately 10% and there has been no increase in staffing.

A motion was made and seconded, (B. Dziwulski, J. Wamser) to amend the police services contract with Waukesha County Sheriff's Department to add a person to the Metro Unit, prorating the contract costs and taking the funds from the unassigned fund balance.

Ms. Johnson stated there was work on their end that needs to be accomplished to get things rolling. She said they would have to go before the County Board and have a position created. She felt they would need until about June 1st. Ms. Johnson stated the existing contract would have to be modified and then they could move forward with the new contract for 2020 - 2025.

Mayor Bierce stated in order to amend the City's budget a $\frac{3}{4}$ vote would be needed.

Motion Passed: 4-For, 1-Against (C. Brown).

5. Request to Vacate Approximately 0.1320 Acre of Right-of-Way Consisting of a Portion of a Planned Cul-de-Sac, which Extends Along the East Side of Northmound Drive, Generally Located South of Interstate 94 and North of Eastmound Drive, Directly Adjacent to Property Located at W226 N918 Northmound Drive Bearing Tax Key No. PWC 0962-998-005, Property Bearing Tax Key No. PWC 0962-998-004, and Property Located Along the West Side of Northmound Drive at N5 W23000 Bluemound Road Bearing Tax Key No. PWC 0962-995-008

Mr. Fuchs stated this topic was originally discussed on March 4th, 2019 and introducing the draft resolution is procedure and setting the public hearing before the Common Council. He stated May 6th would fit within the time line requirements.

A motion was made and seconded, (B. Bergman, R. Grosch) to set the public hearing for the right-of-way vacation date for May 6th. Motion Passed: 5-For, 0-Against.

6. Discussion and Possible Action to Change the City of Pewaukee's Official News Paper from the Lake Country Now to the Waukesha Freeman

Ms. Tarczewski stated the City's current official newspaper has been reducing their publication days and is now down to one day per week. She said it is becoming more difficult to schedule timely legal notices and asked the Council to consider changing the City's official newspaper to the Waukesha Freeman, which runs five days per week.

A motion was made and seconded, (J. Wamser, B. Dziwulski) to name the Waukesha Freeman as the City of Pewaukee's new official newspaper for legal notices.

Motion Passed: 5-For, 0-Against.

7. Public Comment

George Evert (N45 W24434 Lindsay Road) stated Lindsay Road is starting to deteriorate. Mr. Klein stated the paving was just a temporary overlay until the water main gets installed.

Dan Teske (W244 N4512 Swan Road) stated he used to work on the vice squad in Milwaukee. He said he felt the City would see very little of the deputy they just agreed to hire and there would be no control over what he/she does. He said there are other things the City could do to curb drug use.

8. Adjournment

A motion was made and seconded, (B. Dziwulski, R. Grosch) to adjourn the meeting at 7:58 p.m. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.3.**

DATE: April 1, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of Accounts Payable Listings

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Accounts Payable 4-1-2019

ACCOUNTS PAYABLE FOR 2019	4/1/2019	TOTAL:	\$ 143,146.30
Vendor Name	Document Date	Document Amount	Transaction Description
AECOM	3/4/2019	\$ 4,247.55	BLD Outside ENG
AECOM	3/4/2019	\$ 4,194.33	ENG Outside ENG
AIRGAS	3/5/2019	\$ 113.31	FD Oxygen
AIRGAS	2/28/2019	\$ 93.53	FD Oxygen
AIRGAS	2/28/2019	\$ 141.19	FD Oxygen
AMERICAN PUBLIC WORKS ASSOC.	2/5/2019	\$ 740.00	BLD Renewal
Armstrong, Saschay	3/11/2019	\$ 281.35	CRT Refund
ARROW TERMINAL, LLC	2/27/2019	\$ 55.48	PRK Supplies
ATLAS OUTFITTERS	2/7/2019	\$ 339.50	FD Supplies
ATLAS OUTFITTERS	3/12/2019	\$ 148.50	FD Supplies
AUTO ZONE	3/17/2019	\$ 6.19	FD Light Bulbs
Baker Tilly Search & Staffing, LLC	3/10/2019	\$ 2,516.00	CTContractor
Bonk Prnit-N-Pomo	3/28/2019	\$ 3,180.00	PRK Postage for Program
BOUNDTREE MEDICAL	3/7/2019	\$ 53.56	FD Med Supplies
BOUNDTREE MEDICAL	3/7/2019	\$ 40.29	FD Med Supplies
BOUNDTREE MEDICAL	3/7/2019	\$ 420.57	FD Med Supplies
BOUNDTREE MEDICAL	3/5/2019	\$ 826.98	FD Med Supplies
BOUNDTREE MEDICAL	3/8/2019	\$ 575.35	FD Med Supplies
BOUNDTREE MEDICAL	3/4/2019	\$ 670.32	FD Med Supplies
BOUNDTREE MEDICAL	3/8/2019	\$ 210.00	FD Med Supplies
BREITBACH RASHID, PATTI	3/22/2019	\$ 320.00	PRK Yoga Class
CHALLENGER BATTERY SERVICE	3/8/2019	\$ 210.00	PRK Batteries
CINTAS CORP.	3/18/2019	\$ 57.63	FD Supplies
CIVICPLUS	3/1/2019	\$ 5,876.17	IT Website
DELANEY, MARK	2/7/2019	\$ 85.00	FD Seminar
ELLIOTT ACE HARDWARE	2/11/2019	\$ 20.56	HWY Parts
FEI BEHAVIORAL HEALTH	3/1/2019	\$ 614.25	HR EAP
FERGUSON WATERWORKS	3/6/2019	\$ 81.12	SW Parts
FIRNROHR, MARY	3/8/2019	\$ 160.00	PRK Tai Chi 2
HEIN ELECTRIC SUPPLY	3/13/2019	\$ 30.34	FD Supplies
HYDROCORP	2/28/2019	\$ 892.00	SW Inspection Services
INFORMATION TECH. PROF. LLC	3/15/2019	\$ 1,035.00	IT Scale Project
INFORMATION TECH. PROF. LLC	3/15/2019	\$ 1,150.00	IT Server Monitoring
INTERNATIONAL CODE COUNCIL	2/28/2019	\$ 135.00	FD Membership
JCH WATER METER TESTING & REPAIR	3/13/2019	\$ 4,665.00	SW Testing and Repairs
LARSON, CHERRIE	3/8/2019	\$ 192.00	PRK Artsy Kids
LAWN BOYZ	3/14/2019	\$ 2,295.84	CT Pilgrims Rest Monthly
LEAGUE OF WI MUNICIPALITIES	3/1/2019	\$ 125.00	CT Registration
LITHO-CRAFT	3/6/2019	\$ 108.00	SW Business Cards
LITHO-CRAFT	3/7/2019	\$ 721.00	SW Paper
Luckett, Davis	3/11/2019	\$ 120.00	CRT Refund
MAYER REPAIR	3/1/2019	\$ 3,465.52	FD Repairs
MAYER REPAIR	3/1/2019	\$ 113.40	FD Repairs
MAYER REPAIR	3/1/2019	\$ 1,749.10	FD Repairs
Municipal Law & Litigation Group S.C.	2/20/2019	\$ 10,134.75	CT Legal
Municipal Law & Litigation Group S.C.	1/20/2019	\$ 6,582.15	CT Legal

ACCOUNTS PAYABLE FOR 2019	4/1/2019	TOTAL:	\$ 143,146.30
Vendor Name	Document Date	Document Amount	Transaction Description
NAPA	3/16/2019	\$ 88.91	FD Oil Dry
NASSCO INC	3/6/2019	\$ 29.13	PRK Supplies
NATIONWIDE RETIREMENT SOLUTIONS	3/15/2019	\$ 1,585.09	CT Def Comp
OFFICE COPYING EQUIPMENT, LTD	2/28/2019	\$ 79.35	BLD Usage
OFFICE COPYING EQUIPMENT, LTD	2/28/2019	\$ 5.15	CT Usage
OFFICE COPYING EQUIPMENT, LTD	2/28/2019	\$ 100.25	CT Usage
OFFICE DEPOT	3/8/2019	\$ 7.10	BLD Supplies
OFFICE DEPOT	3/5/2019	\$ 394.70	BLD Supplies
OFFICE DEPOT	3/8/2019	\$ 22.35	CT Return Staples
OFFICE DEPOT	2/16/2019	\$ 125.78	CT Supplies
OFFICE DEPOT	2/15/2019	\$ 55.98	CT Supplies
OFFICE DEPOT	2/15/2019	\$ 424.79	CT Supplies
OFFICE DEPOT	3/5/2019	\$ 22.45	FD Supplies
OFFICE DEPOT	3/1/2019	\$ 21.48	FD Supplies
OFFICE DEPOT	3/8/2019	\$ 33.94	PRK Supplies
PARR HOMES	3/13/2019	\$ 500.00	BLD Bond Refund
Pewaukee, Village of	1/1/2019	\$ 1,082.97	PRK 2018 Trueup
PROHEALTH CARE MEDICAL ASSOCIATES	3/1/2019	\$ 558.00	HR Testing
PROHEALTH CARE MEDICAL ASSOCIATES	3/1/2019	\$ 250.00	HR Testing
PROHEALTH PHARMACY WAUKESHA	2/28/2019	\$ 934.05	FD Med Supplies
PROHEALTH WAUKESHA MEMORIAL HOSPITAL	2/28/2019	\$ 373.00	FD Supplyies
RAMAKER & ASSOCIATES	3/12/2019	\$ 450.00	CT System Support
RELIANT FIRE APPARATUS	3/18/2019	\$ 22.96	FD Parts
RELIANT FIRE APPARATUS	3/4/2019	\$ 181.21	FD Parts
RELIANT FIRE APPARATUS	3/4/2019	\$ 65.55	FD Parts
ROTROFF JEANSON & CO.	3/2/2019	\$ 492.00	SW Audit
RUEKERT & MIELKE, INC.	3/7/2019	\$ 3,257.50	BLD Design
RUEKERT & MIELKE, INC.	3/7/2019	\$ 5,762.40	BLD Administration
RUEKERT & MIELKE, INC.	3/7/2019	\$ 4,632.45	BLD Design
RUEKERT & MIELKE, INC.	3/7/2019	\$ 2,377.05	BLD Design
RUEKERT & MIELKE, INC.	3/7/2019	\$ 22,972.35	BLD Design
RUEKERT & MIELKE, INC.	1/18/2019	\$ 2,743.00	BLD Design
RUEKERT & MIELKE, INC.	3/7/2019	\$ 3,825.75	BLD Designe
RUEKERT & MIELKE, INC.	3/7/2019	\$ 62.22	BLD Inspections
RUEKERT & MIELKE, INC.	3/7/2019	\$ 456.11	BLD Inspections
RUEKERT & MIELKE, INC.	3/7/2019	\$ 353.91	BLD Inspections
RUEKERT & MIELKE, INC.	1/18/2019	\$ 142.13	BLD Inspections
RUEKERT & MIELKE, INC.	1/18/2019	\$ 1,141.83	BLD Inspections
RUEKERT & MIELKE, INC.	3/7/2019	\$ 149.97	BLD Review
RUEKERT & MIELKE, INC.	3/7/2019	\$ 96.58	BLD Review
RUEKERT & MIELKE, INC.	3/7/2019	\$ 310.00	BLD Review
RUEKERT & MIELKE, INC.	1/18/2019	\$ 119.72	BLD Review
RUEKERT & MIELKE, INC.	1/18/2019	\$ 468.93	BLD Review
RUEKERT & MIELKE, INC.	1/18/2019	\$ 130.00	BLD Review
RUEKERT & MIELKE, INC.	1/18/2019	\$ 4,135.86	BLD Services
RUEKERT & MIELKE, INC.	1/18/2019	\$ 2,679.19	BLD Services

ACCOUNTS PAYABLE FOR 2019	4/1/2019	TOTAL:	\$ 143,146.30
Vendor Name	Document Date	Document Amount	Transaction Description
RUEKERT & MIELKE, INC.	3/7/2019	\$ 4,417.37	SW Administration
RUEKERT & MIELKE, INC.	3/7/2019	\$ 569.40	SW Review
RUEKERT & MIELKE, INC.	3/7/2019	\$ 974.10	SW Services
RUEKERT & MIELKE, INC.	3/7/2019	\$ 1,714.75	SW Study
RUEKERT & MIELKE, INC.	3/7/2019	\$ 2,496.75	SW Study
SCHOLTKA, JENNIFER	3/8/2019	\$ 300.00	PRK Zumba
STRYKER SALES CORPORATION	3/7/2019	\$ 94.79	FD Lables
TD AMERITRADE TRUST COMPANY	3/15/2019	\$ 50.00	CT Def Comp
TOTAL MECHANICAL	2/28/2019	\$ 130.00	SW Repairs
TOWN OF BROOKFIELD SANITARY DISTRICT NO. 4	3/12/2019	\$ 2,450.82	SW Treatment Never Better
TRI-TOM, LLC	2/28/2019	\$ 160.55	FD Shipping
US CELLULAR	3/2/2019	\$ 155.05	PRK
US POSTAL SERVICE-PEWAUKEE	3/19/2019	\$ 2,200.00	SW Postage Bills
VERIZON	2/28/2019	\$ 226.36	SW Cell
WAUKESHA COUNTY TREASURER	3/14/2019	\$ 2,845.00	ENG 2019 MS4Fees
WAUKESHA COUNTY TREASURER	3/8/2019	\$ 17.76	FD Programming Labor
WE ENERGIES	3/1/2019	\$ 535.63	PRK PSC Electric
WI Ag, Trade & Consumer Prot. Dept	2/28/2019	\$ 100.00	FD Seminar
WI LEGAL BLANK CO., INC.	3/6/2019	\$ 192.00	CT Ballots

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.4.**

DATE: April 1, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of Bartender License

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Bartender Licenses 4-1-2019

<u>Individual Name</u>	<u>Establishment Name</u>	<u>Type</u>
Szydlowski, Justin T.	Battle House	New

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 8.**

DATE: April 1, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

PUBLIC HEARING Regarding the Class B (Beer) and Class C (Wine) Licenses for Battle House MKE LLC Located at W229 N1400 Westwood Drive Unit C and Naming Stacy Gonzales as Agent [Tarczewski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Battle House Application

RECEIVED
APR 08 2019

Original Alcohol Beverage Retail License Application

Submit to municipal clerk.

For the license period beginning April 2 20 19
ending June 30 20 19

TO THE GOVERNING BODY of the: ☐ Town of ☐ Village of ☒ City of } Pewaukee

County of Waukesha Aldermanic Dist. No. _____ (if required by ordinance)

1. The named ☐ Individual ☐ Partnership ☒ Limited Liability Company
☐ Corporation / Nonprofit Organization

hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): Battle House MKE LLC
Owned 100% by Battle House LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the name, title, and place of residence of each person.

Title	Name (Last, First, M.I.)	Home Address	Post Office & Zip Code
President/Member	<u>Member Douglas L Huckbody</u>		
Vice President/Member			
Secretary/Member			
Treasurer/Member			
Agent	<u>Stacy Gonzales</u>		
Directors/Managers			

3. Trade Name Battle House Business Phone Number 262-258-9003
4. Address of Premises W229 N1400 Westwood Dr Unit C Post Office & Zip Code Waukesha, WI 53186

5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? ☒ Yes ☐ No
6. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? ☐ Yes ☒ No
8. (a) Corporate/limited liability company applicants only: Insert state Wisconsin and date 12/21/201 of registration.
(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? ☒ Yes ☐ No
(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? ☐ Yes ☒ No

(NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) In-door laser tag facility with bar/lounge area. Beverages sold in bar/lounge area, walk-in coolers
10. Legal description (omit if street address is given above): _____
11. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No
(b) If yes, under what name was license issued? SABR TAG LLC
12. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277]. ☒ Yes ☐ No
13. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776]. ☒ Yes ☐ No
14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Douglas L Huckbody Member
(Officer of Corporation / Member / Manager of Limited Liability Company / Partner / Individual)

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>3/8/19</u>	Date reported to council / board <u>4/1/19</u>	Date provisional license issued	Signature of Clerk / Deputy Clerk <u>[Signature]</u>
Date license granted	Date license issued	License number issued	

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 9.**

DATE: April 1, 2019

DEPARTMENT: PW - Stormwater

PROVIDED BY: Rich Wirtz, Staff Engineer

SUBJECT:

Discussion and Possible Action Related to the 2018 DNR Storm Water Report [Weigel]

BACKGROUND:

The City is required by the DNR under NR 216 to operate under a permit for storm water discharges from the City. We have to submit a report for the previous year by March 31st. The report is somewhat extensive, running 247 pages, and Rich has prepared the 15 page summary of the major components of the report (attached) to help elected officials and residents better understand our obligations and accomplishments under the permit. We can provide access to the complete report if requested.

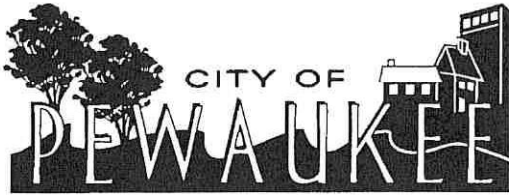
FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Summary of 2018 Storm Water Report



**Department of Public Works
Engineering Division**
W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0804 Fax: (262) 691-5720

Memorandum

To: Jeffrey Weigel, P.E., Magdelene Wagner, P.E.
From: Richard J. Wirtz, P.E., CFM
Subject: City of Pewaukee Annual MS4 Report for 2018
Date: March 25, 2019

The Wisconsin Department of Natural Resources changed the format of the annual report to an electronic filing process as of 2017. The eReporting system provides the DNR a standardized method and form for receiving reports from permitted communities whom must report on specific program components and measureable goals of their permit. However, this standardized method of reporting may not provide enough information to interested residents or elected officials of the City who are unfamiliar with the programs and processes required by the City's MS4 permit. Subsequently, we are providing a brief summary report to be posted on the City's website and provided to members of the Common Council which briefly describes the major components of the City's permit, the measurable goals of the major components, the results achieved and any recommended changes to the programs. A copy of the 2018 report filed with the DNR through the eReporting system is attached at the end of the report as Item A.

CITY OF PEWAUKEE
ANNUAL REPORT TO
THE DEPARTMENT OF NATURAL
RESOURCES
IN ACCORDANCE WITH
NR216 PERMIT REQUIREMENTS
SUBMITTED MARCH 31, 2019

Illicit Discharge Detection and Elimination/Spills Response Program

Description of Program

The purpose of the Illicit Discharge Detection and Elimination program as well as the Spills Response program is to prevent harmful substances from entering the City's Municipal Separate Storm Sewer System (MS4) and being discharged to waters of the state. The Illicit Discharge Detection and Elimination program incorporates field screening procedures of 20 major outfalls for the purpose of detecting, investigating and eliminating discharges to the MS4 system which are not entirely composed of storm water. The Spills Response program is a procedure for responding to, investigating and remediating material spills which could enter the City's MS4 system.

Measurable Goals

Perform field screening of the City's major outfalls to determine if illicit discharges are occurring and document the findings. The measurable goal of the Spills Response program is to document and report on the spills reported to the City.

Results Achieved

City staff performed biannual field screening of the 20 major outfalls identified in its plan. There were no illicit discharges detected during the field screening program.

City Staff responded to one potential illicit discharge in 2018 which was the result of fire suppression efforts at the NCL Graphic Specialties facility at N29 W22960 Marjean Lane. As a result of firefighting efforts at the facility, fire suppression water flooded the building and became contaminated with chemicals stored within the building. Runoff from the site was contained and the building owners worked with a remediation firm to pump and treat the contained fire suppression water. Approximately 827,400 gallons of water was used to extinguish the fire. The Pewaukee Fire Department, Pewaukee Water and Sewer Utility, Pewaukee Sheriff's Department, Waukesha County Hazmat, Pewaukee Public Works Department and Wisconsin DNR participated in responding to the incident.

The Pewaukee Fire Department responded to 8 spills in 2018. All incidents were minor and occurred either on Wisconsin DOT property or in the Village of Pewaukee.

Describe Any Planned Changes to the Program

City staff were unable to complete a reevaluation of the outfalls selected for field screening in 2018. A review of the MS4 map indicated a number of the minor and major outfalls need to be adjusted based upon inventory data collected on the City's storm sewer system between 2014 and 2016. Staff anticipate updating the City's MS4 map and re-evaluating the program in 2019. The program re-evaluation will be consistent with the recommendations provided in DNR program guidance document 3800-2012-01.

Construction Site Pollutant Control

Description of Program

The City regulates land disturbing activity according to Chapters 14 and 19 of the Municipal code. Chapter 14 of the Municipal Code pertains to the design, construction, alteration, demolition and moving of buildings and structures within the City and associated land disturbing construction activities. The requirements of this chapter are regulated and enforced by the City's Building Inspection Department. Chapter 19 of the Municipal Code pertains to construction site erosion control, post construction site storm water management and illicit discharges. Regulation and enforcement of the requirements of the chapter are conducted by the Engineering Department. The construction site erosion control requirements of the ordinance are consistent with the provisions of NR 216 and the performance standards of NR 151 of the State Statutes.

Measurable Goals

The Engineering Department reviews proposed development for conformance with the erosion control requirements of Chapter 19 of the Municipal Code. The Department and its consultants also conduct weekly and post 0.5-inch rainfall event compliance inspections of permitted construction sites for the purpose of maintaining compliance with Chapter 19 of the Municipal Code. A report is generated for each inspection performed and provided to the owner/designated representatives of the permitted site. The inspection reports detail any maintenance to be performed, deficiencies noted and/or additional BMP's required to maintain compliance. Sites which are out of compliance are subject to enforcement which can include issuing Notices of Noncompliance, Notices of Violations, issuing fines, posting stop work orders and revoking permits.

The Building Inspection Department issues erosion control permits for land disturbing construction activities associated with building and structures. Inspections of the erosion control best management practices are performed on sites with disturbances less than 1 acre in area. Inspections are performed each time the Building Inspector is on a site having an erosion control permit.

Results achieved

The Engineering Department issued 5 erosion control permits for new development and conducted approximately 351 compliance inspections in 2018. Eleven Notices of Noncompliance, three Notices of Violation and one cease and desist order were issued during the year. Recommendations for Fines in the amount of \$9500.00 were forwarded to the Sheriff's Department for violations of the Municipal Code.

The Building Inspection Department conducted approximately 534 erosion control inspections in 2018.

Describe Any Planned Changes to the Program

In 2015 the City's Construction Site Pollution Control program was audited by the Wisconsin Department of Natural Resources. At that time the WDNR recommended the City document the program in order to memorialize the procedures, forms, references and standards the City utilizes in the execution of the program. This effort was completed in 2018 and this document is attached to this report as Item B.

Post-Construction Site Storm Water Management

Description of Program

The City regulates post-construction site storm water management according to Chapter 19 of the Municipal code. The post-construction storm water management requirements are compliant with the performance standards contained in NR 151 of the State Statutes regarding infiltration and TSS reductions. However, the City's ordinance is more restrictive than the performance standards contained in NR 151 in terms of the pre and post-developed discharge rates from the site. The City's ordinance generally requires the discharge from the 1, 2, 10 and 100-year post developed site to be at or below the discharge rates from the site under presettlement conditions. Post construction site storm water management practices are required to be maintained and the City requires a maintenance agreement be executed and recorded at Waukesha County Register of Deeds for the perpetual maintenance of the practices.

Measurable Goals

The City reviews proposed development plans for conformance with the post-construction site storm water management requirements of Chapter 19 of the Municipal Code and issues a Certificate of Permit Coverage for development plans meeting the requirements of the ordinance.

Results Achieved

The City did not issue any permits for post-construction site discharges from new development in 2018. City Staff reviewed 11 different proposed developments for compliance with the post-construction site storm water management requirements of the Municipal Code. All eleven of the proposed developments were still in the review process as of the end of 2018.

Describe Any Planned Changes to the Program

The City needs to establish a procedure for conducting compliance inspections of post-construction site storm water management practices to ensure the facilities are adequately maintained in conformance to the storm water management maintenance agreements. The program also needs to be memorialized into a cohesive document. This work has been delayed as the bulk of City Staff's time throughout the year is taken up with the review, permitting and enforcement of the City's construction site erosion control and post-construction site storm water management ordinance.

Pollution Prevention

The City is required to implement a number of programs under the Pollution Prevention criteria identified within its WPDES permit. These programs are:

1. Inspection, maintenance and inventory of post-construction site storm water management facilities.
2. Catch basin cleaning program.
3. Street sweeping program.
4. Winter road management program.
5. Leaf management program.
6. SWPPP for municipal facilities.
7. Nutrient management plan for municipal properties with pervious surfaces over 5 acres.
8. Management procedures for unplanned water main discharges.
9. Other Reportable Results.

The following will provide a brief summary of each of the above programs, identify the measureable goals (if any), the results achieved and any planned program changes or improvements.

Inspection, Maintenance and Inventory of Post-Construction Site Storm Water Management Facilities

Description of Program

The program consists of an inventory of the existing storm water management facilities and ensuring the facilities are properly maintained to perform according to the performance standards used to design the facility. The City owns 8 municipal facilities between Wagner Park, the City Hall Campus and the newly constructed Pewaukee Sports Complex.

Measureable Goals

In 2010 the City identified through aerial photographs approximately 192 facilities within the municipal boundaries that were potential storm water BMP's implemented to control post-developed discharges and/or provide for TSS reduction. A significant amount of information still needs to be collected from available City records in order to complete the inventory and adequately conduct inspections of the facilities.

The inventory needs to include such items as: the location, general condition, age, and ownership of each facility; whether a long term maintenance agreement exists for the facility; the general design of the facility; results of any previous inspections; and completion of any previously recommended maintenance and repairs.

The two municipal facilities located in Wagner Park are inspected annually by City Staff. The 6 remaining facilities (4 facilities at the Pewaukee Sports Complex, 1 bioretention facility at Wagner Park and 1 bio retention facility at the City Hall Campus site) will be included in annual inspections following final stabilization and completion of asbuilt surveys.

Results achieved

To date the initial inventory has been conducted and inspections of the 2 wet ponds at Wagner Park show the facilities are in need of repair.

Describe Any Planned Changes to the Program

The completion of the inventory is still lagging due to the time requirements of other permit programs. As time allows staff will work on the completion of the inventory, preparation of inspection forms and the development of a procedure for conducting inspections. This work element shares many of the components which need to be prepared as a part of the Post Construction Site Storm Water Management Program.

Catch Basin Cleaning Program**Description of Program**

The City identified 12 catch basins along Peterson Drive in 2005 to be inspected and cleaned annually when the program proposal was initially created. This list has been expanded to include 69 catch basins along Green Road which were installed as a part of a road construction project in 2013. This program has also been expanded to include the maintenance and repair of the City's existing storm sewer structures

Measurable Goals

To insure the continued function of the MS4 system and to remove sediment deposits from the system.

Results achieved

Approximately 21 tons of solids were removed as a result of catch basin cleanings in 2018. Additionally, 33 storm sewer structures were included in City construction projects for either repair or replacement in 2018. These projects included the Pewaukee Woods Culvert Replacement Project, the Deer Haven Phase 2 paving project and the Steeplechase Phase 1 paving project.

Describe Any Planned Changes to the Program

The program needs to be updated to include the catch basins installed along Green Road and to include the maintenance and repairs of the storm inlets and manholes that has been occurring annually over the last several years. Previously storm sewer structures were repaired in conjunction with road reconstruction and road maintenance projects as a part of the City's road program. Due to the number of structures requiring immediate attention, maintenance efforts have been accelerated. From 2015 to 2017 over 403 storm sewer structures have been repaired or replaced.

Street Sweeping Program**Description of Program**

The City Highway Department is responsible for the sweeping of the City Streets. The current program consists of sweeping all City streets once in the spring (as soon as the snow melts) and sweeping once in the fall all City streets with a curb and gutter cross-section. Additionally, City crews sweep arterial streets once per week for 1.5 months in the spring (as soon as the snow cover permits).

Measureable Goals

To remove sediment and debris from the road surface and gutter line prior to being transported by runoff into the City's MS4 system.

Results Achieved

Approximately 125 hours were spent sweeping 915 miles of streets in 2018. This effort removed approximately 82 tons of solids prior to entering into the City's MS4 system.

Describe Any Planned Changes to the Program

None at this time.

Winter Road Management Program**Description of Program**

The winter road management program prescribes the methodologies and guidelines for the removal and control of snow and ice buildup on the City's streets. The City Highway Department is responsible for establishing the procedures, methods, equipment and labor to implement the program. Details of the program evolve coincident with the evolution of technology and experience within the department regarding snow and ice removal.

Measureable Goals

The goal of the program is to maintain the roadway in a safe driving condition within the limitations of resources, climactic conditions, preservation of the driving surface and environmental concerns. In balancing these concerns, the department is recommended to strive for "passable roadway" conditions on the driving lanes during the storm event. A "passable roadway" is defined as a roadway surface that is free from drifts, snow ridges and as much ice and snow pack as is practical and can be traveled safely at reasonable speeds.

Secondary to maintaining safe driving conditions is the reduction of the amount of salts used during a winter storm event. To this extent the City has invested in equipment which allows for the use of a salt brine for pre-wetting of salt or as a stand-alone pre-treatment of the pavement surface. As a stand-alone treatment, salt brine helps to prevent ice/snow from bonding to the pavement surface thereby providing for easier removal during plowing operations. When used to pre-wet dry salt prior to application to a pavement surface, the brine helps to maintain the salt on the pavement surface rather than be displaced into the ditch or curb line. In either case the salt brine is anticipated to reduce the amount of dry salt required to achieve a "passable roadway."

The equipment utilized by the Highway Department is calibrated annually. Salt applications are set based upon the ground speed of the vehicle and the temperature of the pavement. The brine solution used for pre-wetting the salt is set not to exceed 10 gallons per ton with 8 gallons per ton being typical.

City Staff from the Highway Department attend training periodically regarding winter management operations. The last training event was held in 2016 (Smart Salting Level 1) with seven members of the Highway Department attending.

Results Achieved

The Highway Department maintains records of each event during the winter season which includes the amount of product used, pertinent weather data, hours worked, number of trucks in service and other measurable data. These records are maintained for the purpose of evaluating the program on a yearly basis. Snowfall totals used in the evaluation are taken from the weather station at Milwaukee International Airport.

The amount of salt used for a given event or season is highly variable and dependent on a number of conditions such as but not limited to: air temperature, pavement temperature, type of precipitation, intensity of storm, the miles of road to be maintained and the number of events in a given year. It is therefore difficult to evaluate whether or not the City's salt application is reduced through the use of salt brines for pre-wetting or as a stand-alone pre-treatment from year to year. Table 1 below summarizes the City's salt use for the

winter seasons beginning with the 2010-2011 winter season. A typical salt brine solution is composed of 23.3 % salt which yields approximately 2.5 pounds of salt per gallon of brine.

The City implemented the use of salt brines with the 2011-2012 winter season. Prior to that combinations of salt and salt/sand were used in conjunction with plowing for removal of ice and snow from the municipal streets. As can be seen in Table 1, overall salt use in terms of tons/lane mile of roadway has generally been less since the use of salt brines. However, this simplistic evaluation is a little misleading as it does not take into account the severity of the winter season or the effort required by road crews to maintain a “passable roadway”.

Table 1. City of Pewaukee Salt Use for Winter Road Management.

Winter Season	Tons of Salt	Gallons of Salt Brine	Total Tons of Salt	Lane Miles of Roads	Tons of Salt/lane mile
2010-2011	3203*		3203*	176.4	18.2
2011-2012	1540	14200	1558	176.6	8.8
2012-2013	3520	22679	3548	177.0	20.0
2013-2014	3160	11490	3174	176.8	18.0
2014-2015	2390	4800	2396	179.4	13.4
2015-2016	1865	5100	1871	183.0	10.2
2016-2017	2900	11225	2914	183.0	15.9
2017-2018	3365	5650	3372	184.3	18.3
2018-2019	3365	9070	3376	184.3	18.3

*Total includes salt and salt/sand mixture.

The Wisconsin DOT has created a Winter Severity Index (WSI) which it utilizes in evaluating the severity of the winter season in relation to its winter management program. The index takes into account factors such as number of snow events, amount of snow, number of freezing rain events, storm durations, and number of incidents (frost runs, drifting and clean up). The State DOT developed the WSI in 1995. Prior to the 2013-2014 winter season, index values ranged from 0 to 100. Therefore, the higher the index value, the more severe the winter season and the lower the index value the milder the winter season. The State DOT revised the WSI in the 2013-2014 winter season to provide results which are scaled and compared to the average of the 5 previous winters; the value of which is set as 100. Therefore values in excess of 100 indicate a severer than average winter and values less than 100 indicate a milder than average winter.

The statewide average WSI is shown in Table 2 for each winter season. Included in Table 2 are values for the WSI for Waukesha County as well. Previously, values for the Waukesha County WSI from 2010 to 2013 were only given in the previous index (weighted from 0 to 100) with the remainder provided in the revised index. The values shown for Waukesha County in Table 2 for those years before the revised index were extrapolated based upon the statewide average values which were available in both versions of the index.

The approximate total snowfall per season and the number of measureable snow events are taken from the Mitchell International weather station in Milwaukee. The average snowfall is based upon the total snowfall for the season divided by the number of measureable events shown.

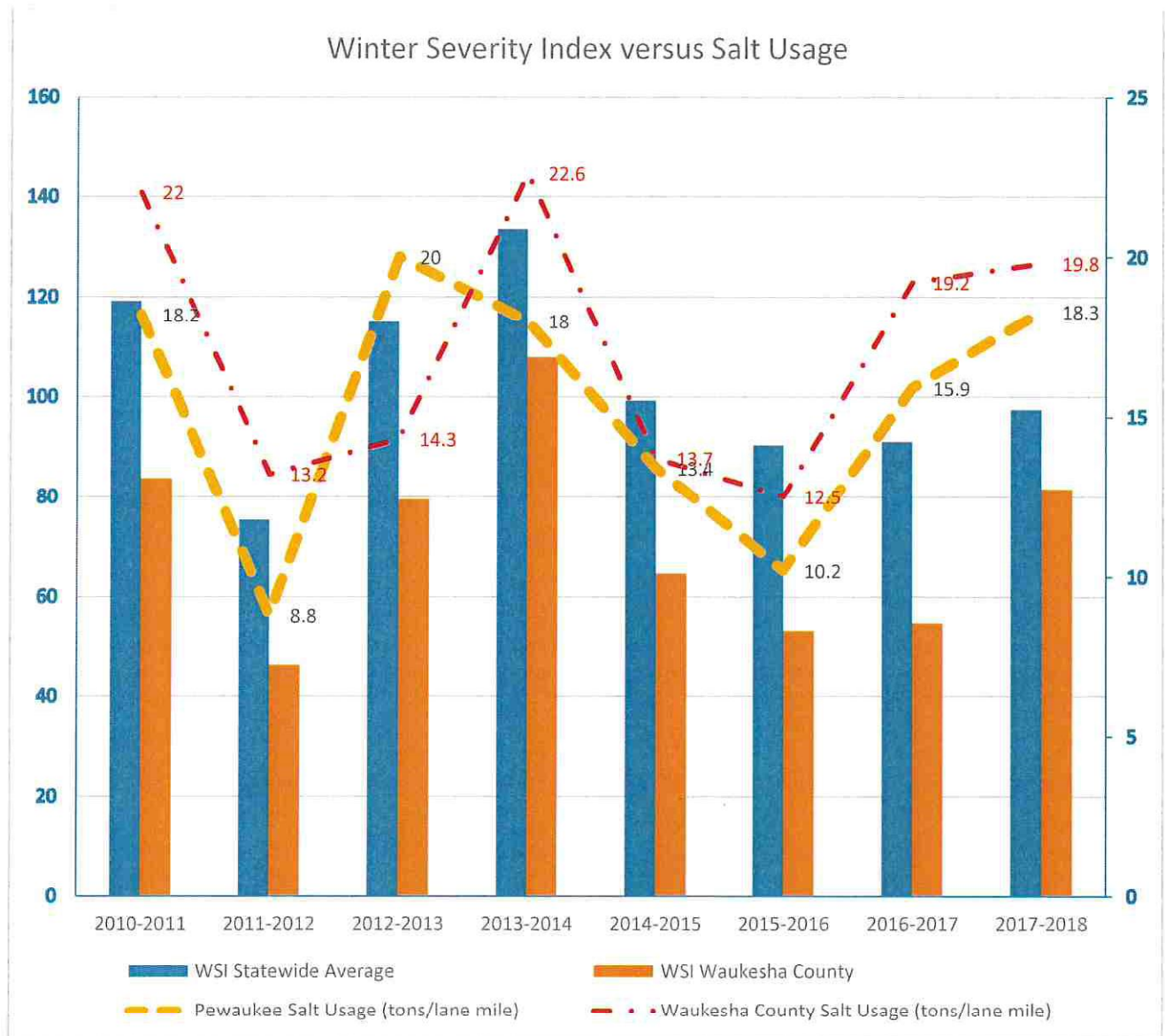
Figure 1 compares the Winter Severity Index for the statewide average and Waukesha County versus the salt usage for the City of Pewaukee and Waukesha County in tons of salt per lane mile. Overall, the WSI generally coincides with the amount of salt utilized per lane mile to maintain the City's streets in a passable condition for a winter season. The WSI for the 2018-2019 winter season will not be available until the State publishes its Annual Winter Maintenance Report, usually at the end of the year.

