Office of the Clerk/Treasurer

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

VIRTUAL MEETING ONLY ~ SEE NOTICE BELOW

COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, February 15, 2021
7:00 PM

~ VIRTUAL MEETING ONLY ~
City of Pewaukee ~ W240 N3065 Pewaukee Road ~ Pewaukee, Wisconsin 53072

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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. Consent Agenda
   - 3.1. Approval of the Common Council Budget Workshop Meeting Minutes Dated September 28, 2020
   - 3.2. Approval of the Accounts Payable Listing Dated February 15th, 2021
4. Discussion and Possible Action Regarding a Conditional Use Permit for the Property Located at N16 W22420 Watertown Road (PWC 0957-986) for a 72-Unit Multiple-Family Apartment Use and an Amendment to the Existing Conditional Use Permit Granted to DBTM Associates, Dated February 24, 1993 and Amended June 25, 1999, to Remove the Property Located at N16 W22420 Watertown Road and the Existing Residential Planned Unit Development Use of 72 Condominium Units Used by the General Electric Medical Systems Division in Exclusive Conjunction with the Training Center Based on the Public Hearing Held on February 1st, 2021 [Fuchs]
5. Discussion and Possible Action to Approve the City Waiver of the Lift Station Assessment Agreement Regarding the General Electric Training Center Development [Wagner]
6. Discussion and Possible Action Regarding a Professional Services Agreement Between the City of Pewaukee and EPLEX, LLC (DBA E-Plan Exam) for Building Permit Plan Review Services and the City Becoming a Delegated Agent of the Wisconsin Department of Safety and Professional Services [Fuchs]
7. Discussion and Possible Action Regarding 2020 Assign Capital Funds [Klein]
8. Discussion and Possible Action to Determine When the City of Pewaukee Will Go Back to In Person Meetings [Mayor Bierce]
9. 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.
10. Adjournment

Kelly Tarczewski
Clerk/Treasurer

February 11, 2021

NOTICE

Due to City Hall being closed to the public due to the COVID virus, this meeting will only be held virtually.

To attend this meeting virtually or by phone please contact Kelly Tarczewski, City Clerk, 262-691-0770, tarczewski@pewaukee.wi.us **before 3 P.M. on the date of the meeting** for directions. Meeting materials are available at https://pewaukee.novusagenda.com/AgendaPublic/.

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 3.1.

DATE: February 15, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of the Common Council Budget Workshop Meeting Minutes Dated September 28, 2020

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CC Minutes 9-28-2020

In attendance:
Mayor Steve Bierce, Aldermen B. Bergman, C. Brown, B. Dziwulski, J. Kara and J. Wamser. R. Grosch attended the meeting virtually.

Also in Attendance:
Administrator S. Klein, DPW Director M. Wagner, Fire Chief K. Bierce, Park & Recreation Director N. Phalin, IT Director B. Kewan, Director of People and Culture K. Woldanski, City Planner & Community Development Director N. Fuchs, City Assessor R. Tuff, Assistant Assessor R. Aho, Library Director N. Champe, Clerk/Treasurer K. Tarczewski, Accountant C. Sazama and Payroll Specialist N. McMillian.

1. Call to Order and Pledge of Allegiance

   Mayor Bierce called the meeting to order at 6:00 p.m. and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Possible Recommendations Regarding the Proposed 2020 Budget for the City and Utilities

   Mr. Klein stated the proposed tax levy is $9,957,982 which is a 1.73 percent increase from last year's levy. The max is the same as what the City has done without utility debt. Mr. Klein stated there was a glitch in the proposed tax rate. The formula showed an increase, but there was actually a 1.2 percent decrease, changing from $3.35 per thousand to $3.31 per thousand. With the levy amount being lower, the assessed value went up. Mr. Klein stated the proposed fund balance is 26.9 percent of revenues after transferring $615,000.00 to the capital fund. The goal is to keep the fund balance above 25 percent, ending 2020 with a projected balance of 32.4 percent or more depending on projects and purchases. A higher balance shows stability to Moody's. Mr. Klein stated there was a decline in building permits although there are new developments coming in 2021. There was a decrease in revenues, fines and forfeitures due to an unknown level of traffic enforcements. There was an increase in ambulance runs, contracted building inspection services and contracted fire services and storm water. There was a decrease in room tax revenues. Mr. Klein stated the City is no longer receiving recycling aid for carts or recycling from the County.

   Mr. Klein summarized the following:
   - Board of Review increase due to next year's revaluation.
   - Elections decrease due to only two elections scheduled next year.
   - Employee Services increase due to the proposed wage and benefits study.
   - Assessors Department increase due to additional staffing for next year's revaluation.
   - IT decrease due to less software updates.
   - Police Services increase due to the additional personnel that were hired this year.
   - Fire Department increase due to the hiring of a Chief and three full-time firefighters.
   - Decrease in Engineering and Streets because wages are being charged out to other departments.
   - The quiet zone was moved out of Engineering and put into road projects. Nothing is in the budget because traffic counts are needed first.

- Deer management project remains the same.
- Fireworks contribution remains the same.
- Capital projects include some minor remodeling at City Hall and a larger project to build a new Public Works facility off site.
- Road design for the cemetery should also be considered since they are in such ill repair.

Mr. Kara asked what assumptions were made. Mr. Klein stated 15 percent was factored for health insurance and we will know the final number at the end of October. The assessed value is only an estimate at this time since the Department of Revenue will not release the numbers until October or November. Mr. Kara felt it was good that the City was able to come out with a tax rate decrease. Mr. Kara stated capital equipment is lower than it has historically been. Mr. Klein stated big items including a fire truck and ambulance were taken out and that makes up the difference. Mayor Bierce asked what the $240,000.00 is and stated the City is putting in more than that. Ms. Sazama stated the other money was coming from general fund transfers per the recommendation of Ehlers because it uses money from Water and Sewer debt service to increase the tax levy. In order to get away from that, Ehlers recommended we borrow for capital equipment. To make up the difference, the City is using special assessment income and transferring it to capital equipment.

Mayor Bierce asked if the City is setting themselves up to pay for capital out of a fund that the City will not be able to keep paying out of. Ms. Sazama stated that was true for the levy limit, because we can't increase more than growth. Mr. Kara asked how the City accumulated the fund balance. Ms. Sazama stated Ehlers recommended special assessments go towards capital or roads. Mayor Bierce felt the money was for one-offs such as a salt shed, fixing stairs, etc. Mr. Klein said the City can't increase more than growth. Mr. Klein stated the City is projecting much lower revenues next year. Further discussion took place regarding the debt service account and estimated fund balances. Mayor Bierce stated he was concerned about the fund running out in five years. Ms. Sazama mentioned the fund cannot run out because the City can always levy for what you owe in debt, and special assessment income is collected every year.

Ms. Brown asked why pushing off a fire truck and ambulance brought down capital expenses. Discussion took place regarding capital expenses.

Ms. Brown asked if the budget puts in $80,000.00 for the spider bucket truck and Ms. Sazama confirmed that it was. Mr. Bergman mentioned the City had been renting one for so many years that it was a better idea to purchase one.

Mr. Klein stated Ehlers would be able to give a better long-term picture regarding what needs to be done. Mr. Klein stated the City's expenses have been growing by three percent or more a year. Discussion took place regarding the year-end forecast for the fund balance.

Mayor Bierce asked why money was being transferred to the Bike & Pedestrian projects. Mr. Grosch stated the money has been designated for the last couple of years. Since it was not used, it went back to the general fund. Mr. Klein stated there are two main projects ready to move forward which are the Northview Road sidewalk and Fieldhack connection. Mr. Klein stated the City needs to spend the money from impact fees for these projects. Ms. Wagner said $150,000.00 is for construction of the Northview Road sidewalk and $150,000.00 is for the Fieldhack modeling, wetland delineation and design and not construction.

Mr. Bergman stated there is a placeholder for wages. Mayor Bierce thought the Common Council was not going to look at individual wages and benefits. Mr. Klein stated there was a 3.5 percent placeholder for every person to get a budgeted amount and Common Council still needs to approve that. Mr. Bergman questioned a significant increase in the Assessor's office budget for staffing up due to the revaluation and asked if it would be permanent or temporary. Mr. Klein stated two staff were permanent and the others were temporary.

Mr. Kara stated the Lake Patrol Advisory Committee met last Thursday and the Committee recommended approving the proposed budget. He said the City of Pewaukee and Town of Delafield each support 43 percent and 14 percent is the Village. Mr. Kara stated the Lake Patrol is an agency of the DNR and they fund the entire budget for the Lake Patrol. When the grant comes in at the end of the year, the City gets the money back in revenue. It also includes the rail-boat reimbursement over a five-year period. Mr. Kara stated there is $61,000.00 in capital funds for replacement and it costs $53,000.00. Although it is fronting the money, it is basically budget neutral.

Ms. Brown asked about the wage compensation studies in the budget for next year and requested a recap. She felt the prices were high and it should not be that expensive. Ms. Brown asked what is being done differently to account for that much money. Ms. Woldanski commented it has been 10 years since it was done last and the City has added positions, changed positions and re-graded people. Ms. Woldanski stated part of the Strategic Plan is to make sure employees are being compensated fairly. Mr. Klein stated the City struggles every time someone is hired and he didn't feel like we have updated information or where the City stands as far as the market.

Mr. Kara questioned the engineering expense of adding a Civil Engineer and how the cost went down. Ms. Wagner stated wages went down due to reallocation to storm water utility and the position is for the one that was not hired this year.

Ms. Brown stated storm water management has a negative balance in the fund. Mr. Klein commented that we would only have a negative balance if the City did all of the projects. If the projects were all done the City would need to borrow. Ms. Brown said she wanted Common Council to be aware so if the City would need to borrow it would not be a surprise. Discussion took place regarding the different projects.

Mr. Kara stated the library budget was approved by the Joint Library Board. He stated Director Nan Champe did an outstanding job keeping expenses down and there was a modest increase of only $860.00.

Mr. Kara asked Ms. Wagner what road projects were projected for the future because he wants to avoid another issue similar to the Oak Street and Peninsula Drive project. Ms. Wagner reviewed the five-year budget plan. Mayor Bierce asked how many of the 2021 projects are just engineering pre-work and how many will be happening. Discussion took place regarding the different projects. Ms. Wagner stated Roundy's Drive, Joseph Road, Spice Creek and the Busse Road Bridge will have construction in 2021.

Mr. Kara asked if the Council will be reviewing the utilities budget. Mr. Klein stated that will be reviewed separately and he anticipated discussion at the seconded meeting in November.

3. 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)(c): Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility specifically related to the 2021 Wages and Benefits.

    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.

    A motion was made and seconded (J. Wamser, J. Kara) to go into closed session at 7:23 p.m. Motion Passed: 6-For, 0-Against – via roll call vote.

4. Adjournment

    A motion was made and seconded (J. Wamser, J. Kara) to adjourn the meeting from closed session at 8:05 p.m. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.2.