Table 2. Comparison of Winter Seasons and City of Pewaukee Salt Use.

Winter Season	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Approx. Total Snowfall (inches)	61.9	29.6	45.0	63.4	43.0	39.1	37.6	46.7	48.1
Number of Measureable Events	45	26	31	52	38	25	23	36	33
Average Snowfall/event (inches)	1.4	1.1	1.5	1.2	1.1	1.6	1.6	1.3	1.5
Total Tons of Salt	3203*	1558	3548	3174	2396	1881	2914	3372	3376
Total Hours Worked	NA	596	1272	1863	903	812	1171	1215	1564
Tons of Salt/lane mile of Road	18.2	8.8	20.0	18.0	13.4	10.2	15.9	18.3	18.3
Average Pavement Temperature (degrees F)	NA	NA	NA	20.1	20.9	26.7	25.3	23.1	26.4
WisDOT Statewide WSI	119.2	75.4	115.1	133.6	99.3	90.4	91.1	97.5	**
WSI for Waukesha County	83.7^a	46.3^a	79.4^a	107.9	64.6	53.2	54.7	81.5	**
Waukesha County Tons of Salt/Lane mile	22.0	13.2	14.3	22.6	13.7	12.5	19.2	19.8	**

*Total includes salt and salt/sand mixture. **Not determined at the time of reporting. ^aExtrapolated values to statewide index.

Figure 1



As of the writing of this report, the salt use for the 2018-2019 winter season is calculated to be 4 tons higher than the previous season with approximately 3376 total tons of salt used. This translates to approximately 18.3 tons per lane mile of salt applied to City Streets which matches last year's average application. By comparison, Waukesha County was reported to have utilized approximately 19.8 tons of salt/lane mile for the 2017-2018 winter season. The average application for the City of Pewaukee since beginning the use of salt brines in the 2011-2012 winter season to 2017-2018 winter season is approximately 14.9 tons per lane mile. The winter management summary tables for each year of the program are attached to this report as Item C.

Describe Any Planned Changes to the Program

None at this time.

Leaf Management Program

Description of Program

The City accepts leaves and grass clippings at the City Recycling Center drop off site located on the lower level of the Pewaukee City Hall campus. Material collected at the site is taken to a facility in Menomonee Falls for composting. The City's waste hauler will also pickup leaves and grass clippings for a fee.

Measurable Goals

To provide an alternative means of disposing of leaves and grass clippings for the City residents as opposed to burning or dumping the debris into the City's right-of-way or ditches.

Results Achieved

In previous years yard waste was broken down into categories to determine the mass of leaves taken to the yard waste site. This year the mass of leaves collected is included in the total yard waste collected which was 790 tons of material. The City's waste hauler reported collecting approximately 11.4 tons of yard waste in 2018.

Describe Any Planned Changes to the Program

None at this time.

SWPPP for Municipal Facilities

Description of Program

The City had prepared an update to its Evaluation of Public Works Yard in 2011. The goal of the evaluation was to identify potential sources of non-point pollution and provide recommendations to mitigate these sources. The City provided additional information in the 2015 annual report regarding planned projects to occur within the City "campus" site which will impact operations on site as well as potentially how storm water is handled. These planned projects included the construction of a new water tower, the construction of a new salt storage facility and repairs to the City Hall and highway garage. Since last year the new water tower and the repairs to City Hall and highway garage have been completed.

Measureable Goals

The goal of the program is to reduce non-point pollutant loadings from the City "campus" site.

Results achieved

A bio-filtration basin was completed in 2018 as a part of the new water tower project. Additionally an inspection report form was prepared to assist in documenting inspections of the Public Works Yard portion of the City Hall "campus" site. A copy of the inspection report form is attached to this report as Item D

Describe Any Planned Changes to the Program

Staff are still awaiting guidance from City leadership regarding the remaining projects. A formal update to the program for the City "campus" site will be made as soon as staff receives direction. Remaining major projects on the site are the construction of a new salt storage building, potential removal of the existing salt storage building and potential additional repairs to the highway garage.

Nutrient Management Plan for Municipal Properties with Pervious Surfaces over 5 acres

Description of Program

The City has 5 parks with pervious areas over 5 acres: Balmer Park, Wagner Park, South Park, Nettesheim Park and the Pewaukee Sports Complex. A formal nutrient management plan exists for the Pewaukee Sports Complex which is still under construction. The remaining parks do not have a formal plan as of yet.

The current practice for maintaining the turf areas in the City's park system is to contract with a company specializing in turf maintenance to assess the condition of the fields and to apply treatments as recommended. Treatments are typically composed of one or more of the following products: Dimension 2EW (a post emergence herbicide); a Urea Nitrogen-Potash fertilizer 25-0-5; a Urea Nitrogen-Potash fertilizer 17-0-5; Trupower 3 (a selective post emergence herbicide); and Cool Power (a selective post emergence herbicide). In addition, the infields of existing baseball fields receive a non-phosphorous fertilizer treatment (composed of a 33-0-5 NPK ratio) three times a year. Mowing of the established turf areas occurs on a weekly rotation with mowing of the baseball infields occurring up to three times a week if necessary.

Measureable Goals

The goal of the program is to reduce the amount of nutrients (namely phosphorous) applied to the turf areas and to apply only what is required to maintain a vigorous growth of vegetation.

Results Achieved

The City's current practice and ordinance bans the use of fertilizers containing phosphorous except for the establishment of new turf areas or if soil tests confirm phosphorous is required.

Describe Any Planned Changes to the Program

Formal plans for the remaining 4 parks need to be developed.

Management Procedures for Unplanned Water Main Discharges

Description of Program

The City is required by permit to develop a program to mitigate discharges of sediment to its MS4 system from unplanned water main discharges otherwise known as "water main breaks." The program was developed for Water and Sewer Utility staff who may be responding to such incidents. The priority for staff responding to a water main break is to locate the source of the discharge and to isolate it, or in layman's terms to "shut it off" as quickly as possible. Temporary erosion control measures, if required, can then be employed to prevent sediment from entering the MS4 system. The program identifies potential erosion control measures that can be employed to contain/limit the discharge of sediment from a water main break.

Measureable Goals

The goal of the program is to reduce the amount of sediment entering the City's MS4 system or a Water of the State from an unplanned water main discharge.

Results Achieved

The City had 2 unplanned water main discharges last year resulting in an estimated, combined discharge of approximately 706,000 gallons of municipal water. One of the breaks occurred on a City project as a result of contractor exuberance.

The City also responded to a number of water service leaks. These are generally less noticeable, result in little erosion and occur slowly over time. Five such leaks were reported Water and Sewer Utility staff with an estimated loss of 7,985,000 gallons of water.

Describe Any Planned Changes to the Program

None at this time.

Other Reportable Results

Roadways within the City are comprised of a combination of rural cross sections and urban cross sections. Rural cross sections include roadside ditches to collect storm water runoff along with gravel shoulders and paved travel lanes. Urban cross sections include storm sewers and curb and gutter to collect storm water runoff and paved travel lanes. The City of Pewaukee contains approximately 92.2 lineal miles of roads with almost 45 miles of roads having a rural cross-section. Road side swales need to be periodically cleaned of accumulated sediment to function properly. Each year the City's Highway Department cleans a number of its road side swales of sediment. Last year the Highway Department cleaned approximately 2345 feet for road side swales which netted roughly 846 tons of soil.

Public Education and Outreach and Public Involvement and Participation Programs

Description of Program

The City of Pewaukee along with other members of the Upper Fox River Watershed Group contract with Waukesha County to implement the public education and outreach and public involvement and participation programs as required by Group WPDES permit. The County organizes the plan based upon a target audience. For each target audience a set of activities and goals are defined.

Item E contains a summary of the County's 2018 Proposed Work Plan and the 2018 Activity Summary Report identifying the key components of last year's plan, the measurable goals and the results achieved.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 10.**

DATE: April 1, 2019

DEPARTMENT: PW - Engineering

PROVIDED BY: Jeffrey Weigle, PE Public Works Director & City Engineer

SUBJECT:

Discussion and Possible Actions to Approve a Developers Agreement, Letter of Credit, and Wellhead Protection Special Permitted Use Agreement as Necessary for the Planned Development of Parcel PWC 0962-998-005 Located on Northmound Drive Attendant to the Development Proposal of Briohn Building Corporation to Construct One Multi-Tenant Building as Recommended by the City Plan Commission [Weigel/Fuchs/Klein].

BACKGROUND:

Nov. 15, 2018 the Plan Commission (minutes attached) approved the multi-tenant building on Northmound Road. Abreviated plan set also attached.

This project is more complex than usual for a one lot development. It requires a development agreement for the construction of a public street cul-de-sac with attendant storm water, sewer and water (similar to what a subdivision development would need, only on a smaller scale).

This site is adjacent to a City municipal drinking water well, and the site storm water detention ponds are proposed to lie within a 400' well protection setback by DNR and City codes; however, the City code allows for a Special Permitted Use, if approved by the Common Council on the recommendation of the City Engineer.

This site also requires the vacation of existing public street right-of-way, a process that is ongoing.

Finally the developers are proposing a soil compaction process called Dynamic Compaction which is a concern as the compaction will occur next to the City well site.

The process of achieving approvals on all of these issues have delayed the final approval process by City staff, and that delay has frustrated the developer to the point that the developer is indicating that April 1, 2019 is the latest day that "it" must be approved or their project may fail. As such we contacted City Attorney Riffle to consider preparing the development agreement, wellhead Special Permitted Use, and any other documents for Council consideration to be responsive to the developer's request for "it" to be approved April 1.

Understanding the very late request from the City of the development agreement and other issues, Stan indicated that due to commitments to be in court the remainder of this week, he would be looking at the request this weekend (March 30 or 31) and advise staff on April 1.

FINANCIAL IMPACT:

Failure to meet the developer's target date could lead to the failure of the development proposal and assumed loss of increased tax base, for now. This site has been undeveloped for quite some time presumably due to the complexities of

the single parcel development.

RECOMMENDED MOTION:

None as no motion would be justified until the City Attorney has had a chance to advise accordingly.

ATTACHMENTS:

Description

Nov. 15 Plan Commission meeting minutes

Site and Building Plan

E-mail to Stan Riffle

Part of City of Pewaukee Code Chpt. 16

Sheet 3 of plans for Stan

Consultant (Strand) pond location review letter

Brioh Application for Special Permitted Use

Letter of Credit cost estimates

City Attorney memo to CC

In attendance:

Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier, K. Salituro, S. Sullivan and C. Wunder.

Also in attendance:

City Planner N. Fuchs, City Administrator S. Klein, Department of Public Works Director J. Weigel and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Dan & Nicole Ladwig to Rezone Property Located at N37 W26991 Kopmeier Drive From F-1 Floodplain District to Rs-7 Single-Family Residential for the Purpose of Properly Identifying Areas that Do Not Reside Within the 100 Year Floodplain (PWC 0894976)

Mr. Dan Ladwig stated a survey was done on his property and it was found that the floodplain was not in line with the F-1 zoning on the property. He stated he wanted the zoning to match the true elevation based on the survey.

Chairman Bierce noted that the City Planner recommended tabling this until his concerns and Lake Pewaukee Sanitary District's were addressed.

A motion was made and seconded (S. Sullivan, C. Wunder) to table the rezoning for Dan and Nicole Ladwig.
Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for WVRC/Dr. John Beltz, DVM, to Rezone Property Located on Pewaukee Road South of I-94 From Rs-4 Single-Family Residential to B-3 General Business District for the Purpose of Building a New 24 Hour Emergency Vet Clinic (PWC 0966999)

Mr. Fuchs stated the applicant was not ready to move forward and will submit plans for the February Plan Commission meeting.

Benjamin Hurd (N11 W24108 River Lane) stated he did not want to be on City septic or water.

Dave Dremsa (N9 W23853 Sherwood Drive) questioned if other people in the neighborhood would be notified about being put on City sewer. Mr. Klein confirmed there were currently no plans to extend City sewer to the subject property.

A motion was made and seconded (K. Salituro/S. Sullivan) to table the rezoning for WVRC/Dr. John Beltz. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use for Stoneridge of Pewaukee Located at N16 W23390 Stoneridge Drive for the Purpose of Allowing Spancrete to Locate Within the Existing Tenant Space Primarily for Warehousing and Storage (PWC 0956999022)

Mr. Bergman recused himself from the Plan Commission for this item as he was the petitioner. He stated it was an industrial building in a zoning district that requires a conditional use for a lighter zoning than what is in place.

A motion was made and seconded (C. Wunder, D. Linsmeier) to recommend approval of the conditional use permit for Stoneridge of Pewaukee. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Certified Survey Map for Tom Mueller Located on Duplainville Road for the Purpose of Subdividing the Parcel Into Three Separate Lots (PWC 0867994003)

The petitioner, Chris Hansen, stated Mr. Tom Mueller owns the property and wanted to acquire Lot 1, and Mr. Hansen wanted to purchase the other two lots. He noted he was no longer looking to change the easement for sewer hookup.

Mr. Weigel referred to information provided on separate drawings and noted that that information must be added to the CSM.

A motion was made and seconded (B. Bergman, S. Sullivan) subject to the conditions defined by City staff. Motion Passed: 6-For, 0-Against.

Mr. Hansen added that they were asking for a reclamation of the easement in front. Mr. Weigel clarified that it is a right-of-way owned by the City. He stated the petitioners would have to submit a letter requesting the City look at vacating or donating the right-of-way. The current CSM does not show any change in the right-of-way.

6. Discussion and Action Regarding a Certified Survey Map for Christ Evangelical Lutheran Church Located at W240 N3103 Pewaukee Road for the Purpose of Combining Three Existing Properties (PWC 0904994001, PWC 0904994002, PWC 0904995)

Mr. Fuchs stated the church received approval for a building addition contingent on combining the three properties that encompass the development.

A motion was made and seconded (D. Linsmeier, K. Salituro) to approve the certified survey map for Christ Evangelical Lutheran Church. Motion Passed: 6-For, 0-Against.

7. Discussion and Action Regarding a Condominium Development Conceptual Review on the Stenz Property Located at Golf Road and CTH G (PWC 0940999001)

Mr. Tony Zanon from Pinnacle Engineering and the developer, Jim Forester, were present. The applicant noted the number of units were reduced from 58 to 54. They have done a combination of two- and four-units in order to increase the amount of greenspace. The wetland has been delineated and they are scheduled to complete a tree survey. They also changed the road from circular to two cul-de-sacs, which would both be private but built to City standards. The offset from Golf Road has been increased to 60 feet, and the buildings on the west side have been pushed further east to 40 feet away from the property line.

Mr. Sullivan stated he did not like the private roads.

Mr. Fuchs noted that the Rm-1 front yard setback with the conditional use could be reduced down to 24 and a half feet. Even as it is laid out right now they are still a bit short in the front yard setbacks and they

are not meeting the building separation requirement for Rm-1 of 40 feet. Mr. Forester stated he spoke with the Fire Chief and he would be fine with the 20 foot separation whether the buildings were sprinkled or not.

Mr. Fuchs pointed out that there is F-1 district zoning on the property, which is not being impacted, but there is also LC district that will be impacted so they will have to rezone. He stated he would prefer they follow the wetland setback on the LC zoning.

Discussion took place regarding making some of the drives a side-entry. Mr. Forester stated they could look at that.

Lynn Voss (W273 N1525 Lakefield Drive) stated she was told when she built her home that the plan for this land was single-family development. She did not want to see the garage doors facing her house.

Terry Brooks (W273 N1640 Lakefield Drive) stated he was pleased with the direction of the buffer zone and the tree survey. He wanted to make sure the retention pond would be able to handle the increased drainage from the concrete.

Gerald Glocka (W273 N1582 Lakefield Drive) questioned if the existing trees will be retained. It was noted that they would be, and it is about a 40 foot tree line. He questioned if the Lakefield Drive access would have a gate, and it was noted that it would go straight thru as a public road and not only as an emergency access.

Mr. Zanon noted that all of the structures would look like a ranch-style house and would all be single-story. It will not be multi-family, multi-story apartments.

8. Discussion and Action Regarding a Site and Building Plan for NCL Graphics Located at N29 W22960 Marjean Lane (PWC 0914008)

Mr. Fuchs stated a portion of the building was damaged in a fire and they are looking to rebuild on the same footprint. They will be utilizing matching materials to the existing building. The only change is that the portion of the building they are replacing was shorter, and they are going to raise it to match the rest of the building. Mr. Fuchs recommended approval with the condition that they combine the five parcels that the building currently spans. Mr. Klein added that the new portion also requires sprinklers.

A motion was made and seconded (K. Salituro, C. Wunder) to approve the site and building plans for NCL Graphics. Motion Passed: 6-For, 0-Against.

9. Discussion and Action Regarding the Site and Building Plans and Plan of Operation for Briohn Building Corporation for a Multi-Tenant Industrial Building Located at the North End of Northmound Drive (PWC 0962998005)

Mr. Fuchs stated this was a vacant site and the applicant is proposing two tenant spaces in a 131,400 square foot building. There are three separate wetlands on the property that they will fill with DNR approval. They are also proposing to vacate the existing right-of-way. There is a condition by the City that they vacate the right-of-way and provide the City with an access easement to access the well house, and Mr. Fuchs noted 33 feet would be sufficient.

Discussion took place regarding the island in the cul-de-sac, and Mr. Zanon proposed eliminating the island. Mr. Fuchs stated staff did not have a strong objection to eliminating the grass island.

Mr. Zanon questioned if the vacation process could occur prior to the issuance of an occupancy permit. The vacation process takes a lengthy amount of time and they want to start construction as soon as they can in the spring. Mr. Klein stated the City would not have a problem with that.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the site and building plans and Plan of Operation for Briohn Building subject to staff comments and review, including ensuring the compaction does not affect City utilities, and moving the vacation process to closer to occupancy subject to attorney documentation. Motion Passed: 6-For, 0-Against.

10. Discussion and Action Regarding the Conceptual Site and Building Plans for Briohn Building Corporation for a Proposed Office/Industrial Building Located at W220 N1051 Springdale Road (PWC 0961998)

Mr. Fuchs stated this was a 34 acre parcel located within a SEWRPC primary environmental corridor. The applicant is looking to develop a portion of the site with a 40,600 square foot building and a potential 62,200 square foot building addition.

Mr. Sullivan questioned if the entrance could be put directly across the street from the main entrance to Brookfield. It was noted that they are working with the County on the issue.

11. Adjournment

A motion was made and seconded (C. Wunder, S. Bierce) to adjourn the meeting at 7:14pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

PROPOSED NEW MULTI-TENANT INDUSTRIAL / WAREHOUSE BUILDING FOR:

NORTHMOUND INDUSTRIAL

NORTHMOUND DRIVE
PEWAUKEE, WISCONSIN



SHEET INDEX	
Sheet Number	Sheet Name
T1.1	TITLE SHEET
C-1	EXISTING SURVEY
C-2	PROPOSED PLAT OF SURVEY
C-3	GRAVING & EROSION CONTROL PLAN
C-4	UTILITY PLAN
C-5	CONSTRUCTION DETAILS
C-6	CONSTRUCTION DETAILS
C-7	CONSTRUCTION DETAILS
S1.1	PROPOSED SITE PLAN
L-1	TREE PLANTING/RESEEDING PLAN
F-1	ENLARGED FOUNDATION PLAN
F-2	PLANTING NOTES & DETAILS
A1.1	GROUND FLOOR PLAN OVERALL
A1.2	SECOND FLOOR PLAN OVERALL
A4.1	SECTION PLAN
A5.1	EXTERIOR ELEVATIONS
A5.2	SCREENING

PROJECT INFORMATION:

TOTAL SITE AREA:	10.71 AC
TOTAL DISTURBED AREA (THIS PROJECT):	3.79 AC
TOTAL SITE EXISTING IMPERVIOUS AREA:	0.00 AC
TOTAL SITE PROPOSED IMPERVIOUS AREA:	6.33 AC
TOTAL GREENSPACE PROPOSED:	4.38 AC + 40 PW
TOTAL BUILDING FOOTPRINT:	131,400 SF

ZONING:	M-2 LIMITED INDUSTRIAL
SETBACKS:	SEE CIVIL
PARKING (REGULAR):	165
PARKING (HANDICAP):	6
TOTAL PARKING STALLS:	171



TITLE SHEET

PROPOSED NEW BUILDING FOR:
NORTHMOUND INDUSTRIAL
Northmound Drive
Pewaukee, Wisconsin

PLAN COMMISSION REVIEW SET SEPTEMBER 16, 2018

OWNER:

BRIOHN BUILDING CORPORATION
NELSON WILLIAMS

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

GENERAL CONTRACTOR:

BRIOHN BUILDING CORPORATION
CARY BLICKI

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

ARCHITECT:

BRIOHN DESIGN GROUP LLC
DOMENIC FERRANTE, AIA
PAUL GRZESZCZAK, AIA

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

STRUCTURAL ENGINEER:

BRIOHN DESIGN GROUP LLC
KEVIN JANKOWSKI, PE

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

CIVIL ENGINEER:

JSD ENGINEERING, INC.
RIZ Jankowski, P.E., P.L.S.

N22 W22931 Nancy Ct., Suite 3
Waukesha, WI 53186
(414) 262.513.0666 PHONE
(414) 262.513.1232 FAX

PROJECT LOCATION:



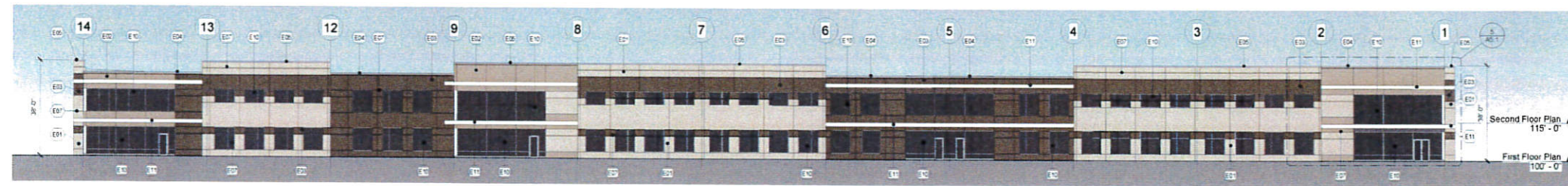
PROJECT INFORMATION:

CODE:	SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE [IBC 2015, IECC 2015, IEBC 2015, IMC 2015 AND IFGC 2009] SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING
OCCUPANCY:	PRIMARY F-1 (MODERATE HAZARD OCCUPANCY) SECONDARY B (OFFICE/BUSINESS) SECONDARY S-1 (MODERATE HAZARD STORAGE)
CLASS OF CONSTRUCTION:	TYPE 2B
SPRINKLER SYSTEM:	FULL - NFPA 13
FLOOR LEVELS:	1
NUMBER OF STORIES:	1
TOTAL SITE AREA:	466,092 SF 10.7 ACRES
TOTAL BUILDING AREA:	131,400 SF

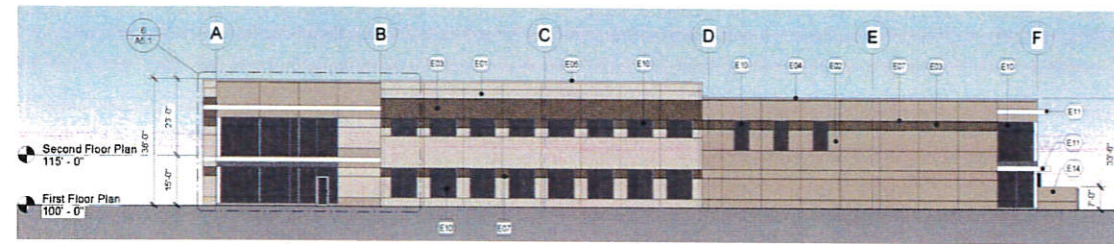
NOTES:
ALL MECHANICAL, ELECTRICAL,
PLUMBING AND FIRE PROTECTION
ENGINEERING BY DESIGN-BUILD
CONTRACTORS

DATE	10/19/18
CHECKED	DFH
DATE	10/19/18
DATE	10/19/18

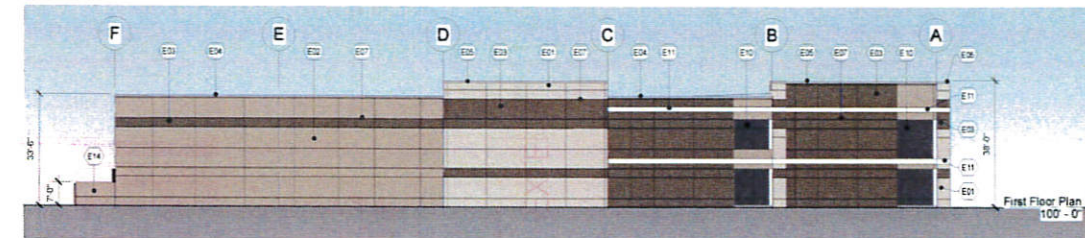
SHEET:
T1.1



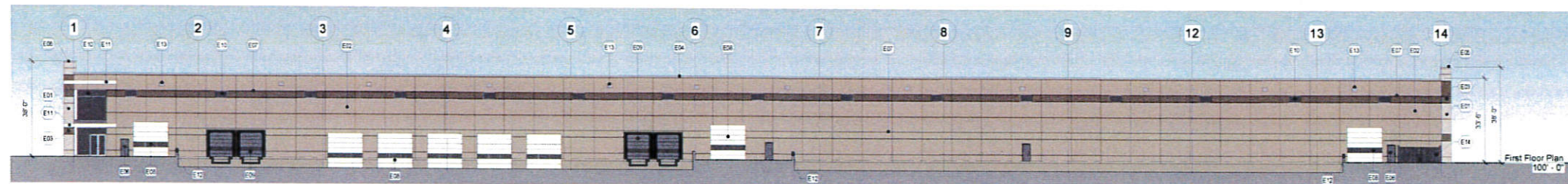
1 NORTH ELEVATION
1" = 20' 0"



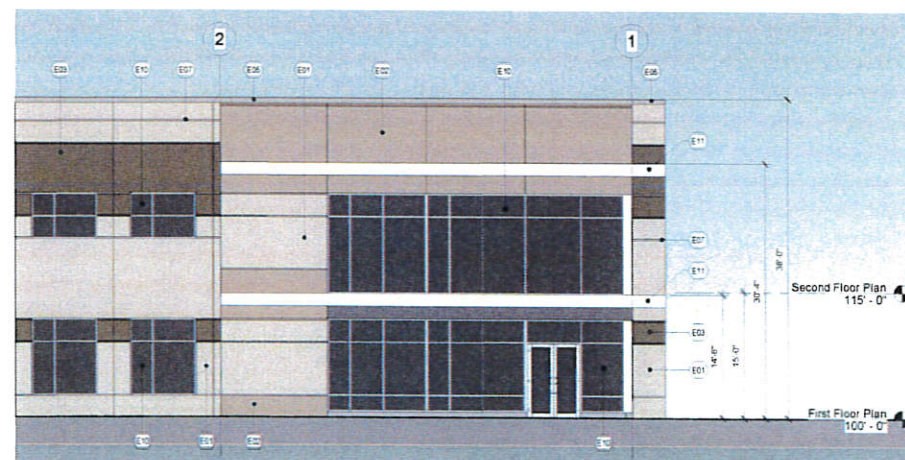
2 WEST ELEVATION
1" = 20' 0"



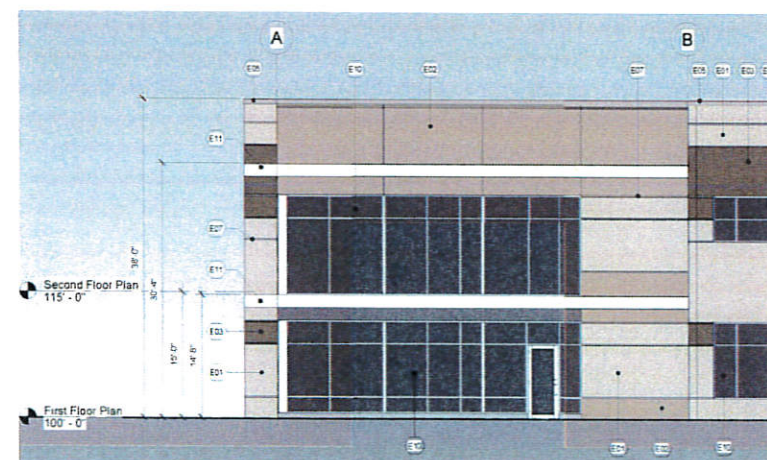
3 EAST ELEVATION
1" = 20' 0"



4 SOUTH ELEVATION
1" = 20' 0"

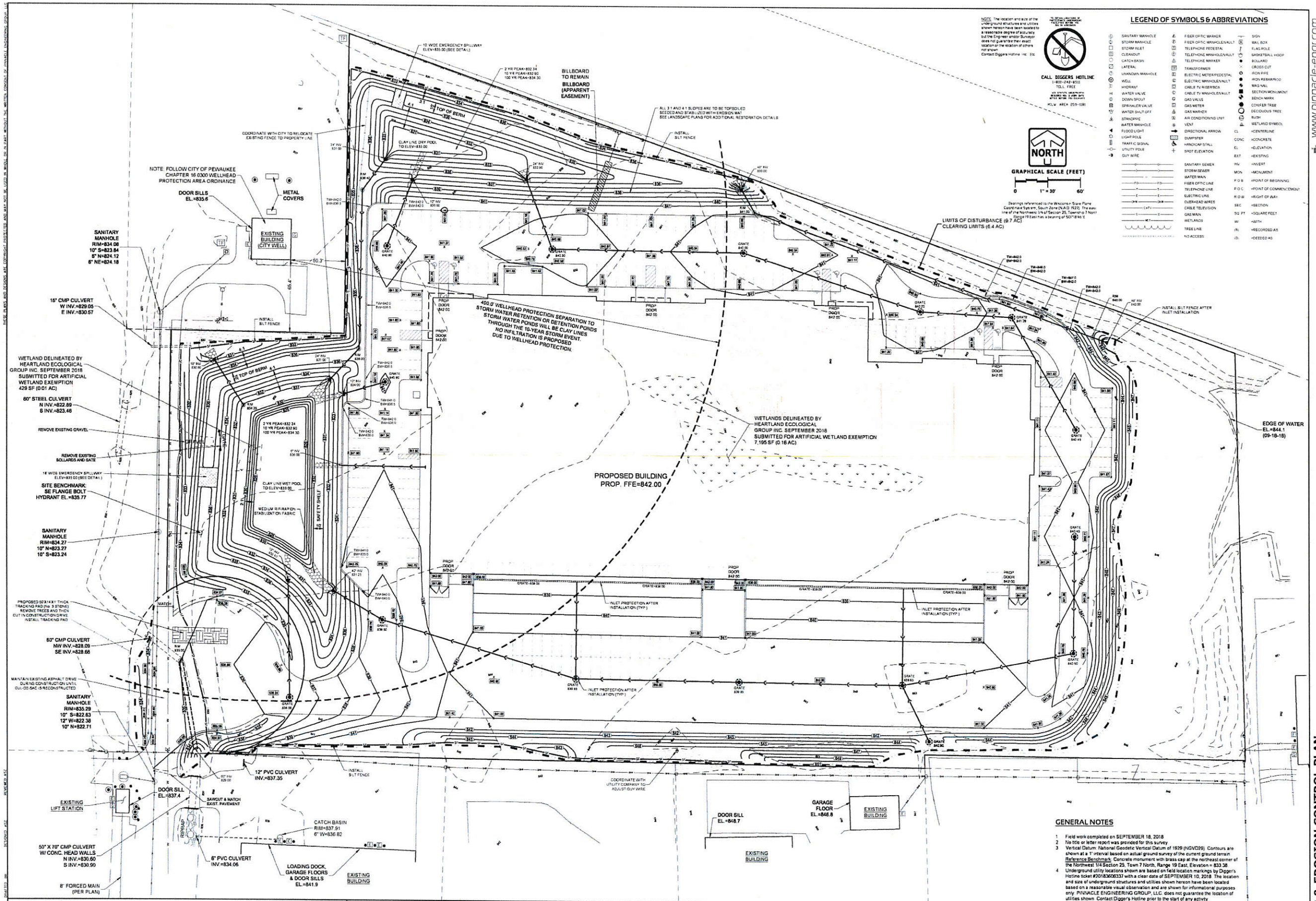


5 NORTH ELEVATION
1/8" = 1' 0"



6 WEST ELEVATION
1/8" = 1' 0"

KEYNOTE LEGEND ELEVATION	
MARK	ELEVATION CODED NOTES
E01	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - SW 7516 KETTEL WHITE
E02	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - SW 7037 BALANCE BEIGE
E03	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - SW 7514 FOOTHILLS
E04	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH"
E05	PRE FINISHED METAL 24 GA. CORNING COLOR SHALL BE "CLEAR ANODIZED FINISH"
E06	PAINTED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING (COLOR TO MATCH ADJACENT PRE CAST COLOR)
E07	2" x 1/2" DEEP REVEAL
E08	14 x 14 INSULATED OH DOOR FACTORY FINISHED WITH VISION WINDOWS
E09	14 x 14 INSULATED OH DOOR FACTORY FINISHED WITH VISION WINDOWS DOCK SEALS DOCK LEVELERS AND BUMPERS
E10	PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW E GREY TINTED WINDOW UNITS WITH GREY SPANDREL
E11	POWDER COATED METAL SUNSHADE COLOR TO MATCH CLEAR ANODIZED WINDOW FRAMES
E12	CONCRETE LOADING DOCK RETAINING WALL
E13	WALL MOUNTED LED LIGHT FIXTURE SEE ELECTRICAL SITE PLAN FOR FUTURE INFORMATION AND LOCATIONS
E14	TRASH ENCLOSURE GATES SET BASE OF GATE HEIGHT BASED ON ACTUAL FIELD CONDITIONS



**PINNACLE ENGINEERING GROUP**
ENGINEERING & NATURAL RESOURCES SURVEYING
WISCONSIN OFFICE: 11800 W. BAYVIEW RD. #200
MILWAUKEE, WI 53226
(414) 774-7888
www.pinnacle-engr.com

NORTHMOUND DRIVE
LOT 1 OF C.S.M. NO. 9037, PART OF THE NE 1/4 OF THE NW 1/4 SEC. 25,
T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

GRADING & EROSION CONTROL PLAN

REVISIONS	
NO.	DESCRIPTION
1	Field work completed on SEPTEMBER 18, 2018
2	No title or letter report was provided for this survey
3	Vertical Datum: National Geodetic Vertical Datum of 1989 (NGVD89). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain.
4	Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Northwest 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 835.36.
5	Underground utility locations shown are based on field location markings by Digper's Hotline ticket #2018060337 with a clear date of SEPTEMBER 10, 2018. The location and size of underground structures and utilities shown herein have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC does not guarantee the location of utilities shown. Contact Digper's Hotline prior to the start of any activity.

SHEET
C-3
C-7

Weigel, Jeff

From: Weigel, Jeff
Sent: Tuesday, March 26, 2019 11:47 AM
To: Stan Riffle
Cc: Klein, Scott; Fuchs, Nick
Subject: Briohn Builders Northmound Site (Paul Davis Restoration) development agreement and "Special Permitted Use"
Attachments: Part of City of Pewaukee Chapter 16 of Ordinances.pdf; Sheet C3 for Stan.pdf; Northmound Industrial - Pond Construction 2-20-2019.pdf; Northmound Review LetterEncl.pdf

Stan:

Briohn Builders want to construct a building to house Paul Davis Restoration on Northmound Drive. You are somewhat familiar with this proposal in that there are proposed right-of-way vacations and dedications through CSM associated with this project. There are other complications on the site, such as wellhead protection and using Dynamic Compaction; but the issue at hand is that Briohn is telling the City that **they must get approvals at the April 1, 2019 Common Council meeting** or their deal falls apart. They dropped that deadline on us late last week.

So I am asking you to put together a development agreement for this parcel that would include the Special Permitted Use for placing storm water ponds in the 400' public well setback, and to include assurances or guarantees on repairing damages due to Dynamic Compaction. All in less than a week. Here are some details.

- 1) The 10.7 acre parcel is located in the Bluemound Industrial Park along Northmound Road, Tax Key #PWC0962998005
- 2) The attachment labeled Sheet C3 for Stan is the grading plan and gives a perspective of the lot. Note that this lot abuts the City Northmound Well (municipal water well) east and south property lines. Also note the dashed arc which defines the 400' setback promulgated by NR 811.12(5)d(6) and City Chapter 16.0300(d). I have attached part of our Chapter 16 (Part of City of Pewaukee Chapter 16 Ordinances)—see that storm water ponds are prohibited within the 400' setback. See also that Section 16.0300(f) allows for a Special Permitted Use. After much research, I reached out to Strand Associates for an expert opinion on the allowing the storm water ponds in the setback area, and their review/approval is found attached as Northmound Review LetterEncl. In attempting to satisfy me on their Special Permitted Use, Briohn submitted the rather lengthy (69 pages) and unconvincing attachment Northmound Industrial-Pond Construction 2-20-2019.
- 3) We need a developer's agreement on this site since Briohn will be constructing a new cul-de-sac on Northmound Road that would involve the public infrastructure construction/dedication for roads (cul-de-sac), storm sewer (under the cul-de-sac and in the new to be dedicated right-of-way), and the relocation of a water hydrant within the existing right-of-way.
- 4) They plan to use something called Dynamic Compaction to compact the ground (it is an old quarry and fill site). We understand that Dynamic Compaction involves bringing in a machine to drop a weight-like plate to compact the ground to a certain density. They tell us that this does no damages to abutting buildings, like our public well. I am skeptical.

My thoughts:

Since this one parcel development involves a standard development agreement for the street, storm and hydrant work, maybe it is possible to fold into that agreement the terms of the Special Permitted Use for the ponds in the well setback as well as the building's proposed use; some sort acknowledgement of the risks of the Dynamic Compaction to the City Well and responsibility therein to repair; acknowledgement of the ongoing right-of-way vacation process (from Nick Fuchs: The vacation of right-of-way is scheduled for the April 18th Plan Commission meeting and May 6th Common Council meeting for public hearing and final action); and acknowledgement of the fact that the building site plans are still under City Engineering review and changes may occur. If this is possible, a few bullet points on my issues:

Dynamic Compaction:

City to undertake pre and post construction inspections and evaluations of Well pumphouse structure, equipment and flow rates.

Developer to supply vibration reports (seismic) at well.

Wellhead Protection Area Special Permitted Use

City to have geotechnical review by consultant of its choice on the construction, compaction and performance of the storm water ponds within the 400' radius of the well at developer expense

Both ponds to be inspected by the City periodically for a period of 24 months after the first occupancy is approved for the City to ensure compliance—a 2 year warranty period.

This is a multi-tenant building. Owner to supply City Water with each proposed tenant use. City has right to require additional Special Permit Use approval for each tenant.

Each tenant to allow City access for site inspections, exterior and interior without prior approval.

I'm sure you will have questions.

Jeff

Jeffrey Weigel, PE
Public Works Director
City of Pewaukee

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16.02084 QUALIFIED INSPECTOR

A qualified inspector shall be an employee of the City or an agent of the City recognized by the Wisconsin DNR, Wisconsin SPS (formerly DILHR & COMM) with training and experience necessary to provide a level of expertise to inspect and analyze water supply piping systems and identify cross-connections.

Qualified inspectors may include:

- a) Wisconsin licensed master plumber;
- b) Wisconsin licensed plumbing inspector;
- c) Wisconsin (SPS) registered cross-connection control device tester and Wisconsin (DNR) certified waterworks operator;
- d) Wisconsin registered professional engineer;
- e) Wisconsin registered plumbing designer;

16.02085 ENFORCEMENT

Enforcement of violations to the cross connection regulations shall be enforced by the City of Pewaukee Plumbing Inspector under the authority of the Department of Safety and Professional Services Chapter 3-82.

SECTION 16.0300 WELLHEAD PROTECTION AREAS

16.0301 GROUNDWATER PROTECTION AREA

- a) INTENT – (Rep. & Rec. 14-04) The area to be protected is the City well field recharge areas extending to the groundwater divide or a five year time of travel, as determined through a peer-reviewed groundwater flow model designed for well capture-zone delineation, contained within the City boundary including, but not limited to City of Pewaukee Wells #8, #11, and #12. These lands are subject to land use and development restrictions because of their close proximity to the well fields and the corresponding high threat of contamination.
- b) PERMITTED USES - Subject to the conditions for existing uses listed in section 16.0301(e), the following are the only permitted uses within the Area. Uses not listed are to be considered non-permitted uses.
 - Parks provided there is no on-site waste disposal or fuel storage tank facilities associated with this use.
 - Playgrounds.
 - Wildlife areas.
 - Non-motorized trails, such as biking, skiing, nature, and fitness trails.
 - Municipally sewered residential development, free of flammable and combustible liquid underground storage tanks.
 - Agricultural uses in accordance with the county soil conservation department's best management practices guidelines.
 - Municipally sewered business development subject to the prohibitions set forth in subsection (c) below.
- c) PROHIBITED USES (Rep. & Rec. 14-04)
 - Above-ground storage tanks.
 - Underground storage tanks.
 - Asbestos product sales.
 - Automotive service, repair garages, and body shops.
 - Blue printing and photocopying services.

- Car washes.
- Equipment repair services.
- Laundromats and diaper services.
- Dry cleaning.
- Gas stations.
- Holding ponds or lagoons.
- Infiltration ponds.
- Nurseries, lawn and garden supply stores.
- Small engine repair services.
- Wells, private, production, injection or other.
- Quarry or mining operations.
- Animal waste and animal waste storage facilities.
- Asphalt products manufacturing.
- Bus or truck terminals.
- Electro plating.
- Exterminating.
- Hazardous and toxic wash storage, use or disposal.
- Junk and salvage yards.
- Landfills or waste disposal filtration.
- Paint and coating manufacturing.
- Print shop.
- Public and municipal storage garage.
- Radioactive waste storage facilities.
- Salt storage.
- Sludge storage.
- Tire and battery service.
- Waste transfer station.

Any other use determined by the Director of Public Works to be similar in nature to the above practices guidelines subject to the prohibitions set forth in subsection (e) below.

- d) SEPARATION DISTANCES (Rep. & Rec. 14-04) The following separation distances from the well, as specified in the Ch. NR 811.12(5)(d) Wisconsin Administrative Code, shall be maintained unless otherwise approved by the Wisconsin Dept. of Natural Resources.
- Ten (10) feet between a well and an emergency or standby power system that is operated by the same facility which operates the well and that has a double wall above ground storage tank with continuous electronic interstitial leakage monitoring. These facilities shall meet the installation requirement of s. ATCP 93.260 and receive written approval from the Department of Safety and Professional Services or its designated Local Program Operator under s. ATCP 93.110.
 - Fifty (50) feet between a well and a storm sewer main or a sanitary sewer main where the sanitary sewer main is constructed of water main class materials and joints. Gravity sanitary sewers shall be successfully air pressure tested in place. The air pressure test shall meet or exceed the requirements of the 4 psi low pressure air test for plastic gravity sewer lines found in the latest edition of Standard Specifications for Sewer & Water Construction in Wisconsin. Force mains shall be successfully pressure tested with water to meet the AWWA C600 pressure and leakage testing requirements for one hour at 125% of the pump shut-off head.

- Two hundred (200) feet between a well and any sanitary sewer main not constructed of water main class materials, sanitary sewer manholes, lift station, one or two family residential heating fuel oil underground tank or above ground storage tank or POWTS treatment tank or holding tank component and associated piping.
- Three hundred (300) feet between a well and any farm underground storage tank system or other underground storage tank system with double wall and with electronic interstitial monitoring for the system, which means the tank and any piping connected to it. These installations shall meet the most restrictive installation requirements of s. ATCP 93.260 and receive written approval from the Department of Safety and Professional Services or its designated Local Program Operator under s. ATCP 93.110. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum products, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.
- Three hundred (300) feet between a well and any farm aboveground storage tank with double wall or single wall tank with other secondary containment and under a canopy; other above ground storage tank system with double wall or single wall tank with secondary containment and under a canopy and with electronic interstitial monitoring for a double wall tank or electronic leakage monitoring for a single wall tank secondary containment structure. These installations shall meet the most restrictive installation requirements of s. ATCP 93.260 and receive written approval from the Department of Safety and Professional Services or its designated Local Program Operator under s. ATCP 93.110. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum products, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.
- Four hundred (400) feet between a well and a POWTS dispersal component with a design capacity of less than 12,000 gallons per day, a cemetery or a storm water retention or detention pond.
- Six hundred (600) feet between a well and any farm underground storage tank system or other underground storage tank system with double wall and with electronic interstitial monitoring for the system which means the tank and any piping connected to it; any farm above ground storage tank with double wall, or single wall tank with other secondary containment and under a canopy or other above ground storage tank system with double wall or single wall tank with secondary containment and under a canopy; and with electronic interstitial monitoring for a double wall tank or electronic leakage monitoring for a single wall tank secondary containment structure. These installations shall meet the standard double wall tank or single wall tank secondary containment installation requirement of s. ATCP 93.260 and receive written approval from the Department of Safety and Professional Services or its designated Local Program Operator under s. ATCP 93.110. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum products, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.
- One thousand (1,000) feet between a well and land application of municipal, commercial or industrial waste; the boundaries of a land spreading facility for spreading of petroleum-contaminated soil regulated under Ch. NR 718 while that facility is in operation; agricultural, industrial, commercial or municipal waste water treatment plant treatment units,

lagoons or storage structures; manure stacks or storage structures; or POWTS dispersal component with design capacity of 12,000 gallons per day or more.

- Twelve hundred (1,200) feet between a well and any solid waste storage, transportation, transfer, incineration, air curtain destructor, processing, wood burning, one time disposal or small demolition facility; sanitary landfill; any property with residual groundwater contamination that exceeds Ch. NR 140 enforcement standards; coal storage area; salt or deicing material storage area; any single wall farm underground storage tank or single wall farm above ground storage tank or other single wall underground storage tank or above ground storage tank that has or has not received written approval from the Department of Safety and Professional services or its designated Local Program Operator under s. ATP 93.110 for a single wall tank installation. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum product, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances; and bulk pesticide or fertilizer handling or storage facilities.

e) REQUIREMENTS FOR PROHIBITED USES AND FACILITIES EXISTING AT TIME OF PASSAGE OF THIS ORDINANCE

- 1) Existing uses and facilities shall provide copies of all federal, state, and local facility operation approvals or certificate and on-going environmental monitoring results to the City.
- 2) Existing uses and facilities shall provide additional environmental or safety structures/monitoring as deemed necessary by the City, which may include but is not limited to stormwater runoff management and monitoring.
- 3) Existing uses and facilities shall have the responsibility of devising and filing with the City a contingency plan satisfactory to the City for the immediate notification of City officials in the event of an emergency.
- 4) Existing facilities must replace equipment or expand in a manner that improves the existing environmental and safety technologies already in existence.

f) SPECIAL PERMITTED USES

- 1) Individual uses and/or facilities may request, in writing, that the City permit additional land use in the area.
- 2) All requests shall be in writing, whether on or in substantial compliance with forms to be provided by the City and may require an environmental assessment report prepared by a licensed environmental engineer. Said report shall be forwarded to the City and/or designee(s) for recommendation and final decision by the Common Council.
- 3) The individual uses and/or facility shall reimburse the City for all consultants fees associated with this review at the total costs plus administrative costs.
- 4) Any uses permitted shall be conditional and may include required environmental and safety monitoring consistent with local, state, and federal requirements, and letters of credit, bonds and/or securities satisfactory to the City.

g) ENFORCEMENT

- 1) In the event that the individual use or facility causes the release of any contaminants which endanger the area, the activity causing said release

shall: (1) Immediately cease; (2) the head of law enforcement services, the Fire Chief and Public Works Director shall be notified at once; and (3) A cleanup of the contamination satisfactory to the City will be implemented. The individual use or facility that causes the release of the contaminants is responsible for implementing and paying for all clean up costs. (Rep. & Recr. 09-21)

- 2) The individual use or facility shall be responsible for all costs of cleanup as well as City consultant and legal fees at the total costs plus administrative costs for oversight, review and documentation. In the event of nonpayment of cleanup fees, the City will assess all costs as a special charge against the property under Wis. Stat. 66.0627, and in addition:
 - a) The cost of city employees' time associated in any way with cleanup based on the hourly rate paid to the employee multiplied by a factor determined by the City representing the City's cost for expenses, benefits, insurance, sick leave, holidays, overtime, vacation, and similar benefits.
 - b) The cost of City equipment employed.
 - c) The cost of mileage reimbursed, to City employees attributed to the cleanup.
- 3) Following any such discharge the City may require additional test monitoring and/or letters of credit, bonds, or securities.

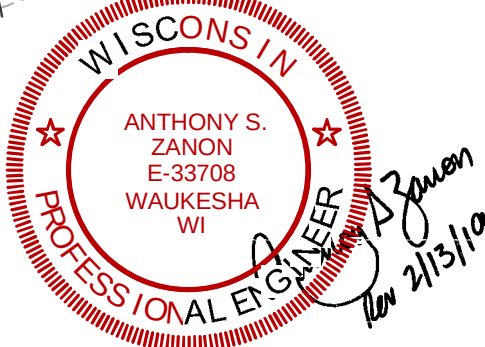
16.0302 REPEALED 14-04

SECTION 16.0400 RESERVE CAPACITY ASSESSMENTS, BILLING AND PAYMENT

16.0401 RESERVE CAPACITY ASSESSMENTS

There is hereby levied against each parcel of land serviceable by said water system (vacant, unimproved parcels and established lots) a Reserve Capacity Assessment (RCA) which is an area assessment being served by the reserve capacity of the system. Said Reserve Capacity is hereby established at a rate of four thousand eight dollars (\$4,008.00) per residential equivalent unit (REU), 2012 rate, and shall change annually according to the construction cost index of the Municipal Cost Indexes for the year published in the December issue of a previous year of American City & County (ISSN 0149-337X).

Reserve Capacity Assessments (RCA) are assessments payable at the time of connection to the system to reflect the costs of over sizing wells, reservoirs, pump stations and tanks of the water utility. All properties connecting to the initial system and future extensions of the initial system shall pay a RCA whether or not they have paid a front foot assessment. The assessment is based upon a residential equivalent unit with a lateral of one (1") inch diameter considered as one single family RCA.





March 20, 2019

Mr. Jeff Weigel
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Northmound Development–Stormwater Ponds and Municipal Well Setback
City of Pewaukee (City)

Dear Jeff,

The purpose of this letter is to provide a review of the information you provided us on March 13, 2019, regarding the Northmound Development. During our phone call on March 15, 2019, we discussed the potential impacts to the City's municipal well because of the construction of the Northmound Industrial Building. Based upon our discussion, it is our understanding we were to address the following questions:

1. Is siting the proposed stormwater detention pond within the presumed wellhead protection area of the well a concern?
2. Is the proposed tenant's operations a reasonable use within the presumed wellhead protection of the well?
3. Are the proposed stormwater ponds designed to industry standards?

To answer the questions above, we reviewed the following information that was provided in the March 13, 2019 e-mail:

1. Construction drawings: Grading & Erosion Control Plan, Sheet C-3, and Construction Details, Sheet C-9
2. City of Pewaukee Chapter 16 of Ordinances
3. Letter and associated materials from Briohn Building Corporation to Jeff Weigel, City of Pewaukee, Public Works Director dated February 20, 2019, including the following:
 - a. Statement of Understanding
 - b. Gestra Engineering, Inc. (Gestra) Letter, dated February 18, 2010
 - c. Pinnacle Letter, dated February 20, 2019
 - d. Fire Line, Laundry and Electronics Cleaning
 - e. Original Submittal Request

We did not review if the wet and dry ponds are adequately sized for the development. Modeling information was not provided for review.

Background

The existing municipal well is located near the northwest corner of the Northmound Development site. The Wisconsin Department of Natural Resources (WDNR) Construction Log indicates the well is a limestone well with a completed depth of 1,000 feet. The well construction includes a grouted 12-inch steel casing to a depth of 416 feet. A copy of the well log is enclosed with this letter.

Mr. Jeff Weigel
City of Pewaukee
Page 2
March 20, 2019

Given the location and grouted depth of the casing, it appears the description of the well completed in limestone is inaccurate. The typical stratigraphy of the area is generally as follows in the descending order:

1. Undifferentiated limestones of the Niagara aquifer
2. Maquoketa shale
3. Galena-Platteville Dolomites
4. Saint Peter Sandstone
5. Cambrian Sandstones

A brief review of the deeper wells constructed in the area and geologic reports suggest that the Maquoketa shale is likely found at a depth of around 400 feet in the vicinity of the well. It seems more likely that the well is actually terminated in the deeper dolomite and sandstone aquifers. Most public wells have a geologic log prepared by the Wisconsin Geologic and Natural History Survey, which would confirm this. Unfortunately, we did not have access to this geologic log at the time of writing this letter.

The presence of the Maquoketa shale is important because it acts as a confining layer and separates the shallow upper aquifers from the lower dolomites and sandstones. The Maquoketa shale prevents the vertical migration of both water and potential contaminants. As a result, well terminated in the deeper sandstone aquifers receive recharge from areas in western Waukesha County where the confining layer is absent. Figures 2 and 3 from Ground-Water Resources of Waukesha County, Wisconsin are enclosed to help visualize the areal extent of the Maquoketa shale.

The presence of the Maquoketa shale significantly reduces the risk of local land use impacting the quality of water produced by the well.

Stormwater Detention Pond Locations

We do not believe the proposed stormwater pond locations present a significant risk to the well water quality. A wet pond and dry pond are proposed to be located within the 400-foot wellhead projection zone because of the natural drainage of the site. Both ponds are design with a 24-inch compacted clay liner. This design is a standard practice for a detention pond on a new well site with substandard proximity to the well. The WDNR drinking water supply engineers reviewed and approved this plan.

Stormwater Wet and Dry Pond Designs

We agree with the developers plan to have Gestra (or another qualified geotechnical engineering company) verify the stormwater pond construction in accordance with the recommendations outlined in Gestra's February 1, 2019, letter. The pond is designed for a Type A liner, which is meeting the technical standards required for a pond with the highest potential for groundwater pollution. The wet pond meets this standard with the proposed 2-foot clay liner. Although a dry pond typically does not include a clay liner, the proposed clay liner for the dry pond does include a 1-foot layer including 6 inches of fill and 6 inches of top soil to help prevent the clay liner from drying out or cracking. The dry pond will hold water after some events but is also sloped to drain to the wet pond. Dry ponds are typically sloped but also provide some infiltration. However, infiltration has not been proposed on the site because of the groundwater protection area. We do not see an issue with the proposed clay liners in the wet or dry ponds based on our review of the Grading and Erosion Control Plan and construction details. The construction details also include waterproof gaskets around the stormwater pipe that will help protect the clay liner and infiltration into the pond.

Mr. Jeff Weigel
City of Pewaukee
Page 3
March 20, 2019

The only recommendation we have based on our review is for the riprap to extend to the bottom of the wet pond to prevent future scour or erosion in the pond.

Tenant Land Use

We do not believe that the proposed use of the site as a fire line, electronic cleaning, or laundry as described in the documentation presents a significant risk to the well water quality. The Safety Data Sheets (SDS) listed for the proposed use include many products and chemicals, which if released into the groundwater would be a concern. Based upon the description, these items are largely used for building and process maintenance and quantities stored on the site are likely comparable to those found at any typical light industrial or commercial facility. If the products are stored properly and used indoors, the risk associated with them is no more than any other facility that might locate at the site.

The primary cleaning chemical reported is Evergreen A-44 Cleaner-Degreaser. The provided SDS does not identify the active ingredients (surfactants) as they are proprietary. The SDS indicates that the material is not toxic and is biodegradable.

Conclusion and Recommendations

In conclusion, based on the information we were provide and reviewed, the proposed development is following industry standards for the construction of the stormwater ponds located within the 400-foot well head protection area. Based on our experience and review, we do not have any additional concerns regarding the proposed project as long as the ponds are installed in accordance with the construction documents and a geological engineering firm is on-site to provide testing and inspection services of the clay liner installation. We also recommend the riprap is extended to the bottom of the wet pond to prevent future scour or erosion in the pond.

We appreciate the opportunity to provide this important review for the City. Please contact us with any further questions at 608-251-4843.

Sincerely,

STRAND ASSOCIATES, INC.®



Stephanie B. Thomsen, P.E., ENV SP



Andy Mullendore, P.E.

Enclosures

WISCONSIN UNIQUE WELL NUMBER

Source: WELL CONSTRUCTION

FN814

Property Owner

TOWN OF PEWAUKEE

Telephone Number

414 -691 -0804

Mailing Address

SANITARY DISTRICT #3

City

PEWAUKEE

State

WI

Zip Code

53072

County of Well Location

68 WAUKESHA

SE

Co Well Permit No

W

Well Completion Date

May 18, 1992

Well Constructor

SYLVESTER R HAUPT

License #

489

Facility ID (Public)

268021490

Address

Public Well Plan Approval#

910243

City

AUBURNDALE

State

WI

Zip Code

54412

Hicap Permanent Well #

1086

Common Well #

005

Specific Capacity

10.9 gpm/ft

1. Well Location

T=Town C=City V=Village
T of PEWAUKEE

Fire#

Street Address or Road Name and Number

NORTH OF WESTMOUND DR

Subdivision Name

Lot#

Block #

Gov't Lot

or

NE

1/4 of

NW

1/4 of

Section

25

T

7

N

R

19

E

2. Well Type

1

(See item 12 below)

1=New 2=Replacement 3=Reconstruction

of previous unique well #

constructed in

0

Reason for replaced or reconstructed Well?

1 1=Drilled 2=Driven Point 3=Jetted 4=Other

3. Well Serves

of homes and or

UTILITY

M

(eg: barn, restaurant, church, school, industry, etc.)

High Capacity: Well? Y

Property? Y

M=Munic O=OTM N=NonCom P=Private Z=Other X=NonPot A=Anode L=Loop H=Drillhole

4. Is the well located upslope or sideslope and not downslope from any contamination sources, including those on neighboring properties?

Y

Well located in floodplain? N

Distance in feet from well to nearest: (including proposed)

1. Landfill

2. Building Overhang

3. 1=Septic 2= Holding Tank

4. Sewage Absorption Unit

5. Nonconforming Pit

6. Buried Home Heating Oil Tank

7. Buried Petroleum Tank

8. 1=Shoreline 2= Swimming Pool

9. Downspout/ Yard Hydrant

10. Privy

11. Foundation Drain to Clearwater

12. Foundation Drain to Sewer

13. Building Drain

1=Cast Iron or Plastic 2=Other

14. Building Sewer 1=Gravity 2=Pressure

1=Cast Iron or Plastic 2=Other

15. Collector Sewer: ___ units ___ in . diam.

16. Clearwater Sump

17. Wastewater Sump

18. Paved Animal Barn Pen

19. Animal Yard or Shelter

20. Silo

21. Barn Gutter

22. Manure Pipe 1=Gravity 2=Pressure

1=Cast iron or Plastic 2=Other

23. Other manure Storage

24. Ditch

25. Other NR 812 Waste Source

5. Drillhole Dimensions and Construction Method

From To

Dia.(in.) (ft) (ft)

Upper Enlarged Drillhole

Lower Open Bedrock

X -- 1. Rotary - Mud Circulation -----

-- 2. Rotary - Air -----

-- 3. Rotary - Air and Foam -----

-- 4. Drill-Through Casing Hammer

-- 5. Reverse Rotary

-- 6. Cable-tool Bit _ n. dia -----

X -- 7. Temp. Outer Casing _24_ in. dia. ___ depth ft. Removed ?

Other

24.0 surface 46

18.0 46 416

12.0 416 522

10.0 522 1000

6. Casing Liner Screen

Material, Weight, Specification

From To

Dia. (in.) Manufacturer & Method of Assembly (ft.) (ft.)

24.0 .500 WALL PRIME surface 20

12.0 .375 WALL WELDED ASTM A53 GRADE B 2 416

Dia.(in.) Screen type, material & slot size From To

8. Geology

Type, Caving/Noncaving, Color, Hardness, etc

From To

(ft.) (ft.)

CF CLAY @ FILL 0 20

FL FRACTURED LIMESTONE 20 46

L LIMESTONE 46 1000

9. Static Water Level

445.0 feet B ground surface

A=Above B=Below

11. Well Is:

24 in. A Grade

Developed? Y

Disinfected? Y

Capped? Y

10. Pump Test

Pumping level 491.0 ft. below surface

Pumping at 500.0 GP M 24.0 Hrs

12. Did you notify the owner of the need to permanently abandon and fill all unused wells on this property?

If no, explain

13. Initials of Well Constructor or Supervisory Driller

SYH

Date Signed

10/14/92

Initials of Drill Rig Operator (Mandatory unless same as above)

Date Signed

7. Grout or Other Sealing Material

Method PRESSURE

From To #

Kind of Sealing Material (ft.) (ft.) Sacks Cement

NEAT CEMENT surface 416.0 400 S

Additional Comments?

Variance Issued?

Owner Sent Label? Y

More Geology?

WELL

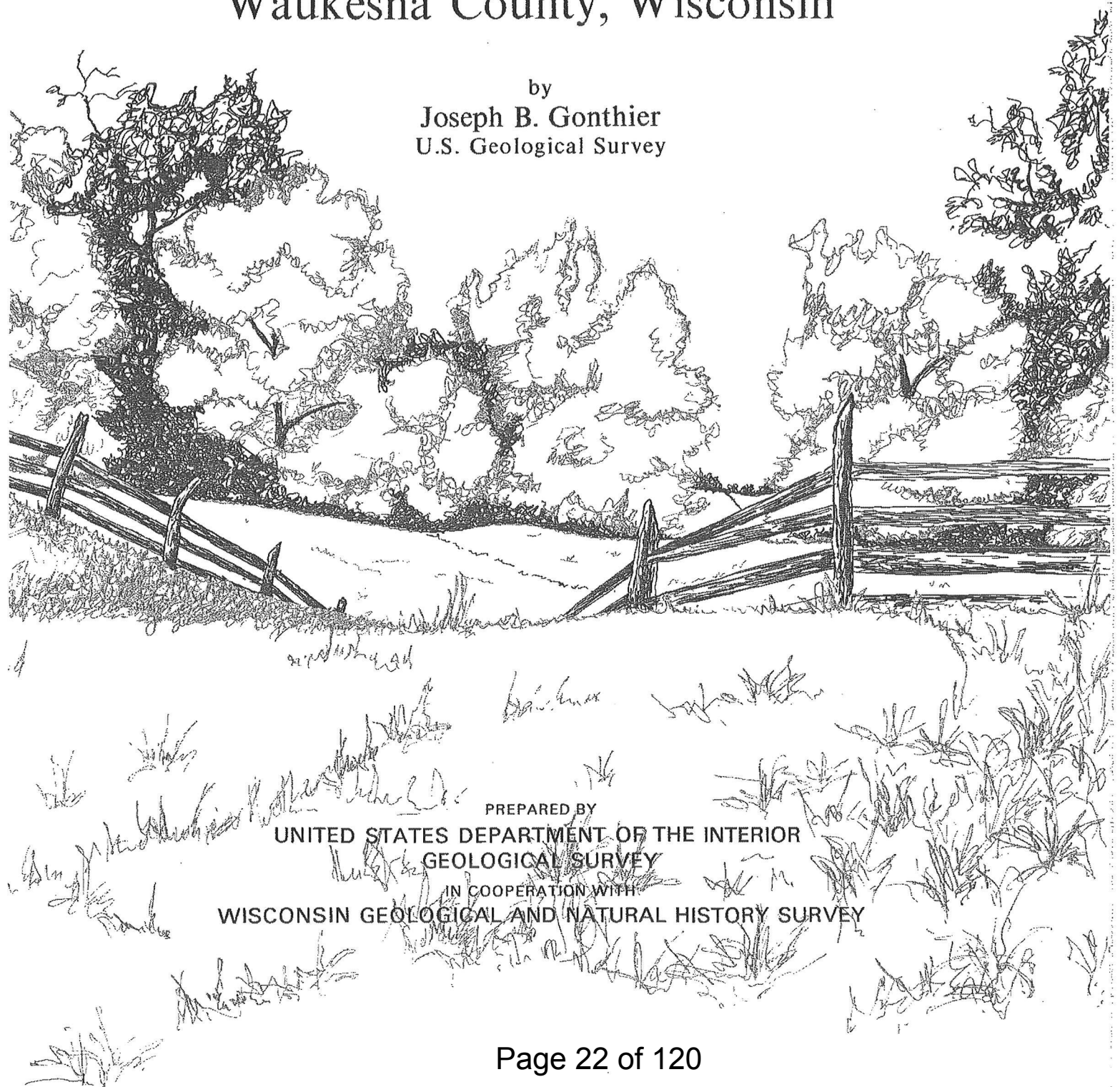
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Page 21 of 120

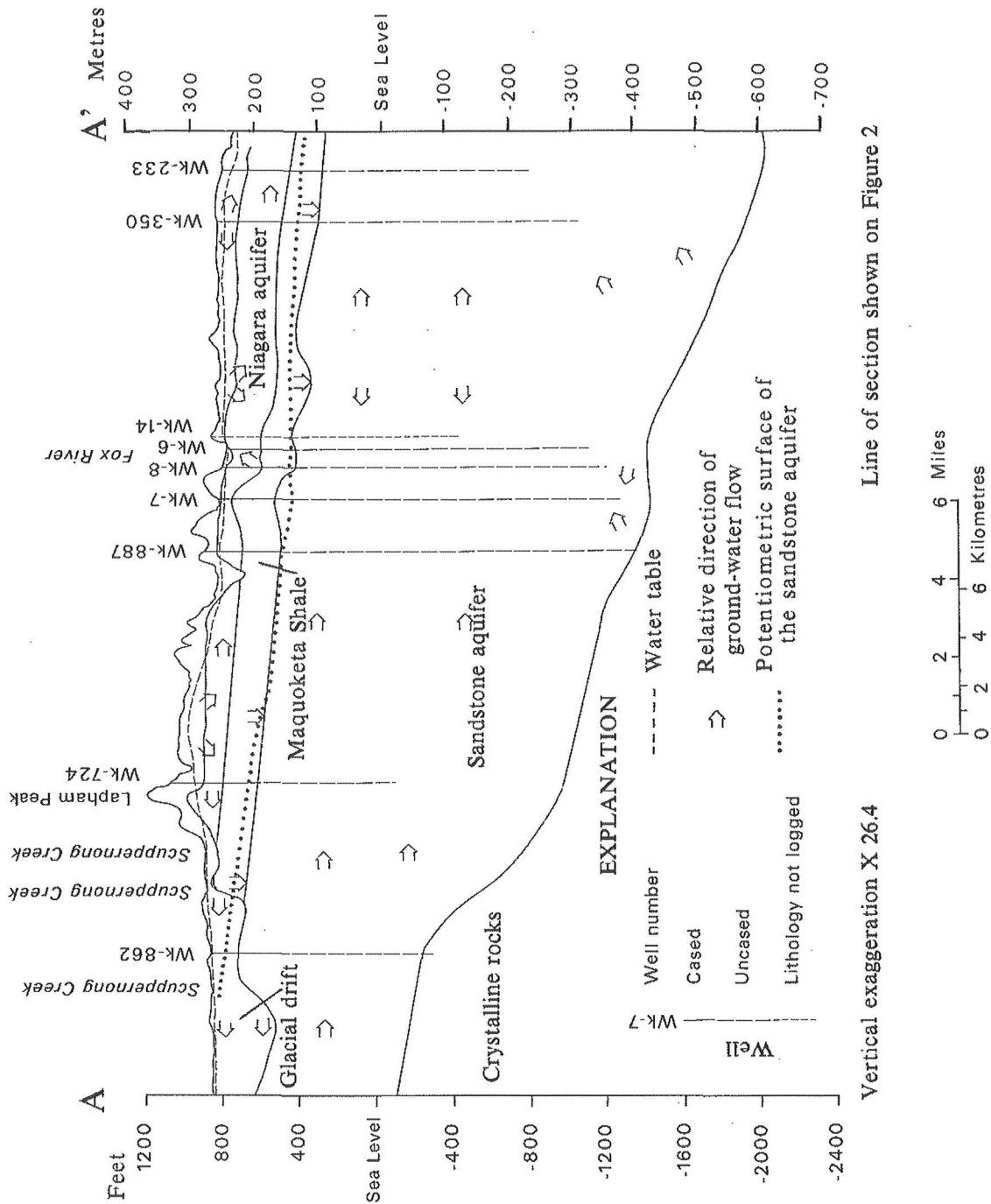
UWEX UNIVERSITY OF WISCONSIN-EXTENSION
GEOLOGICAL AND NATURAL HISTORY SURVEY

Ground-Water Resources of Waukesha County, Wisconsin

by
Joseph B. Gonthier
U.S. Geological Survey



PREPARED BY
UNITED STATES DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY
IN COOPERATION WITH
WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY



Line of section shown on Figure 2

Vertical exaggeration X 26.4

Figure 3. Geohydrologic section through Waukesha County, Wisconsin,
December 1972 - January 1973.