DATE: February 15, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of the Accounts Payable Listing Dated February 15th, 2021

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

A/P 2-15-2021

Check Date	Check	Vendor Name	Description	Amount
Bank 100 GENERAL FUND CHECKING				
01/27/2021	220(E)	DELTA DENTAL		1,289.20
				370.88
				1,660.08
01/27/2021	231(E)	GREAT WEST TRUST - WDC		4,210.00
01/27/2021	232(E)	GREAT WEST TRUST - WDC	Deferred Compensation	2,430.00
			Def Comp - ROTH 457	1,780.00
				4,210.00
01/28/2021	225(E)	WE ENERGIES		774.68
				305.35
				1,080.03
01/29/2021	131178	ADVANCED DISPOSAL	HWY RECYCLE	2,742.03
01/29/2021	131179	ALEXANDER RAVER	0936060 2020 TAX REFUND	3,010.71
01/29/2021	131180	ALI & HAMMAD LLC	FD SHIPPING	14.31
01/29/2021	131181	ARLEN TSAO	0917999032 2020 TAX REFUND	1,365.67
01/29/2021	131182	BMC ASSOCIATES	BLD REFUND BLD PERMIT CHANGE IN SQFT 201	4,202.40
01/29/2021	131183	BREDAN MECHANICAL SYSTEMS	IT HWY EXHAUST FAN	1,155.52
01/29/2021	131184	BRYAN AND KAREN CIESLAK	0910047 2020 TAX REFUND	7,262.78
01/29/2021	131185	CHARLES ZILLMER	0888996009 2020 TAX REFUND	54.63
01/29/2021	131186	DIVERSIFIED BENEFIT SERVICES, INC.	JANUARY FLEX ADMINISTRATION	391.50
01/29/2021	131187	ELLIOTT ACE HARDWARE	P&R BATTERIES FOR GARAGE OPENER	11.29
01/29/2021	131188	FERGUSON WATERWORKS	SW POINTER KNOB	14.01
01/29/2021	131189	FIRE SERVICE INC	FD REPLACE REAR BRAKES	1,668.33
01/29/2021	131190	GFL ENVIRONMENTAL	HWY STREET SWEEPINGS	3,875.31
01/29/2021	131191	GREEN ROAD STORAGE	0912981001 2020 TAX REFUND	599.40
01/29/2021	131192	HAWKINS, INC.	SW PVC	65.68
			SW CHEMICALS	814.85
				880.53
01/29/2021	131193	HEARTLAND BUSINESS SYSTEMS	IT MONITORING	92.00
01/29/2021	131194	HUMPHREY SERVICE PARTS, INC	HWY HYDRAULIC EQUIP PARTS	8,398.96
			HWY HYDRAULIC HOSE	(3,832.50)
				4,566.46
01/29/2021	131195	INT'L INSTITUTE OF MUNICIPAL CLERKS	CT ANNUAL MEMBERSHIP FEE	175.00
01/29/2021	131196	Jacobus Energy LLC	SW ULSD DYED	432.40
01/29/2021	131197	JX ENTERPRISES, INC.	FD DRUM	586.00
			HWY VEHICLE SERVICE	181.29
			HWY VEHICLE SERVICE	115.65
			HWY VEHICLE REPAIR	115.65
			HWY VEHICLE SERVICE	115.65
			HWY VEHICLE REPAIR	115.65
			HWY VEHICLE REPAIR	181.29
			HWY VEHICLE REPAIR	181.29
			HWY VEHICLE REPAIR	198.87
			HWY VEHICLE REPAIR	181.29
			HWY VEHICLE REPAIR	181.29
				2,153.92

Check Date	Check	Vendor Name	Description	Amount
01/29/2021	131198	K2 MICRO SYSTEMS	K220 2020 TAX REFUND	101.19
01/29/2021	131199	KENNETH POCHINSKI	0936095 2020 TAX REFUND	147.66
01/29/2021	131200	LEONARD & GLORIA OLSON	0949999118 2020 TAX REFUND	1,900.00
01/29/2021	131201	LIFE-ASSIST INC	FD SAFETY RESTOCK	1,089.60
01/29/2021	131202	LINDA MEDAL	WAUKESHA REFUND W/S 13350	1,558.11
01/29/2021	131203	MATRIX TRUST COMPANY	PD 1/1/21 LOAN REPAYMENT	50.00
			PD 1/15/21 LOAN REPAYMENT	50.00
				100.00
01/29/2021	131204	MENARDS	P&R TRICO ULTRA BEAM	35.94
			SW TOOLBOX	8.69
				44.63
01/29/2021	131205	MICHAEL ROBERTS	0913247 2020 TAX REFUND	7,235.26
01/29/2021	131206	MIDWEST DESIGNER SUPPLY INC	M512 2020 TAX REFUND	92.56
01/29/2021	131207	NATIONWIDE RETIREMENT SOLUTIONS	RETIREMENT PD 1-1-21	1,320.09
			RETIREMENT PD 1-15-21	1,454.09
				2,774.18
01/29/2021	131208	NFPA	FD NFPA ID# 216182 RENEWAL	175.00
01/29/2021	131209	OFFICE DEPOT	BLD PAPER CLIPS	15.30
			BLD OFFICE SUPPLIES	22.83
			CT INDEX MONTH TABS	8.40
			CT OFFICE SUPPLIES	366.18
				412.71
01/29/2021	131210	PETER & TONI SAEWERT	0943954074 2020 TAX REFUND	139.72
01/29/2021	131211	PLUMBING INSPECTORS ASSOC OF SOUTHE	BLD MEMBERSHIP 2021 225608	40.00
01/29/2021	131212	PRITPALSINGH SAHANI	0929001002 2020 TAX REFUND	164.49
01/29/2021	131213	REINDERS, INC.	P&R PUSH BROOMS	116.79
01/29/2021	131214	ROTROFF JEANSON & CO.	PREPARE 2020 STATEMENT OF TAXES	1,196.00
01/29/2021	131215	RUEKERT & MIELKE, INC.	SW FUNDING ASSISTANCE	275.50
			SW RESERVOIR ROOF MODIFICATIONS	4,824.50
			SW WELL 5 REHAB & PUMP REPLACEMENT	5,404.00
				10,504.00
01/29/2021	131216	RYAN LEIBRFIED	0933024 2020 TAX REFUND	7,693.68
01/29/2021	131217	SHIELD SOLUTIONS	FD PAIL VEHICLE WASH	250.50
01/29/2021	131218	STARK PAVEMENT CORP SUSSEX	HWY SURFACE	86.63
01/29/2021	131219	Strand Associates, Inc	ENG DUPLAINVILLE ROAD CONSTRUCTION	255.41
01/29/2021	131220	TYLER & BRIANNA PINTER	0930026 2020 TAX REFUND	513.28
01/29/2021	131221	VERIZON	FD TELEPHONE	172.83
			PHONES FOR EMERGENCY GOV	904.64
				1,077.47
01/29/2021	131222	VILLAGE OF PEWAUKEE	FEB 2021 JOINT LIBRARY	69,572.91
01/29/2021	131223	WAUKESHA CO TREASURER	DEPUTY OVERTIME	14,134.58
			FEB CONTRACT FOR POLICE SERVICES	248,986.29
			JAN CONTRACT FOR POLICE SERVICES	248,986.29
			DOG LICENSE	4,074.50
				516,181.66

Check Date	Check	Vendor Name	Description	Amount
01/29/2021	131224	WI DEPT TRANSPORTATION	ENG DUPLAINVILLE RD DESIGN	1,603.61
01/29/2021	131225	WILLIAM DUNAWAY	0963013001 2020 TAX REFUND	6,085.21
01/29/2021	131226	WPRA	P&R VIRTUAL CPSI REGISTRATION	525.00
01/29/2021	131227	XEROX CORPORATION	SW METER USAGE	887.69
01/29/2021	131228	RUEKERT & MIELKE, INC.	ENG WOODLEAF RESERVE PROFESSIONAL FEES	2,310.15
			ENG OAK & PENINSULA CONSTRUCTION ADMINIS	76,147.07
			ENG PEWAUKEE WOODS CULVERT REVIEW	4,293.25
			ENG CHRIST EVAN EROSION CONTROL	351.32
			ENG PAUL ROAD WATER MAIN RELAY	1,070.25
			ENG NORTHMOUND EROSION CONTROL	162.10
			ENG ANGELUS BUILDING EROSION CONTROL REV	192.32
			ENG KLEIN DICKERT EROSION CONTROL	517.14
			ENG FIVE FIELDS SURVEY AND DESIGN	429.15
			ENG KINDERCARE EROSION CONTROL	162.10
			ENG INLET REPAIR	14,009.73
			ENG NORTHVIEW ROAD SURFACE TREATMENT	774.50
			ENG SWAN VIEW FARMS CONSTRUCTION REVIEW	29,291.80
			ENG GLEN AT PARKWAY RIDGE CONSTRUCTION A	15,575.28
			ENG JOSEPH RD RECONSTRUCTION	936.75
			ENG DESIGN & BIDDING SHADY LANE & SHADY	651.25
			ENG OAK & PENINSULA CONSTRUCTION ADMIN	20,349.91
			ENG BRIOHN BUILDING BLUEMOUND RD	942.25
			ENG PEWAUKEE WOOD CULVERT	735.75
			ENG CHRIST EVAN EROSION CONTROL INSPECTI	287.29
			ENG ROAD PROGRAM STEEPLECHASE	810.00
			ENG FOX VIEW CT ROAD PROGRAM	916.00
			ENG NORTHMOUND EROSION CONTROL	348.72
			ENG ANGELUS EROSION CONTROL	409.22
			ENG KLEIN DICKERT EROSION CONTROL	922.95
			ENG FIVE FIELDS RD SURVEY AND DESIGN	144.32
			ENG KINDERCARE EROSION CONTROL	136.22
			ENG INLET REPAIR	547.25
			ENG NORTHVIEW ROAD SURFACE TREATMENT	2,910.00
			ENG SWAN VIEW CONSTRUCTION	18,032.91
			ENG GLEN AT PARKWAY RIDGE CONSTRUCTION A	4,982.40
			ENG JOSEPH RD DESIGN	11,950.25
			SW DEER HAVEN WELL MAINT.	152.00
			SW WOODLEAF RESERVE EROSION	6,921.82
			SW PUAL ROAD WATER MAIN RELAY	6,449.00
			SW ROCKWOOD DRIVE SANITARY SEWER	1,233.75
			SW WATER MODEL UPDATE	982.50
			SW WATER MODEL UPDATE	1,760.00
			SW WATER MODEL UPDATE	728.00
			SW RESERVOIR INSPECTION	651.00
			SW BROOKFIELD FUNDING ASSISTANCE	646.50
			SW WASTEWATER RATE STUDY	1,007.75
			SW WELL STATION 5 INSPECTION	1,051.00
			SW DEER HAVEN WELL MAINT.	7,245.00
				240,127.92
01/29/2021	221(E)	DIVERSIFIED BENEFIT SERVICES, INC.		4,026.00
01/29/2021	222(E)	DIVERSIFIED BENEFIT SERVICES, INC.	Flex Spend	542.19
01/29/2021	237(E)	LEASING SERVICES		324.00
01/31/2021	13022	HALQUIST STONE	Parks - Grounds Maintenance	75.00
01/31/2021	223(E)	HUMANA	Health Insurance Clearing	94,031.29
01/31/2021	229(E)	MUTUAL OF OMAHA	Benefits - Life Insurance	66.98
			Benefits - Life Insurance	36.06
			Court - Life Insurance	11.52

Check Date	Check	Vendor Name	Description	Amount
			Administrator - Life Insurance	8.86
			CLERK/TREASURER - LIFE INSURANCE	64.00
			HUMAN RESOURCES - LIFE INSURANCE	19.04
			IT - Life Insurance	16.96
			Assessor - Life Insurance	30.24
			Police - Life Insurance	7.68
			FIRE ADMINISTRATION - LIFE INSURANCE	70.72
			Fire Protective Services - Life Insuranc	421.76
			Building Services - Life Insurance	44.32
			Highway - Life Insurance	122.13
			Engineering - Life Insurance	86.08
			Parks - Life Insurance	22.40
			RECREATION PROGRAM - LIFE INSURANCE	29.28
			Planner - Life Insurance	19.36
			BENEFITS - DISABILITY INSURANCE	101.50
			Benefits - Disability Insurance	54.65
			Disability Insurance	1,012.80
			LTD - Fire Union	551.11
			COURT - DISABILITY INSURANCE	16.87
			Administrator - Disability Insurance	27.79
			CLERK/TREASURER - DISABILITY INSURANCE	96.58
			Human Resources - Disability Insurance	27.79
			IT - Disability Insurance	27.06
			Assessor - Disability Insurance	47.38
			POLICE - DISABILITY INSURANCE	9.61
			FIRE ADMINISTRATION - DISABILITY INSURAN	98.65
			FIRE PROTECTIVE SERVICES - DISABILITY IN	109.17
			BUILDING SERVICES - DISABILITY INSURANCE	64.76
			HIGHWAY - DISABILITY INSURANCE	191.34
			Engineering - Disability Insurance	127.15
			Parks - Disability Insurance	32.60
			Recreation Program - Disability Insuranc	45.60
			PLANNER - DISABILITY INSURANCE	27.79
			Voluntary Life	976.00
				4,723.59
01/31/2021	240(E)	WISCONSIN RETIREMENT SYSTEM		75,851.75
02/02/2021	131230	CITY OF PEWAUKEE	Real Estate Taxes Receivable	161.00
02/02/2021	131231	WAUKESHA CO TREASURER	PRISONER HOUSING	104.70
			DEPUTY OVERTIME	17,117.10
				17,221.80
02/03/2021	244(E)	WI DEPT OF REVENUE/SALES TAX	Sales Tax Due State	238.51
			Sales Tax Discount	(10.00)
				228.51
02/04/2021	131232	1ST AYD	FD POLYLINER	514.17
02/04/2021	131233	AIRGAS USA	FD OXYGEN	88.42
02/04/2021	131234	ARROW TERMINAL, LLC	HWY HEAVY DUTY LUG	55.80
			HWY BLACK PAINT	110.74
				166.54
02/04/2021	131235	ASSESSMENT TECHNOLOGIES LLC	IT PROGRAMMER SUPPORT	31.25
02/04/2021	131236	AUCA CHICAGO MC LOCKBOX	HWY UNIFORMS	80.28
			HWY UNIFORM	80.28