BRIOHN

BUILDING
CORPORATION

February 20, 2019

Jeff Weigel, PE
Public Works Director
City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

**Re: Briohn Building Corp – Northmound Industrial Building – Pond Construction
Additional Information**

Jeff,

Thank you for your comments 2/12/19 in response to our 2/11/19 letter request to locate stormwater detention ponds within the wellhead protection area on the Northmound Industrial project site. We are providing the following additional information, for your review, and in preparation for presentation and approval at the next soonest Pewaukee Common Council meeting.

- 1) **Statement of Understanding**: You will find attached, a statement of understanding by the entire project team (building owner, tenant, design team, general contractor, geotechnical engineer), re-affirming the project complies with Pewaukee ordinance.
- 2) **Gestra Letter, dated 2/18/19**
- 3) **Pinnacle Letter, dated 2/20/19**
- 4) **Fire Line, Laundry and Electronics Cleaning**: Additional Paul Davis operational information.
- 5) **Original Submittal Request, dated 2/11/19**

Thank you for your additional consideration. If there is anything further we can provide, please let me know.

Sincerely,

BRIOHN BUILDING CORPORATION

Mike Miksich
Senior Project Manager

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
DESIGN

DEVELOPMENT

PROPERTY
MANAGEMENT

Exhibit: Statement of Understanding

City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Northmound Drive; PWT 0962-998-005 ("Real Estate")
Chapter 16.03 Wellhead Protection Areas (the "Ordinance")

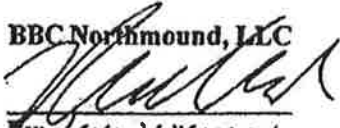
To Whom It May Concern:

BBC Northmound, LLC ("LLC") will be acquiring the Real Estate. The LLC will be retaining (i) Briohn Design Group, LLC ("BDG") for the design of a building to be built on the Real Estate (the "Building"); (ii) Pinnacle Engineering Group ("Pinnacle") for engineering services relating to the construction of the Building; (iii) Gestra Engineering, Inc. ("Gestra") for soil engineering services; and (iv) Briohn Building Corp. ("BBC") for the construction of the Building. Additionally, LLC will be leasing space in the Building to Paul Davis of S.E. Wisconsin, Inc. ("Tenant") and to other unknown additional tenants (the "Future Tenants").

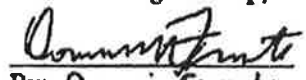
LLC, BDG, Pinnacle, Gestra, BBC and Tenant (collectively the "Parties") have reviewed the Ordinance and the Parties understand the requirements and restrictions set forth in the Ordinance. The Parties agree to comply with the requirements of the Ordinance as it relates to the construction, maintenance and leasing of the Building, as may be applicable to each of the Parties.

Additionally, LLC will use its best efforts to require all Future Tenants to comply with the Ordinance.

BBC Northmound, LLC


By: NICHOLAS WILLIAMS
Title: MANAGING MEMBER
Date: 2/14/19

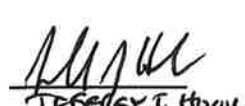
Briohn Design Group, LLC


By: Dominika Furmanik
Title: Principal in Charge
Date: 2/14/2019

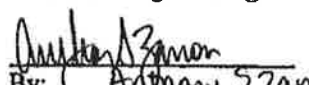

PAUL GRZESZCZAK
Title: Director of Architecture
Date: 2/19/19

Briohn Building Corp.

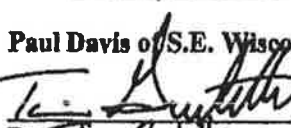

By: MIKE LISKICH
Title: SR. PROJECT MANAGER
Date: 2/14/19


JEFFREY J. HOON
Title: SR. PM/MA
Date: 2/19/2019

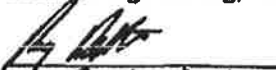
Pinnacle Engineering Group


By: Anthony S. Zanon
Title: Senior Project Manager
Date: 2/18/19

Paul Davis of S.E. Wisconsin, Inc.


By: Tim Guikette
Title: C.O.O
Date: 2/18/19

Gestra Engineering, Inc.


By: Douglas Dettmors
Title: Sr. Engineer
Date: 2/18/2019

**Letter from Gestra
February 18, 2019**



GESTRA Engineering, Inc.
191 W. Edgerton Avenue
Milwaukee, WI 53207
Phone: (414) 933-7444
Fax: (414) 933-7844

February 18, 2019

Mr. Mike Miksich (email: mmiksich@briohn.com)
Briohn Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045

Re: Detention Pond Liner Testing -Northmound Industrial
Pewaukee, Wisconsin
GESTRA Project 19033-40

Dear Mr. Miksich,

GESTRA Engineering, Inc. (GESTRA) understands that the City of Pewaukee has reviewed the current plans dated 10/15/2018 and requested additional information because the location of the ponds are closer than a 400 feet separation distance from the exiting city well. Per the "Liner Flow Chart for Wet Detention Ponds" in Appendix D of WDNR Conservation Practice Standard 1001, a Type A liner is required to protect groundwater. Per plan sheet C-3 and C-9, the ponds are designed with a minimum 2 foot thick clay liner with material to meet the requirements of a Type A liner.

WDNR provides Conservation Practice Standard 1001 for the design of Wet Detention Basins. Wet Detention Basin design includes requirements for a pond liner to detain stormwater. Per the WDNR Standard, the Type A pond liner is to be used for sites with the highest potential for groundwater pollution.

The standard also identifies the liner material thickness and properties as well as field and laboratory testing that includes density testing of the clay liner, shallow hand auger borings to measure in-place liner thickness, and obtaining samples for laboratory testing to include modified Proctor, Atterberg Limits, P200, and hydraulic conductivity. During construction, GESTRA Engineering, Inc. will provide testing of the wet detention pond clay liner to confirm the material meets the WDNR requirements.

Sincerely,
GESTRA Engineering, Inc

A handwritten signature in black ink that reads "Douglas Dettmers". The signature is written in a cursive, flowing style.

Douglas Dettmers, P.E.
Senior Engineer

Letter and Documentation from Pinnacle February 20, 2019



February 20, 2019

Mike Miksich
Briohn Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045

RE: Northmound Industrial – Storm Water Ponds
City of Pewaukee, Waukesha County
PEG # 1174.00-WI

Dear Mr. Miksich,

I am writing this letter in regard to the proposed storm water ponds and their proximity to the existing City well at your Northmound Industrial site (project site). I will provide an explanation of the civil engineering design of the project.

The proposed grading plan for the project, last revised 2/13/19, shows two storm water ponds located along the west side of the project site. These storm water ponds are within 400 feet of the City well which is located on the north end of Northmound Drive, at the northwest corner of the project site. See the attached grading plan in which the proposed storm water ponds are highlighted in blue and the wellhead protection separation line is highlighted in red. The wellhead protection separation line is per the City of Pewaukee Municipal Code, Chapter 16 – Municipal Water and Wellhead Protection, Section 16.0301d) which notes that there shall be 400 feet between a well and a storm water retention or detention pond. The storm water ponds were designed in this westerly location due to the natural topography on the project site. The project site generally drains from east to west ultimately draining to a culvert located below the access drive to the well property. The elevation at the east end of the project site is 847 and the elevation at the west end of the project site is 830. As part of the design of the project, storm water management requirements from the City of Pewaukee and the Wisconsin DNR need to be met. The storm water requirements include water quantity, quality and infiltration. The proposed storm water ponds will address water quantity and water quality. Section 16.0300c) of the City code prohibits infiltration ponds within the groundwater protection area of a public well. The groundwater protection area is the area defined in the wellhead protection plan for a particular well. Per the City of Pewaukee, the adjacent City well near this project site was installed prior to the requirement of a wellhead protection plan so there is no wellhead protection plan for this well. Per Section 16.0301a) the groundwater protection area “is the City well field recharge areas extending to the groundwater divide or a five year time of travel, as determined through a peer-reviewed groundwater flow model designed for well capture-zone delineation, contained within the City boundary including, but not limited to City of Pewaukee wells #8, #11, and #12”. There is no modeling for this well. Per Section 16.0101o) the recharge area is defined as the “area in which water reaches the zone of saturation by surface infiltration and encompasses all areas or features that supply groundwater to a well. Usually the area within 3/4 of a mile from a shallow aquifer well”. Due to the lack of a wellhead protection plan on the adjacent City well, it was assumed that the entire site is within the recharge area and therefore infiltration is prohibited and was not proposed for this site.

The architect designed a site plan to provide the building area and associated parking and access to meet the needs of the developer and the City. The developer is developing a 131,400 square foot building with the proper amount of parking stalls and loading areas. For City fire access, the proposed building is required to include a loop road around the building. Based on those design requirements, the remaining area available to address storm water management is on the far east end of the property and at the west and northwest corner of the property. The east end of the property is outside of the 400-foot wellhead protection separation area but the area available for the storm water management pond is not large enough for the total pond size required. In addition, as previously noted, the east end of the property is at elevation 847 and the west end of the property is at elevation 830. To balance the earthwork on the site in the current plan, the proposed building was set at elevation 844. In order to utilize the east end of the project site for storm water management, the building and site would need to be raised by approximately six feet to elevation 850. An increase of six feet is based on what the elevation of the emergency spillway would be for this east pond. The emergency spillway would be at elevation 844 to allow for an emergency overflow discharge to the north. This is compared to the proposed emergency spillway elevation of 838 on the current proposed western pond. In addition, by raising the site six feet, more runoff from the driveway area on the west would not be captured due to increasing the slope from the project site to Northmound Drive. Finally, after piping all of the storm water runoff from west to the east, the outlet pipe from the east pond would extend back to the west to the culvert beneath the well property access drive. Due to the high cost for the increase in fill, grading and storm sewer, along with the difficulties in meeting the storm water requirements, the east pond option was not a feasible option. Therefore, the ponds were designed along the west end of the project site in the existing low areas.

The proposed west ponds are located within 400 feet of the City well. Per City Code Section 16.0301f), the City may permit additional land uses in the groundwater protection area as a special permitted use. Based on the project site characteristics, the developer is requesting a special permitted use for the storm water pond within 400 feet of the well. In order to design to ponds, the Wisconsin DNR Technical Standard 1001 – Wet Detention Pond was used as a design guide. Appendix D – Liner Flow Chart for Wet Detention Ponds of the technical standards provides a flow chart for the proper liner to be used on any given project. See the attached Appendix D flow chart. The first question in the flow chart is in regard to the permeability of the soil below the pond bottom. In this project's case, the answer is no which leads to question two: does the local municipality require liners to protect well or groundwater? The answer to question two is yes therefore, a Type A liner is required. The Type A liner is defined in Appendix D – Pond Liner Design, Decision Flowchart (attached). The plans for this project include the Type A liner as described in the Technical Standard. A type A liner is the most restrictive liner so therefore it is typically used on any project that requires groundwater protection. As part of the construction of the liner, GESTRA Engineering, Inc will provide testing of the clay liner to confirm the material meets the requirements of the technical standard.

The civil plans include details identifying and describing type A clay liners for both the wet pond and dry pond. City of Pewaukee staff had mentioned that the DNR Technical Standard 1001 requires the clay liner to be wet. Typical wet pond design includes the clay liner to extending above the 2-year peak water elevation so there is a part of the clay liner within a wet pond design that does not remain wet. The liner area below the low side of the safety shelf does not have any cover because it is under water and will remain wet. The liner area from the safety shelf and above, which is not always wet, has a cover layer of topsoil which allows for grass vegetation and protects the clay liner from desiccation and erosion. This project aligns with the typical design the DNR requires other than extending the clay liner above the 100-year storm event instead of just above the 2-year storm event. The 100-year storm event is the largest storm event designed for. The wet pond on this project will be clay lined from the bottom of the pond,

elevation 824, to elevation 837 which is above the 100-year peak water elevation within the pond. The clay liner from elevation 824 to elevation 830 is below the permanent pool water elevation (elevation 831) so it will be under water. From elevation 830 through elevation 837, the clay liner will be covered with six inches of topsoil. Since the area above the permanent pool is only wet up to the peak water elevations during the specific storm events, the safety shelf and the area above the permanent pool elevation will be covered with six inches of topsoil and vegetated with turf grass. On the east side of the wet pond is a retaining wall which will include a waterproof rubber membrane on the face of the wall and spray on waterproofing on the back of the wall. The storm sewer pipes that extend through the wall will include waterproof gaskets around the pipe.

The dry pond will also include a Type A clay liner from the bottom of the pond, elevation 832, through elevation 837 which is above the 100-year peak water elevation within the pond. This pond will only have water during storm events and then it drains dry. The clay liner in this pond will be one foot below the ground surface with the one foot being six inches of fill and six inches of topsoil vegetated with turf grass to protect the liner from desiccation and erosion.

The ponds will be constructed early in the overall construction of the project. As previously noted, the liners will be tested as they are installed. The elevations of the ponds will then be surveyed to insure the proper elevations have been met. The ponds will then be immediately stabilized with seed and erosion mat. The bottom of the wet pond will be constructed two feet deeper than required to allow for two feet of sediment build-up without having to clean and potentially damage the pond following construction. The dry pond has one foot of fill over the clay liner so even when cleaning the bottom of the dry pond, the excavation of any potential sediment will not reach the clay liner. During construction silt fence will be installed on the construction side of the top of the pond and proper inlet protection will be installed on the storm sewer inlets to limit the amount of sediment entering the ponds. Long term maintenance will be addressed per the attached storm water management practice maintenance agreement.

It is my professional opinion that a type A clay liner is a normal industry standard for protecting groundwater from potential pollutants in storm water runoff. The ponds in this project have been designed using the current DNR guidance for a clay lined pond.

Sincerely,

PINNACLE ENGINEERING GROUP



Anthony S. Zanon, P.E.
Senior Project Manager

**STORM WATER MANAGEMENT PRACTICES
MAINTENANCE AGREEMENT**

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between BBC Northmound, LLC, hereinafter called the "Owner", and the City of Pewaukee, hereinafter called the "City".

WITNESSETH:

WHEREAS, the Owner is the owner of the following described lands situated in the City of Pewaukee, County of Waukesha County, State of Wisconsin, to-wit:

Lot 1 of Certified Survey Map No. _____ as recorded in Volumes _____ on Pages _____ - _____ as Document No. _____, being a part of the Northeast ¼ of the Northwest ¼ of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

hereinafter called the "Property".

WHEREAS, the Owner is developing the property; and

WHEREAS, the Site Plan known as Northmound Drive, hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the City, provides for on-site storm water management practices within the confines of the Property; and

WHEREAS, the City and the Owner, its successors and assigns, agree that the health, safety and welfare of the residents of the City of Pewaukee, require that on-site storm water management practices as defined in Chapter 19 of the Pewaukee Municipal Code be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site storm water management practices as shown on the Plan be constructed and adequately maintained by the Owner, its successors and assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site storm water management practices shall be constructed by the Owner, its successors and assigns, in accordance with the plans and specifications indicated in the Plan and applicable statutes, ordinances and rules. The storm water management practices shall serve the drainage area designated in the Plan.
2. The Owner, its successors and assigns, shall regularly inspect the storm water management practices and specifically the function of the approved storm water management system as often as conditions require, but in any event at least once each year. The standard Operation and Maintenance Report attached to this agreement as

Exhibit D and by this reference made a part hereof shall be used for the purpose of the regular inspections of the storm water management practices. The Owner, its successors and assigns shall keep the Operation and Maintenance Reports from past inspections as well as a log of maintenance activity indicating the date and type of maintenance completed. The Reports and maintenance log shall be made available to the City for review. The purpose of the inspections is to assure safe and proper functioning of the facilities. The inspections shall cover all facilities including but not limited to berms, outlet structures, pond areas and access roads. Deficiencies shall be noted in the Operation and Maintenance Report.

3. The Owner, its successors and assigns, shall adequately maintain the storm water management practices, including but not limited to all pipes and channels built to convey storm water to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as keeping the storm water management facilities in good working condition so that these facilities are performing to their design functions and are in accordance with the Operations and Maintenance Standards attached to this agreement as Exhibit D and by this reference made a part hereof.
4. The Owner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the storm water management practices whenever the City deems necessary. The purpose of inspection is to investigate reported deficiencies and/or to respond to citizen complaints. The City shall provide the Owner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary. Corrective actions shall be taken within a reasonable time frame as established by the City Engineer.
5. If the Owner, its successors and assigns, fails to maintain the storm water management practices in good working condition, consistent with the terms of the approved plans and specifications approved by the City and does not perform the required corrective actions and inspections in the specified time, the City may:
 - a. Issue a citation to the Owner, its successors and assigns. Each day that the violation exists shall constitute a separate offense, and shall be considered a continuing violation.
 - b. Perform the corrective actions identified in the inspection report and assess the Owner, its successors and assigns for the cost of such work. The cost of such work may be specially assessed against the property pursuant to Wisconsin Statutes Section 66.0703. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Owner outside of the easement for the storm water management practices, and in no event shall this Agreement be construed to impose any such obligation on the City.

6. The Owner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the storm water management practices (including sediment removal) is outlined on the approved plans, the schedule will be followed. The minimum amount of maintenance on the storm water management practices shall be in accordance with the Maintenance Standards (Exhibit D).
7. In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt for all actual costs incurred by the City hereunder.
8. This Agreement imposes no liability of any kind whatsoever on the City, its officers, agents and employees, and the owner agrees to indemnify and hold the City harmless as and against any and all claims, actions, causes of action, demands, including attorney fees which the City may incur as a result of the failure of the storm water management system and/or actions taken or not taken by the City to enforce the terms of this agreement including, but not limited to, the performance of maintenance activities.
9. This Agreement shall be recorded at the Waukesha County Register of Deeds, and shall constitute covenant running with the land, and shall be binding on the Owner, its administrators, executors, assigns, heirs and any other successors in interests.
10. Notwithstanding anything in this Agreement to the contrary, in the event the Owner, or the Owner's successors and assigns, sell or otherwise transfer ownership in the Property, the Owner and the Owners successors and assigns, are hereby released from any and all liabilities and obligations under the terms of this Agreement.

WITNESS the following signatures and seals:

Company Corporation Partnership Name (Seal)

(Type Name), (Type Title)

The foregoing Agreement was acknowledged before me this _____ day of
_____ 20____, by _____.

NOTARY PUBLIC

My Commission Expires: _____

Exhibit A Legal Description

The following description and reduced copy map identify the property affected by this Agreement. For a larger scale view of the referenced document, contact the Waukesha County Register of Deeds Office.

Project Identifier: **Northmound Drive**

Date of Recording:

Map Produced By: **Pinnacle Engineering Group**

Legal Description: **Lot 1 of Certified Survey Map No. _____ as recorded in Volume ____ on Pages ____ - ____ as Document No. _____, being a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 25, Township 7 North, Range 19 East, City of Pewaukee Waukesha County, Wisconsin.**

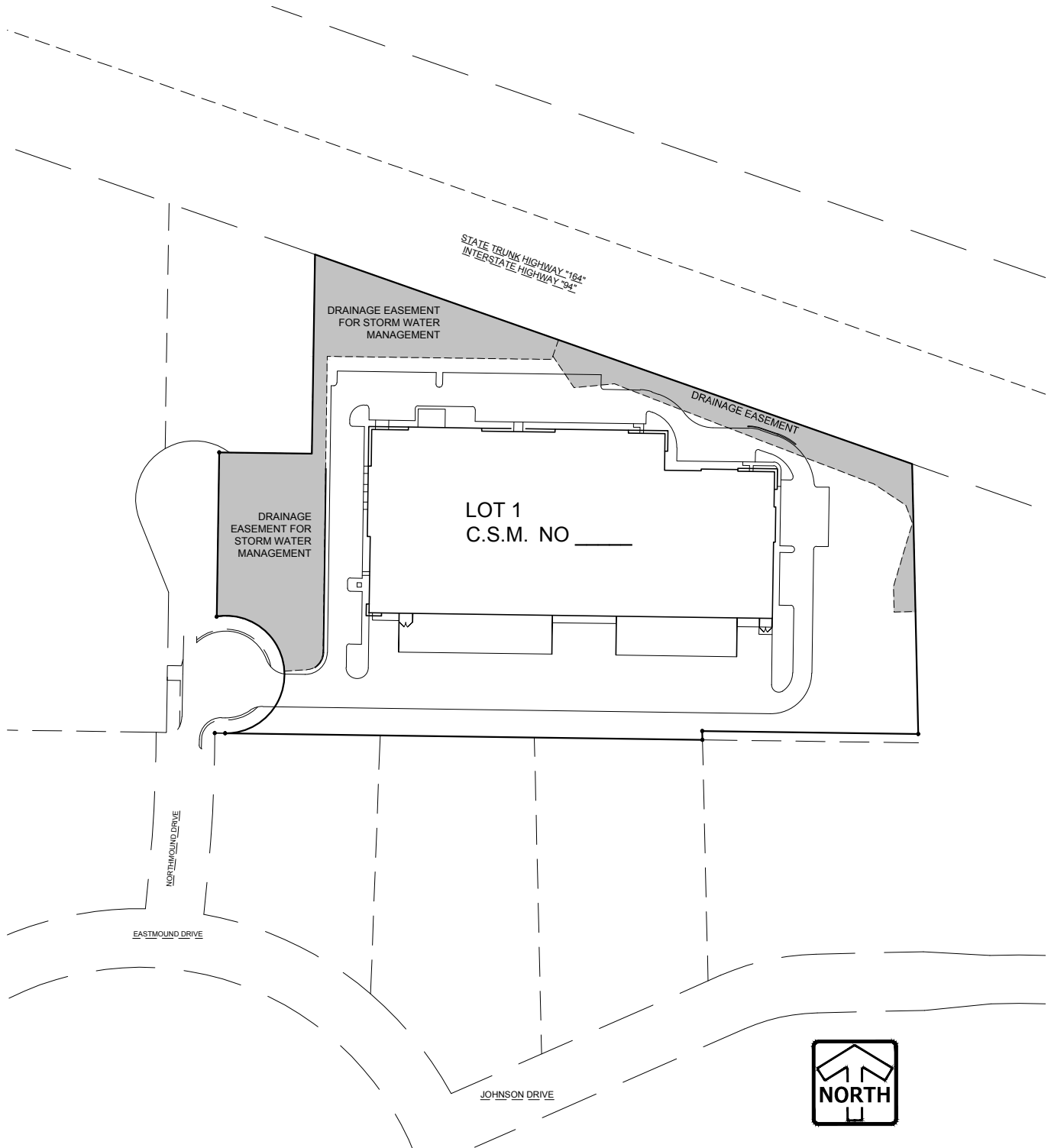


Exhibit B
Location Map
Storm Water Management Practices Covered by this Agreement

The storm water management practices covered by this Agreement are depicted in the reduced copy of a portion of the construction plans, as shown below. The practices include one wet detention pond, one dry detention pond, storm sewer and all associated pipes, earthen berms and other components of these practices.

Project Name: **Northmound Drive**

Storm Water Practices: **Wet detention pond, dry detention pond, storm sewer and culverts**

Location of Practices: **Drainage easements within Lot 1 of CSM No. ____**

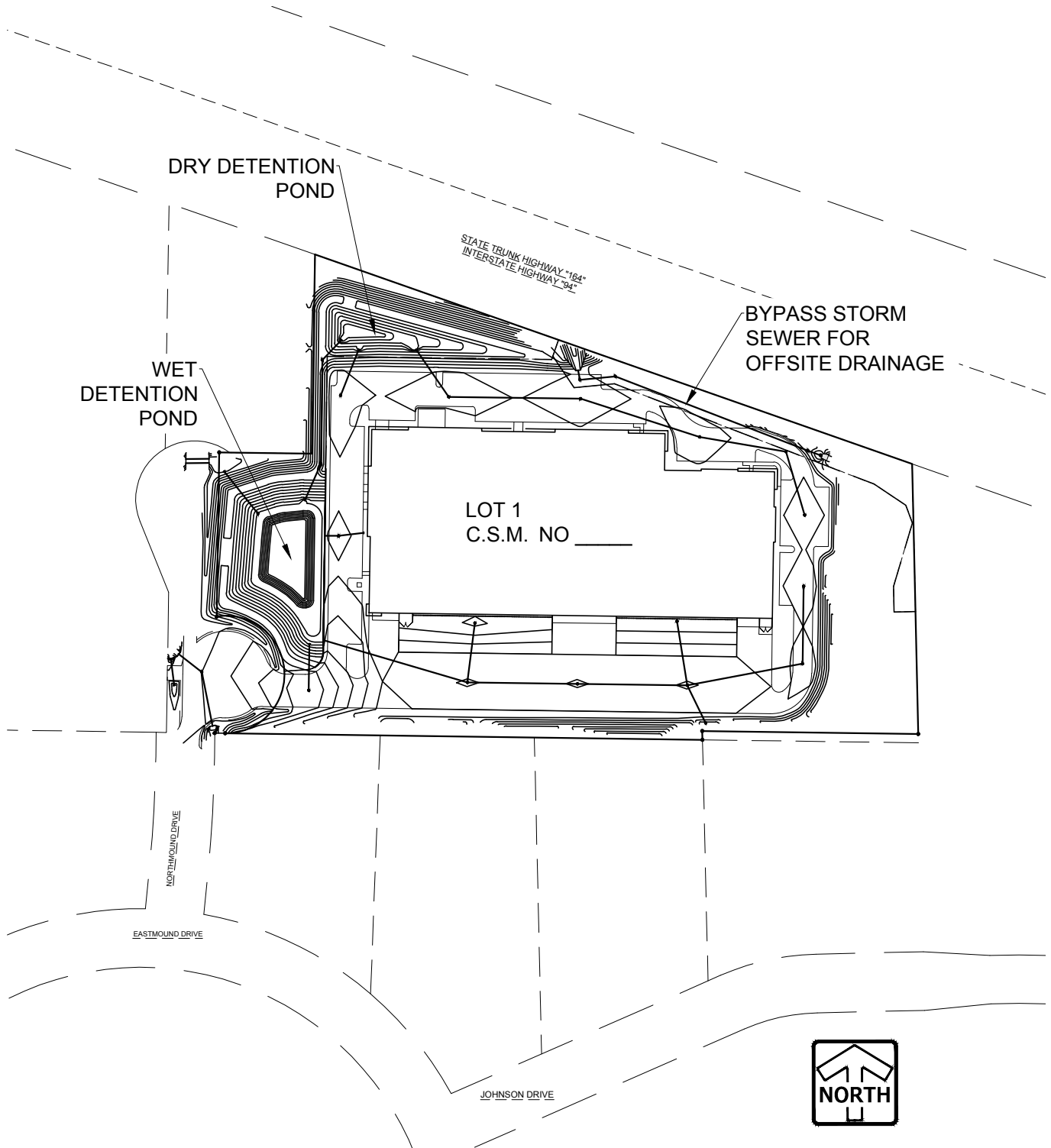


Exhibit C

Minimum Storm Water Practice Maintenance Requirements

This exhibit explains the basic function of each of the storm water practices listed in Exhibit B and prescribes the maintenance requirements beyond the minimum requirements in Exhibit D to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities is not all inclusive, but rather indicates the minimum type of maintenance that can be expected for this particular site. Access to the storm water practices for maintenance vehicles are the paved areas on the property. Any failure of a storm water practice that is caused by a lack of maintenance will subject the Responsible Party to enforcement of the provisions of this Agreement by the City of Pewaukee.

System Description:

The storm water system for the Northmound project site consists of a wet detention pond, a dry detention pond, storm sewer and culverts. These systems will be installed to address storm water management on the project site. Storm water requirements include water quantity, water quality and infiltration. The Northmound project site is adjacent to a City of Pewaukee well. The well is located off of the northwest corner of the project site. Due to the location of the well, the project site also needs to meet the requirements of the City of Pewaukee Municipal Code, Chapter 16 – Municipal Water and Wellhead Protection. Section 16.0300 Wellhead Protection Areas defines the permitted uses, prohibited uses, separation distances, special permitted uses and other requirements near the well. One of the prohibited uses listed is infiltration ponds so there has been no infiltration facilities proposed for the project site. One of the separation distances noted is 400 feet between a well and a storm water retention or detention pond. Based on the topography and drainage patterns on the project site, the wet pond and dry pond are located within 400 feet of the well. Per Section 16.0301 f) a special permitted use can be obtained from the City of Pewaukee and for this project, a special permitted use was obtained for the two storm water ponds within 400 feet of the well. In order to obtain the special use permit, both ponds are clay lined per Wisconsin DNR Technical Standard 1001, Appendix D, Type A Liner. The ponds address the water quantity and quality storm water management requirements.

The wet detention pond is designed to trap a minimum of 80% of sediment in runoff, and along with the dry detention pond, maintain pre-development downstream peak flows. The dry detention pond outlets to the wet detention pond through a 24-inch storm sewer. In order for the wet pond to be effective, the pond sizes, water levels and outlet structures must be maintained as specified in this Agreement.

The wet pond receives water from 10.7 acres of drainage area (which includes the dry pond drainage area since the dry pond outlets into the wet pond). During high rainfall or snow melts, the water level in the pond will temporarily rise and slowly drain down to the elevation of the outlet control structure. The water level is controlled by a 2-inch dewatering hole (elevation 831.00) in the outlet structure. The outlet structure is a 48-inch concrete manhole (riser elevation 836.10) with a 24-inch outlet pipe (elevation 831.00) directed westerly into two 30-inch reinforced concrete pipes that cross Northmound Drive. There is a 6-inch hole (elevation 834.90) in the riser that allows water to leave quicker during higher rainfall events. The 2-inch and 6-inch holes are protected from clogging by trash grates that are connected to the outlet structure. The outlet structure also contains an open grate (elevation 836.10) on top which does function

through a 100-year storm event. An emergency spillway (elevation 838.0) is also provided in the berm of the pond to allow for an emergency discharge from the pond due to the outlet pipe clogging or storm events above the 100-year design storm. The wet pond will be clay lined (minimum 2' thick) from the bottom of the pond (elevation 824.0) through the 100-year storm peak water elevation (elevation 837.0). The clay liner from the bottom of the safety shelf (elevation 830.0) through the bottom of the pond (elevation 824.0) does not have any material covering it. From the bottom of the safety shelf (elevation 824.0) to the top of the clay liner (elevation 837.0) there shall be a minimum of six inches of topsoil to cover the liner and to allow for grass growth. On the east side of the wet pond is a retaining wall. The face of the retaining wall exposed to the pond contains a waterproof membrane from elevation 830.0 to elevation 837.0. The rear of the wall was sprayed with waterproofing and the two storm sewers that come through the wall include waterproof rubber gaskets around the pipe. See the details of the wet pond in the approved plan set on file with the City of Pewaukee.

The dry pond receives water from 2.2 acres. In addition, the dry pond receives roof overflow from 0.60 acres of the building (the 0.60 acres is included in the wet pond drainage area since the roof drain outlets into the wet pond). The outlet is a 24-inch storm sewer directed south into the wet pond. An emergency spillway (elevation 838.0) is also provided in the berm of the pond to allow for an emergency discharge from the pond due to the outlet pipe clogging or storm events above the 100-year design storm. The dry pond will be clay lined (minimum 2' thick) from a foot below the bottom of the pond (elevation 831.0) through the 100-year storm peak water elevation (elevation 837.0). The clay liner will be covered with a minimum of twelve inches of fill and topsoil to allow for cover and grass growth, therefore, the bottom of the pond is elevation 832.0. See the details of the dry pond in the approved plan set on file with the City of Pewaukee.

Exhibit D
Minimum Operation and Maintenance Requirements

WET DETENTION AND DRY
POND OPERATION AND
MAINTENANCE

I. ROUTINE MAINTENANCE

A. Mowing

1. Side slopes, embankments, and emergency spillways that are not rock lined which have been planted with turf grasses should be mowed at least twice a year to prevent woody growth and control noxious weeds.
2. Native grasses should be mowed to a height of 6" in mid to late summer or after they have achieved a height of 1-1/2 feet during the first growing season. Further mowing in subsequent growing seasons will not be required
3. If possible, the native grass area should be burned off every three to four years in the spring of the year. Check local burning regulations as permits may be required.
4. If burning of the native grass areas is not possible, a 5 to 8" mowing every 3 to 4 years, may suffice as a substitute management technique. The mowed area should be raked and performed in the spring.

B. Inspections

1. Inspections of the ponds shall be completed on a quarterly basis or after significant rainfall events.
2. The inspections should be completed during wet weather conditions to determine if the ponds are functioning properly.
3. Inspection priorities shall be as follows:
 - a. Inspect the embankments for subsidence, erosion, cracking and tree growth.
 - b. Inspect the condition of the emergency spillway and overland flow path.

- c. Inspect the pond for accumulation of sediment.
 - d. Inspect the outlet control structure for clogs, debris and material failures.
 - e. Inspect upstream and downstream channels from an erosion perspective.
 - f. Inspect any modifications that may have been done to the ponds following their initial construction.
 - g. Inspect the side slopes of the pond for erosion, slumping, cracking or woody plant materials.
- 4. As-built plans shall accompany the person responsible for the pond inspections.
- 5. Documentation of the inspections should be completed and filed. Documentation should include at a minimum:
 - a. Inspectors name, affiliation and professional credentials if applicable.
 - b. Date, time and weather conditions.
 - c. Approximate rainfall total over a 24-hour period if applicable.
 - d. Existing embankment, outlet and inlet conveyance systems and vegetation condition.
 - e. Sediment depth at the outlet control structure and at a minimum one other location.
 - f. Identification of potential structural failures and repair needs
 - g. Other pond conditions such as vegetation growth, algae growth and emergency spillway conditions.
 - h. Repair recommendations.
- C. Debris and Litter Removal.
 - 1. Debris and litter removal from the pond surface shall be completed at least once a month.

2. Particular attention should be paid to debris accumulating around the riser pipe to prevent potential clogging.

D. Erosion Control.

1. The pond side slopes, embankments and emergency spillways may suffer from periodic slumpage and erosion.
2. Corrective measures shall include re-grading, filling and re-vegetation of the eroded or slumping areas.
3. Rip rap at the pond outlet and emergency spillways should be inspected for displacement or undermining. Repairs shall be made upon discovery.

E. Nuisance Control.

1. Biological control of algae and mosquitoes is preferred over chemical control. Consultation with local WDNR officials is recommended prior to the introduction of any biological control.
2. Maintaining the native grass perimeter will aide in the control of geese.
3. Mechanical controls should be used when feasible.

II. NON-ROUTINE MAINTENANCE

A. Structural Repairs and Replacement.

1. The outlets of the pond have been constructed utilizing concrete structures and ADS N-12 pipe. The estimate life of these structures is 75 to 100 years. Annual inspection of the structures will disclose any potential structural problems. If structural problems appear, repair or replace the outlet.
2. Any drawdown of the wet pool of the wet pond beyond evaporation must be immediately addressed. Inspect the waterproof membrane along the retaining wall to determine if the membrane is the cause. Repair the membrane per the approved plans. If the membrane is not the issue, dewater the pond per the Wisconsin DNR Technical Standard 1061 and have a soil expert inspect the clay liner for any areas that need repair. Reconstruct and inspect the clay liner per the approved plans, prepare as-builts of the pond to confirm the pond was repaired to the original approved plan and restore any disturbed areas from the bottom of the safety shelf and up with topsoil, seed and erosion mat.