Check Date	Check	Vendor Name	Description	Amount
			HWY UNIFORMS	86.08
			HWY UNIFORMS	82.02
				328.66
02/04/2021	131237	BAYCOM	FD PURSUIT KNOB	8.00
02/04/2021	131238	BBC SANBORN PEWAUKEE LLC	0921986001 2020 TAX REFUND	54,866.54
02/04/2021	131239	BLAKE MCKINNEY	0930058 2020 TAX REFUND	7,497.16
02/04/2021	131240	BROOKFIELD, TOWN OF	SW PAYMENT 1 SPRINGDALE ROAD INTERCEPTOR	318,782.42
02/04/2021	131241	BUMPER TO BUMPER HARTLAND	SW BRAKE PADS	503.74
			HWY EXTEND RUST	19.38
			HWY SUPER DUTY	11.69
			HWY CREDIT AUTO/MARINE CORE	(18.00)
				516.81
02/04/2021	131242	BURKE TRUCK & EQUIPMENT	HWY SWITCH BODY UP	116.84
02/04/2021	131243	CHARLIE DWYER	BLD MILEAGE REIMBURSEMENT	138.88
02/04/2021	131244	CINTAS	P&R FIRST AID RESTOCK	47.59
			HWY FIRST AID RESTOCK	118.33
				165.92
02/04/2021	131245	COMPASS MINERAL	HWY SALT	22,721.29
02/04/2021	131246	CONOPCO INC	C530 2020 TAX REFUND	2.72
02/04/2021	131247	CORELOGIC	0867009 2020 TAX REFUND	3,520.81
02/04/2021	131248	COREY OIL	HWY CLEAR DIESEL	766.69
			HWY CLEAR DIESEL	1,026.70
			HWY UNLEADED GASOLINE	600.27
			HWY CLEAR DIESEL	1,481.53
				3,875.19
02/04/2021	131249	DAN PLAUTZ CLEANING SERVICE	HR CLEANING	2,873.00
02/04/2021	131250	DEER HAVEN HOMEOWNERS ASSOCIATION	FOUND LOST KEY; REFUND	100.00
02/04/2021	131251	DIANNE SCHAAFSMA	0872013 2020 TAX REFUND	2,581.47
02/04/2021	131252	DIGITAL OFFICE SOLUTIONS	BLD MANAGED PRINT SERVICES	27.34
02/04/2021	131253	DTN LLC	HWY WEATHER BILLING	3,600.00
02/04/2021	131254	ELEVITY	IT EXTRA HARD DRIVES FOR VEEAM BACKUP SE	730.50
02/04/2021	131255	ELLIOTT ACE HARDWARE	HWY GFCI IVORY	19.99
02/04/2021	131256	ERIE INSURANCE GROUP	CRT RESTITUTION CITATION 3W80LF2LLG	2,985.98
02/04/2021	131257	FIRE SERVICE INC	FD DOOR ADJAR SWITCH 3 PIN	11.27
02/04/2021	131258	HARTLAND OVERHEAD DOOR	SW WELL HOUSE DOOR REPAIR	387.50
02/04/2021	131259	HAWKINS, INC.	SW REPAIRS	399.74
02/04/2021	131260	HUMPHREY SERVICE PARTS, INC	HWY WIPER 3022	13.18
			HWY FELT SEAL	36.09
			HWY NEW STUD AND HUB CLEANER TOOL	22.84
			HWY COUNTOUR BLADE	56.90
			HWY MAXI CIRCUIT BREAKER	357.12
				486.13
02/04/2021	131261	HURD, AMI	JAN MILEAGE REIMBURSEMENT	12.88
02/04/2021	131262	JENSEN EQUIPMENT	FD STARTER SPRING	33.47
			HWY PROPANE	204.12
				237.59
02/04/2021	131263	JOSEPH & AMY RATKOWSKI	0919003 2020 TAX REFUND	3,048.02
02/04/2021	131264	JOSEPH & JULIE BRUNO	0916233 2020 TAX REFUND	3,336.60

Check Date	Check	Vendor Name	Description	Amount
02/04/2021	131265	JULIE KORTH	0942996080 2020 TAX REFUND	2,190.61
02/04/2021	131266	JX ENTERPRISES, INC.	HWY	1,934.58
			HWY VALVE	85.99
			HWY BREAKER CIRCUIT	55.74
			HWY BREAKER CIRCUIT	33.62
				2,109.93
02/04/2021	131267	KAESTNER AUTO ELECTRIC CO.	HWY TEMP GUN	71.95
02/04/2021	131268	KELLY TARCZEWSKI	CH OPERATING SUPPLIES REIMBURSEMENT	51.92
			JAN MILEAGE REIMBURSEMENT	20.72
				72.64
02/04/2021	131269	KORNDOERFER HOMES	BLD 201054 OCCUPANCY BOND REFUND	500.00
02/04/2021	131270	LAWRENCE & REGINA BROWN	0910020 2020 TAX REFUND	6,760.89
02/04/2021	131271	MATRIX TRUST COMPANY	LOAN REPAYMENT PAYDATE 1-29-21	50.00
02/04/2021	131272	MATTHEW & NANCY RECH	0934161 2020 TAX REFUND	5,686.98
02/04/2021	131273	MENARDS	HWY RED CREAM, SPREADER AND FILLER	38.91
			HWY POST MOUNT COMBO	52.99
			HWY POST MOUNT COMBO, POWER LAG, POSTS	170.91
			HWY LANDOVER POST BRONZE	89.97
			HWY FULL HARD RAIL, LADDER HOOK, TOOL HO	40.15
			HWY DRILL PT	5.41
			HWY WADDING POLISH, CAR POLISH	24.11
			HWY DRILLBIT, BLOW OUT BULB	44.48
			HWY MAILBOX POST	26.99
			HWY UTILITY HOOK, PIN CLIPS, HARD RAIL	104.80
				598.72
02/04/2021	131274	MICHAEL WECKERLE	CRT RESTITUTION CITATION	1,134.40
02/04/2021	131275	MILLER-BRADFORD & RISBERG, INC	HWY NEW GREY	44.00
			HWY MULTIFASTER	244.56
				288.56
02/04/2021	131276	MILWAUKEE SPRING & ALIGNMENT	HWY SPRING, ROLLER KIT	617.63
02/04/2021	131277	NATHAN & ANGELA SCHOEPP	0915098 2020 TAX REFUND	4,688.42
02/04/2021	131278	NATIONWIDE RETIREMENT SOLUTIONS	RETIREMENT PD 1-29-21	1,554.09
02/04/2021	131279	OFFICE COPYING EQUIPMENT, LTD	FD SHARP MX3070N CONTRACT	134.16
			CRT SHARP 3571 CONTRACT	11.11
				145.27
02/04/2021	131280	PCP SOUTH LLC	0919998005 2020 TAX REFUND	23.02
02/04/2021	131281	PREMIUM WATERS, INC	P&R WATER	37.99
			HWY WATER	45.00
			HWY WATER	69.75
			CRT WATER	34.75
				187.49
02/04/2021	131282	PRODE BRANDON PASCUAL	0930098001 2020 TAX REFUND	164.49
02/04/2021	131283	PROHEALTH CARE MEDICAL ASSOCIATES	FD EXAMS	343.00
02/04/2021	131284	QUARLES & BRADY LLP	SW SEWERAGE SYSTEM REV BONDS - CLEAN WAT	8,000.00
02/04/2021	131285	RUNDLE-SPENCE	P&R SLOAN SEN FCT	482.40
02/04/2021	131286	SAFELITE AUTOGLASS	FD WINDSHIELD REPAIR	102.97
02/04/2021	131287	SCOTT ANDERSON	0921030 2020 TAX REFUND	5,890.68

Check Date	Check	Vendor Name	Description	Amount
02/04/2021	131288	SHERWIN INDUSTRIES	HWY MANHOLE PROTECTION RINGS	689.94
02/04/2021	131289	SOFT WATER, INC.	FD SOLAR SALT	15.00
02/04/2021	131290	STATE OF WI COURT FINES & ASSMTS	CRT STATES SHARE OF COURT COSTS	6,769.54
			CRT STATES SHARE OF COURT COSTS	6,725.10
				13,494.64
02/04/2021	131291	STRYKER SALES CORPORATION	FD EQUIP REPAIR	8,170.20
02/04/2021	131292	VERIZON	FD AIR CARDS	42.12
02/04/2021	131293	VILLAGE OF PEWAUKEE	VILLAGE OF PEWAUKEE/SHARED PARK & REC PR	946.11
			SW SEWER STUDY	8,611.88
			1ST QTR LAKE PATROL	6,381.20
			4TH QTR FLOW CHARGES	22,439.16
				38,378.35
02/04/2021	131294	VILLAGE OF SUSSEX	P&R HENNA TATTOO WORKSHOP	45.00
02/04/2021	131295	WAUKESHA CO TECHNICAL COLLEGE	FD TRAINING	302.80
			FD TRAINING	16.00
				318.80
02/04/2021	131296	WAUKESHA CO TREASURER	P&R LEARN TO SKATE PROGRAM	720.00
			IT ANNUAL HOSTING FEE GIS	400.00
			CRT COUNTY JAIL ASSESSMENTS	1,943.98
			CRT COUNTY JAIL ASSESSMENTS	1,888.01
				4,951.99
02/04/2021	131297	WI SOCIETY OF FIRE SERVICE INSTRUCT	FD ANNUAL CONFERENCE REGISTRAATION	225.00
02/04/2021	131298	WI SUPREME COURT	CRT CONTINUING JUDICIAL EDUCATION	700.00
02/04/2021	131299	WILLIAM & LAURA DUNDON	0914056 2020 TAX REFUND	2,306.50
02/04/2021	131300	WISCONSIN ELECTRIC POWER	0955989001 2020 TAX REFUND	2,856.00
02/04/2021	131301	WISCONSIN LEGAL BLANK	CRT ENVELOPES	446.00
02/04/2021	131302	WISCONSIN MUNICIPAL COURT CLERKS AS	CRT CLERKS ASSOCIATION DUES	135.00
02/04/2021	131303	WOREIM LIMITED PARTNERSHIP	0963023 2020 TAX REFUND	1,204.00
02/05/2021	242(E)	DIVERSIFIED BENEFIT SERVICES, INC.	Flex Spend	914.12
02/05/2021	243(E)	DELTA DENTAL	Dental Clearing	1,572.50
02/11/2021	131304	AILCO EQUIPMENT FINANCE GROUP	IT ENGINEERING PLOTTER LEASE FEB	412.00
02/11/2021	131305	ALI & HAMMAD LLC	IT SHIPPING	60.45
02/11/2021	131306	ALL CITY COMMUNICATIONS INC.	SW ANSWERING SERVICE	131.94
02/11/2021	131307	ALPHA OMEGA CLEANING, INC.	P&R JANITORIAL SERVICES	142.00
02/11/2021	131308	ARROWHEAD SCHOOL DISTRICT	FEB SETTLEMENT 2020 TAX ROLL	7,500.23
02/11/2021	131309	AT&T CAROL STREAM IL	TELEPHONE	1,190.15
02/11/2021	131310	AT&T MOBILITY	FD AIR CARDS	451.37
02/11/2021	131311	BADGER METER	SW BEACON HOSTING	241.56
02/11/2021	131312	CINTAS CORPORATION #184	FD MATS	61.14
02/11/2021	131313	CIVICPLUS	IT WEBSITE RENEWAL	6,478.47
02/11/2021	131314	COMMUNICATIONS ENGINEERING CO	IT JUDGES DOOR CARD READER	4,989.06
02/11/2021	131315	CTACCESS	IT HELP WITH LASERFICHE	503.75
02/11/2021	131316	DWD-UI	JAN 2021 UNEMPLOYMENT	971.26
02/11/2021	131317	ELLIOTT ACE HARDWARE	P&R GORILLA GLUE, SNOWTHROWER KEYS, SCRE	80.53
02/11/2021	131318	HAMILTON SCHOOL DISTRICT	FEB SETTLEMENT 2020 TAX ROLL	218,029.85
02/11/2021	131319	IMEG CORP	ENG BUSSE ROAD BRIDGE REPLACEMENT	150.00
02/11/2021	131320	JAMES & HEATHER PATZER	0936203 2020 TAX REFUND	3,121.37
02/11/2021	131321	JENNIFER SCHOLTKA	P&R ZUMBA GOLD SESSION 1	330.00
02/11/2021	131322	JOHN'S DISPOSAL SERVICE	ENG GARBAGE/RECYCLING	51,754.12
02/11/2021	131323	LIFE-ASSIST INC	FD SAFETY RESTOCK	999.64