B. Sediment Removal

1. Special care needs to be taken to not damage the clay liner whenever

sediment is removed. Prior to any sediment removal, review the approved plans to understand the elevations of the clay liner. Provide surveying prior to the work to stake the elevations so that the liner is not impacted by the work. Recertify the elevations upon the completion of the work.

2. A sediment clean out cycle of 10 to 15 years is recommended. Sediment removal may be necessary prior to 10 years if there is a substantial amount of land disturbance occurring within the contributory watershed. Annual inspections shall be made to ensure that the design depth of the permanent water pool is maintained.
3. Sediment removed from the ponds shall be hauled to an upland area, spread and stabilized with vegetative material or disposed of in accordance with Chapter NR 528 of the Wisconsin Administrative Code.
4. It is recommended that the sediment be tested to determine if land filling is necessary. Contact the local DNR prior to sediment sampling and testing to insure compliance with State standards and regulations.
5. Surveyed depths of the sediment storage area and permanent pool elevations shall be made immediately following the construction of the ponds and recorded on the as-built plans. Annual inspections shall include measure downs to determine sediment elevations in relation to the permanent pool elevation.
6. In the event the clay liner is damaged, dewater the pond per Wisconsin Technical Standard 1061. Reconstruct and inspect the clay liner per the approved plans, prepare an as-built to confirm the pond was repaired correctly and restore any disturbed areas from the bottom of the safety shelf and up with topsoil, seed and erosion mat.

III. RESPONSIBLE PARTY & FINANCIAL FUNDING

- A. The responsible party for the operation, inspection and maintenance of the wet ponds shall be BBC Northmound, LLC, its successors and assigns.
- B. It is recommended that BBC Northmound, LLC establish a perpetual maintenance fund to ensure that the ponds are properly inspected, maintained and repaired.

IV. ADDITIONAL CONSIDERATIONS TO IMPROVE POND WATER QUALITY AND REDUCE MAINTENANCE COSTS.

- A. General.
 1. Improper disposal of yard wastes will affect the water quality of the wet ponds and may cause clogging of the outlet structure.

2. Improper fertilizer and pesticide application will affect the water quality of the wet ponds and add to algae growth.
3. Excess lawn watering will affect the water quality of the ponds due to increased water runoff that may contain fertilizers and pesticides.

B. Yard Care.

1. It is recommended to consider routine yard care maintenance that is practical and environmentally sound.
2. Refer to U.W. Extension's "Rethinking Yard Care" for additional information.

C. Leaves and Yard Trimmings.

1. It is recommended that leaves and yard trimmings be properly disposed of.
2. Refer to the U.W. Extension's "Managing Leaves and Yard Trimmings" for further information.

D. Lawn and Garden Fertilizers.

1. It is recommended to control fertilizer applications on lawn and gardens so as not to be detrimental to the water quality of the ponds. Recall the City of Pewaukee has a phosphorus ban on all lawns unless it is utilized for starting a new lawn or a soils test shows a deficiency.
2. Refer to the U.W. Extension's "Lawn and Garden Fertilizers" for further information.

E. Lawn and Garden Pesticides.

1. Lawn and garden pesticides may pollute surface and ground water.
2. Refer to the U.W. Extension's "Lawn and Garden Pesticides" for further information.

F. Lawn Watering.

1. Excess lawn watering will wash pollutants into the wet ponds. Recall the City of Pewaukee has lawn water regulations that must be followed if you opt to water your lawn.
2. Refer to the U.W. Extension's "Lawn Watering" for further information.

G. Lawn Weed Control.

1. Proper turf management will lower the amount of the chemicals that may runoff into the wet ponds during rain events.
2. Refer to the U.W. Extension's "Lawn Weed Control" for further information.

STORM SEWER SYSTEM OPERATIONS AND MAINTENANCE

I. INSPECTION

A. Frequency

- a. Inspect catch basins, inlets and manholes at least once per year.
- b. Inspect storm sewer end sections at least twice per year and after major rainfall events.

B. Inspection

- a. Catch Basins, Inlets and Manholes
 - i. Inspect for sediment deposition in the bottom of structures.
 - ii. Check frames and lids for cracks and wear such as rocking lids or lids moved by traffic and for shifted frames.
 - iii. Check chimneys for cracked mortar, cracked lift rings and spalling.
 - iv. Check for leaks at joints.
 - v. Check surrounding areas for pollutants such as leaks from dumpsters minor spills and oil dumping.
- b. Storm Sewer End Sections
 - i. Observe for obstructions, accumulation of sediment and trash, undermining and joint separation.
 - ii. Inspect end treatment for settlement, scour and displaced armoring.

II. STANDARD MAINTENANCE

A. Catch Basins, Inlets and Manholes

- a. Repair any deterioration threatening structural integrity immediately.
- b. Replace worn or cracked frames and lids. Frames that have shifted should be re-centered and re-set on the structure.

- c. Repair any spalled or cracked mortar. Cracked rings should be repaired or replaced.
- d. Repair leaking joints.
- e. Clean manhole and storm inlet inverts of deposited material. Catch basins should be cleaned before the sump is 40 percent full.
- f. Remove potential sources of contamination away from catch basins, inlets and manholes.

B. Storm Sewer End sections

- a. End sections should be free flowing; trash, debris and obstructions should be removed to prevent backups.
- b. End sections which have separated from the storm sewer pipe shall be reset on firm bedding and reconnected to the existing storm sewer pipe. Restrain joints if necessary.
- c. Scour areas shall be repaired immediately. Replace missing soil with clean fill and replace/install end treatment. Missing armoring will require additional stone, typically one class larger.
- d. Excessive material deposited at the storm sewer outfall is indicative of: a disturbed area upstream draining to the system or a potential failure of a system component. Disturbed areas draining to the system should be stabilized immediately or diverted to drain to a BMP. Potential system failures require non-standard maintenance.

III. NON-STANDARD MAINTENANCE

A. Non-standard maintenance includes inspection, repair or replacement of buried structures.

- a. Televising of buried structures (pipes) should occur when excessive material is found within the system or at an outfall with no apparent source area visible at the surface, or the system experiences frequent backups.
- b. Follow the recommendations for the repair and/or replacement of system components televised by a firm specializing in this work.

CULVERTS OPERATION AND MAINTENANCE

I. INSPECTION

- A. Culverts should be inspected twice a year and after heavy rainfall.
- B. Inspect for sediment deposition, scour at the ends of pipe, accumulations of trash and obstructions.

II. MAINTENANCE

- A. Scour areas should be repaired with clean fill and replacement of end treatment (rip rap, TRM, etc.). Scour areas with no end treatment should be stabilized with topsoil, seed and erosion control mat at a minimum.
- B. Sediment deposits, trash and obstructions should be removed from the pipe ends.
- C. Material deposited within the pipe should be promptly removed to maintain the conveyance capacity of the pipe.



Appendix D—Pond Liner Design, Decision Flowchart

Pond Liner Design Specifications for Three Levels of Liners

A. Type A Liners—for sites with the highest potential for groundwater pollution. They include:

- Clay (natural soil, not bentonite)
 - High Density Polyethylene (HDPE)
 - Geosynthetic Clay Liners (GCL)
1. Clay liner criteria (essentially the same as the clay below landfills but not as thick):
 - a. 50% fines (200 sieve) or more.
 - b. An in-place hydraulic conductivity of 1×10^{-7} cm./sec. or less.
 - c. Average liquid limit of 25 or greater, with no value less than 20.
 - d. Average PI of 12 or more, with no values less than 10.
 - e. Clay installed wet of optimum if using standard Proctor, and 2% wet of optimum if using modified Proctor.
 - f. Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 300, Clay Liners.
 - g. Minimum thickness of two feet.
 - h. Specify method for keeping the pool full or use of composite soils below liner.
 2. HDPE liner criteria:
 - a. Minimum thickness shall be 60 mils.
 - b. Design according to the criteria in Table 3 of the NRCS 313, Waste Storage Facility technical standard.
 - c. Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.
 3. GCL liner criteria:
 - a. Design according to the criteria in Table 4 of NRCS 313, Waste Storage Facility technical standard.
 - b. Install according to NRCS Wisconsin Construction Specification 203, Geosynthetic Clay Liner.

B. Type B Liners—for sites with medium potential for groundwater pollution or where need for a full pool level is high. They include:

- All liners meeting Type A criteria
- Clay
- HDPE
- Polyethylene Pond Liner (PPL)

1. Clay liner criteria:

- a. 50% fines (200 sieve) or more.
- b. An in-place hydraulic conductivity of 1×10^{-6} cm./sec. or less.
- c. Average liquid limit value of 16 or greater, with no value less than 14.
- d. Average PI of 7 or more with no values less than 5.
- e. Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- f. Minimum thickness of two feet.
- g. Specify method for keeping the pool full or use of composite soils below liner.

2. HDPE liner criteria:

- a. Minimum thickness shall be 40 mils.
- b. All other criteria same as for Type A HDPE liner.

3. PPL liner criteria:

- a. Minimum thickness shall be 30 mils.
- b. All other criteria same as for Type A HDPE liner.

C. Type C Liners—for sites with little potential for groundwater pollution or where the need for a full pool is less important. They include:

- All liners meeting Type A or B criteria
- Silts and clays
- HDPE (<40 mil)
- PPL (20-24 mil)
- PVC (30-40 mil)
- EPDM (45 mil)

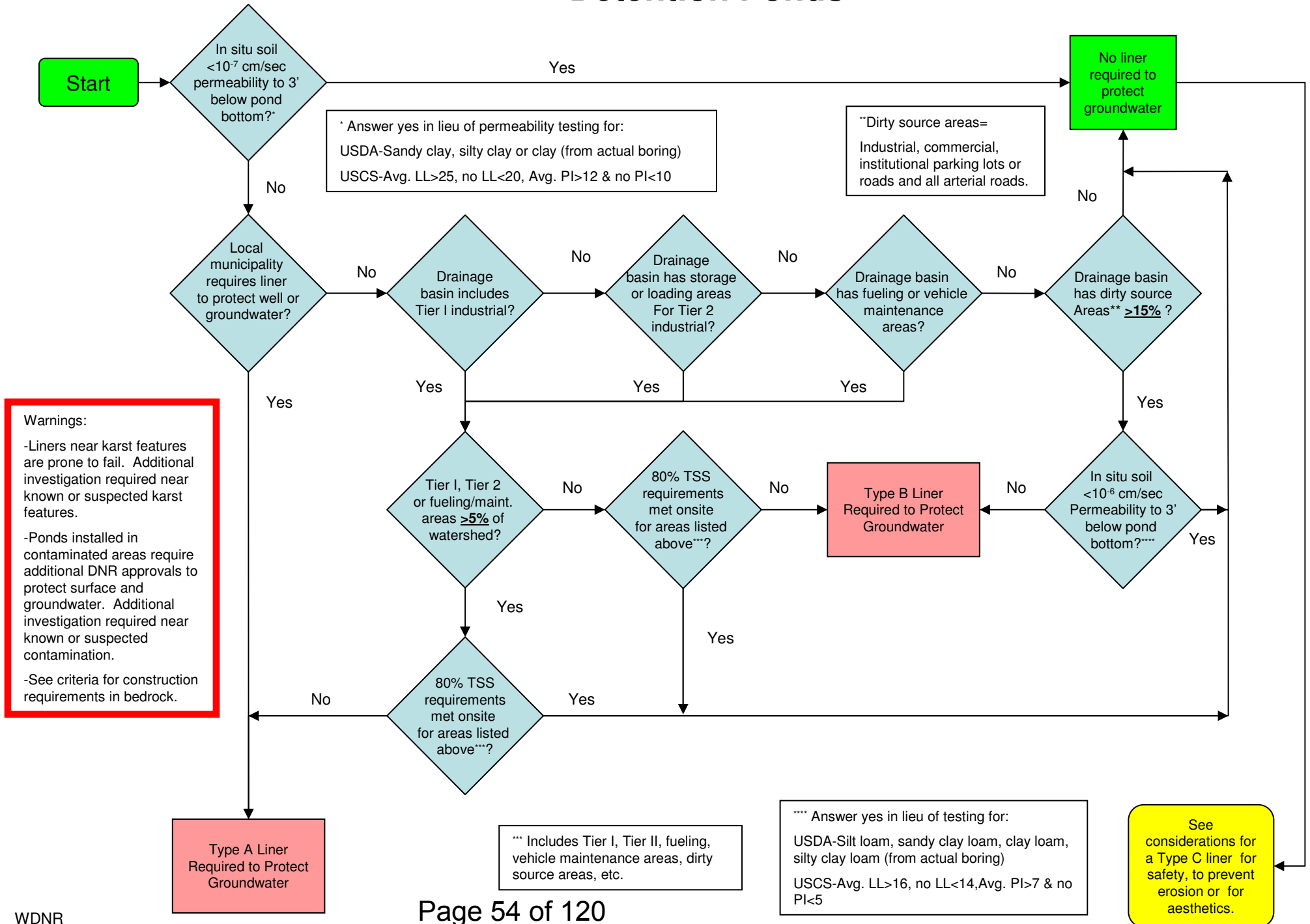
1. Silt/Clay liner criteria:

- a. 50% fines (200 sieve), or 20% fines and a PI of 7.
- b. Soil compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- c. Minimum thickness of two feet.
- d. Specify method for keeping the pool full or use of composite soils below liner.

D. Liner Elevation—All liners must extend above the permanent pool up to the elevation reached by the 2-yr., 24-hour storm event.

E. For synthetic liners, follow the manufacturers' recommendations for installation.

Appendix D - Liner Flow Chart for Wet Detention Ponds



Paul Davis Restoration
Additional Operational Information
Fire Line / Electronics Cleaning / Laundry

Paul Davis Restoration - Fire Line / Electronic Cleaning / Laundry

As requested in Jeff Weigel's email 2/12/19, the following additional information is provided to more fully detail the Paul Davis operation.

Fire Line

The "Fire Line" area of the TI plans refers to an assembly line operation for cleaning items most commonly affected by fire. The line consists of a pre-soak station, followed by an ultrasonic station (the use of sound waves to break up dirt on surfaces), rinse sink and dryer. Paul Davis uses a green product for pre-soak (Evergreen A-44 Cleaner-Degreaser – SDS sheet attached).



Paul Davis - Pre-Soak and Ultrasonic Station



Paul Davis - Rinse Sink and Dryer

Electronics Cleaning

Paul Davis utilizes water deionized through a series of filters to clean electronics, as well as a degreaser that is ratio diluted with water, used to clean electronics without damaging them. Items are dried in a "Fireline Systems" stand-alone dryer.



Paul Davis - Electronic Cleaning Dryer

Laundry

Paul Davis laundry operations, unlike a laundromat, are not open to the public, are operated by trained employees and are discharged to sanitary washer boxes with floor drains for overflow.



Paul Davis - Laundry



Paul Davis - Laundry



Paul Davis - Laundry

Evergreen A-44 Cleaner-Degreaser

Safety Data Sheet

according to the Hazard Communication Standard (CFR29 1910.1200) HazCom 2012 WHMIS 2015

Date of issue: 05/27/2015

Revision date: 05/12/2017

Version: 2.0

SECTION 1: Identification of the substance/mixture and of the company/undertaking

1.1. Product identifier

Product name : Evergreen A-44 Cleaner-Degreaser
Product code : 82544

1.2. Relevant identified uses of the substance or mixture and uses advised against

Use of the substance/mixture : Smoke Remover & Cleaner-Degreaser for Ultrasonic Equipment

1.3. Details of the supplier of the safety data sheet

Sensible Life Products (div of Benefect Corp)
555 Bay Street North
Hamilton, Ontario, Canada L8L1H1
T (905) 528-7474

1.4. Emergency telephone number

Emergency number : (905) 528-7474

SECTION 2: Hazards identification

2.1. Classification of the substance or mixture

GHS classification

Not classified.

2.2. Label elements

GHS labelling

No labelling applicable.

2.3. Other hazards

No additional information available.

2.4. Unknown acute toxicity (GHS)

Not applicable.

SECTION 3: Composition/information on ingredients

3.1. Substance

Not applicable.

3.2. Mixture

Name	Product identifier	%	GHS-US classification
Surfactant 1	Proprietary*	1 - 6	Eye Irrit. 2B
Surfactant 2	Proprietary*	1 - 5	Eye Irrit. 2B

* The specific chemical identity and exact percentage (concentration) of composition has been withheld as a trade secret in accordance with paragraph (i) of §1910.1200.

SECTION 4: First aid measures

4.1. Description of first aid measures

First-aid measures after inhalation : If breathing is difficult, remove victim to fresh air and keep at rest in a position comfortable for breathing. Get medical advice/attention if you feel unwell.

First-aid measures after skin contact : If irritation occurs, flush skin with plenty of water. Call a physician if irritation persists.

First-aid measures after eye contact : If irritation occurs, flush eyes with plenty of water. If easy to do, remove contact lenses, if worn. If irritation persists, get medical attention.

First-aid measures after ingestion : If swallowed, do NOT induce vomiting unless directed to do so by medical personnel. Never give anything by mouth to an unconscious person. Get medical advice/attention if you feel unwell.

4.2. Most important symptoms and effects, both acute and delayed

Symptoms/injuries after inhalation : May cause temporary irritation.

Symptoms/injuries after skin contact : May cause temporary irritation. Symptoms may include redness, drying, defatting and cracking of the skin.

Symptoms/injuries after eye contact : May cause temporary irritation. Symptoms may include discomfort or pain, excess blinking and tear production, with possible redness and swelling.

Symptoms/injuries after ingestion : May cause temporary stomach distress, nausea or vomiting.

Fireline Evergreen A-44 Cleaner-Degreaser

Safety Data Sheet

according to the Hazard Communication Standard (CFR29 1910.1200) HazCom 2012 WHMIS 2015

4.3. Indication of any immediate medical attention and special treatment needed

Symptoms may not appear immediately. In case of accident or if you feel unwell, seek medical advice immediately (show the label or SDS where possible).

SECTION 5: Firefighting measures

5.1. Extinguishing media

Suitable extinguishing media : Treat for surrounding material.

Unsuitable extinguishing media : None known.

5.2. Special hazards arising from the substance or mixture

Fire hazard : Products of combustion may include, and are not limited to: oxides of carbon.

5.3. Advice for firefighters

Protection during firefighting : Keep upwind of fire. Wear full fire fighting turn-out gear (full Bunker gear) and respiratory protection (SCBA).

SECTION 6: Accidental release measures

6.1. Personal precautions, protective equipment and emergency procedures

General measures : Use personal protection recommended in Section 8. Isolate the hazard area and deny entry to unnecessary personnel.

6.2. Methods and material for containment and cleaning up

For containment : Contain and/or absorb spill, then place in a suitable container.

Methods for cleaning up : Thoroughly wash the area with water after a spill or leak.

6.3. Reference to other sections

See section 8 for further information on protective clothing and equipment and section 13 for advice on waste disposal.

SECTION 7: Handling and storage

7.1. Precautions for safe handling

Precautions for safe handling : Avoid prolonged contact with skin and eyes. Do not swallow. Handle and open container with care.

Hygiene measures : General hygiene is normally adequate.

7.2. Conditions for safe storage, including any incompatibilities

Storage conditions : Keep out of the reach of children. Keep container tightly closed. Store at room temperature.

7.3. Specific end use(s)

Not available.

SECTION 8: Exposure controls/personal protection

8.1. Control parameters

Surfactant 1 (Proprietary)	
ACGIH	Not applicable
OSHA	Not applicable
Surfactant 2 (Proprietary)	
ACGIH	Not applicable
OSHA	Not applicable

8.2. Exposure controls

Appropriate engineering controls : General ventilation adequate under normal conditions of use.

Hand protection : Suitable gloves are recommended due to concentrated surfactants.

Eye protection : Safety glasses or goggles are recommended due to concentrated surfactants.

Skin and body protection : Suitable protective clothing as required by employer code.

Respiratory protection : None necessary under normal conditions of use

Environmental exposure controls : Maintain levels below Community environmental protection thresholds.

Other information : Handle according to established industrial hygiene and safety practices.

Fireline Evergreen A-44 Cleaner-Degreaser

Safety Data Sheet

according to the Hazard Communication Standard (CFR29 1910.1200) HazCom 2012 WHMIS 2015

SECTION 9: Physical and chemical properties

9.1. Information on basic physical and chemical properties

Physical state	: Liquid
Appearance	: Clear
Colour	: Colourless
Odour	: No data available.
Odour threshold	: No data available
pH	: 11.2
Melting point	: No data available
Freezing point	: No data available
Boiling point	: No data available
Flash point	: No data available
Relative evaporation rate (butylacetate=1)	: No data available
Flammability (solid, gas)	: Not flammable
Explosive limits	: No data available
Explosive properties	: No data available
Oxidising properties	: No data available
Vapour pressure	: No data available
Relative density	: No data available
Relative vapour density at 20 °C	: No data available
Solubility	: Soluble
Partition coefficient: n-octanol/water	: No data available
Log Kow	: No data available
Auto-ignition temperature	: No data available
Decomposition temperature	: No data available
Viscosity	: No data available
Viscosity, kinematic	: No data available
Viscosity, dynamic	: No data available

9.2. Other information

No additional information available.

SECTION 10: Stability and reactivity

10.1. Reactivity

No dangerous reaction known under conditions of normal use.

10.2. Chemical stability

Stable under normal storage conditions.

10.3. Possibility of hazardous reactions

No dangerous reaction known under conditions of normal use.

10.4. Conditions to avoid

Incompatible materials. Do not mix with other chemicals.

10.5. Incompatible materials

Strong oxidizing agents. Acids.

10.6. Hazardous decomposition products

May include, and are not limited to: oxides of carbon.

Fireline Evergreen A-44 Cleaner-Degreaser

Safety Data Sheet

according to the Hazard Communication Standard (CFR29 1910.1200) HazCom 2012 WHMIS 2015

SECTION 11: Toxicological information

11.1. Information on toxicological effects

Acute toxicity : Not classified.

Fireline Evergreen A-44 Cleaner-Degreaser	
LD50 oral rat	> 2000 mg/kg
LD50 dermal rabbit	> 2000 mg/kg
LC50 inhalation rat	> 20 mg/l/4h

Surfactant 1 (Proprietary)	
LD50 dermal rabbit	> 2000 mg/kg

Surfactant 2 (Proprietary)	
LD50 oral rat	> 2000 mg/kg
LD50 dermal rat	> 2000 mg/kg

Skin corrosion/irritation	: Based on available data, the classification criteria are not met.
Serious eye damage/irritation	: Based on available data, the classification criteria are not met.
Respiratory or skin sensitisation	: Based on available data, the classification criteria are not met.
Germ cell mutagenicity	: Based on available data, the classification criteria are not met.
Carcinogenicity	: Based on available data, the classification criteria are not met.
Reproductive toxicity	: Based on available data, the classification criteria are not met.
Specific target organ toxicity (single exposure)	: Based on available data, the classification criteria are not met.
Specific target organ toxicity (repeated exposure)	: Based on available data, the classification criteria are not met.
Aspiration hazard	: Based on available data, the classification criteria are not met.
Symptoms/injuries after inhalation	: May cause temporary irritation.
Symptoms/injuries after skin contact	: May cause temporary irritation. Symptoms may include redness, drying, defatting and cracking of the skin.
Symptoms/injuries after eye contact	: May cause temporary irritation. Symptoms may include discomfort or pain, excess blinking and tear production, with possible redness and swelling.
Symptoms/injuries after ingestion	: May cause temporary stomach distress, nausea or vomiting.

SECTION 12: Ecological information

12.1. Toxicity

Ecology - general : No known significant effects or critical hazards.

12.2. Persistence and degradability

Fireline Evergreen A-44 Cleaner-Degreaser	
Persistence and degradability	Biodegradable

12.3. Bioaccumulative potential

Fireline Evergreen A-44 Cleaner-Degreaser	
Bioaccumulative potential	Not established.

12.4. Mobility in soil

No additional information available.

12.5. Other adverse effects

Effect on the global warming : No known ecological damage caused by this product.

SECTION 13: Disposal considerations

13.1. Waste treatment methods

Waste disposal recommendations : This material must be disposed of in accordance with all local, state, provincial, and federal regulations. Recycle empty containers where allowed.

Fireline Evergreen A-44 Cleaner-Degreaser

Safety Data Sheet

according to the Hazard Communication Standard (CFR29 1910.1200) HazCom 2012 WHMIS 2015

SECTION 14: Transport information

Department of Transportation (DOT)

In accordance with DOT

Not regulated for transport

Additional information

Other information : No supplementary information available.

Special transport precautions : Do not handle until all safety precautions have been read and understood.

SECTION 15: Regulatory information

15.1. US Federal regulations

All components of this product are listed, or excluded from listing, on the United States Environmental Protection Agency Toxic Substances Control Act (TSCA) inventory.

15.2. US State regulations

Fireline Evergreen A-44 Cleaner-Degreaser

State or local regulations	This product does not contain a chemical known to the State of California to cause cancer, birth defects or other reproductive harm.
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SECTION 16: Other information

HMIS

Health Hazard: 1

Flammability: 0

Reactivity: 0

Date of issue : 05/12/2017

Other information : None.

Disclaimer: We believe the statements, technical information and recommendations contained herein are reliable, but they are given without warranty or guarantee of any kind. The information contained in this document applies to this specific material as supplied. It may not be valid for this material if it is used in combination with any other materials. It is the user's responsibility to satisfy oneself as to the suitability and completeness of this information for the user's own particular use.

Original Submittal dated 2/11/19



BRIOHN

**BUILDING
CORPORATION**

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
DESIGN

DEVELOPMENT

PROPERTY
MANAGEMENT

February 11, 2019

Jeff Weigel, PE
Public Works Director
City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

Re: Briohn Building Corp – Northmound Industrial Building – Pond Construction

Jeff,

As discussed in our 2/1/19 meeting, this letter shall serve as our formal request to locate stormwater detention ponds within the wellhead protection area on the Northmound Industrial project site. In addition, we are providing information regarding tenant operation within the proposed building. We appreciate your feedback to date and feel that the information we are providing details the due diligence we have done in design, construction inspection planning and planned testing of stormwater ponds, and tenant operational procedures to adequately show that neither the ponds nor the tenant operation are a cause for concern regarding wellhead protection.

Design Process:

Briohn Building Corp has engaged Pinnacle Engineering Group as engineer of record for the Northmound Industrial project. We have included with this letter, documentation from Pinnacle related to design variables that led to the project's current site design as well as their statement of understanding of all related standards followed to ensure the correct design and function of site stormwater ponds. Please reference the attached exhibits related to Pinnacle's engineering work related to overall site development and detention ponds.

- 1) Letter from Pinnacle Engineering Group dated February 11, 2019, regarding civil engineering design of the project.
- 2) Appendix D – Pond Liner Design, Decision Flowchart.
- 3) Sheet C-3 of C-10, Grading and Erosion Control, by Pinnacle Engineering Group, dated January 23, 2019.
- 4) Sheet C-9 of C-10, Construction Details, by Pinnacle Engineering Group, dated October 15, 2018.

Inspection and Testing:

During construction, Briohn Building Corp will contract Heitman Excavating to complete all site grading, stabilization and building excavation. Heitman has successfully completed similar work for Briohn on multiple projects throughout different municipalities in the Greater Milwaukee area. In addition, Briohn will contract GESTRA to perform construction material testing services. GESTRA's services will include verification of pond construction, both thickness of liner as well as lab-tested physical characteristics of material used. On-site testing services will include density testing of the clay liner, shallow hand auger borings to determine in-place liner thickness, and samples will be obtained for laboratory testing. Lab test will include Modified Proctor, Atterberg Limits, P200, and hydraulic conductivity.

In preparation for this work, GESTRA is obtaining samples of the clay intended to be imported for this project, to test for suitability prior to delivering and placing on the site.

Please reference the attached exhibits related to construction inspection and testing:

- 1) Letter from GESTRA, dated February 5, 2019, regarding detention pond liner testing.
- 2) GESTRA Proposal for Construction Materials Testing, dated February 1, 2019.

Tenant Operations:

Paul Davis Restoration & Remodeling will be occupying a total of 75,984 SF of the Northmound Industrial building. We are providing the attached exhibits to clarify the tenant Plan of Operations and related chemical use and storage within the proposed Northmound Industrial multi-tenant building for the ownership group BBC Northmound, LLC. The additional information is provided as part of the *City of Pewaukee Engineering Department SMP and Plan Review* comments, and per meetings with staff on February 1, 2019.

Please reference the attached exhibits related to Paul Davis Operations Summary:

- 1) Northmound Industrial – Paul Davis Restoration – Operations Summary
- 2) Paul Davis Restoration - Chemical List
- 3) Ground Floor Exhibit by Briohn Design Group, dated February 6, 2019

Operation of future tenants occupying the balance of the Northmound Industrial building will be analyzed in the same respect as Paul Davis Restoration. Any containment needs will be addressed as necessary.

Sincerely,

BRIOHN BUILDING CORPORATION



Mike Miksch
Senior Project Manager

Exhibit: Pinnacle Engineering



February 11, 2019

Mike Miksich
Briohn Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045

RE: Northmound Industrial – Storm Water Ponds
City of Pewaukee, Waukesha County
PEG # 1174.00-WI

Dear Mr. Miksich,

I am writing this letter in regard to the proposed storm water ponds and their proximity to the existing City well at your Northmound Industrial site (project site). I will provide an explanation of the civil engineering design of the project.

The proposed grading plan for the project shows two storm water ponds located along the west side of the project site. These storm water ponds are within 400 feet of the City well which is located on the north end of Northmound Drive, at the northwest corner of the project site. See the attached grading plan in which the proposed storm water ponds are highlighted in blue and the wellhead protection line is highlighted in red. The wellhead protection line is per the City of Pewaukee Municipal Code, Chapter 16 – Municipal Water and Wellhead Protection, Section 16.0301d) which notes that there shall be 400 feet between a well and a storm water retention or detention pond. The storm water ponds were designed in this westerly location due to the natural topography on the project site. The project site generally drains from east to west ultimately draining to a culvert located below the access drive to the well property. The elevation at the east end of the project site is 847 and the elevation at the west end of the project site is 830. As part of the design of the project, storm water management requirements from the City of Pewaukee and the Wisconsin DNR need to be met. The storm water requirements include water quantity, quality and infiltration. Per City Code Section 16.0301c) infiltration ponds are a prohibited use in the groundwater protection area so therefore infiltration has not been proposed on the project site. Quantity and quality requirements are still required to be met.

The architect designed a site plan to provide the building area and associated parking and access to meet the needs of the developer and the City. The developer is developing a 131,400 square foot building with the proper amount of parking stalls and loading areas. For City fire access, the proposed building is required to include a loop road around the building. Based on those design requirements, the remaining area available to address storm water management is on the far east side of the property and at the west and northwest corner of the property. The east end of the property is outside of the 400-foot wellhead protection area but the area available for the storm water management pond is not large enough for the total pond size required. In addition, as previously noted, the east end of the property is at elevation 847 and the west end of the property is at elevation 830. To balance the earthwork on

the site in the current plan, the proposed building was set at elevation 844. In order to utilize the east end of the project site for storm water management, the building and site would need to be raised by approximately six feet to elevation 850. An increase of six feet is based on what the elevation of the emergency spillway would be for this east pond. The emergency spillway would be at elevation 844 to allow for an emergency overflow discharge to the north. This is compared to the proposed emergency spillway elevation of 838 on the current proposed western pond. In addition, by raising the site six feet, more runoff from the driveway area on the west would not be captured due to increasing the slope from the project site to Northmound Drive. Finally, after piping all of the storm water runoff from west to the east, the outlet pipe from the east pond would extend back to the west to the culvert beneath the well property access drive. Due to the high cost for the increase in fill, grading and storm sewer, along with the difficulties in meeting the storm water requirements, the east pond option was not a feasible option. Therefore, the ponds were designed along the west end of the project site in the existing low areas.

The proposed west ponds are located within 400 feet of the City well. Per City Code Section 16.0301f), the City may permit additional land uses in the wellhead protection area as a special permitted use. Based on the project site characteristics, the developer is requesting a special permitted use for the storm water pond within 400 feet of the well. In order to design to ponds, the Wisconsin DNR Technical Standard 1001 – Wet Detention Pond was used as a design guide. Appendix D – Liner Flow Chart for Wet Detention Ponds of the technical standards provides a flow chart for the proper liner to be used on any given project. See the attached Appendix D flow chart. The first question in the flow chart is in regard to the permeability of the soil below the pond bottom. In this project's case, the answer is no which leads to question two: does the local municipality require liners to protect well or groundwater? The answer to question two is yes therefore, a Type A liner is required. The Type A liner is defined in Appendix D – Pond Liner Design, Decision Flowchart (attached). The plans for this project include the Type A liner as described in the Technical Standard. As part of the construction of the liner, GESTRA Engineering, Inc will provide testing of the clay liner to confirm the material meets the requirements of the technical standard.

The civil plans include details identifying and describing type A clay liners for both the wet pond and dry pond. City of Pewaukee staff had mentioned that the DNR Technical Standard 1001 requires the clay liner to be wet. I followed up with Pete Wood from the DNR on this item and Pete mentioned that the DNR requires the clay liner to extend above the 2-year peak water elevation so there is a part of the clay liner within a wet pond design that does not remain wet. The liner area below the low side of the safety shelf does not have any cover because it is under water and will remain wet. The liner area from the safety shelf and above, which is not always wet, has a cover layer of topsoil which allows for grass vegetation and protects the clay liner from desiccation and erosion. This project aligns with the typical design the DNR requires other than extending the clay liner above the 100-year storm event instead of just above the 2-year storm event. The 100-year storm event is the largest storm event designed for. The wet pond on this project will be clay lined from the bottom of the pond, elevation 824, to elevation 837 which is above the 100-year peak water elevation within the pond. The clay liner from elevation 824 to elevation 830 is below the permanent pool water elevation (elevation 831) so it will be under water. From elevation 830 through elevation 837, the clay liner will be covered with six inches of topsoil. Since the area above the permanent pool is only wet up to the peak water elevations during the specific storm events, the safety shelf and the area above the permanent pool elevation will be covered with six inches of topsoil and vegetated with turf grass. On the east side of the wet pond is a retaining wall which will include a waterproof rubber membrane on the face of the wall and spray on waterproofing on the back of the wall. The storm sewer pipes that extend through the wall will include waterproof gaskets around the pipe.

The dry pond will also include a Type A clay liner from the bottom of the pond, elevation 832, through elevation 837 which is above the 100-year peak water elevation within the pond. This pond will only have water during storm events and then it drains dry. The clay liner in this pond will be one foot below the ground surface with the one foot being six inches of fill and six inches of topsoil vegetated with turf grass to protect the liner from desiccation and erosion.

The ponds will be constructed early in the overall construction of the project. As previously noted, the liners will be tested as they are installed. The elevations of the ponds will then be surveyed to insure the proper elevations have been met. The ponds will then be immediately stabilized with seed and erosion mat. The bottom of the wet pond will be constructed two feet deeper than required to allow for two feet of sediment build-up without having to clean and potentially damage the pond following construction. The dry pond has one foot of fill over the clay liner so even when cleaning the bottom of the dry pond, the excavation of any potential sediment will not reach the clay liner. During construction silt fence will be installed on the construction side of the top of the pond and proper inlet protection will be installed on the storm sewer inlets to limit the amount of sediment entering the ponds.

Long term maintenance will be addressed in the storm water management practice maintenance agreement and the agreement will include detailed elevations and descriptions of the ponds.