Check Date	Check	Vendor Name	Description	Amount
			FD QUICKLOOK AED	170.00
			FD GLOVES	750.00
				1,919.64
02/11/2021	131324	MARY FIRNROHR	P&R TAI CHI SESSION 1	190.40
02/11/2021	131325	MATTHEW AND NANCY RECH	0934161 2020 TAX REFUND	5,686.98
02/11/2021	131326	MENARDS	P&R LIGHT BULBS, COIL DRILL BIT	113.83
			SW MIDLAND SPECIAL ORDER	179.98
				293.81
02/11/2021	131327	NORTHERN LAKE SERVICE, INC	SW WATER TESTING	84.00
			SW WATER TESTING	63.00
			SW WATER TESTING	231.00
			SW WATER TESTING	84.00
			SW WATER TESTING	63.00
				525.00
02/11/2021	131328	OFFICE COPYING EQUIPMENT, LTD	BLD SHARP MX3070N CONTRACT	118.01
			ENG SHARP MX4070N CONTRACT	205.47
				323.48
02/11/2021	131329	PETER AMENDA	0889016001 2020 TAX REFUND	3,303.16
02/11/2021	131330	PEWAUKEE SCHOOL DISTRICT	FEB SETTLEMENT 2020 TAX ROLL	4,443,800.67
02/11/2021	131331	PREMIUM WATERS, INC	P&R WATER	29.49
			P&R WATER	63.49
			P&R WATER	71.99
			P&R WATER	29.49
				194.46
02/11/2021	131332	R&R INSURANCE SERVICES	WORKERS COMP	27,357.00
02/11/2021	131333	R.A. SMITH & ASSOC., INC.	SW SWAN VIEW LIFT	6,415.55
02/11/2021	131334	RICHMOND SCHOOL DISTRICT	FEB SETTLEMENT 2020 TAX ROLL	13,316.37
02/11/2021	131335	RUEKERT & MIELKE, INC.	ENG SHADY LANE DESIGN & BIDDING	1,995.25
			ENG DETENTION POND SITE SURVEY	6,999.90
			ENG OAK & PENINSULA RECONSTRUCTION	4,603.44
			ENG CHRIST EVAN EROSION CONTROL	387.85
			ENG STEEPLECHASE PH 2 CONSTRUCTION REVIE	97.50
			ENG NORTHMOUND INDUSTRIAL EROSION CONTRO	362.47
			ENG KLEIN DICKERT EROSION CONTROL	754.91
			ENG SWAN VIEW CONSTRUCTION REVIEW	537.44
			ENG GLEN AT PARKWAY CONSTRUCTION ADMIN	1,211.44
			ENG JOSEPH ROAD DESIGN	2,855.22
			SW GENERAL SERVICES	533.50
			SW WELL 5 HMO FILTRATION	3,445.60
			SW WATER MODEL UPDATE	384.00
			SW DEER HAVEN WELL MAINT	2,547.35
			SW WELL 5 REHAB	660.00
				27,375.87
02/11/2021	131336	SCHLUETER NUMBER 4 LLC	0961997019 2020 TAX REFUND	15,558.78
02/11/2021	131337	SCOTT SCHAEFER	0933019 2020 TAX REFUND	11,620.06
02/11/2021	131338	TRI-COUNTY WATERWORKS ASSOC.	SW WATERWORKS CONT EDUCATION	40.00
02/11/2021	131339	VILLAGE OF PEWAUKEE	JANUARY LIFEQUEST COLLECTIONS	26,071.04

Check Date	Check	Vendor Name	Description	Amount
			P&R FIRE INSPECTIONS KIWANIS	41.65
			2020 PARK & REC TRUE UP	40,019.32
				66,132.01
02/11/2021	131340	WATER REMEDIATION TECHNOLOGY	SW BASE TREATMENT CHG	3,590.23
02/11/2021	131341	WAUKESHA CO TECHNICAL COLLEGE	FEB SETTLEMENT 2020 TAX ROLL	304,489.62
02/11/2021	131342	WAUKESHA CO TREASURER	ENG 2020 HHW	732.05
			ENG 2020 COMPOSTING PROGRAM	10,604.27
			FEB SETTLEMENT 2020 TAX ROLL	1,528,390.77
				1,539,727.09
02/11/2021	131343	WAUKESHA SCHOOL DISTRICT	FEB SETTLEMENT 2020 TAX ROLL	2,955,430.19
02/11/2021	131344	WISCONSIN DEPARTMENT OF	HR EXAMS	10.00

100 TOTALS:

Total of 180 Disbursements: 11,391,874.86

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.

DATE: February 15, 2021

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding a Conditional Use Permit for the Property Located at N16 W22420 Watertown Road (PWC 0957-986) for a 72-Unit Multiple-Family Apartment Use and an Amendment to the Existing Conditional Use Permit Granted to DBTM Associates, Dated February 24, 1993 and Amended June 25, 1999, to Remove the Property Located at N16 W22420 Watertown Road and the Existing Residential Planned Unit Development Use of 72 Condominium Units Used by the General Electric Medical Systems Division in Exclusive Conjunction with the Training Center Based on the Public Hearing Held on February 1st, 2021 [Fuchs]

BACKGROUND:

At their January 21, 2021 meeting, the Plan Commission recommended approval of the Conditional Use Permit for 72 market rate apartments and an amendment to the existing Conditional Use Permit to remove the land and 72 condominium units use.

Please see the staff report and application materials for additional information.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Rivers Edge Staff Report
Rivers Edge Conditional Use Narrative
Rivers Edge Site Plans pages 1-20
Rivers Edge Site Plans pages 21-34
Rivers Edge Draft Conditional Use Permit
GE Draft Conditional Use Permit Amendment

Office of the Planning & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of January 21, 2021

Date: January 11, 2021

Project Name: River Edge Apartments Conditional Use Application and Amendment

Project Address/Tax Key No.: N16W22420 Watertown Road/PWC 0957986

Applicant: Rivers Edge Holdings, LLC

Property Owner: GE Precision Healthcare LLC

Current Zoning: Rm-3 Multiple-Family Residential District

2050 Land Use Map Designation: Medium Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: The Fox River to the north and west, Waukesha County Pewaukee to Brookfield trail corridor to the south, and City of Brookfield to the east

Project Description/Analysis

The applicant, Rivers Edge Holdings, LLC, filed a Conditional Use Permit Application requesting approval to utilize the existing GE Condominiums as market rate apartments. As part of this request, the existing Conditional Use Permit for DBTM Associates/GE Medical Systems Division must be amended to remove the condominium use and that land from the existing Permit.

The applicant is in the process of purchasing the subject development from GE Precision Healthcare, LLC. The current allowed use of this property per an existing Conditional Use Permit is for a residential planned unit development of 72 condominium units to be used by the General Electric Medical Systems Division in exclusive conjunction with the Training Center.

The subject property is zoned Rm-3 Multiple-Family Residential District and designated as Medium Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas on the City's Year 2050 Land Use/Transportation Plan map.

The subject development consists of 4 buildings on the parcel, each with 18 units, for a total of 72 units.

The Rm-3 District allows, as a permitted use, three to eight unit multiple-family structures with one 2-car attached or detached garage. As these are 12-unit buildings they are not permitted as a matter of right. They are, however, allowed via Conditional Use Permit under Section 17.0416(c), which allows individual buildings to contain up to 40 units in the Rm-3 District.

As part of the sale of this property, the current property owner will be requesting to fill and close off the existing tunnel under Watertown Road to eliminate the connection between the two developments.

Staff does not necessarily object to this, but details of the closure will need to be submitted and reviewed and approved by the Engineering Department.

The applicant also plans to add a decorative fence around the storm water management pond. Staff finds that this is a minor change and may be reviewed by staff under a Zoning Permit or a Minor Site Plan Amendment.

The applicant has stated that in the future they may propose multi-family residential buildings, a clubhouse and a pool on the property. This has not been reviewed by staff. There is floodplain on the property, which requires a 75-foot setback. Lot coverage, density, building separation requirements may also be issues with additional development at this location. In general, staff is not aware at this time if there is sufficient developable space for these improvements. Moreover, storm water management requirements must be met if additional impervious surface is being added to the site. The applicant has been made aware that future improvements will require review and approval by the City.

Recommendation

A motion to approve the request for a Conditional Use and Conditional Use Amendment to operate the existing River Edge multiple-family development as market rate apartments.

Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
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PETITION FOR CONDITIONAL USE

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin for a Conditional Use Permit for the purpose of: See Attached Project Narrative

Legal description of property – Please attach.

Common property description or name: RiversEdge Apartments

Property Address: N16W22330-N16W22360, and N16W22420 **Tax Key Number(s):** PWC 0957986

Property owner(s) (Full Legal Name): Watertown Rd. GE Precision Healthcare LLC

Owner's Address: 3000 N Grandview Blvd. **City/State/Zip:** Waukesha, WI 53188

Phone: 518-281-2088 **Email:** karol.augspurger@ge.com

Applicant (Full Legal Name):

Name: Rivers Edge Holdings, LLC

Company:

Address: 614 W. Brown Deer Road #300

City/State/Zip: Bayside, WI 53214

Phone: 414-332-8080

Email: daniel@katzprop.com

Contact Person (Full Legal Name):

Name: Bret A. Roge, Esq.

Company: Michael Best & Friedrich LLP

Address: 790 N. Water Street, Ste. 2500

City/State/Zip: Milwaukee, WI 53202

Phone: 414-271-6560

Email: baroge@michaelbest.com

Conditional Use submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
  - $400.00, plus cost for publication, notice and all attorney fees related to project
- ☐ Five (5) complete collated sets of Application materials to include:
  - A written project narrative detailing the request, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
  - Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.

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The applicant and property owner(s) hereby certify that:

1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
2) the applicant and property owner(s) has/have read and understand all information in this application; and
3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ day of _____, _____.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ day of _____, _____.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ day of _____, _____.

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: $_____. Date: _____.

RiversEdge Apartments – Project Narrative

Overview:

Rivers Edge Holdings, LLC ("Applicant") is acquiring the property commonly known as the RiversEdge Apartments located at N16W22420 Watertown Road, Pewaukee, WI 53186-1034912, tax parcel identification number PWC 0957-986 ("Property"). The Property is comprised of four (4) buildings, each with eighteen (18) residential units, located on approximately 46 acres of land. The Applicant requests that the City amend the existing Conditional Use Permit ("CUP") for the Property so that it no longer affects the Property and issue a new CUP permitting the Property to be operated as long-term multi-family housing as described in more detail below. The existing CUP would remain in effect with regard to all land it currently covers other than the Property.

Current and Future Land Use Regulations:

There are two factors currently governing the use of the Property. First, the Property is subject to a CUP recorded as Reel 1663, Image 0342 in the Waukesha County, WI Register's Office, as amended by amendment recorded as Reel 2976, Image 0973 therein ("Existing CUP"). The Existing CUP allows the Property to be used as transient housing for employees of General Electric ("GE") who are training at the GE facility located across Watertown Road from the Property. Second, the Property is zoned RM-3, which allows for multi-family residential development of buildings up to eight (8) units each pursuant to Section 17.0416 of City of Pewaukee ordinances.

The Applicant is requesting two changes to the current land use plan for the Property. First, the Applicant requests that the City amend the Existing CUP to remove the Property so that the Property can be used for multi-family housing. Second, because the buildings on the Property have eighteen (18) units each, use of the Property for multi-family use would be a conditional use pursuant to Section 17.0500 of City of Pewaukee ordinances, permitting "Residential planned unit development (PUD) . . . with no individual building containing more than 40 dwelling units." As such, the Applicant requests that the City issue a new CUP allowing the Property to be operated as multi-family housing pursuant to Section 17.0500 of City of Pewaukee ordinances.

Project and Applicant Details:

The Applicant is an affiliate of Milwaukee-based Katz Properties, Inc., a very experienced multi-family property manager that has developed and owned thousands of units of multi-family property over the past several decades. The Applicant will acquire the existing buildings and all land comprising the Property as depicted and described in the enclosed elevations, site plans, drainage plans, and other materials. The Applicant will convert the Property from its current use as transient housing into multi-family housing. Rents for the Property will be at market rates. Upon acquisition of the Property, the Applicant will make various improvements to the interior and exterior of the existing buildings to make them more marketable and compatible with multi-family use, including but not limited to remodeling kitchens and/or bathrooms in the residential units and upgrades to common areas. Based on the Applicant's review of the Property, certain upgrades may also be made to the area around the stormwater retention pond on the south side of the Property, which improvements may include the construction of a decorative fence around the pond for safety reasons. Also, there is currently a tunnel under Watertown Road connecting the Property with the GE facility on the other side of Watertown Road, allowing persons staying at the Property to get to

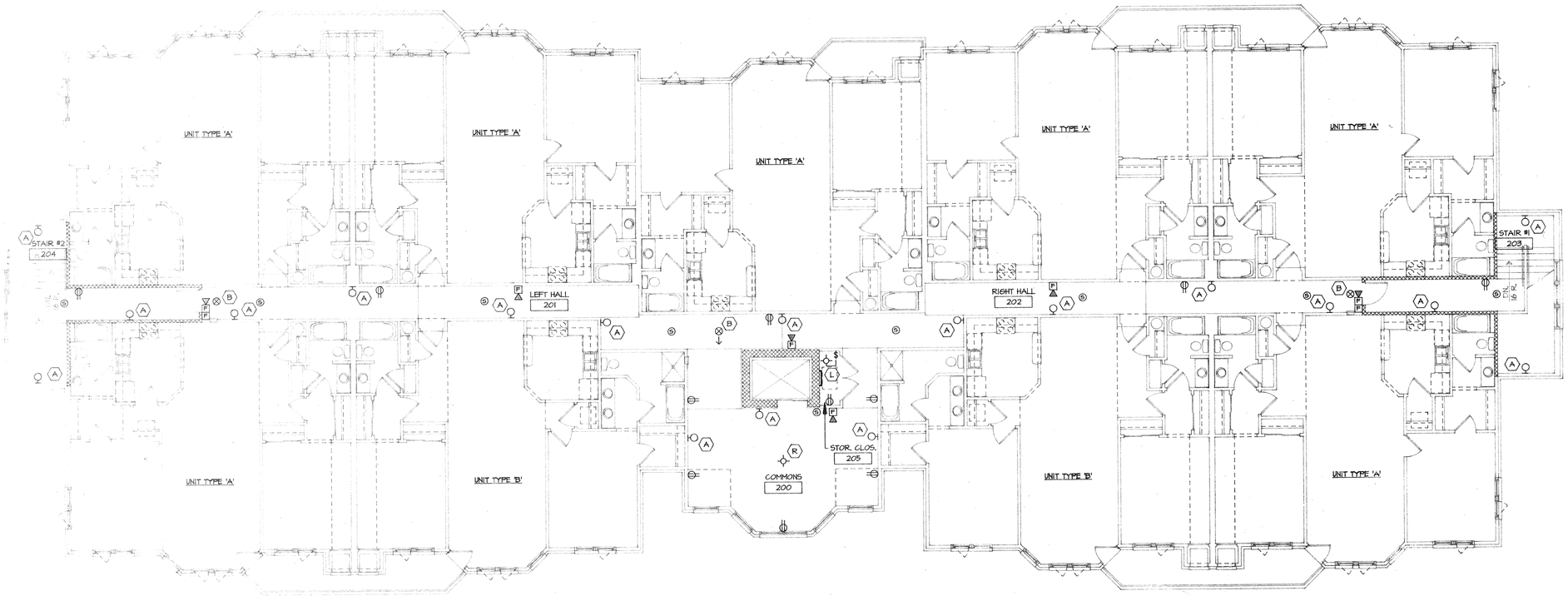
the GE facility without having to cross Watertown Road. GE will be filling this tunnel with concrete to eliminate future direct access between the two properties.

The Applicant expects that it will complete its initial improvements to the Property within several months after acquiring the Property. After completing such improvements, the Applicant expects that the value of the Property will be increased from the purchase price of $12,800,000.00. In addition, though not part of this application, the Applicant expects that it will seek future approvals from the City to construct additional multi-family residential buildings on the Property, which would further increase the value of the Property.

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE NORTH 89° 15' 01" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 795.95 FEET TO POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE W.I.C.T. RAILROAD AND THE PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED LANDS; THENCE 888.55 FEET ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 2324.83 FEET; WHOSE CHORD BEARS SOUTH 65° 44' 50" WEST, 883.15 FEET TO A POINT; THENCE NORTH 58° 15' 59" WEST, 81.22 FEET TO A POINT; THENCE SOUTH 52° 51' 24" WEST, 138.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WATERTOWN ROAD; THENCE NORTH 58° 15' 59" WEST ALONG SAID RIGHT-OF-WAY LINE, 643.37 FEET TO A MEANDER LINE ALONG THE FOX RIVER; THENCE ALONG SAID MEANDER LINE THE FOLLOWING COURSES; THENCE NORTH 27° 41' 58" EAST, 154.96 FEET TO A POINT; THENCE NORTH 33° 12' 09" EAST, 215.57 TO A POINT; THENCE NORTH 15° 55' 45" EAST, 299.50 FEET TO A POINT; THENCE NORTH 01° 03' 51" WEST, 151.09 FEET TO A POINT; THENCE NORTH 07° 26' 51" WEST, 148.52 FEET TO A POINT; THENCE NORTH 07° 38' 09" WEST, 140.66 FEET TO A POINT; THENCE NORTH 44° 25' 14" EAST, 121.32 FEET TO A POINT; THENCE SOUTH 76° 31' 48" EAST, 39.04 FEET TO A POINT; THENCE SOUTH 12° 40' 40" EAST, 185.52 FEET TO A POINT; THENCE SOUTH 47° 03' 52" EAST, 149.79 FEET TO A POINT; THENCE SOUTH 59° 56' 11" EAST, 131.91 FEET TO A POINT; THENCE NORTH 76° 47' 52" EAST, 175.42 FEET TO A POINT; THENCE NORTH 46° 47' 13" EAST, 247.02 FEET TO A POINT; THENCE NORTH 71° 47' 38" EAST, 249.58 FEET TO A POINT; THENCE SOUTH 58° 33' 45" EAST, 766.34 FEET TO A POINT; THENCE SOUTH 23° 44' 53" EAST, 296.55 FEET TO A POINT; THENCE NORTH 62° 02' 33" EAST, 216.32 FEET TO A POINT; THENCE NORTH 25° 22' 00" WEST, 125.44 FEET TO A POINT; THENCE SOUTH 86° 25' 37" WEST, 95.73 FEET TO A POINT; THENCE NORTH 01° 16' 27" EAST, 134.26 FEET TO A POINT; THENCE SOUTH 88° 10' 11" EAST, 251.31 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGDALE ROAD; THENCE SOUTH 01° 25' 18" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 561.87 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID W.I.C.T. RAILROAD; THENCE SOUTH 84° 19' 37" WEST, ALONG SAID RIGHT-OF-WAY LINE, 455.67 FEET TO A POINT; THENCE 309.59 FEET, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 2324.83 FEET; WHOSE CHORD BEARS SOUTH 80° 30' 43" WEST, 309.36 FEET TO THE POINT OF BEGINNING. INCLUDING HEREIN ANY LAND LYING BETWEEN SAID MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF THE FOX RIVER. EXCEPTING THEREFROM THOSE LANDS CONVEYED TO WAUKESHA COUNTY IN WARRANTY DEED RECORDED DECEMBER 03, 2008 AS DOCUMENT NO. 3613235.



SECOND FLOOR ELECTRICAL PLAN

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

N.O.T.E.: ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

SHEET E-3

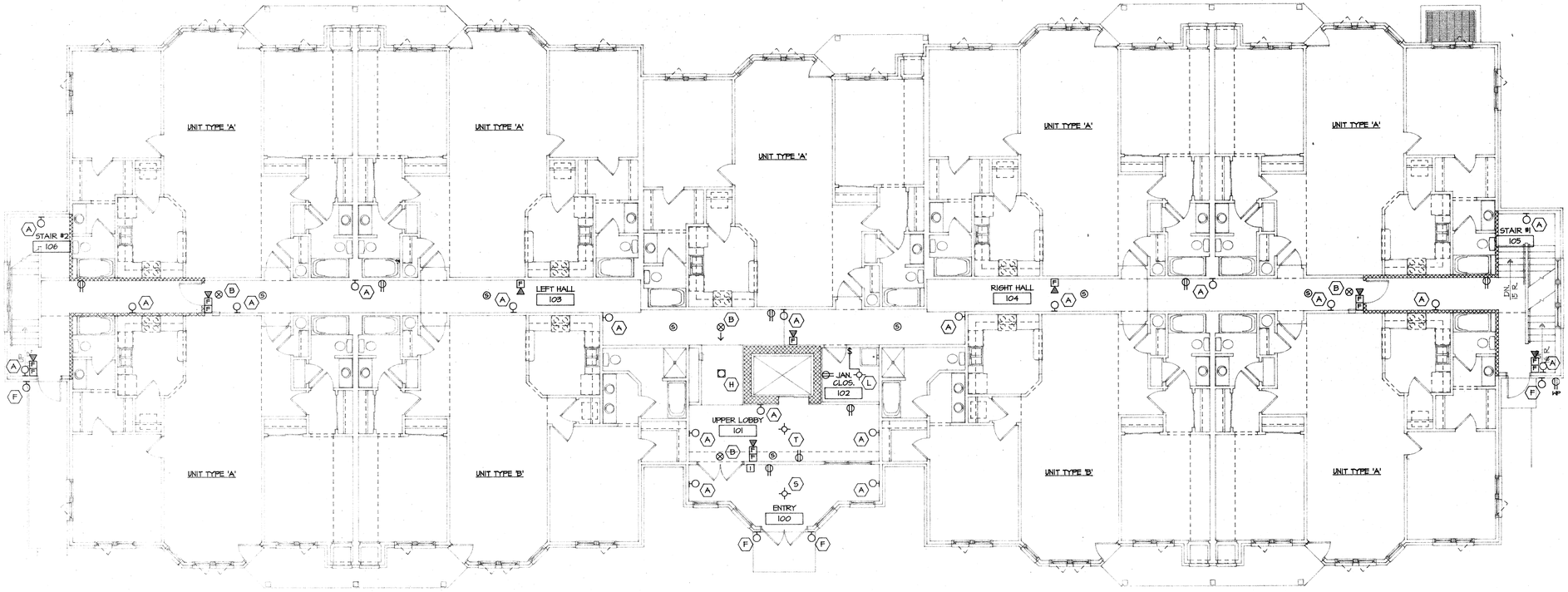
DATE ISSUED 08 JULY '93
DATE DRAWN 30 JUNE '93
DRAWN BY
JOB #