Sincerely,

PINNACLE ENGINEERING GROUP



Anthony S. Zanon, P.E.
Senior Project Manager

Appendix D—Pond Liner Design, Decision Flowchart

Pond Liner Design Specifications for Three Levels of Liners

A. Type A Liners—for sites with the highest potential for groundwater pollution. They include:

- Clay (natural soil, not bentonite)
 - High Density Polyethylene (HDPE)
 - Geosynthetic Clay Liners (GCL)
1. Clay liner criteria (essentially the same as the clay below landfills but not as thick):
 - a. 50% fines (200 sieve) or more.
 - b. An in-place hydraulic conductivity of 1×10^{-7} cm./sec. or less.
 - c. Average liquid limit of 25 or greater, with no value less than 20.
 - d. Average PI of 12 or more, with no values less than 10.
 - e. Clay installed wet of optimum if using standard Proctor, and 2% wet of optimum if using modified Proctor.
 - f. Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 300, Clay Liners.
 - g. Minimum thickness of two feet.
 - h. Specify method for keeping the pool full or use of composite soils below liner.
 2. HDPE liner criteria:
 - a. Minimum thickness shall be 60 mils.
 - b. Design according to the criteria in Table 3 of the NRCS 313, Waste Storage Facility technical standard.
 - c. Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.
 3. GCL liner criteria:
 - a. Design according to the criteria in Table 4 of NRCS 313, Waste Storage Facility technical standard.
 - b. Install according to NRCS Wisconsin Construction Specification 203, Geosynthetic Clay Liner.

B. Type B Liners—for sites with medium potential for groundwater pollution or where need for a full pool level is high. They include:

- All liners meeting Type A criteria
- Clay
- HDPE
- Polyethylene Pond Liner (PPL)

1. Clay liner criteria:

- a. 50% fines (200 sieve) or more.
- b. An in-place hydraulic conductivity of 1×10^{-6} cm./sec. or less.
- c. Average liquid limit value of 16 or greater, with no value less than 14.
- d. Average PI of 7 or more with no values less than 5.
- e. Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- f. Minimum thickness of two feet.
- g. Specify method for keeping the pool full or use of composite soils below liner.

2. HDPE liner criteria:

- a. Minimum thickness shall be 40 mils.
- b. All other criteria same as for Type A HDPE liner.

3. PPL liner criteria:

- a. Minimum thickness shall be 30 mils.
- b. All other criteria same as for Type A HDPE liner.

C. Type C Liners—for sites with little potential for groundwater pollution or where the need for a full pool is less important. They include:

- All liners meeting Type A or B criteria
- Silts and clays
- HDPE (<40 mil)
- PPL (20-24 mil)
- PVC (30-40 mil)
- EPDM (45 mil)

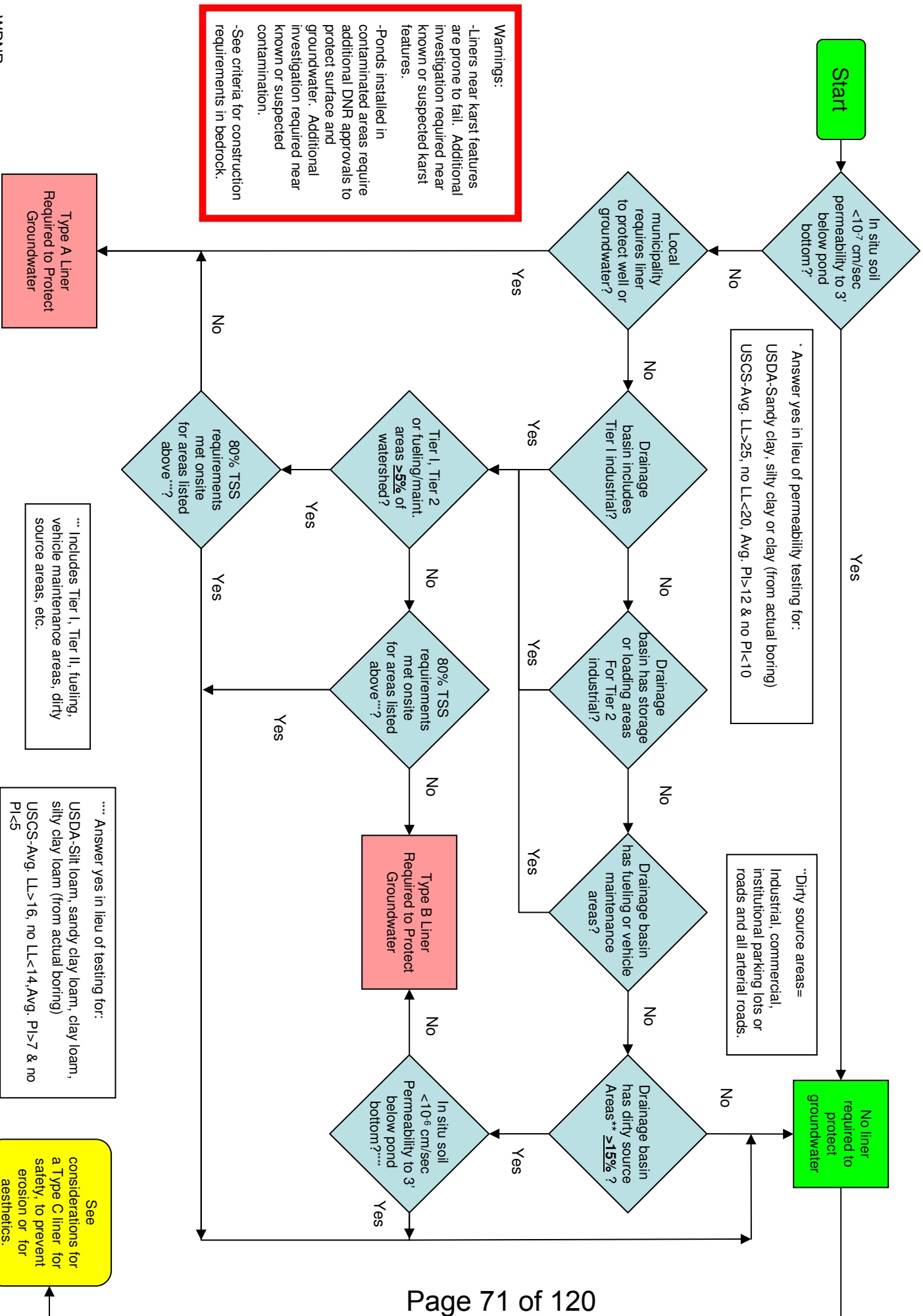
1. Silt/Clay liner criteria:

- a. 50% fines (200 sieve), or 20% fines and a PI of 7.
- b. Soil compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- c. Minimum thickness of two feet.
- d. Specify method for keeping the pool full or use of composite soils below liner.

D. Liner Elevation—All liners must extend above the permanent pool up to the elevation reached by the 2-yr., 24-hour storm event.

E. For synthetic liners, follow the manufacturers' recommendations for installation.

Appendix D - Liner Flow Chart for Wet Detention Ponds



PINNACLE ENGINEERING GROUP

ENGINEERING IN NATURAL RESOURCES SURVEYING

PLAN DESIGN DELIVER

WISCONSIN OFFICE
1560 V. ALDRICH ROAD
DUNBAR, WI 53009
TEL: (262) 724-8888
WWW.PINNACLE-ENGR.COM

NORTHMOUND DRIVE
LOT 1 OF C.S.M. NO. 9037, PART OF THE NE 1/4 OF THE NW 1/4 SEC. 25,
T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

**GRADING & EROSION
CONTROL PLAN**

REVISIONS

1.	F.F.E.	01/23/19
2.		
3.		
4.		

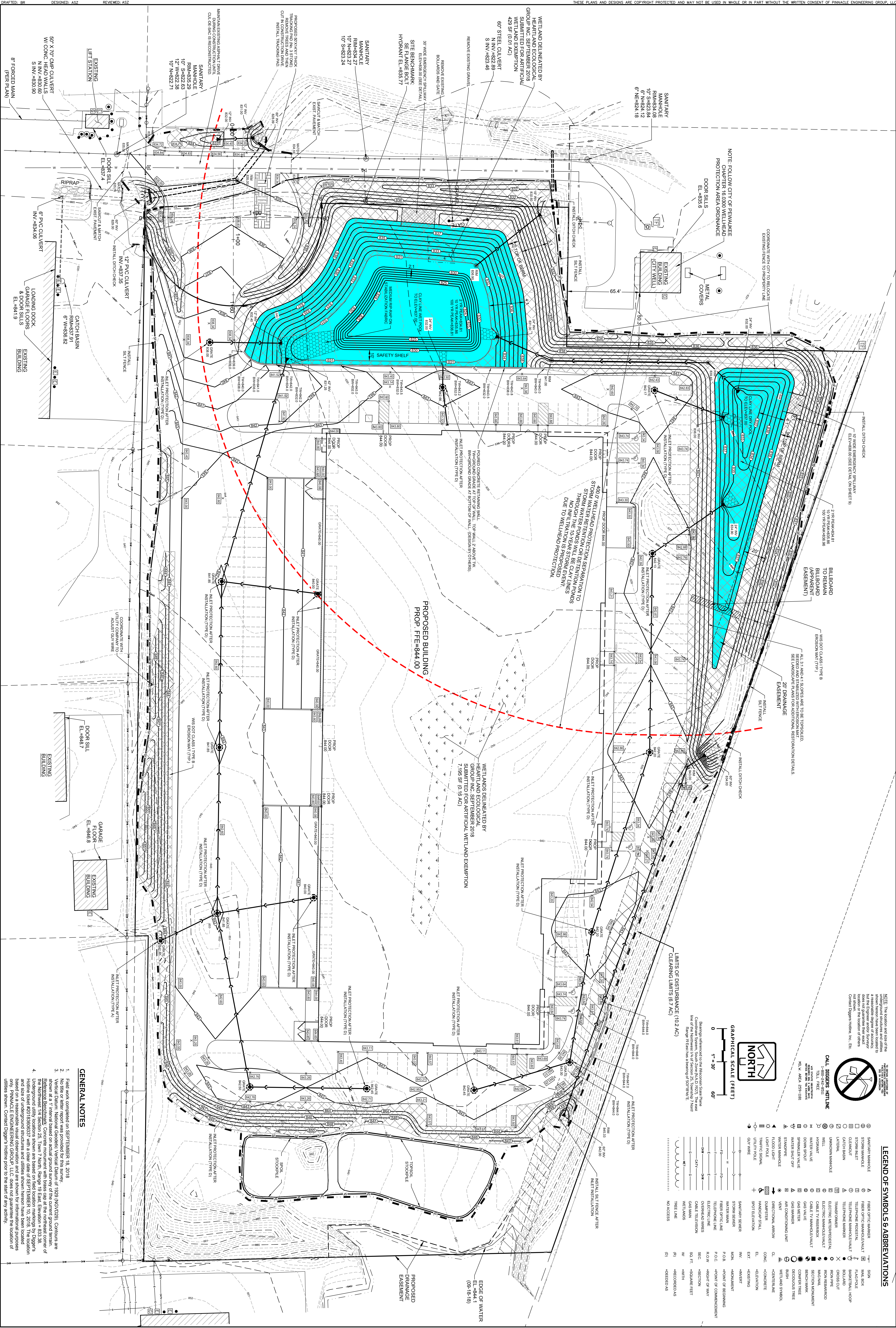
1174.00

ASZ

10-15-18

1"=30'

C-3
or
C-10



**Letter from Gestra
February 5, 2019
Re: Detention Pond Liner Testing**



GESTRA Engineering, Inc.
191 W. Edgerton Avenue
Milwaukee, WI 53207
Phone: (414) 933-7444
Fax: (414) 933-7844

February 5, 2019

Mr. Mike Miksich (email: mmiksich@briohn.com)
Briohn Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045

Re: Detention Pond Liner Testing -Northmound Industrial
Pewaukee, Wisconsin
GESTRA Proposal P17173

Dear Mr. Miksich,

WDNR provides Conservation Practice Standard 1001 for the design of Wet Detention Basins. Wet Detention Basin design includes requirements for a pond liner to detain stormwater. This project is designed with a Type A pond liner requirement which, per the WDNR Standard, is the pond liner type to be used for sites with the highest potential for groundwater pollution.

The standard also identifies the liner material thickness and properties as well as field and laboratory testing that includes density testing of the clay liner, shallow hand auger borings to measure in-place liner thickness, and obtaining samples for laboratory testing to include modified Proctor, Atterberg Limits, P200, and hydraulic conductivity.

During construction, GESTRA Engineering, Inc. will provide testing of the wet detention pond clay liner to confirm the material meets the WDNR requirements.

Sincerely,
GESTRA Engineering, Inc

A handwritten signature in black ink that reads "Douglas Dettmers". The signature is written in a cursive, flowing style.

Douglas Dettmers, P.E.
Senior Engineer

**Gestra Scope Proposal
for Construction Materials Testing
February 1, 2019**



GESTRA Engineering, Inc.
191 W. Edgerton Avenue
Milwaukee, WI 53207
Phone: (414) 933-7444
Fax: (414) 933-7844

February 1, 2019

Mr. Mike Miksich (email: mmiksich@briohn.com)
Briohn Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045

Re: Proposal for Construction Materials Testing
Northmound Industrial
Northmound Drive
Pewaukee, Wisconsin
GESTRA Proposal P17173

Dear Mr. Miksich

GESTRA Engineering, Inc. (GESTRA) appreciates the opportunity to provide you with this proposal for Construction Materials Testing services. The following proposal outlines the project description, as we understand it, the anticipated scope of work to be performed, and the associated fees for performing our services.

Our proposal is based upon our review of the project plans and specifications, the Storm Water Basin Exploration letter by GESTRA Engineering, Inc., dated October 15, 2018, results of the test pit and soil boring explorations, and meetings related to the project.

Project Information

The project will be located to the east of Northmound Drive in Pewaukee, Wisconsin. The project will consist of a new 131,400 square foot footprint, slab on grade building. The building will be one-story with a partial mezzanine. A new asphalt pavement drive way and associated parking lots are planned around the perimeter of the building. Concrete pavement depressed loading docks are planned along the south side of the building. A clay lined dry pool and clay lined wet pool (detention basins) is planned at the northwest corner and west side of the project site, respectively. Based on the Storm Water Basin Letter and per project plans, the basins are designs as an "A" type basin, the clay material for the liner is assumed to be imported. A concrete retaining wall is planned to run along the majority of the west side of the west driveway, to be designed by others.

The project area currently consists of grass, scrubs, and wooded areas. An existing city well house is located just northwest of the project site. Based on drawing C-3 dated 1/25/2019 the project site generally slopes from the east to the west.

The project development includes dynamic compaction to consolidate the existing fill on the site. We assume up to ± 2 feet of cut and up to ± 7 feet of fill will be required after dynamic compaction to establish building design subgrade elevations. The building is designed for cast-in-place concrete shallow spread foundations and cast-in-place foundation walls. The partial mezzanine

deck will primarily consist of a 12-inch thick pre-cast plank with 3-inches of bonded topping. The remaining structure primarily consists of pre-cast concrete and structural steel.

Based on the test pits observed and soil borings performed by GESTRA, the site consists of existing fill soils generally ranging from 8 feet to greater than 20 feet below the existing site elevations.

For purposes of this proposal, we have estimated the following level of effort. We were provided a range of the estimated duration for dynamic compaction by Terra Engineering and Construction Corporation and have provided a range of cost based on the proposed schedule.

• Dynamic Compaction Observations – longer duration	56 visits
• Dynamic Compaction Observations – shorter duration	25 visits
• Proof Roll Observations	5 visits
• Foundation Excavation and Observations	20 visits
• Density Testing of Mass Site Grading	15 visits
• Density Testing of Various Fills	7 visits
• Density Testing of Asphaltic Pavement	2 visits
• Density Testing of Aggregate Base	8 visits
• Concrete Footings and Foundation Walls	42 placements
• Concrete Slab on Grade	6 placements
• Mezzanine Topping Placements	2 placements
• Loading Dock Slabs and Pavement Placements	3 placements
• Exterior Concrete	2 placements
• Pond Liner Testing and Sampling	6 visits

Scope of Work for Construction Materials Testing Services:

GESTRA proposes that the following scope of work will be performed. Prior to authorizing our services, we request you review our proposal to confirm it meets with your understanding of the scope and level of effort.

1. Observation of dynamic compaction operations. Our services will include records of the drop weight, approximate drop height, number of drops per location and approximate crater depth.
2. Perform five (5) standard penetration test (SPT) borings after completion of dynamic compaction for comparison and evaluation of subsurface improvement. Each boring will be drilled to a depth of 25 feet or 5 feet into native soil. The borings will be performed at the approximate same location as the pre-dynamic compaction borings performed by GESTRA. The borings will be sampled at 2 ½ foot intervals to 15 feet and then at 5-foot intervals to the depth of the boring. Our site work will include abandonment of the boreholes per WDNR requirements and we assume spoil from our borings will be spread on site near the boring locations
3. Observe proof rolls of the slab on grade and pavement subgrade soils and make corrective recommendations in unstable areas, if necessary.

4. Observe representative portions of the soils at the base of the foundation excavations. If accessible, we will perform hand auger borings and hand penetrometer tests or DCP tests to confirm that the soils are consistent with those recommended to support the designed net allowable bearing capacity of 2,000 or 3,000 psf.
5. Conduct field testing using a nuclear density gauge in general accordance with ASTM standards. The scope of this work includes performing density tests of the site fill/backfill, aggregate base, and asphalt pavements. Our services include laboratory proctor and gradation testing of proposed fill materials in general accordance with ASTM Specification D1557 and C136, respectively. A theoretical specific gravity result will need to be provided by the asphalt supplier to determine the percent compaction of the asphalt.
6. Perform concrete sampling in general accordance with ASTM C172. One set of four laboratory cured test cylinders will be cast for each type of concrete delivered to the site per day. For each set, one cylinder will be tested at 3 days, one at 7 days, and two at 28 days. Cylinders will be initially cured on site and then returned to our laboratory for final curing and compression testing
7. Perform field and laboratory testing for the clay liners of the wet detention ponds. The services will include density testing of the clay liner, shallow hand auger borings to determine in-place liner thickness, and obtaining samples for laboratory testing to include Modified Proctor, Atterberg Limits, P200, and hydraulic conductivity.

Field Organization

GESTRA will assign a project manager to coordinate testing services during the tenure of the project. Their primary responsibilities will include the quality control of GESTRA's testing services and will be the client contact during all phases of the construction process.

GESTRA personnel will prepare daily reports when field work or sample pickups are performed. These field reports will be presented to the field superintendent for review of the test results or work performed and to receive their acknowledgement of the work performed and the results.

Our services will be performed as scheduled by your designated site representative. In order to provide timely coverage of the project, GESTRA requests a minimum of a 24 hour notice when our services are needed on-site. Calls for scheduling of personnel received the same day may require additional project management charges to meet this request. Based upon prior scheduled commitments, service may not be available if requests are received the same day services are required. GESTRA is not responsible for tests not performed or liabilities associated with tests that are not performed due to a failure to schedule our services by our client.

Fees

The estimated fee for the services outlined in the above proposal based on Option 1 is **\$65,100.25**. The estimated fee for the services outlined in the above proposal based on Option 2 is **\$49,003.25**. The actual compensation will be in accordance with the attached Fee Schedule. A spreadsheet providing a breakdown of the above estimate is attached. The actual fees are dependent upon factors which GESTRA cannot control such as the contractor schedule, actual site conditions and material delays.

Our services will be invoiced on a monthly basis. Our estimate does not include weekend/ holiday or overtime for more than 8 hours of work performed per day. Should the contractor's schedule require more than 8 hours per day or weekend/ holiday work, overtime premiums will be charged in accordance with the attached Fee Schedule.

To authorize our services, please return the attached Statement of Authorization or a mutually accepted agreement. We appreciate the opportunity to provide this proposal. If you have any questions concerning this proposal or if we can be of any further service to you, please contact me at 414-933-7444, ext. 24.

Sincerely,
GESTRA Engineering, Inc



Douglas Born, E.I.T.
Project Manager



Shane Savin, P.E.
CMT Department Manager



Douglas Dettmers, P.E.
Senior Engineer



GESTRA Engineering, Inc.
191 West Edgerton Avenue
Milwaukee, WI 53207
P (414) 933-7444
F (414) 933-7844

Breakdown of Construction Material Testing Services

Project: Northmound Industrial (Option 2)
Date: 2/1/2019
Site Location: Pewaukee, Wisconsin
Mileage r/t: 44

GESTRA Proposal P19019
Estimated By: Doug Born, E.I.T.
Reviewed By: Shane Savin, P.E.

Dynamic Compaction Observations - Option 2

	Unit	Qty	Unit Rate	Total Est.	Assume:
Sr. Technician	Hour	200			Twenty-five (25) days at 9 hours per day for dynamic compaction observations by Senior Engineering Technician. Based on Terra Engineering Option 1 for installation.
Sr. Technician - OT	Hour	25			
Trips Planned	Each	25			
Mileage	Miles	1100			
Final Report	Lump Sum	1			
Project Management	Hour	5			
Senior Engineer	Hour	5			
					<i>all times include travel</i>

Drilling Services-Post Dynamic Compaction

	Unit	Qty	Unit Rate	Total Est.	Assume:
Drill Rig Mobilization	Each	1			
Daily Mobilization	Each	1			
ATV Daily Use	Site	1			
SPT Drilling (0'-25')	Feet	125			5 at 25 feet
SPT Drilling (25'-50')	Feet				
Borehole Abandonment	per Foot	125			
Boring restart	Each				If refusal encountered shallower than 10 feet.
Hard Drilling	per Foot	20			Allowance, assumed for obstructions
Additional SPT Sample	Each				
Layout & Elevations	Hourly	1			GEOmax GPS layout
Staff Engineer	Hourly	2.5			Soil classification and logs
Report	Lump Sum	1			Submittal of Logs
Subtotal					\$5,552.50

Bearing Capacity Verification, Proof Roll Observations, Density Testing

	Unit	Qty	Unit Rate	Total Est.	Assume:
Sr. Technician	Hour	75			Twenty (20) visits for excavation observations and five (5) visits for subgrade proof roll observations by a Sr. Engr. Technician. Thirty (30) visits to conduct density testing during various backfill and base aggregate placements and two (2) visits at 8 hours for asphalt density testing by a Technician II. All visits assumed to be 3 hours, unless noted otherwise.
Technician II	Hour	106			
Trips Planned	Each	57			
Mileage	Miles	176			
Modified Proctor	Each	4			
Nuc Density Gauge	Day	30			
Sieve Analysis	Each	2			
					<i>all times include travel</i>

Concrete Sampling and Testing

	Unit	Qty	Unit Rate	Total Est.	Assume:
Technician II	Hour	205.25			Forty-two (42) concrete placements for foundations. Six (6) building slab-on-grade placements at 5 hours each. Two (2) mezzanine topping placements. Three (3) loading dock slab-on-grade placements. Two (2) exterior concrete placements. Twenty-five (25) cylinder pickups at 1 hour each, if not already present on site. All placements assumed to be 3 hours, unless noted otherwise. 4 cylinders per placement, SOG pours will have 2 sets of 4 cylinders per placement. All concrete testing performed by a Tech II.
Trips Planned	Each	80			
Mileage	Mile	3520			
Compression Test	Each	244			
Cylinder Molds	Each	244			
Subtotal					\$11,162.75
					<i>all times include travel</i>



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Breakdown of Construction Material Testing Services

Project: Northmound Industrial (Option 2)
Date: 2/1/2019
Site Location: Pewaukee, Wisconsin
Mileage r/t: 44

GESTRA Proposal P19019
Estimated By: Doug Born, E.I.T.
Reviewed By: Shane Savin, P.E.

Detention Pond Testing

	Unit	Qty	Unit Rate	Total Est.	Assume:
Sr. Technician	Hour	12			Two (2) visits to perform density tests on clay liner as it is placed. Two (2) visits to determine liner minimum thickness of 2 feet and collect representative samples for hydraulic conductivity tests at 3 hours per visit. Four Atterberg limits tests, Four P-200 gradations and Four hydraulic conductivity tests, as well as, one Modified Proctor test for clay liner material. All visits assumed to be 3 hours each by a Senior Technician (including travel).
Trips Planned	Each	4			
Mileage	Miles	176			
Modified Proctor	Each	1			
Atterberg Limits	Each	4			
Gradation	Each	4			
Nuc Density Gauge	Day	2			
Hydraulic Conductivity	Each	4			
Total				\$2,442.00	

Administration / Project Management

	Unit	Qty	Unit Rate	Total Est.	Assume
Senior Engineer					If needed For project oversight, scheduling, timely review and submission of reports.
Project Start Up fee	Project	1			
Additional Insurance	Cost +	1.1			
Project Management	Hour	32			
Clerical/Reporting	Hour	18			
Total				\$1,000.00	

Total Estimated Construction Material Testing

This quotation is an estimate and is not a lump sum. GESTRA reserves the right to charge for services as performed according to the attached fee schedule. A 3 hour daily minimum will be charged for field work, unless noted. Unit rates per trip are for estimation purposes only. Invoicing will not be per the unit rate per trip estimates.

Quotation Prepared By:
Douglas Born, Project Manager
Print Name and Position

2/1/2019

Date

Paul Davis Restoration & Remodeling Operations Summary

Northmound Industrial – Paul Davis Restoration – Operations Summary

The following information is being provided to clarify the tenant Plan of Operations and related chemical use and storage within the proposed Northmound Industrial multi-tenant building for the ownership group BBC Northmound, LLC. The total proposed building footprint is 131,405sf. The additional information is provided as part of the *City of Pewaukee Engineering Department SMP and Plan Review* comments, and per meetings with staff on February 1, 2019.

The first tenant will be Paul Davis Restoration & Remodeling, which will be taking a total of 75,984sf on the main level and an additional 21,494sf of office mezzanine space. Paul Davis is a nationally known leader in restoring properties and their contents from water, flood, fire, wind, and storm damage. This office also provides contracting services for residential kitchen and bathroom renovations. This office will be relocating from the current facility at 2004 S. 4th Street in Milwaukee.

Within the facility, the company has areas that will process and restore incoming contents from a damaged building, and store those contents until the building repairs have been made and it can be re-occupied. Because this facility will be used to coordinate the restoration and contents of hundreds of properties, things are kept very clean and organized, and processes are segregated into specific areas of the building.

The facility is being designed with recognition of the City of Pewaukee Municipal Ordinance Chapter 16, Municipal Water and Wellhead Protection. Our primary tenant use is that of a general contractor, as submitted with our Business Plan of Operations on October 15, 2018 with our Plan Commission submission. Per the request from the City of Pewaukee, we are providing the following information:

The processes that utilize chemical or hazardous products are listed below. We are including as supplement a chemical list spreadsheet provided by Paul Davis, MSDS sheets for these products provided by Paul Davis, and a plan diagram indicating proposed locations within the building with proposed methods for minimizing spill concerns. The following are the typical activities / processes that occur in the non-office areas of the building:

- Unloading of contents: The unloading will occur at dock doors on the south side of the building at loading docks and at-grade doors. These are generally household goods like clothing and furniture, not typically anything of hazard. If anything were to spill or break during unloading, it would be contained inside the building, and not drain into the storm drain system. Typical containment, detailed below, includes sealing floor joints and incorporating sanitary floor drains at dock and storage areas.
- Cleaning of contents: The first step for household goods, clothing, furniture, and electronics is to go through Processing, to segregate products to the specific areas where they are cleaned/restored. Clothing is cleaned in common washers and dryers, using standard detergents. Small household goods are hand cleaned and wiped down, with commonly obtainable household cleaning products. The Fire Line utilizes more soaking with water and standard detergents, and utilizes ultrasonic cleaning; spills in this area are primarily water-based, and will be captured with a floor drain. Electronics cleaning is a dry process, as is furniture restoration, which is done in a sealed drying room.
 - The cleaning products utilized with the building are on the attached chemical list spreadsheet. All products not in use will be stored within a supply room that has thresholds at doors, sealed floor joints and sealed joints between floor and perimeter

walls. The typical product is in a smaller than one gallon container, as you would find at a typical big-box/hardware store.

- Storage of contents: To protect clients' valuables, contents are stored in locked plywood containers, which are stacked in the storage area of the building until ready to be placed on a truck and taken back to the restored property.
- Shop / Equipment Area: Within the facility there are rooms for the storage and maintenance of tools and equipment. Some of the stored equipment is gas-powered, such as generators and pumps. Small amounts of fuel (in approved containers), small engine oil, and related maintenance fluids will be stored. All products not in use will be stored within a supply room that has thresholds at doors, sealed floor joints and sealed joints between floor and perimeter walls. The typical product is in a smaller than one gallon container, as you would find at a typical big-box/hardware store.
- Outdoor dock and truck court areas: This area will not be used for cleaning or washing of products. There will be containers/Pods staged at rear of site as they await loading/unloading.

To summarize, chemical products being used within the facility are standard cleaning products that are benign in nature. Those areas that store or use solvent-based or fuel-based products will be designed for spill containment, and procedures will put into place that keep any materials of concern in the safest areas. Also, additional and future tenants will be held to the same standards, with the building owner informing prospective tenants of wellhead protection requirements and limitations.

Paul Davis Restoration & Remodeling Chemical List

Chemical	Division Use	Brand Name	Manufacturing Company	Saved PDF	SDS Date	Printed
137 Diesel Treat 200 Ultra Low Sulfur	Maintenance	Premium Diesel	Schaeffer Mfg Company	137 Diesel	May 15, 2014	Y
3-36 Multipurpose Lubricant and Corrosion Inhibitor	Maintenance	336	CRC Industries	3-36 Lubricant	April 13, 2016	Y
3M Dust Remover	Electronics	3M	3M	3M Dust Remover	November 18, 2014	Y
3M Super 77 Multipurpose Adhesive (Aerosol)	Maintenance	3M	3M	3M Super 77	July 28, 2016	Y
9 D 9	Chemical Room	Odor X	Pro Restore Products	9D9	May 9, 2016	Y
ABC Fire Extinguisher	Multiple Locations	Ulline	Ulline	Fire Extinguisher	January 6, 2015	Y
Ah! Odor Eliminator	Laundry	Ah!	Ah! Products	Ah Odor Eliminator	3/16/2012 (MSDS Only)	Y
Ajax Cleaner with Bleach	Maintenance	Ajax	Colgate-Palmolive	Ajax	December 15, 2015	Y
All Fiber Deep Clean	Chemical Room	Prochem	Prochem	All Fiber	November 13, 2013	Y
Armor All Original Protectant	Maintenance	Armor All	Armor AI/STP Company	Armor All	January 31, 2015	Y
Atmos Klear Odor Eliminator	Laundry	Mary Ellen	Mary Ellen Products	AtmosKlear	6/1/2011 (MSDS Only)	Y
Benefect Botanical Atomic Degreaser	Chemical Room	Benefect	Sensible Life Products	Atomic	May 26, 2015	Y
Benefect Botanical Decon 30 Disinfectant	Chemical Room	Benefect	Sensible Life Products	Decon 30	June 5, 2015	Y
Benefect Botanical Disinfectant	Chemical Room	Benefect	Sensible Life Products	Disinfectant	June 19, 2015	Y
Benefect Botanical Impact Cleaner	Chemical Room	Benefect	Sensible Life Products	Impact	May 26, 2015	Y
Benefect Botanical Multi-Purpose Cleaner	Chemical Room	Benefect	Sensible Life Products	Multi-Purpose	May 26, 2015	Y
Big Bite Degreaser	Chemical Room	North Woods	Superior Chemical	Big Bite	November 10, 2014	Y
Blue Mountain Starting Fluid - 25% Ether	Maintenance	Blue Mountain	Old World Industires	Blue Mountain 25%	February 27, 2015	Y
Blue Mountain Starting Fluid - 50% Ether	Maintenance	Blue Mountain	Old World Industires	Blue Mountain 50%	February 27, 2015	Y
Bounce Fabric Softener Sheets - Outdoor Fresh	Laundry	Bounce	Proctor and Gamble	Bounce Sheets	March 30, 2015	Y
Brakleen Brake Parts Cleaner	Maintenance	Brakleen	CRC Industries	Brakleen	October 29, 2015	Y
Castrol Wheel Bearing Grease	Maintenance	Castrol	BP Lubricants	Castrol	4/22/2008 (MSDS Only)	Y
Citrazyme	Laundry	Citrazyme	Pariser Industries	Citrazyme	7/7/2008 (MSDS Only)	Y
Classic Softener	Laundry	Esporta	Esporta	Classic Softener	7/28/2014 (MSDS Only)	Y
Classic Stage 1	Laundry	Esporta	Esporta	Stage 1	7/28/2014 (MSDS Only)	Y
Classic Stage 2	Laundry	Esporta	Esporta	Stage 2	7/28/2014 (MSDS Only)	Y
Classic Stage 3	Laundry	Esporta	Esporta	Stage 3	7/28/2014 (MSDS Only)	Y
Classic Stage 4	Laundry	Esporta	Esporta	Stage 4	7/28/2014 (MSDS Only)	Y
Classic TKO	Laundry	Esporta	Zep	TKO	7/28/2014 (MSDS Only)	Y
Clean by Peroxy	Chemical Room	Spartan	Spartan	Peroxy	December 20, 2016	Y
Clorox Disinfecting Wipes - Citrus Blend	Chemical Room	Clorox	Clorox Company	Clorox Wipes	January 5, 2015	Y
Clorox Performance Bleach	Laundry	Clorox	Clorox Company	Clorox Bleach	August 24, 2015	Y
CLR Calcium, Lime and Rust Remover	Chemical Room	CLR	Jelmar	CLR	February 1, 2016	Y
COC Commercial - Cherry	Chemical Room	Odor X	ProRestore Products	COC Cherry	May 21, 2015	Y
COC Commercial - Citrus	Chemical Room	Odor X	ProRestore Products	COC Citrus	November 15, 2016	Y
Concrete and Garage Floor Paint - Slate Gray	West Lower Level	BEHR	BEHR	Slate Gray	February 29,2016	Y
Concrobium Mold Control	Chemical Room	Concrobium	Siamons International	Concrobium	September 11, 2015	Y
Consume Micro-Muscle	Chemical Room	Spartan	Spartan	Micro Muscle	August 3, 2015	Y
Cosmetic Stain Remover	Laundry	Esporta	Zep Manufacturing	Stain Remover	4/14/2014 (MSDS Only)	Y
Degrease All E	Chemical Room	Unsmoke Systems	Pro Restore Products	Degrease All E	March 24, 2015	Y

Dextron III	Maintenance	Lubriplate	Lubriplate	
Diesel Guard High Performance Antigel Deicer	Maintenance	Diesel Guard	ValvTect	Dextron April 27, 2015 Y
DIF Gel Spray Wallpaper Stripper	Chemical Room	Zinsser	Rustoleum	Diesel Guard April 25, 2016 Y
DIF Wallpaper Stripper Concentrate	Chemical Room	Zinsser	Rustoleum	DIF Gel December 14, 2015 Y
Downy Wrinkle Releaser	Laundry	Downy	Proctor and Gamble	DIF Concentrate July 8, 2016 Y
Evergreen A-44	Ultrasonics	Benefect	Sensible Life Products	Downy Wrinkle Releaser 3/1/2000 (MSDS Only) Y
Extreme Laundry Bright	Laundry	Esporta	Esporta	Evergreen A44 May 27, 2015 Y
Fabriscent	Chemical Room	Odor X	ProRestore Products	Laundry Bright 7/28/2014 (MSDS Only) Y
FAST 365 Neutral pH Cleaner	Chemical Room	Tennant	Tennant	Fabriscent 12/3/2012 (MSDS Only) Y
FAST 665 Heavy Duty Cleaner	Chemical Room	Tennant	Tennant	Fast 365 pH 3/28/2012 (MSDS Only) Y
Febreze Extra Strength	Laundry	Febreze	Procter and Gamble	Fast 665 Heavy Duty 8/16/2010 (MSDS Only) Y
Fiber Fresh	Chemical Room	North Woods	Superior Chemical	Febreze February 23, 2015 Y
Food Grade Silicone	Maintenance	CRC	CRC Industries	Fiber Fresh March 18, 2015 Y
Freezer Cleaner	Maintenance	Hydrite	Hydrite Chemical	Silicone November 15, 2016 Y
GOJO Antimicrobial Lotion Soap	Maintenance	GOJO	GOJO	Freezer Cleaner April 7, 2016 Y
Goo Gone Liquid	Maintenance	Goo Gone	Goo Gone	GOJO Soap February 10, 2015 Y
GOOF OFF Professional Strength	Maintenance	Goof Off	WM Barr	Goo Gone January 14, 2014 Y
GS Neutral Disinfectant Cleaner	Chemical Room	Spartan	Spartan	Goof Off-Professional October 9, 2015 Y
Gumout Gas Treatment	Maintenance	Gumout	ITW Global	GS Neutral August 14, 2015 Y
Gumout Jet Spray Carb and Choke Cleaner	Maintenance	Gumout	ITW Global	Gumout Gas Treatment April 15, 2015 Y
HEET Windshield Washer Concentrate	Maintenance	Heet	Gold Eagle	Gumout Jet Spray April 10, 2015 Y
High Heat Spray Paint-Black	Maintenance	Rust-oleum	Rustoleum	HEET Windshield Washer September 9, 2015 Y
High Heat Spray Paint-White	Maintenance	Rust-oleum	Rustoleum	High Heat Spray - Black August 8, 2016 Y
Highlight	Chemical Room	North Woods	Superior Chemical	High Heat Spray - White May 15, 2015 Y
IAQ 6000	Chemical Room	IAQ	Fiberlock Technologies	Highlight August 15, 2014 Y
IAQ 6100	Chemical Room	IAQ	Fiberlock Technologies	IAQ 6000 Jaunary 1, 2016 Y
Kill Odor - Citrus	Chemical Room	Chemspec	Chemspec	IAQ 6100 August 1, 2016 Y
KILZ Original	West Lower Level	KILZ	Masterchem Industries	Kill Odor April 21, 2015 Y
Klean Strip Acetone	Maintenance	Klean Strip	WM Barr	KILZ April 30, 2015 Y
Klean Strip Adhesive Remover	Maintenance	Klean Strip	WM Barr	Klean Strip Acetone September 5, 2014 Y
Klean Strip Denatured Alcohol	Maintenance	Klean Strip	WM Barr	Klean Strip Remover December 28, 2015 Y
Klean Strip Muriatic Acid	Maintenance	Klean Strip	WM Barr	Klean Strip Alcohol April 13, 2015 Y
Klean Strip Paint Thinner	Maintenance	Klean Strip	WM Barr	Klean Strip Acid April 16, 2015 Y
Klean Strip Xylol Xylene	Maintenance	Klean Strip	WM Barr	Paint Thinner November 16, 2015 Y
Last Resort	Chemical Room	Odor X	ProRestore Products	Klean Strip Xylol Xylene April 14, 2015 Y
Leather Cleaner	Chemical Room	Chemspec	Chemical Specialties	Last Resort May 21, 2015 Y
Lemon Lite	Chemical Room	North Woods	Superior Chemical	Leather Cleaner May 18, 2015 Y
Lift Off	Chemical Room	North Woods	Superior Chemical	Lemon Lite January 13, 2015 Y
Liquid Defoamer	Chemical Room	Liquid Defoamer	Essential Industries Inc	Lift Off March 24, 2015 Y
Locite 242 Threadlocker	Maintenance	Locite	Henkel Industries	Liquid Defoamer November 21, 2014 Y
Marathon Petroleum Multipurpose Automatic Transmission Fluid	Maintenance	Marathon	Marathon	Locite 242 November 7, 2016 Y
				Marathon ATF May 22, 2015 Y

Matrix All Fiber Rinse	Chemical Room	Matrix	Jon Don	All Fiber	December 11, 2015	Y
Matrix Bottom Line Odor Eliminator	Chemical Room	Matrix	Jon Don	Bottom Line	June 29, 2016	Y
Matrix Breakdown	Chemical Room	Matrix	Jon Don	Breakdown	March 2, 2015	Y
Matrix Citrusolv Spotter	Laundry	Matrix	Jon Don	Citrusolv	June 2, 2016	Y
Matrix Descaler	Chemical Room	Matrix	Jon Don	Descaler	October 6, 2015	Y
Matrix Grand Slam	Chemical Room	Matrix	Jon Don	Grand Slam	November 12, 2013	Y
Matrix Knockdown	Chemical Room	Matrix	Jon Don	Knockdown	July 10, 2015	Y
Matrix New Decade	Chemical Room	Matrix	Jon Don	New Decade	July 28, 2015	Y
Matrix New Decade Traffic Lane Cleaner	Chemical Room	Matrix	Jon Don	New Decade Traffic Lane	June 20, 2016	Y
Matrix Outset Upholstery Pre-Spray	Chemical Room	Matrix	Jon Don	Outset	June 20, 2016	Y
Matrix Radiant	Chemical Room	Matrix	Jon Don	Radiant	November 18, 2013	Y
Matrix Release Multi Purpose Spotting Agent	Chemical Room	Matrix	Jon Don	Release	August 6, 2015	Y
Matrix Royal Mist	Chemical Room	Matrix	Jon Don	Royal Mist	February 27, 2015	Y
Matrix Rust Eradicator	Chemical Room	Matrix	Jon Don	Rust Eradicator	May 13, 2015	Y
Matrix Target	Chemical Room	Matrix	Jon Don	Target	September 28, 2015	Y
Microban Disinfectant Spray Plus	Chemical Room	Microban	ProRestore Products	Microban	March 24, 2015	Y
Mineral Spirits	Maintenance	Sherwin Williams	Sherwin Williams Company	Mineral Spirits	June 16, 2016	Y
Mineral Spirits - Odorless	Maintenance	Safety Kleen	Safety Kleen Systems	Odorless Mineral Spirits	August 1, 2007	Y
Mobil ATF D/M	Maintenance	Mobil	Exxon Mobil	Mobil ATF DM	November 22, 2016	Y
Molecule 100	Chemical Room	North Woods	Superior Chemical	Molecule 100	May 19, 2015	Y
Molecule Plus 40	Chemical Room	North Woods	Superior Chemical	Molecule Plus 40	June 2, 2015	Y
Mr Clean Magic Eraser	Laundry	Mr. Clean	Proctor and Gamble	Magic Eraser	August 3, 2015	Y
Murphy Oil Soap Wood Cleaner Liquid - Original	Chemical Room	Murphy's	Colgate-Palmolive	Murphy Oil Soap	May 19, 2015	Y
NABC	Chemical Room	Spartan	Spartan	NABC	February 22, 2016	Y
NAPA 15w40	Maintenance	NAPA	ACM	NAPA 15w40	August 12, 2011	Y
NAPA 5w20	Maintenance	NAPA	Valvoline	NAPA 5w20	July 31, 2016	Y
NAPA Extended Life Antifreeze and Coolant	Maintenance	NAPA	Old World Industries	NAPA Antifreeze	April 14, 2015	Y
New Leather	Chemical Room	North Woods	Superior Chemical	New Leather	April 1, 2015	Y
North Woods Alive Bacteria	Chemical Room	North Woods	Superior Chemical	Alive Bacteria	April 9, 2015	Y
North Woods Blue Ox	Chemical Room	North Woods	Superior Chemical	Blue Ox	April 9, 2015	Y
North Woods Blue Spruce	Chemical Room	North Woods	Superior Chemical	Blue Spruce	April 15, 2015	Y
North Woods Brilliance	Chemical Room	North Woods	Superior Chemical	Brilliance	April 9, 2015	Y
North Woods Deep Clean	Chemical Room	North Woods	Superior Chemical	Deep Clean	April 9, 2015	Y
North Woods Drain Free	Chemical Room	North Woods	Superior Chemical	Drain Free	1/1/2017 (MSDS Only)	Y
North Woods Fire Ball	Chemical Room	North Woods	Superior Chemical	Fire Ball	April 9, 2015	Y
North Woods Ice Floe Plus	Chemical Room	North Woods	Superior Chemical	Ice Floe Plus	1/1/2017 (MSDS Only)	Y
North Woods Mega Quat	Chemical Room	North Woods	Superior Chemical	Mega Quat	April 15, 2015	Y
North Woods Megacide	Chemical Room	North Woods	Superior Chemical	Megacide	1/1/2017 (MSDS Only)	Y
North Woods Molecule Plus Dry	Chemical Room	North Woods	Superior Chemical	Molecule Plus Dry	1/1/2017 (MSDS Only)	Y
North Woods Organix Natural Gel	Chemical Room	North Woods	Superior Chemical	Organix	1/1/2017 (MSDS Only)	Y
North Woods Sundrop	Chemical Room	North Woods	Superior Chemical	Sundrop	April 15, 2015	Y

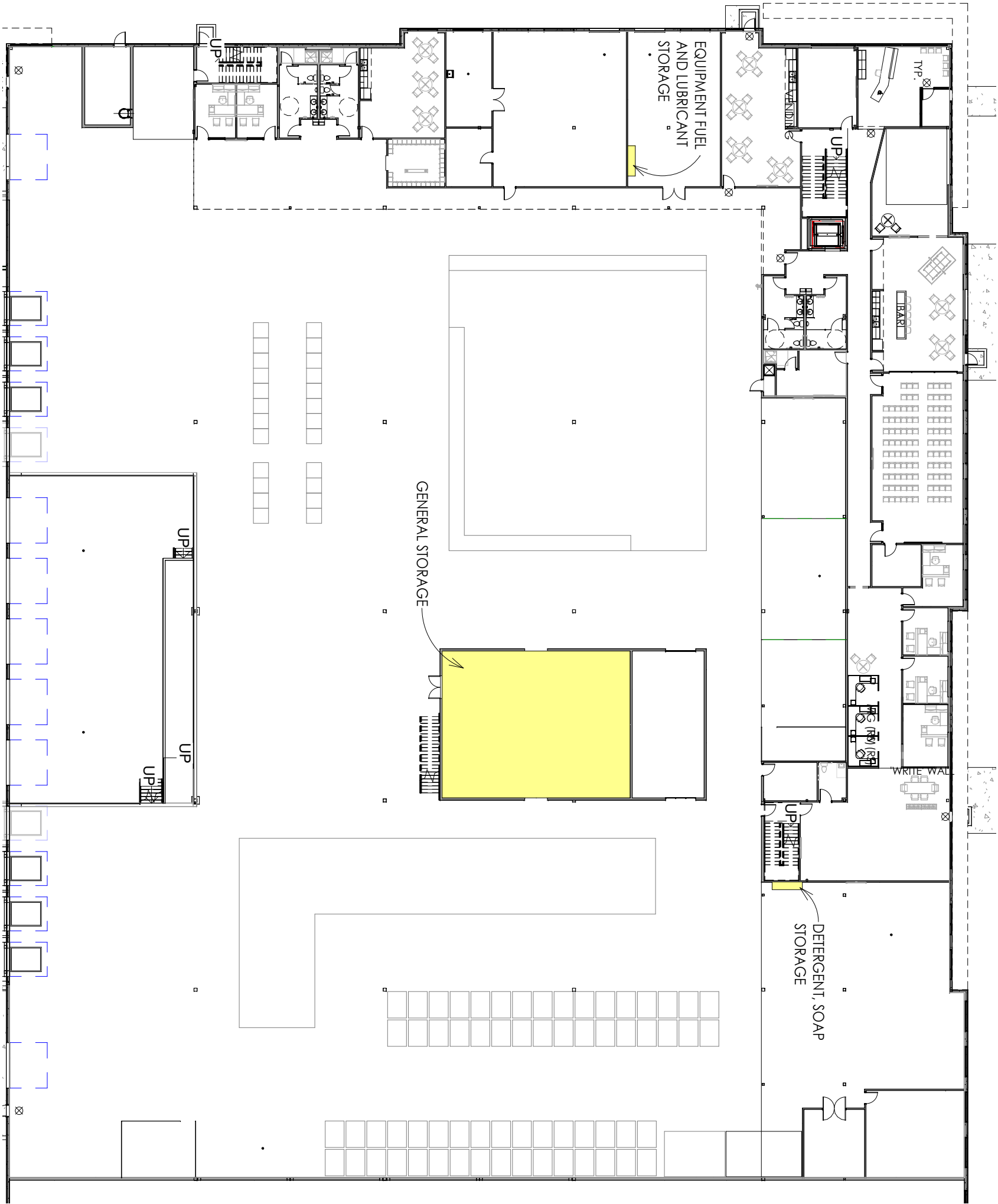
North Woods Trail Blazer	Maintenance	North Woods	Superior Chemical	Trail Blazer	April 13, 2015	Y
Nu-Shine	Chemical Room	North Woods	Superior Chemical	Nu-Shine	November 11, 2014	Y
Old English Scratch Cover - Dark Woods	Ultrasonics	Old English	Reckitt Benckiser	Old English - Dark	August 13, 2014	Y
Old English Scratch Cover - Light Woods	Ultrasonics	Old English	Reckitt Benckiser	Old English - Light	August 13, 2014	Y
Omega Deodorize	Ultrasonics	Omega	Omegasonics	Omega Deodorize	2/10/15 (MSDS Only)	Y
Omega Smoke	Ultrasonics	Omega	Omegasonics	Omega Smoke	unknown	Y
On an' On	Chemical Room	Spartan	Spartan	On an On	July 31, 2015	Y
Ozone	Ultrasonics	Ozone Solutions	Ozone Solutions	Ozone	May 30, 2012	Y
Paul Davis Renew Stage 0 Soot Removing Additive	Chemical Room	Paul Davis	Paul Davis Restoration Inc	Paul Davis Stage 0	January 29, 2016	Y
Paul Davis Renew Stage 1 Enzyme Pre-Soak with Odor Encapsulants	Chemical Room	Paul Davis	Paul Davis Restoration Inc	Paul Davis Stage 1	January 29, 2016	Y
Paul Davis Renew Stage 2 Detergent with Builder and Booster	Chemical Room	Paul Davis	Paul Davis Restoration Inc	Paul Davis Stage 2	January 29, 2016	Y
Paul Davis Renew Stage 3 Sour and Optical Brightener	Chemical Room	Paul Davis	Paul Davis Restoration Inc	Paul Davis Stage 3	February 1, 2016	Y
Paul Davis Renew Stage 4 Softener and Odor Encapsulant	Chemical Room	Paul Davis	Paul Davis Restoration Inc	Paul Davis Stage 4	February 5, 2016	Y
Paul Davis Res-Q SonicsSmoke 13.5	Ultrasonics	Paul Davis	Paul Davis Restoration Inc	SonicsSmoke 13.5	January 28, 2016	Y
Paul Davis Res-Q SonicsSoft 10.0	Ultrasonics	Paul Davis	Paul Davis Restoration Inc	SonicsSoft 10.0	January 28, 2016	Y
Paul Davis Res-Q Soot-Gone	Chemical Room	Paul Davis	Paul Davis Restoration Inc	Soot Gone	February 8, 2015	Y
PB Penetrating Catalyst (Aerosol)	Maintenance	B'liaster	B'liaster Corporation	PB Catalyst	May 26, 2014	Y
Pennzoil ATF	Maintenance	Pennzoil	Shell Oil Products	Pennzoil ATF	August 28, 2015	Y
Pennzoil Power Steering Fluid	Maintenance	Pennzoil	Shell Oil Products	Pennzoil Power Steering	May 2, 2016	Y
Plexus Plastic Cleaner	Electronics	Plexus	BTI Chem Co	Plexus Plastic Cleaner	June 22, 2015	Y
Pro Degrease All	Electronics	Unsmoke Systems	ProRestore Products	Pro Degrease All	March 11, 2015	Y
Quality Care Spray Starch	Laundry	Quality Care	Specialty Aerosols	Spray Starch	June 4, 2016	Y
Rain-X Deicer Windshield Washer Fluid	Maintenance	Rain X	South/Win Ltd	Rain-X	March 27, 2015	Y
RPC Corroseal Cleaner	Electronics	Corroseal	Rodda Paint Co	Corroseal	April 1, 2015	Y
San Del #2	Electronics	Odell	Pioneer Athletics (Odell Elector	San Del	7/28/2015 (MSDS Only)	Y
San-I-Cide	Chemical Room	North Woods	Superior Chemical	San I Cide	October 21, 2014	Y
Scale Off	Chemical Room	North Woods	Superior Chemical	Scale Off	March 24, 2015	Y
Scotchgard Carpet and Upholstery Protector Concentrate	Chemical Room	3M	3M	Scotchgard Carpet	July 24, 2014	Y
Shout Triple Acting Laundry Stain Remover	Laundry	Shout	SC Johnson	Shout Stain Remover	March 4, 2015	Y
Snow Wax	Maintenance	North Woods	Superior Chemical	Snow Wax	October 2, 2014	Y
Sparkle Glass Cleaner	Chemical Room	Sparkle	AJ Funk and Co	Sparkle	April 25, 2014	Y
Spartagard	Chemical Room	Spartan	Spartan	Spartagard	April 11, 2016	Y
Spitfire RTU Power Cleaner	Chemical Room	Spitfire	Johnson Diversey	Spitfire RTU	1/7/2004 (MSDS Only)	Y
Sprayway Glass Cleaner	Chemical Room	Sprayway	Sprayway	Sprayway Glass Cleaner	May 30, 2015	Y
Sprayway Stainless Steel Polish and Cleaner	Chemical Room	Sprayway	Sprayway	Sprayway Stainless Steel Cleaner	July 9, 2015	Y
STP Power Steering Fluid and Stop Leak	Chemical Room	STP	Armor All/STP Company	STP Power Steering Fluid	June 19, 2015	Y
Sun Fresh	Chemical Room	North Woods	Superior Chemical	Sun Fresh	March 3, 2015	Y
Super Spec Interior Paint - Eggshell	West Lower Level	Benjamin Moore	Benjamin Moore	Super Spec Eggshell	June 24, 2015	Y
Tarn-X Tarnish Remover	Ultrasonics	Tarn-X	Jelmar	Tarn X	March 19, 2015	Y
Thermo 2000 - Cherry	Chemical Room	Odor X	ProRestore Products	Thermo 2000	May 19, 2015	Y
Thermo 55 - Neutral	Chemical Room	Odor X	ProRestore Products	Thermo 55	March 22, 2015	Y

Tough on Grease	Laundry	Spartan	Spartan	Tough on Grease	July 27, 2015	Y
Trapper Grease Solvent	Chemical Room	North Woods	Superior Chemical	Trapper	July 9, 2015	Y
Turnout Gear Wash	Laundry	Chief's Choice	Pak Technologies	Turnout Gear Wash	3/2/2011 (MSDS Only)	Y
Ultra Downy Fabric Softener with Febreze - Fresh Spring	Laundry	Downy	Procter and Gamble	Downy Fabric Softener	March 3, 2015	Y
Vanish	Chemical Room	Vanish	Cook Auto Supply	Vanish	unknown	Y
Vaportek Industrial Odor Control Membrane (Pads/Membranes)	Maintenance	Vaportek	Vaportek	Vaportek Membrane	November 25, 2015	Y
Water Soluble Deodorant - Cherry Fresh and Lemon Fresh	Chemical Room	Matrix	Jon-Don	Cherry and Lemon Fresh	June 28, 2016	Y
WD 40 Multi Use	Maintenance	WD 40	WD 40 Company	WD 40	July 20, 2014	Y
White Lithium Grease	Maintenance	CRC	CRC Industries	White Lithium Grease	August 13, 2015	Y
WinterSafe Antifreeze	Maintenance	WinterSafe	Kinpack	WinterSafe Antifreeze	September 24, 2014	Y
Z Tread Neutral Floor Cleaner	Chemical Room	Zep	Zep	Z Tread	June 8, 2015	Y
Zep Oil and Grease Stain Remover	Laundry	Zep	Zep Inc	Zep Oil and Grease	January 27, 2015	Y
Zep Protein Stain Remover	Laundry	Zep	Zep Inc	Zep Protein	October 15, 2014	Y

**Paul Davis Restoration & Remodeling
Ground Floor Exhibit
February 6, 2019**



GROUND FLOOR PLAN





BRIOHN

**BUILDING
CORPORATION**

March 27, 2019

Jeff Weigel, PE
Public Works Director
City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

Re: Briohn Building Corp – Northmound Industrial Building – Public Infrastructure Cost

Jeff,

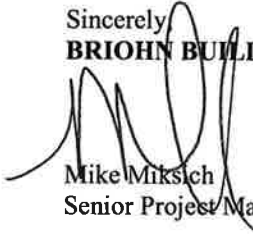
Per your request, please see below for costs associated with construction of public infrastructure improvements at the Northmound Industrial Site.

- | | |
|--|--------------------|
| 1. Cost to excavate and regrade the new cul-de-sac | \$ 13,000.00 |
| 2. Cost to construct the crushed stone base and asphalt for the cul-de-sac | \$ 34,698.00 |
| 3. Costs to build the storm sewer within the new right-of-way: | |
| a. 115.4' of 60" RCP storm sewer | \$126,200.00 |
| 96" diameter Storm MH #36 | |
| (2) poured concrete end walls for the 60" RCP storm sewer pipe | |
| b. 37.4' of 12" RCP for the west swale of the cul-de-sac | \$ 3,300.00 |
| (2) concrete end sections for the 12" pipe for the west swale of the cul-de-sac | |
| c. (2)-32' 30" RCP concrete pipes crossing drive to the pump house | \$ 31,500.00 |
| (2) concrete end walls for the 30" pipes crossing drive to the pump house | |
| d. Rip-rap associated with all pipe inlets and outlets | \$ 5,500.00 |
| e. Relocate the hydrant on the drive to the pump house | \$ 4,300.00 |
| f. Relocate and construct gates/fence access to the pump house and adjacent property to the west | <u>\$ 7,744.00</u> |

TOTAL \$226,242.00

Please let me know if you require any further information.

Sincerely,
BRIOHN BUILDING CORPORATION


Mike Miksich
Senior Project Manager

PAGE 1

Page 94 of 120

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
DESIGN

DEVELOPMENT

PROPERTY
MANAGEMENT

Municipal LAW

& L I T I G A T I O N G R O U P

DALE W. ARENZ, RETIRED
DONALD S. MOLTER, JR., RETIRED
JOHN P. MACY
H. STANLEY RIFFLE
COURT COMMISSIONER
ERIC J. LARSON
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PAUL E. ALEXY
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LUKE A. MARTELL
SAMANTHA R. SCHMID
STEPHEN J. CENTINARIO, JR.
AMY E. FRY-GALOW
CHRISTOPHER SCHULZ

April 1, 2019

MEMO TO COMMON COUNCIL FROM CITY ATTORNEY RIFFLE

Re: Briohn Builders Development – Northmound Industrial Building

Council Members:

As you are aware, Briohn Building Corp has been in the planning and application stages related to a proposed building to be constructed off of Northmound Drive to be the corporate headquarters for Paul Davis Restoration. Engineering staff had some initial concerns related to the location of this construction and attended stormwater facilities, as the project is located within a wellhead protection area within the City (see Ex 1 - City Code §16.0300 attached). The engineering staff has been working with Briohn and its consultants to gather additional information related to potential impacts given this location (see Ex 2 attached). The City retained Strand & Associates to provide an expert opinion related to potential affects to the City well by virtue of this proximity – Strand concluded that the proposed methods of construction follows industry standards and had no particular concerns (see Ex 3 – Strand report attached).

I will be preparing our standard form Developer's Agreement for this project, with modifications incorporating terms to protect the City from any damages to our water facilities. In addition, the Developer will be executing our standard form Stormwater Maintenance Agreement – an attachment to the Developer's Agreement. Briohn is interested in closing its transactions related to this project prior to the next Common Council meeting. Accordingly, we are being asked to approve the Developer's Agreement, and authorize its signature at this time, contingent, of course, on approval by the Administrator, Director of Public Works and me, as City Attorney. I believe Scott and Jeff have no problems with this request, nor do I. I anticipate that the Developer's Agreement will be completed by Thursday of this week.

Thank you.

MUNICIPAL LAW & LITIGATION GROUP, S.C.
ARENZ, MOLTER, MACY, RIFFLE, LARSON & BITAR

Subject: Briohn Builders Northmound Site (Paul Davis Restoration) development agreement and "Special Permitted Use"

Date: Tuesday, March 26, 2019 at 11:46:33 AM Central Daylight Time

From: Weigel, Jeff

To: Stan Riffle

CC: Klein, Scott, Fuchs, Nick

Attachments: Part of City of Pewaukee Chapter 16 of Ordinances.pdf, Sheet C3 for Stan.pdf, Northmound Industrial - Pond Construction 2-20-2019.pdf, Northmound Review LetterEncl.pdf

Stan:

Briohn Builders want to construct a building to house Paul Davis Restoration on Northmound Drive. You are somewhat familiar with this proposal in that there are proposed right-of-way vacations and dedications through CSM associated with this project. There are other complications on the site, such as wellhead protection and using Dynamic Compaction; but the issue at hand is that Briohn is telling the City that **they must get approvals at the April 1, 2019 Common Council meeting** or their deal falls apart. They dropped that deadline on us late last week.

So I am asking you to put together a development agreement for this parcel that would include the Special Permitted Use for placing storm water ponds in the 400' public well setback, and to include assurances or guarantees on repairing damages due to Dynamic Compaction. All in less than a week. Here are some details.

- 1) The 10.7 acre parcel is located in the Bluemound Industrial Park along Northmound Road, Tax Key #PWC0962998005
- 2) The attachment labeled Sheet C3 for Stan is the grading plan and gives a perspective of the lot. Note that this lot abuts the City Northmound Well (municipal water well) east and south property lines. Also note the dashed arc which defines the 400' setback promulgated by NR 811.12(5)d(6) and City Chapter 16.0300(d). I have attached part of our Chapter 16 (Part of City of Pewaukee Chapter 16 Ordinances)—see that storm water ponds are prohibited within the 400' setback. See also that Section 16.0300(f) allows for a Special Permitted Use. After much research, I reached out to Strand Associates for an expert opinion on the allowing the storm water ponds in the setback area, and their review/approval is found attached as Northmound Review LetterEncl. In attempting to satisfy me on their Special Permitted Use, Briohn submitted the rather lengthy (69 pages) and unconvincing attachment Northmound Industrial-Pond Construction 2-20-2019.
- 3) We need a developer's agreement on this site since Briohn will be constructing a new cul-de-sac on Northmound Road that would involve the public infrastructure construction/dedication for roads (cul-de-sac), storm sewer (under the cul-de-sac and in the new to be dedicated right-of-way), and the relocation of a water hydrant within the existing right-of-way.
- 4) They plan to use something called Dynamic Compaction to compact the ground (it is an old quarry and fill site). We understand that Dynamic Compaction involves bringing in a machine to drop a weight-like plate to compact the ground to a certain density. They tell us that this does no damages to abutting buildings, like our public well. I am skeptical.

My thoughts:

Since this one parcel development involves a standard development agreement for the street, storm and hydrant work, maybe it is possible to fold into that agreement the terms of the Special Permitted Use for the ponds in the well setback as well as the building's proposed use; some sort acknowledgement of the risks of the Dynamic Compaction to the City Well and responsibility therein to repair; acknowledgement of the ongoing right-of-way vacation process (from Nick Fuchs: The vacation of right-of-way is scheduled for the

April 18th Plan Commission meeting and May 6th Common Council meeting for public hearing and final action); and acknowledgement of the fact that the building site plans are still under City Engineering review and changes may occur. If this is possible, a few bullet points on my issues:

Dynamic Compaction:

City to undertake pre and post construction inspections and evaluations of Well pumphouse structure, equipment and flow rates.

Developer to supply vibration reports (seismic) at well.

Wellhead Protection Area Special Permitted Use

City to have geotechnical review by consultant of its choice on the construction, compaction and performance of the storm water ponds within the 400' radius of the well at developer expense

Both ponds to be inspected by the City periodically for a period of 24 months after the first occupancy is approved for the City to ensure compliance—a 2 year warranty period.

This is a multi-tenant building. Owner to supply City Water with each proposed tenant use. City has right to require additional Special Permit Use approval for each tenant.

Each tenant to allow City access for site inspections, exterior and interior without prior approval.

I'm sure you will have questions.

Jeff

Jeffrey Weigel, PE
Public Works Director
City of Pewaukee

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EXHIBIT 1

16.02084 QUALIFIED INSPECTOR

A qualified inspector shall be an employee of the City or an agent of the City recognized by the Wisconsin DNR, Wisconsin SPS (formerly DILHR & COMM) with training and experience necessary to provide a level of expertise to inspect and analyze water supply piping systems and identify cross-connections.

Qualified inspectors may include:

- a) Wisconsin licensed master plumber;
- b) Wisconsin licensed plumbing inspector;
- c) Wisconsin (SPS) registered cross-connection control device tester and Wisconsin (DNR) certified waterworks operator;
- d) Wisconsin registered professional engineer;
- e) Wisconsin registered plumbing designer;

16.02085 ENFORCEMENT

Enforcement of violations to the cross connection regulations shall be enforced by the City of Pewaukee Plumbing Inspector under the authority of the Department of Safety and Professional Services Chapter 3-82.

SECTION 16.0300 WELLHEAD PROTECTION AREAS

16.0301 GROUNDWATER PROTECTION AREA

- a) INTENT – (Rep. & Rec. 14-04) The area to be protected is the City well field recharge areas extending to the groundwater divide or a five year time of travel, as determined through a peer-reviewed groundwater flow model designed for well capture-zone delineation, contained within the City boundary including, but not limited to City of Pewaukee Wells #8, #11, and #12. These lands are subject to land use and development restrictions because of their close proximity to the well fields and the corresponding high threat of contamination.
- b) PERMITTED USES - Subject to the conditions for existing uses listed in section 16.0301(e), the following are the only permitted uses within the Area. Uses not listed are to be considered non-permitted uses.
 - Parks provided there is no on-site waste disposal or fuel storage tank facilities associated with this use.
 - Playgrounds.
 - Wildlife areas.
 - Non-motorized trails, such as biking, skiing, nature, and fitness trails.
 - Municipally sewered residential development, free of flammable and combustible liquid underground storage tanks.
 - Agricultural uses in accordance with the county soil conservation department's best management practices guidelines.
 - Municipally sewered business development subject to the prohibitions set forth in subsection (c) below.
- c) PROHIBITED USES (Rep. & Rec. 14-04)
 - Above-ground storage tanks.
 - Underground storage tanks.
 - Asbestos product sales.
 - Automotive service, repair garages, and body shops.
 - Blue printing and photocopying services.

- Car washes.
- Equipment repair services.
- Laundromats and diaper services.
- Dry cleaning.
- Gas stations.
- Holding ponds or lagoons.
- Infiltration ponds.
- Nurseries, lawn and garden supply stores.
- Small engine repair services.
- Wells, private, production, injection or other.
- Quarry or mining operations.
- Animal waste and animal waste storage facilities.
- Asphalt products manufacturing.
- Bus or truck terminals.
- Electro plating.
- Exterminating.
- Hazardous and toxic wash storage, use or disposal.
- Junk and salvage yards.
- Landfills or waste disposal filtration.
- Paint and coating manufacturing.
- Print shop.
- Public and municipal storage garage.
- Radioactive waste storage facilities.
- Salt storage.
- Sludge storage.
- Tire and battery service.
- Waste transfer station.

Any other use determined by the Director of Public Works to be similar in nature to the above practices guidelines subject to the prohibitions set forth in subsection (e) below.

- d) SEPARATION DISTANCES (Rep. & Rec. 14-04) The following separation distances from the well, as specified in the Ch. NR 811.12(5)(d) Wisconsin Administrative Code, shall be maintained unless otherwise approved by the Wisconsin Dept. of Natural Resources.
- Ten (10) feet between a well and an emergency or standby power system that is operated by the same facility which operates the well and that has a double wall above ground storage tank with continuous electronic interstitial leakage monitoring. These facilities shall meet the installation requirement of s. ATCP 93.260 and receive written approval from the Department of Safety and Professional Services or its designated Local Program Operator under s. ATCP 93.110.
 - Fifty (50) feet between a well and a storm sewer main or a sanitary sewer main where the sanitary sewer main is constructed of water main class materials and joints. Gravity sanitary sewers shall be successfully air pressure tested in place. The air pressure test shall meet or exceed the requirements of the 4 psi low pressure air test for plastic gravity sewer lines found in the latest edition of Standard Specifications for Sewer & Water Construction in Wisconsin. Force mains shall be successfully pressure tested with water to meet the AWWA C600 pressure and leakage testing requirements for one hour at 125% of the pump shut-off head.

- Two hundred (200) feet between a well and any sanitary sewer main not constructed of water main class materials, sanitary sewer manholes, lift station, one or two family residential heating fuel oil underground tank or above ground storage tank or POWTS treatment tank or holding tank component and associated piping.
- Three hundred (300) feet between a well and any farm underground storage tank system or other underground storage tank system with double wall and with electronic interstitial monitoring for the system, which means the tank and any piping connected to it. These installations shall meet the most restrictive installation requirements of s. ATCP 93.260 and receive written approval from the Department of Safety and Professional Services or its designated Local Program Operator under s. ATCP 93.110. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum products, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.
- Three hundred (300) feet between a well and any farm aboveground storage tank with double wall or single wall tank with other secondary containment and under a canopy; other above ground storage tank system with double wall or single wall tank with secondary containment and under a canopy and with electronic interstitial monitoring for a double wall tank or electronic leakage monitoring for a single wall tank secondary containment structure. These installations shall meet the most restrictive installation requirements of s. ATCP 93.260 and receive written approval from the Department of Safety and Professional Services or its designated Local Program Operator under s. ATCP 93.110. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum products, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.
- Four hundred (400) feet between a well and a POWTS dispersal component with a design capacity of less than 12,000 gallons per day, a cemetery or a storm water retention or detention pond.
- Six hundred (600) feet between a well and any farm underground storage tank system or other underground storage tank system with double wall and with electronic interstitial monitoring for the system which means the tank and any piping connected to it; any farm above ground storage tank with double wall, or single wall tank with other secondary containment and under a canopy or other above ground storage tank system with double wall or single wall tank with secondary containment and under a canopy; and with electronic interstitial monitoring for a double wall tank or electronic leakage monitoring for a single wall tank secondary containment structure. These installations shall meet the standard double wall tank or single wall tank secondary containment installation requirement of s. ATCP 93.260 and receive written approval from the Department of Safety and Professional Services or its designated Local Program Operator under s. ATCP 93.110. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum products, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.
- One thousand (1,000) feet between a well and land application of municipal, commercial or industrial waste; the boundaries of a land spreading facility for spreading of petroleum-contaminated soil regulated under Ch. NR 718 while that facility is in operation; agricultural, industrial, commercial or municipal waste water treatment plant treatment units,

lagoons or storage structures; manure stacks or storage structures; or POWTS dispersal component with design capacity of 12,000 gallons per day or more.