PROJECT NO. 94-03

PROJECT: RIVER EDGE CONDOMINIUMS
KATERTOWN ROAD
TOWN OF MUKWONEGO, WISCONSIN

TITLE: OVERALL SECOND FLOOR ELECTRICAL PLAN

DESIGNER RESERVES ALL COPYRIGHTS TO THESE DRAWINGS WHICH ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF TDI ASSOCIATES, INC. ©



FIRST FLOOR ELECTRICAL PLAN

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

N.O.T.E.: ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

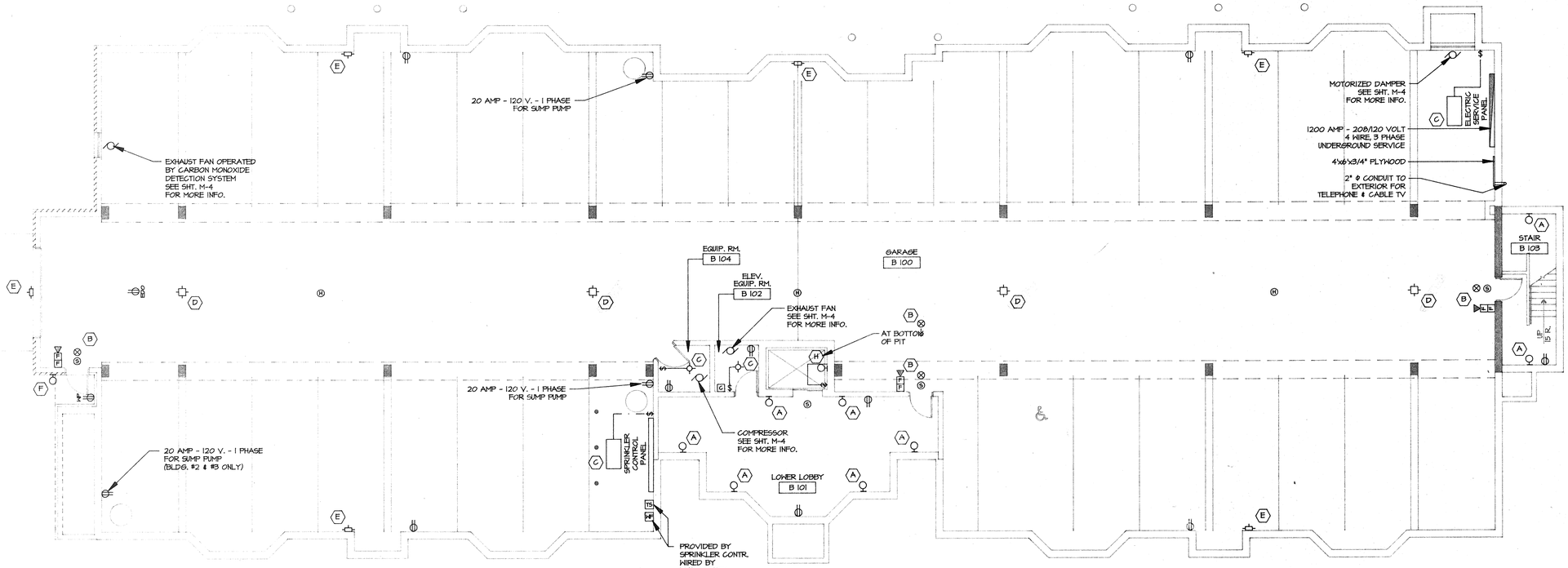
TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

SHEET E-2
PROJECT NO. 1443
DATE ISSUED 06 JULY '93
DATE DRAWN 30 JUNE '93
DRAWN BY

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF MENASHE, WISCONSIN
TITLE: OVERALL FIRST FLOOR ELECTRICAL PLAN

DESIGNER RESERVES ALL COPYRIGHTS TO THESE DRAWINGS WHICH ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF TDI ASSOCIATES, INC. ©



N O T E :

SEE SHEETS M-1 thru M-5 FOR ELECTRICAL REQUIREMENTS FOR H.V.A.C. EQUIPMENT INCLUDING ELECTRC HEAT

BASEMENT / GARAGE ELECTRICAL PLAN

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

SYMBOL LEGEND

PLAN SYMBOL	DESCRIPTION	PLAN SYMBOL	DESCRIPTION	PLAN SYMBOL	DESCRIPTION	PLAN SYMBOL	DESCRIPTION
	DUPLEX OUTLET		CEILING MOUNTED LAMP FIXTURE		TELEPHONE JACK	WF	WATER FLOW MONITOR
220 V	220 VOLT SERVICE		RECESSED CAN FIXTURE	TD	TELEPHONE / DATA JACK	TS	TEMPER SWITCH
WP	WEATHER PROTECTED OUTLET		WALL MOUNTED LAMP FIXTURE	TV	CABLE TV JACK	F	FIRE ALARM PULL STATION
	ELECTRIC DOOR OPENER		EXIT LIGHT	I	INTERCOM	FH	FIRE ALARM HORN W/STROBE
$	SINGLE POLE SWITCH		DIRECTIONAL EXIT LIGHT		CLOSED CIRCUIT VIDEO	S	SMOKE DETECTOR
$3	THREE-WAY SWITCH		CHANDELIER	T	HEAT SENSITIVE SWITCH	H	HEAT DETECTOR
$D	DIMMER SWITCH		HIGH-PRESSURE SODIUM FIXTURE - CL'G. MNT.	SNI	PHONE JUNCTION BOX	C	CONTROL MODULE
$T	TIMER SWITCH		HIGH-PRESSURE SODIUM FIXTURE - WALL MNT.		DEDICATED COMPUTER OUTLET	FAP	FIRE DEPARTMENT ACCESS PANEL
	ELECTRIC MOTOR		FLOURESCENT TUBE FIXTURE				

Skipped 7/18

B/O Kitchen
B/O Vanity

LIGHT FIXTURE SCHEDULE

TYPE	LAMPS NO.	LAMPS DRD. ABB.	DESCRIPTION	MANUFACTURER	CATALOG NO.	GLASS or SHEILDING	FINISH	MOUNTING	COMMENTS
A	1	75 W. INCAND.	WALL FIXTURE	BROWNLEE	DUNDEE 119	GLASS	BRASS	WALL	
B	1	W. FLOUR.	EXIT LIGHT	LITHONIA	FA5 2 RC	FIBERGLASS	BLACK	CEILING	
C	2	40 W. FLOUR.	4' - (2) TUBE STRIP	LITHONIA	LB 240 A	ACRYLIC	WHITE	CEILING	
D	1	150 W. HPS	CEILING PACK	BROWNLEE	HAWK TIT	POLYCARBONATE	BRONZE	CEILING	
E	1	150 W. HPS	WALL PACK	BROWNLEE	HAWK TIT	POLYCARBONATE	BRONZE	WALL	
F	1	100 W. INCAND.	WALL LANTERN	-	-	-	-	WALL	EXTERIOR
G	1	75 W. INCAND.	WALL LANTERN Exterior	BROWNLEE	WASHINGTON 114	POLYCARBONATE	BLACK	WALL	
H	1	100 W. INCAND.	RECESSED CAN FIXTURE	-	-	-	WHITE	CEILING	
I	1	75 W. INCAND.	CEILING FIXTURE	STARLIGHT	LP 1000	ACRYLIC	WHITE	CEILING	
J	1	75 W. INCAND.	WALL FIXTURE	-	-	-	BRASS	WALL	
K	3	60 W. INCAND.	FAN / LIGHT	-	-	-	-	CEILING	SELECTION BY OWNER
L	1	150 W. INCAND.	PORCELAIN SOCKET	P/S	-	NONE	WHITE	CEILING	
M	1	40 W. FLOUR.	CEILING FIXTURE	STARLIGHT	SL 7052-59	ACRYLIC	BLEACHED OAK	CEILING	
N	1	75 W. INCAND.	WALL FIXTURE	STARLIGHT	SL 7434-58	GLASS	BRASS	WALL	
O	1	75 W. INCAND.	CEILING FIXTURE	STARLIGHT	SL 8610-01	WHITE GLASS	BRASS	CEILING	
P	-	W. INCAND.	CHANDELIER 35 of 36	STARLIGHT	SL 8042	GLASS	BRASS	CEILING	
Q	1	100 W. INCAND.	PORCELAIN SOCKET	P/S	-	NONE	WHITE	WALL	
R	-	W. INCAND.	CHANDELIER	-	-	-	-	CEILING	SELECTION BY OWNER
S	-	W. INCAND.	CHANDELIER	-	-	-	-	CEILING	SELECTION BY OWNER
T	-	W. INCAND.	CHANDELIER	-	-	-	-	CEILING	SELECTION BY OWNER

N O T E : ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

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1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '98 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

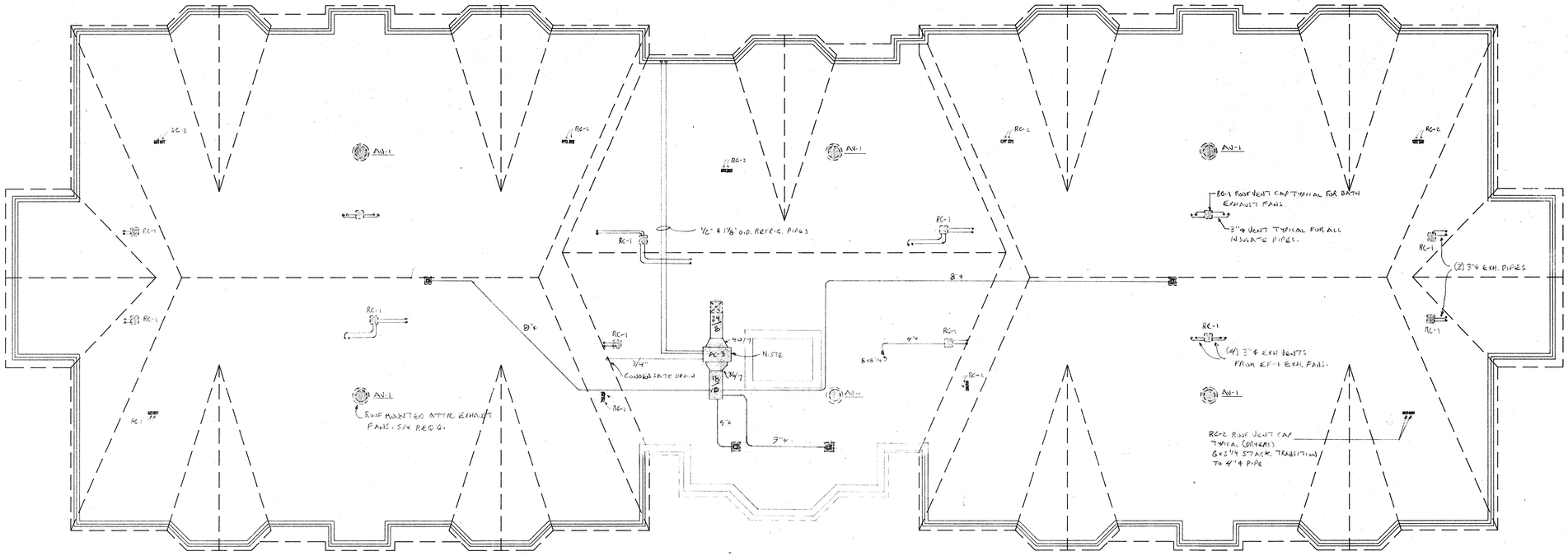
TITLE: BASEMENT / GARAGE ELECTRICAL PLAN

DATE ISSUED 08 JULY '98
DATE DRAWN 08 JULY '98
DRAWN BY MDL

SHEET E-1

PROJECT NO. 394-98

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ATTIC H.V.A.C. PLAN

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

NOTE:

REFER TO SHEET M-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND EQUIPMENT SPECIFICATIONS.

SET AC-3 ON MIN. 1/2" THICK PLYWOOD ON TRUSS CHORD SET UNIT ON VIBRATION ISOLATORS. 125 LBS. SECOND FLOOR UNIT FIRST FLOOR UNIT SUSPEND WITH VIBRATION ISOLATORS FROM CEILING JOIST.