- Twelve hundred (1,200) feet between a well and any solid waste storage, transportation, transfer, incineration, air curtain destructor, processing, wood burning, one time disposal or small demolition facility; sanitary landfill; any property with residual groundwater contamination that exceeds Ch. NR 140 enforcement standards; coal storage area; salt or deicing material storage area; any single wall farm underground storage tank or single wall farm above ground storage tank or other single wall underground storage tank or above ground storage tank that has or has not received written approval from the Department of Safety and Professional services or its designated Local Program Operator under s. ATCP 93.110 for a single wall tank installation. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum product, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances; and bulk pesticide or fertilizer handling or storage facilities.

e) REQUIREMENTS FOR PROHIBITED USES AND FACILITIES EXISTING AT TIME OF PASSAGE OF THIS ORDINANCE

- 1) Existing uses and facilities shall provide copies of all federal, state, and local facility operation approvals or certificate and on-going environmental monitoring results to the City.
- 2) Existing uses and facilities shall provide additional environmental or safety structures/monitoring as deemed necessary by the City, which may include but is not limited to stormwater runoff management and monitoring.
- 3) Existing uses and facilities shall have the responsibility of devising and filing with the City a contingency plan satisfactory to the City for the immediate notification of City officials in the event of an emergency.
- 4) Existing facilities must replace equipment or expand in a manner that improves the existing environmental and safety technologies already in existence.

f) SPECIAL PERMITTED USES

- 1) Individual uses and/or facilities may request, in writing, that the City permit additional land use in the area.
- 2) All requests shall be in writing, whether on or in substantial compliance with forms to be provided by the City and may require an environmental assessment report prepared by a licensed environmental engineer. Said report shall be forwarded to the City and/or designee(s) for recommendation and final decision by the Common Council.
- 3) The individual uses and/or facility shall reimburse the City for all consultants fees associated with this review at the total costs plus administrative costs.
- 4) Any uses permitted shall be conditional and may include required environmental and safety monitoring consistent with local, state, and federal requirements, and letters of credit, bonds and/or securities satisfactory to the City.

g) ENFORCEMENT

- 1) In the event that the individual use or facility causes the release of any contaminants which endanger the area, the activity causing said release

- shall: (1) Immediately cease; (2) the head of law enforcement services, the Fire Chief and Public Works Director shall be notified at once; and (3) A cleanup of the contamination satisfactory to the City will be implemented. The individual use or facility that causes the release of the contaminants is responsible for implementing and paying for all clean up costs. (Rep. & Recr. 09-21)
- 2) The individual use or facility shall be responsible for all costs of cleanup as well as City consultant and legal fees at the total costs plus administrative costs for oversight, review and documentation. In the event of nonpayment of cleanup fees, the City will assess all costs as a special charge against the property under Wis. Stat. 66.0627, and in addition:
- a) The cost of city employees' time associated in any way with cleanup based on the hourly rate paid to the employee multiplied by a factor determined by the City representing the City's cost for expenses, benefits, insurance, sick leave, holidays, overtime, vacation, and similar benefits.
 - b) The cost of City equipment employed.
 - c) The cost of mileage reimbursed, to City employees attributed to the cleanup.
- 3) Following any such discharge the City may require additional test monitoring and/or letters of credit, bonds, or securities.

16.0302 REPEALED 14-04

SECTION 16.0400 RESERVE CAPACITY ASSESSMENTS, BILLING AND PAYMENT

16.0401 RESERVE CAPACITY ASSESSMENTS

There is hereby levied against each parcel of land serviceable by said water system (vacant, unimproved parcels and established lots) a Reserve Capacity Assessment (RCA) which is an area assessment being served by the reserve capacity of the system. Said Reserve Capacity is hereby established at a rate of four thousand eight dollars (\$4,008.00) per residential equivalent unit (REU), 2012 rate, and shall change annually according to the construction cost index of the Municipal Cost Indexes for the year published in the December issue of a previous year of American City & County (ISSN 0149-337X).

Reserve Capacity Assessments (RCA) are assessments payable at the time of connection to the system to reflect the costs of over sizing wells, reservoirs, pump stations and tanks of the water utility. All properties connecting to the initial system and future extensions of the initial system shall pay a RCA whether or not they have paid a front foot assessment. The assessment is based upon a residential equivalent unit with a lateral of one (1") inch diameter considered as one single family RCA.

EXHIBIT 2



BRIOHN

**BUILDING
CORPORATION**

February 20, 2019

Jeff Weigel, PE
Public Works Director
City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

**Re: Briohn Building Corp – Northmound Industrial Building – Pond Construction
Additional Information**

Jeff,

Thank you for your comments 2/12/19 in response to our 2/11/19 letter request to locate stormwater detention ponds within the wellhead protection area on the Northmound Industrial project site. We are providing the following additional information, for your review, and in preparation for presentation and approval at the next soonest Pewaukee Common Council meeting.

- 1) **Statement of Understanding:** You will find attached, a statement of understanding by the entire project team (building owner, tenant, design team, general contractor, geotechnical engineer), re-affirming the project complies with Pewaukee ordinance.
- 2) **Gestra Letter, dated 2/18/19**
- 3) **Pinnacle Letter, dated 2/20/19**
- 4) **Fire Line, Laundry and Electronics Cleaning:** Additional Paul Davis operational information.
- 5) **Original Submittal Request, dated 2/11/19**

Thank you for your additional consideration. If there is anything further we can provide, please let me know.

Sincerely,

BRIOHN BUILDING CORPORATION

Mike Miksich
Senior Project Manager

PAGE 1

Exhibit: Statement of Understanding

City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Northmound Drive; PWT 0962-998-005 ("Real Estate")
Chapter 16.03 Wellhead Protection Areas (the "Ordinance")

To Whom It May Concern:

BBC Northmound, LLC ("LLC") will be acquiring the Real Estate. The LLC will be retaining (i) Briohn Design Group, LLC ("BDG") for the design of a building to be built on the Real Estate (the "Building"); (ii) Pinnacle Engineering Group ("Pinnacle") for engineering services relating to the construction of the Building; (iii) Gestra Engineering, Inc. ("Gestra") for soil engineering services; and (iv) Briohn Building Corp. ("BBC") for the construction of the Building. Additionally, LLC will be leasing space in the Building to Paul Davis of S.E. Wisconsin, Inc. ("Tenant") and to other unknown additional tenants (the "Future Tenants").

LLC, BDG, Pinnacle, Gestra, BBC and Tenant (collectively the "Parties") have reviewed the Ordinance and the Parties understand the requirements and restrictions set forth in the Ordinance. The Parties agree to comply with the requirements of the Ordinance as it relates to the construction, maintenance and leasing of the Building, as may be applicable to each of the Parties.

Additionally, LLC will use its best efforts to require all Future Tenants to comply with the Ordinance.

BBC Northmound, LLC

By: [Signature]
By: NEILSON WILLIAMS
Title: MANAGING MEMBER
Date: 2/14/19

Briohn Design Group, LLC

By: [Signature]
By: DANIELA FORTIN
Title: Principal in Charge
Date: 2/14/2019
PAUL GRZESZCZAK
Director of Architecture
2/19/19

Briohn Building Corp.

By: [Signature]
By: MIKE LUKSICH
Title: SE. Project Manager
Date: 2/14/19
JEFFREY J. HUBB
SE. PM. MGR
2/19/2019

Pinnacle Engineering Group

By: [Signature]
By: Anthony S Zanon
Title: Senior Project Manager
Date: 2/19/19

Paul Davis of S.E. Wisconsin, Inc.

By: [Signature]
By: Tom Guikette
Title: C.O.O
Date: 2/10/19

Gestra Engineering, Inc.

By: [Signature]
By: Douglas Dettmers
Title: Sr. Engineer
Date: 2/18/2019

N:\DOCS\89156\00001\13629986

Letter from Gestra

February 18, 2019



GESTRA Engineering, Inc.
191 W. Edgerton Avenue
Milwaukee, WI 53207
Phone: (414) 933-7444
Fax: (414) 933-7844

February 18, 2019

Mr. Mike Miksich (email: mmiksich@briohn.com)
Briohn Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045

Re: Detention Pond Liner Testing -Northmound Industrial
Pewaukee, Wisconsin
GESTRA Project 19033-40

Dear Mr. Miksich,

GESTRA Engineering, Inc. (GESTRA) understands that the City of Pewaukee has reviewed the current plans dated 10/15/2018 and requested additional information because the location of the ponds are closer than a 400 feet separation distance from the exiting city well. Per the "Liner Flow Chart for Wet Detention Ponds" in Appendix D of WDNR Conservation Practice Standard 1001, a Type A liner is required to protect groundwater. Per plan sheet C-3 and C-9, the ponds are designed with a minimum 2 foot thick clay liner with material to meet the requirements of a Type A liner.

WDNR provides Conservation Practice Standard 1001 for the design of Wet Detention Basins. Wet Detention Basin design includes requirements for a pond liner to detain stormwater. Per the WDNR Standard, the Type A pond liner is to be used for sites with the highest potential for groundwater pollution.

The standard also identifies the liner material thickness and properties as well as field and laboratory testing that includes density testing of the clay liner, shallow hand auger borings to measure in-place liner thickness, and obtaining samples for laboratory testing to include modified Proctor, Atterberg Limits, P200, and hydraulic conductivity. During construction, GESTRA Engineering, Inc. will provide testing of the wet detention pond clay liner to confirm the material meets the WDNR requirements.

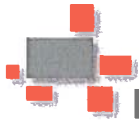
Sincerely,
GESTRA Engineering, Inc

A handwritten signature in black ink that reads "Douglas Dettmers". The signature is written in a cursive, flowing style.

Douglas Dettmers, P.E.
Senior Engineer

Geotechnical-Structural-Civil-Construction Materials

**Letter and Documentation from Pinnacle
February 20, 2019**



February 20, 2019

Mike Miksich
Brion Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045

RE: Northmound Industrial – Storm Water Ponds
City of Pewaukee, Waukesha County
PEG # 1174.00-WI

Dear Mr. Miksich,

I am writing this letter in regard to the proposed storm water ponds and their proximity to the existing City well at your Northmound Industrial site (project site). I will provide an explanation of the civil engineering design of the project.

The proposed grading plan for the project, last revised 2/13/19, shows two storm water ponds located along the west side of the project site. These storm water ponds are within 400 feet of the City well which is located on the north end of Northmound Drive, at the northwest corner of the project site. See the attached grading plan in which the proposed storm water ponds are highlighted in blue and the wellhead protection separation line is highlighted in red. The wellhead protection separation line is per the City of Pewaukee Municipal Code, Chapter 16 – Municipal Water and Wellhead Protection, Section 16.0301d) which notes that there shall be 400 feet between a well and a storm water retention or detention pond. The storm water ponds were designed in this westerly location due to the natural topography on the project site. The project site generally drains from east to west ultimately draining to a culvert located below the access drive to the well property. The elevation at the east end of the project site is 847 and the elevation at the west end of the project site is 830. As part of the design of the project, storm water management requirements from the City of Pewaukee and the Wisconsin DNR need to be met. The storm water requirements include water quantity, quality and infiltration. The proposed storm water ponds will address water quantity and water quality. Section 16.0300c) of the City code prohibits infiltration ponds within the groundwater protection area of a public well. The groundwater protection area is the area defined in the wellhead protection plan for a particular well. Per the City of Pewaukee, the adjacent City well near this project site was installed prior to the requirement of a wellhead protection plan so there is no wellhead protection plan for this well. Per Section 16.0301a) the groundwater protection area "is the City well field recharge areas extending to the groundwater divide or a five year time of travel, as determined through a peer-reviewed groundwater flow model designed for well capture-zone delineation, contained within the City boundary including, but not limited to City of Pewaukee wells #8, #11, and #12". There is no modeling for this well. Per Section 16.0101o) the recharge area is defined as the "area in which water reaches the zone of saturation by surface infiltration and encompasses all areas or features that supply groundwater to a well. Usually the area within 3/4 of a mile from a shallow aquifer well". Due to the lack of a wellhead protection plan on the adjacent City well, it was assumed that the entire site is within the recharge area and therefore infiltration is prohibited and was not proposed for this site.

The architect designed a site plan to provide the building area and associated parking and access to meet the needs of the developer and the City. The developer is developing a 131,400 square foot building with the proper amount of parking stalls and loading areas. For City fire access, the proposed building is required to include a loop road around the building. Based on those design requirements, the remaining area available to address storm water management is on the far east end of the property and at the west and northwest corner of the property. The east end of the property is outside of the 400-foot wellhead protection separation area but the area available for the storm water management pond is not large enough for the total pond size required. In addition, as previously noted, the east end of the property is at elevation 847 and the west end of the property is at elevation 830. To balance the earthwork on the site in the current plan, the proposed building was set at elevation 844. In order to utilize the east end of the project site for storm water management, the building and site would need to be raised by approximately six feet to elevation 850. An increase of six feet is based on what the elevation of the emergency spillway would be for this east pond. The emergency spillway would be at elevation 844 to allow for an emergency overflow discharge to the north. This is compared to the proposed emergency spillway elevation of 838 on the current proposed western pond. In addition, by raising the site six feet, more runoff from the driveway area on the west would not be captured due to increasing the slope from the project site to Northmound Drive. Finally, after piping all of the storm water runoff from west to the east, the outlet pipe from the east pond would extend back to the west to the culvert beneath the well property access drive. Due to the high cost for the increase in fill, grading and storm sewer, along with the difficulties in meeting the storm water requirements, the east pond option was not a feasible option. Therefore, the ponds were designed along the west end of the project site in the existing low areas.

The proposed west ponds are located within 400 feet of the City well. Per City Code Section 16.0301f), the City may permit additional land uses in the groundwater protection area as a special permitted use. Based on the project site characteristics, the developer is requesting a special permitted use for the storm water pond within 400 feet of the well. In order to design to ponds, the Wisconsin DNR Technical Standard 1001 – Wet Detention Pond was used as a design guide. Appendix D – Liner Flow Chart for Wet Detention Ponds of the technical standards provides a flow chart for the proper liner to be used on any given project. See the attached Appendix D flow chart. The first question in the flow chart is in regard to the permeability of the soil below the pond bottom. In this project's case, the answer is no which leads to question two: does the local municipality require liners to protect well or groundwater? The answer to question two is yes therefore, a Type A liner is required. The Type A liner is defined in Appendix D – Pond Liner Design, Decision Flowchart (attached). The plans for this project include the Type A liner as described in the Technical Standard. A type A liner is the most restrictive liner so therefore it is typically used on any project that requires groundwater protection. As part of the construction of the liner, GESTRA Engineering, Inc will provide testing of the clay liner to confirm the material meets the requirements of the technical standard.

The civil plans include details identifying and describing type A clay liners for both the wet pond and dry pond. City of Pewaukee staff had mentioned that the DNR Technical Standard 1001 requires the clay liner to be wet. Typical wet pond design includes the clay liner to extending above the 2-year peak water elevation so there is a part of the clay liner within a wet pond design that does not remain wet. The liner area below the low side of the safety shelf does not have any cover because it is under water and will remain wet. The liner area from the safety shelf and above, which is not always wet, has a cover layer of topsoil which allows for grass vegetation and protects the clay liner from desiccation and erosion. This project aligns with the typical design the DNR requires other than extending the clay liner above the 100-year storm event instead of just above the 2-year storm event. The 100-year storm event is the largest storm event designed for. The wet pond on this project will be clay lined from the bottom of the pond,

elevation 824, to elevation 837 which is above the 100-year peak water elevation within the pond. The clay liner from elevation 824 to elevation 830 is below the permanent pool water elevation (elevation 831) so it will be under water. From elevation 830 through elevation 837, the clay liner will be covered with six inches of topsoil. Since the area above the permanent pool is only wet up to the peak water elevations during the specific storm events, the safety shelf and the area above the permanent pool elevation will be covered with six inches of topsoil and vegetated with turf grass. On the east side of the wet pond is a retaining wall which will include a waterproof rubber membrane on the face of the wall and spray on waterproofing on the back of the wall. The storm sewer pipes that extend through the wall will include waterproof gaskets around the pipe.

The dry pond will also include a Type A clay liner from the bottom of the pond, elevation 832, through elevation 837 which is above the 100-year peak water elevation within the pond. This pond will only have water during storm events and then it drains dry. The clay liner in this pond will be one foot below the ground surface with the one foot being six inches of fill and six inches of topsoil vegetated with turf grass to protect the liner from desiccation and erosion.

The ponds will be constructed early in the overall construction of the project. As previously noted, the liners will be tested as they are installed. The elevations of the ponds will then be surveyed to insure the proper elevations have been met. The ponds will then be immediately stabilized with seed and erosion mat. The bottom of the wet pond will be constructed two feet deeper than required to allow for two feet of sediment build-up without having to clean and potentially damage the pond following construction. The dry pond has one foot of fill over the clay liner so even when cleaning the bottom of the dry pond, the excavation of any potential sediment will not reach the clay liner. During construction silt fence will be installed on the construction side of the top of the pond and proper inlet protection will be installed on the storm sewer inlets to limit the amount of sediment entering the ponds. Long term maintenance will be addressed per the attached storm water management practice maintenance agreement.

It is my professional opinion that a type A clay liner is a normal industry standard for protecting groundwater from potential pollutants in storm water runoff. The ponds in this project have been designed using the current DNR guidance for a clay lined pond.

Sincerely,

PINNACLE ENGINEERING GROUP



Anthony S. Zanon, P.E.
Senior Project Manager



March 20, 2019

Mr. Jeff Weigel
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Northmound Development–Stormwater Ponds and Municipal Well Setback
City of Pewaukee (City)

Dear Jeff,

The purpose of this letter is to provide a review of the information you provided us on March 13, 2019, regarding the Northmound Development. During our phone call on March 15, 2019, we discussed the potential impacts to the City's municipal well because of the construction of the Northmound Industrial Building. Based upon our discussion, it is our understanding we were to address the following questions:

1. Is siting the proposed stormwater detention pond within the presumed wellhead protection area of the well a concern?
2. Is the proposed tenant's operations a reasonable use within the presumed wellhead protection of the well?
3. Are the proposed stormwater ponds designed to industry standards?

To answer the questions above, we reviewed the following information that was provided in the March 13, 2019 e-mail:

1. Construction drawings: Grading & Erosion Control Plan, Sheet C-3, and Construction Details, Sheet C-9
2. City of Pewaukee Chapter 16 of Ordinances
3. Letter and associated materials from Briohn Building Corporation to Jeff Weigel, City of Pewaukee, Public Works Director dated February 20, 2019, including the following:
 - a. Statement of Understanding
 - b. Gestra Engineering, Inc. (Gestra) Letter, dated February 18, 2010
 - c. Pinnacle Letter, dated February 20, 2019
 - d. Fire Line, Laundry and Electronics Cleaning
 - e. Original Submittal Request

We did not review if the wet and dry ponds are adequately sized for the development. Modeling information was not provided for review.

Background

The existing municipal well is located near the northwest corner of the Northmound Development site. The Wisconsin Department of Natural Resources (WDNR) Construction Log indicates the well is a limestone well with a completed depth of 1,000 feet. The well construction includes a grouted 12-inch steel casing to a depth of 416 feet. A copy of the well log is enclosed with this letter.

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Mr. Jeff Weigel
City of Pewaukee
Page 2
March 20, 2019

Given the location and grouted depth of the casing, it appears the description of the well completed in limestone is inaccurate. The typical stratigraphy of the area is generally as follows in the descending order:

1. Undifferentiated limestones of the Niagara aquifer
2. Maquoketa shale
3. Galena-Platteville Dolomites
4. Saint Peter Sandstone
5. Cambrian Sandstones

A brief review of the deeper wells constructed in the area and geologic reports suggest that the Maquoketa shale is likely found at a depth of around 400 feet in the vicinity of the well. It seems more likely that the well is actually terminated in the deeper dolomite and sandstone aquifers. Most public wells have a geologic log prepared by the Wisconsin Geologic and Natural History Survey, which would confirm this. Unfortunately, we did not have access to this geologic log at the time of writing this letter.

The presence of the Maquoketa shale is important because it acts as a confining layer and separates the shallow upper aquifers from the lower dolomites and sandstones. The Maquoketa shale prevents the vertical migration of both water and potential contaminants. As a result, well terminated in the deeper sandstone aquifers receive recharge from areas in western Waukesha County where the confining layer is absent. Figures 2 and 3 from Ground-Water Resources of Waukesha County, Wisconsin are enclosed to help visualize the areal extent of the Maquoketa shale.

The presence of the Maquoketa shale significantly reduces the risk of local land use impacting the quality of water produced by the well.

Stormwater Detention Pond Locations

We do not believe the proposed stormwater pond locations present a significant risk to the well water quality. A wet pond and dry pond are proposed to be located within the 400-foot wellhead projection zone because of the natural drainage of the site. Both ponds are design with a 24-inch compacted clay liner. This design is a standard practice for a detention pond on a new well site with substandard proximity to the well. The WDNR drinking water supply engineers reviewed and approved this plan.

Stormwater Wet and Dry Pond Designs

We agree with the developers plan to have Gestra (or another qualified geotechnical engineering company) verify the stormwater pond construction in accordance with the recommendations outlined in Gestra's February 1, 2019, letter. The pond is designed for a Type A liner, which is meeting the technical standards required for a pond with the highest potential for groundwater pollution. The wet pond meets this standard with the proposed 2-foot clay liner. Although a dry pond typically does not include a clay liner, the proposed clay liner for the dry pond does include a 1-foot layer including 6 inches of fill and 6 inches of top soil to help prevent the clay liner from drying out or cracking. The dry pond will hold water after some events but is also sloped to drain to the wet pond. Dry ponds are typically sloped but also provide some infiltration. However, infiltration has not been proposed on the site because of the groundwater protection area. We do not see an issue with the proposed clay liners in the wet or dry ponds based on our review of the Grading and Erosion Control Plan and construction details. The construction details also include waterproof gaskets around the stormwater pipe that will help protect the clay liner and infiltration into the pond.

Mr. Jeff Weigel
City of Pewaukee
Page 3
March 20, 2019

The only recommendation we have based on our review is for the riprap to extend to the bottom of the wet pond to prevent future scour or erosion in the pond.

Tenant Land Use

We do not believe that the proposed use of the site as a fire line, electronic cleaning, or laundry as described in the documentation presents a significant risk to the well water quality. The Safety Data Sheets (SDS) listed for the proposed use include many products and chemicals, which if released into the groundwater would be a concern. Based upon the description, these items are largely used for building and process maintenance and quantities stored on the site are likely comparable to those found at any typical light industrial or commercial facility. If the products are stored properly and used indoors, the risk associated with them is no more than any other facility that might locate at the site.

The primary cleaning chemical reported is Evergreen A-44 Cleaner-Degreaser. The provided SDS does not identify the active ingredients (surfactants) as they are proprietary. The SDS indicates that the material is not toxic and is biodegradable.

Conclusion and Recommendations

In conclusion, based on the information we were provide and reviewed, the proposed development is following industry standards for the construction of the stormwater ponds located within the 400-foot well head protection area. Based on our experience and review, we do not have any additional concerns regarding the proposed project as long as the ponds are installed in accordance with the construction documents and a geological engineering firm is on-site to provide testing and inspection services of the clay liner installation. We also recommend the riprap is extended to the bottom of the wet pond to prevent future scour or erosion in the pond.

We appreciate the opportunity to provide this important review for the City. Please contact us with any further questions at 608-251-4843.

Sincerely,

STRAND ASSOCIATES, INC.®



Stephanie B. Thomsen, P.E., ENV SP



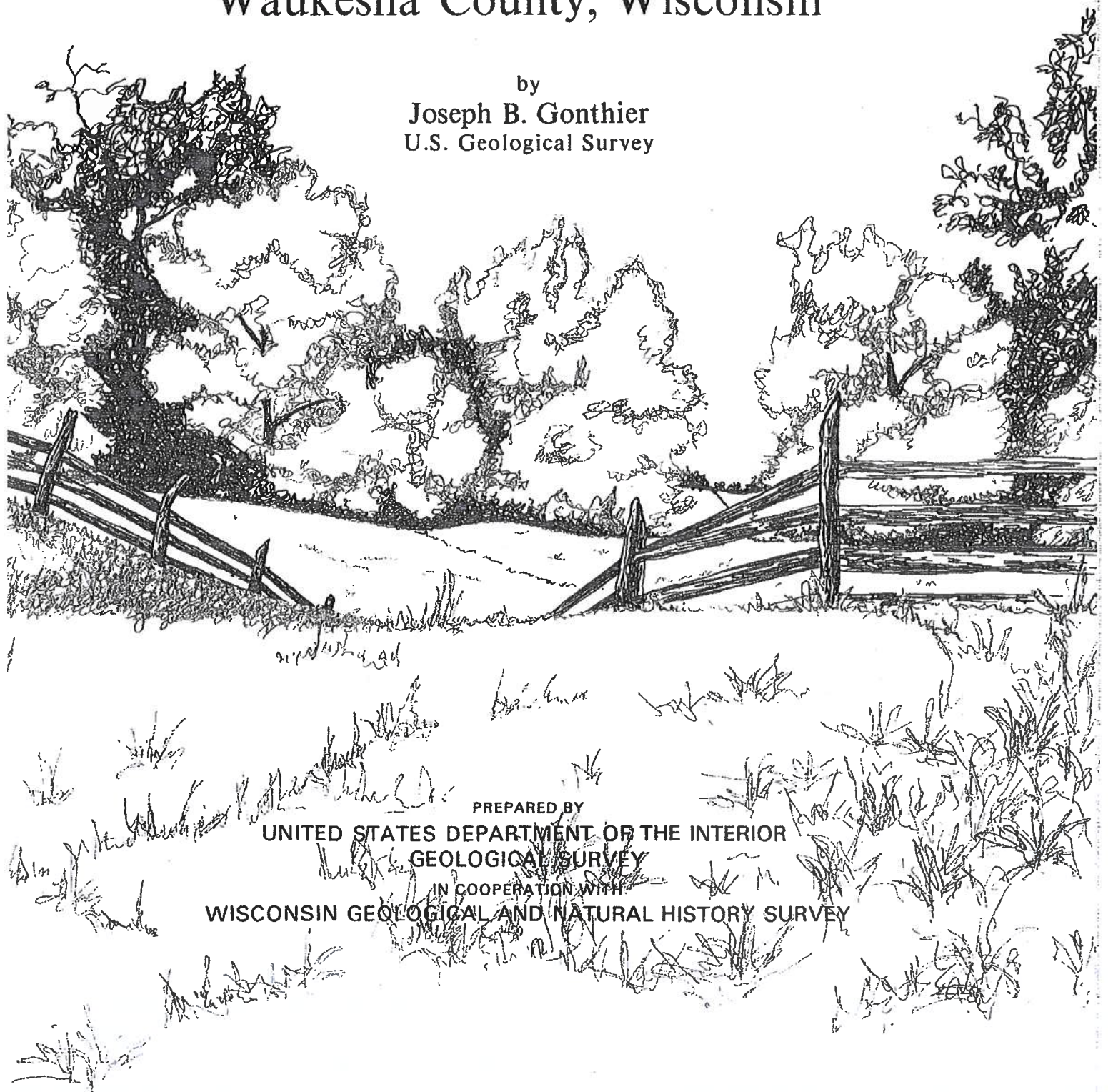
Andy Mullendore, P.E.

Enclosures

WEX UNIVERSITY OF WISCONSIN-EXTENSION
GEOLOGICAL AND NATURAL HISTORY SURVEY

Ground-Water Resources of Waukesha County, Wisconsin

by
Joseph B. Gonthier
U.S. Geological Survey



PREPARED BY
UNITED STATES DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY
IN COOPERATION WITH
WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY

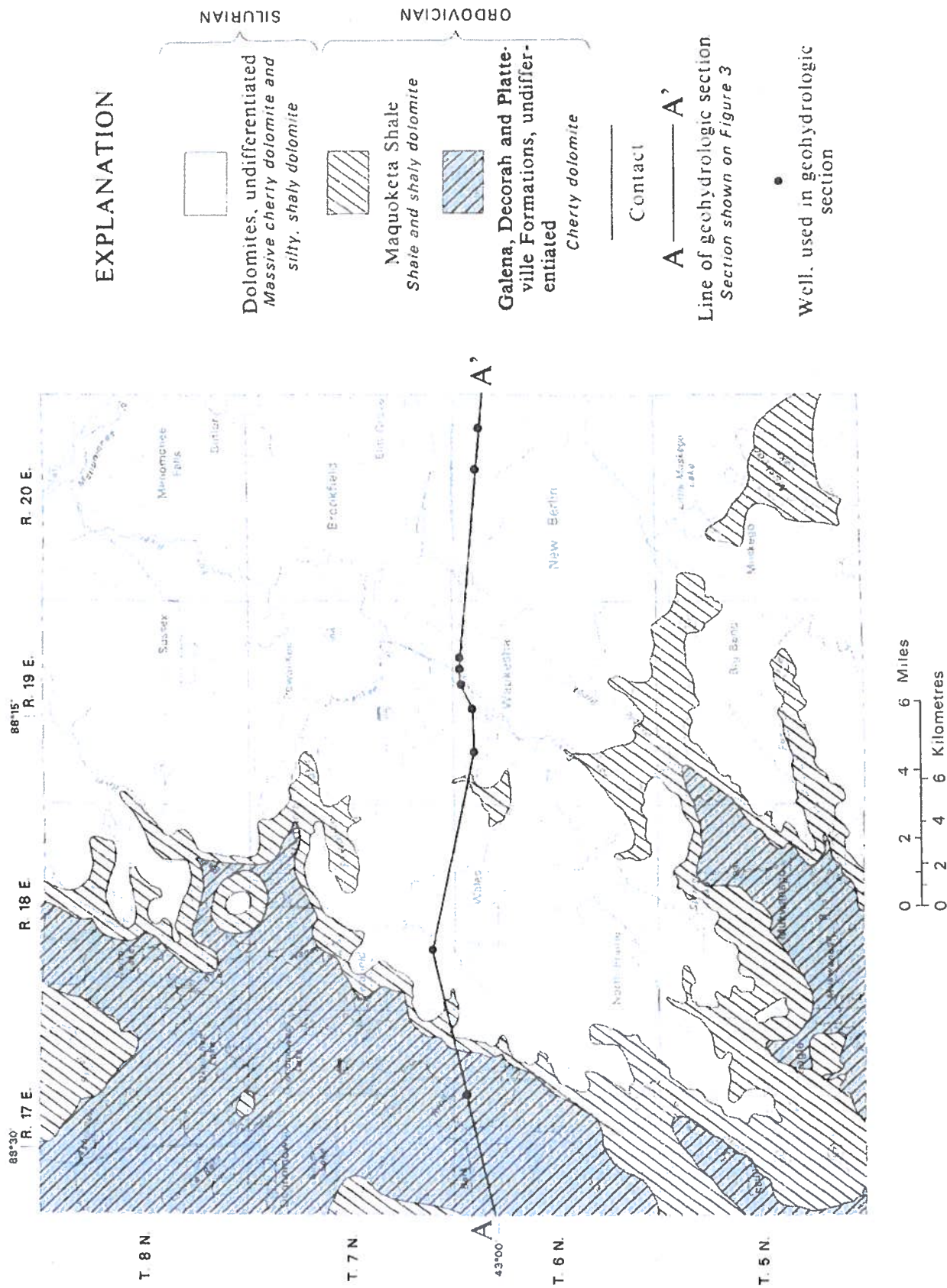


Figure 2. Bedrock geology of Waukesha County, Wisconsin.

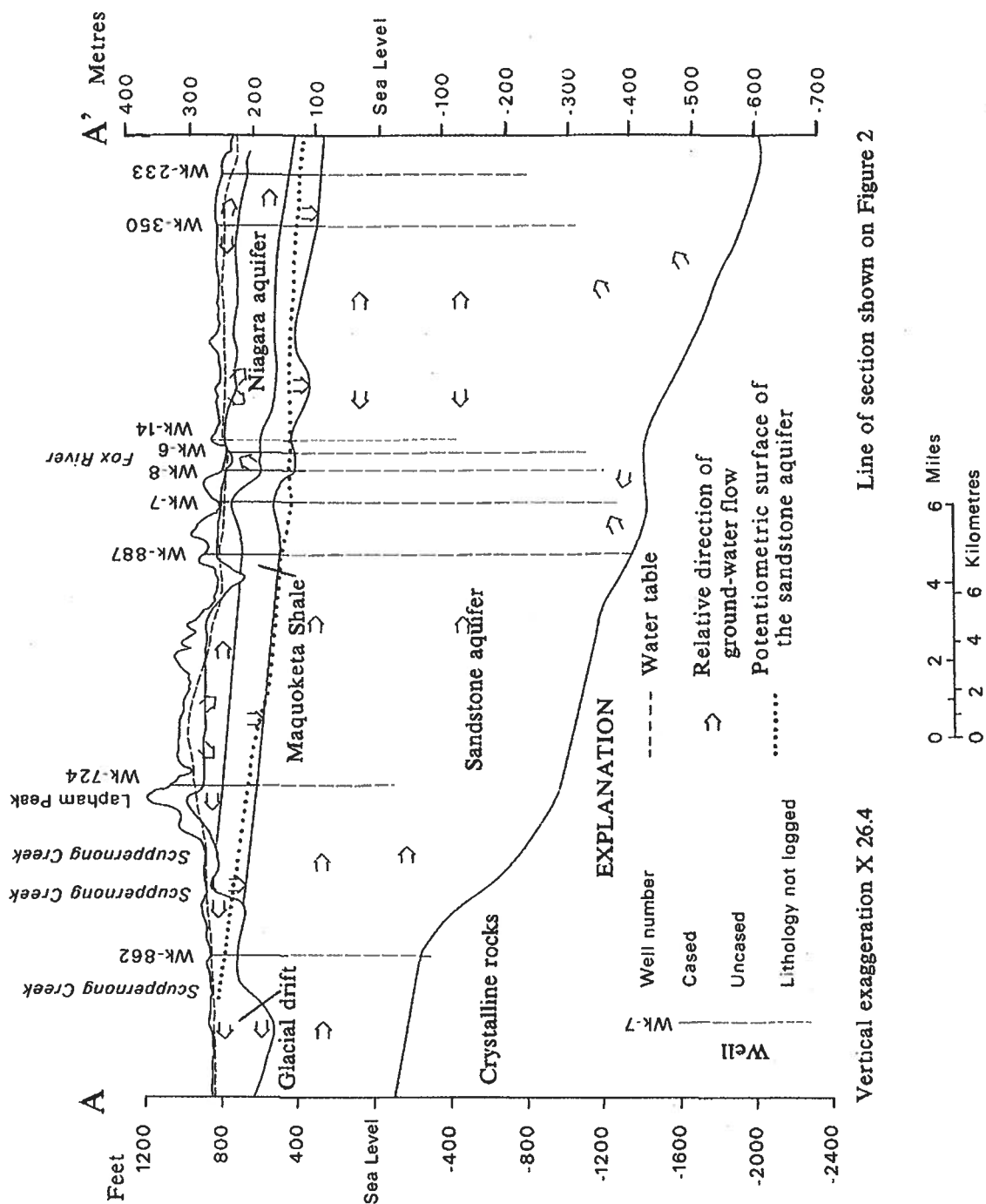


Figure 3. Geohydrologic section through Waukesha County, Wisconsin,
December 1972 - January 1973.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM •**

DATE: April 1, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

- §19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Specifically related to the Excessive Assessment Claims for the following:
 - W232 N3471 Hunters Ridge Road (PWC 0908-996)
 - N26 W24511 College Avenue (PWC 0931-999-014)
 - N17 W24300 Riverwood Drive (PWC 0949-991-001)
 - N45 W25338 Lindsay Road (PWC 0877-996-004)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description