REVISIONS: 17 SEPT. '93 GENERAL REVISIONS

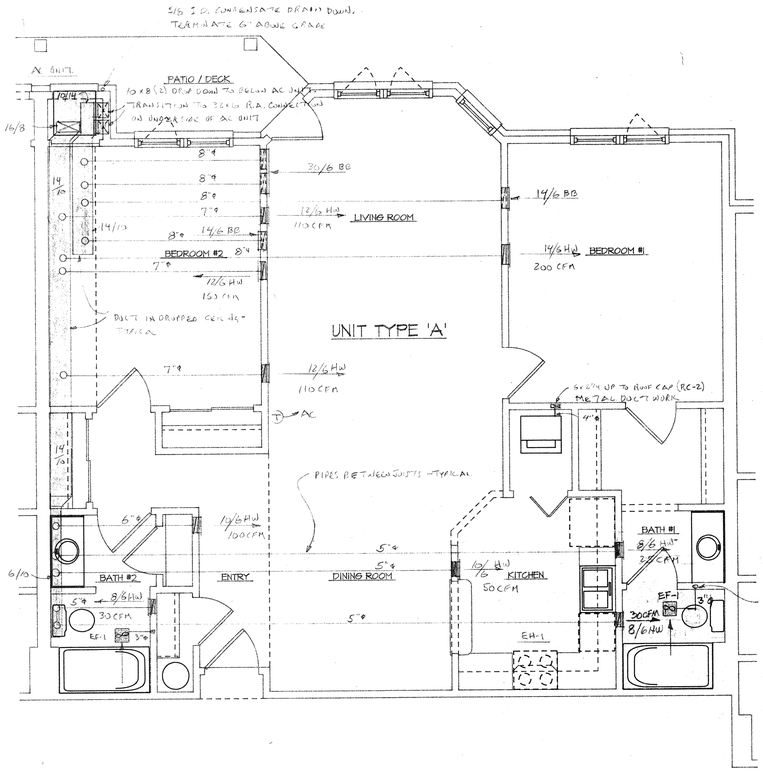
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1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

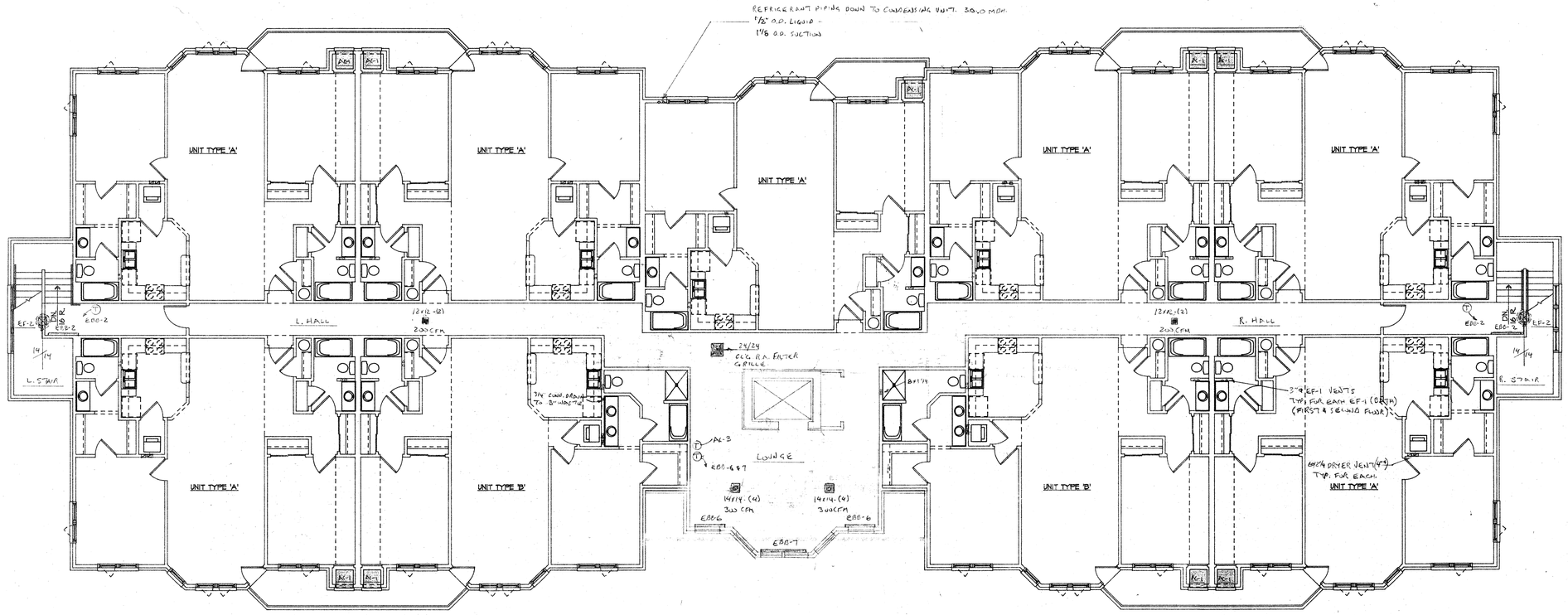
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PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN
TITLE: ATTIC H.V.A.C. PLAN

DATE ISSUED
DATE DRAWN
7-7 MAR. '95
DRAWN BY
EJH

SHEET M-5
PROJECT NO. 194-93


5/8 I.D. CONDENSATE DRAIN DOWN. TERMINATE 6" ABOVE GRADE
A/C UNIT
PATIO / DECK
10'x8' (2) DRIP DOWN TO BELOW AC UNIT
TRANSITION TO 3/4" I.D. R.A. CONNECTION IN UNDERSIDE OF AC UNIT
16/8
10/14
14/10
14/10
8'9
8'9
8'9
7'9
8'9
7'9
7'9
6'9
5'9
5'9
5'9
5'9
3'9
5'4
3'9
3'9
3'9



SECOND FLOOR H.V.A.C. PLAN

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

NOTE:

COMBINE FOUR (4) EF-1 VENTS INTO ONE ROOF CAP RC-1.

COMBINE TWO (2) EF-1 VENTS INTO ONE ROOF CAP RC-1.

EACH DRYER VENT TO TERMINATE INTO ONE ROOF CAP. RC-2.

REFER TO SHEET M-4 FOR ALL GENERAL NOTES AND SPECIFICATIONS AND EQUIPMENT SPECIFICATIONS.

REFER TO SHEET M-4 FOR UNIT A AND B 1/4" SCALE DRAWINGS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: IC SEPT. '93 GENERAL REVISIONS

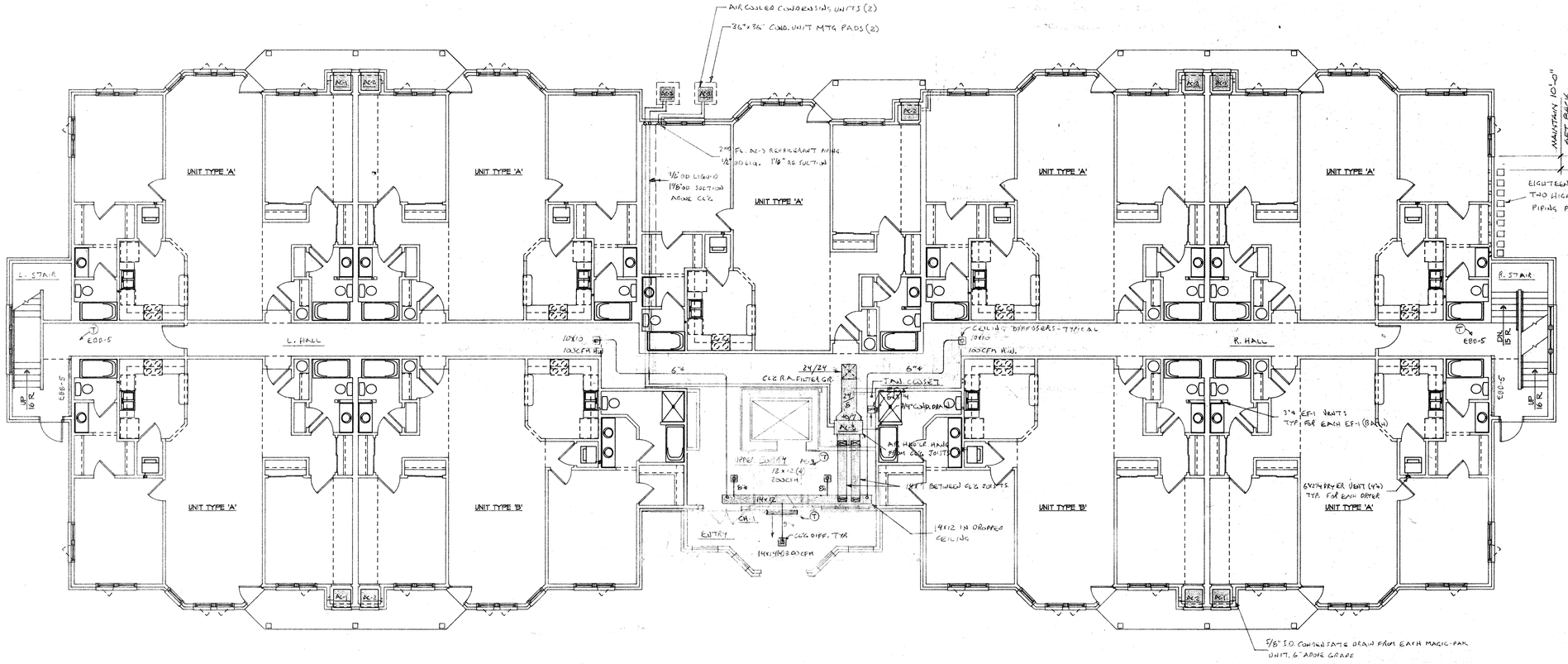
PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
PATERSON ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: SECOND FLOOR H.V.A.C. PLAN

DATE ISSUED
DATE DRAWN
22 MAR. '93
DRAWN BY
GJH

SHEET M-3
PROJECT NO. 154-93

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FIRST FLOOR H.V.A.C. PLAN

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

NOTE:

REFER TO SHEET M-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND SCHEDULES

REFER TO SHEET M-4 FOR UNIT A AND B 1/4" SCALE DRAWINGS

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ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: FIRST FLOOR H.V.A.C. PLAN

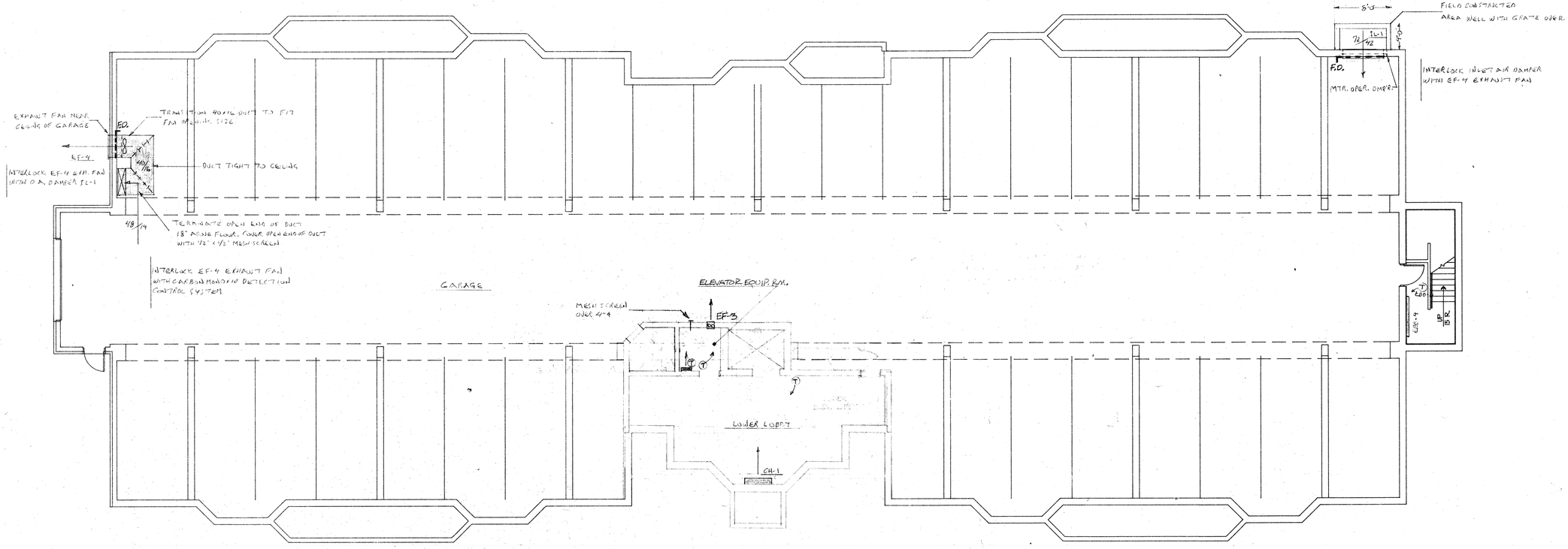
DATE ISSUED

DATE DRAWN
3-2 MAR. '15
DRAWN BY
GJH

SHEET M-2

PROJECT NO.
1514-15

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BASEMENT / GARAGE H.V.A.C. PLAN

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

NOTE:

REFER TO SHEET M-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND EQUIPMENT SCHEDULE.

REVISIONS: 10 SEPT '13 GENERAL REVISIONS

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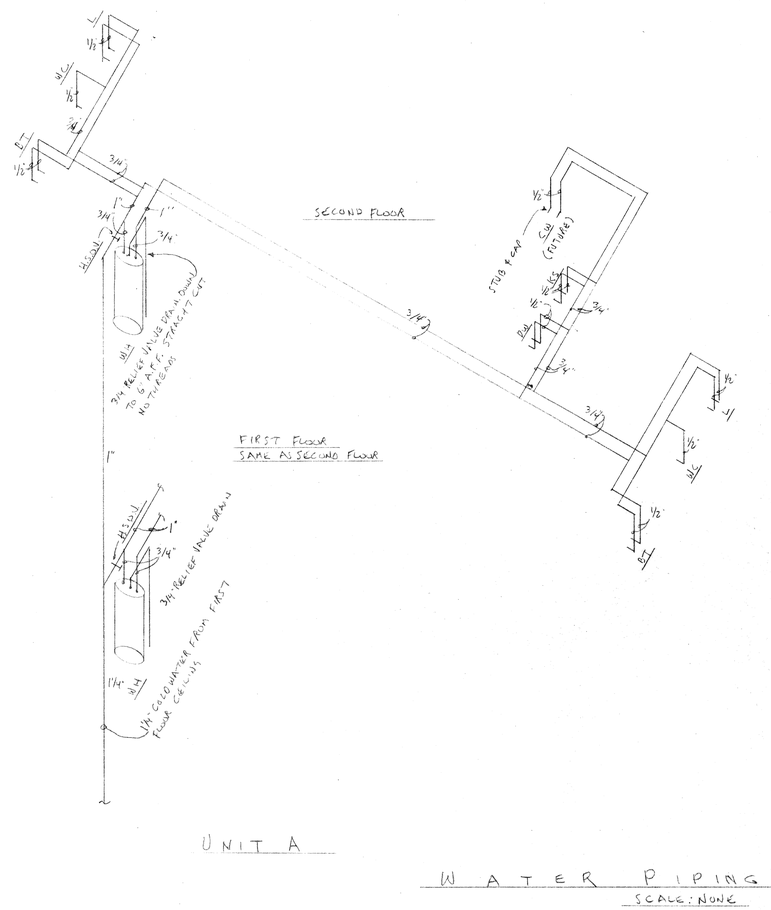
PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF MENOMONEE, WISCONSIN

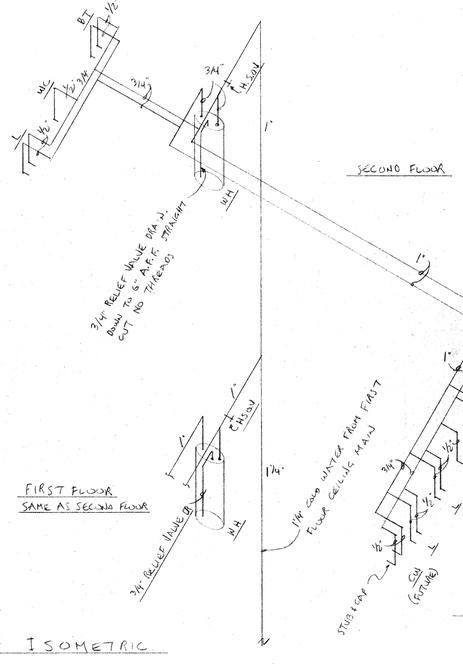
TITLE: BASEMENT / GARAGE H.V.A.C. PLAN

DATE ISSUED
DATE DRAWN
13 MAR '13
DRAWN BY
GJH

SHEET M-1

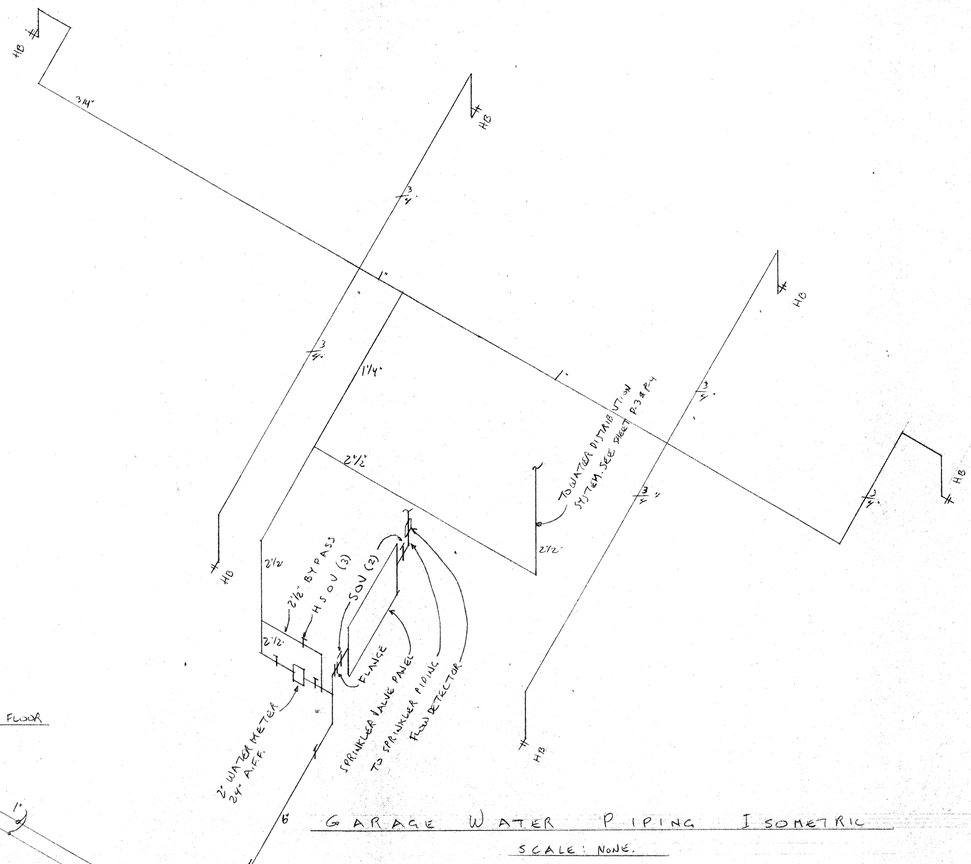
PROJECT NO. 194-13





WATER PIPING ISOMETRIC

SCALE: NONE



GARAGE WATER PIPING ISOMETRIC

SCALE: NONE.

TDI Associates, Inc.
Architects, Engineers, Planners
1285 Sunnyridge Road
Pewaukee, WI 53072 (414) 691-3400

REVISIONS 12 SEPT 08 GENERAL REVISIONS

PROJECT RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD - TOWN OF PEWAUKEE, WISCONSIN

TITLE PIPING ISOMETRIC

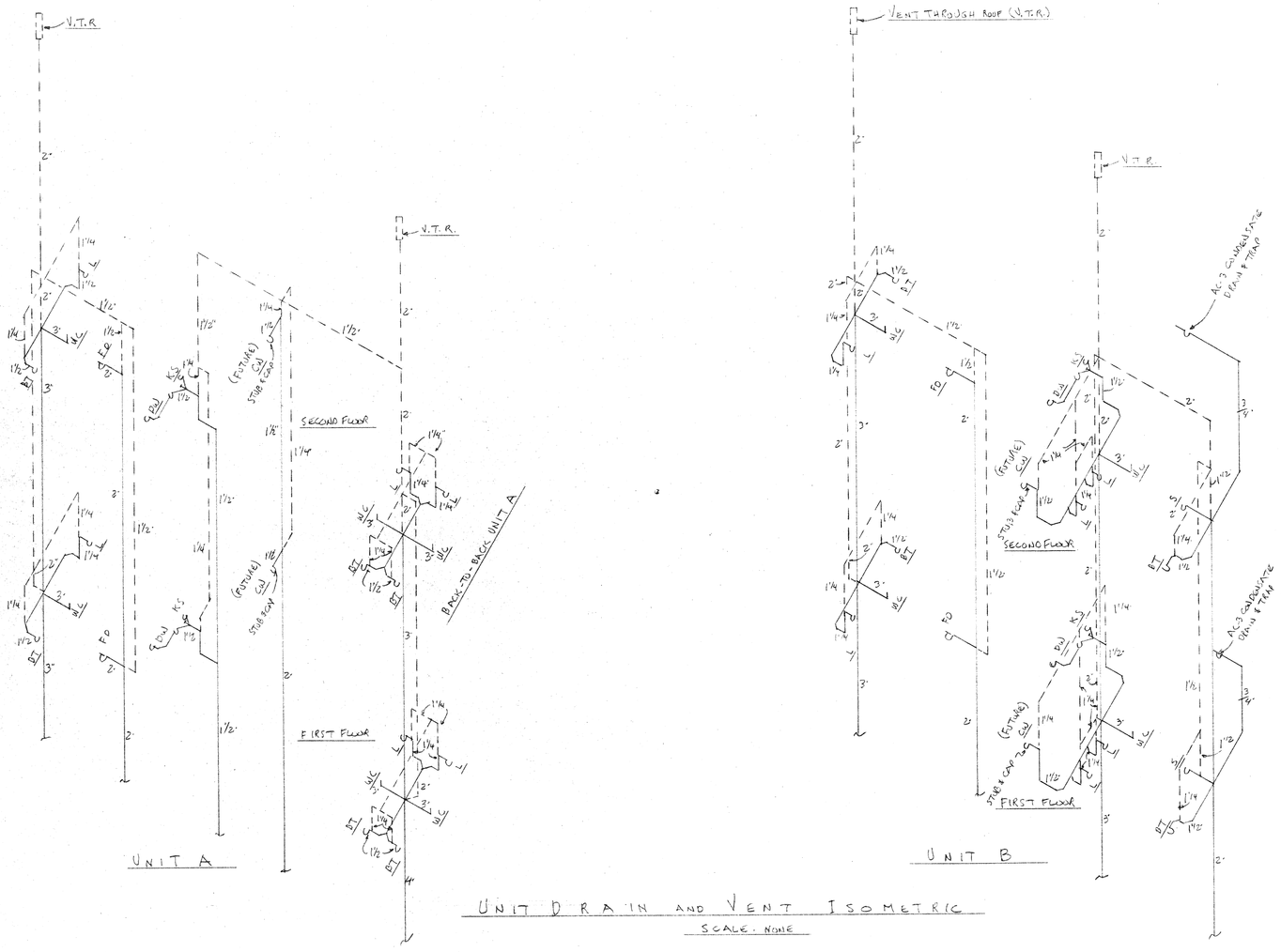
DATE ISSUED
DATE 7-25-08
DRAWN BY
CAH

SHEET P.7

PROJECT NO 08-93

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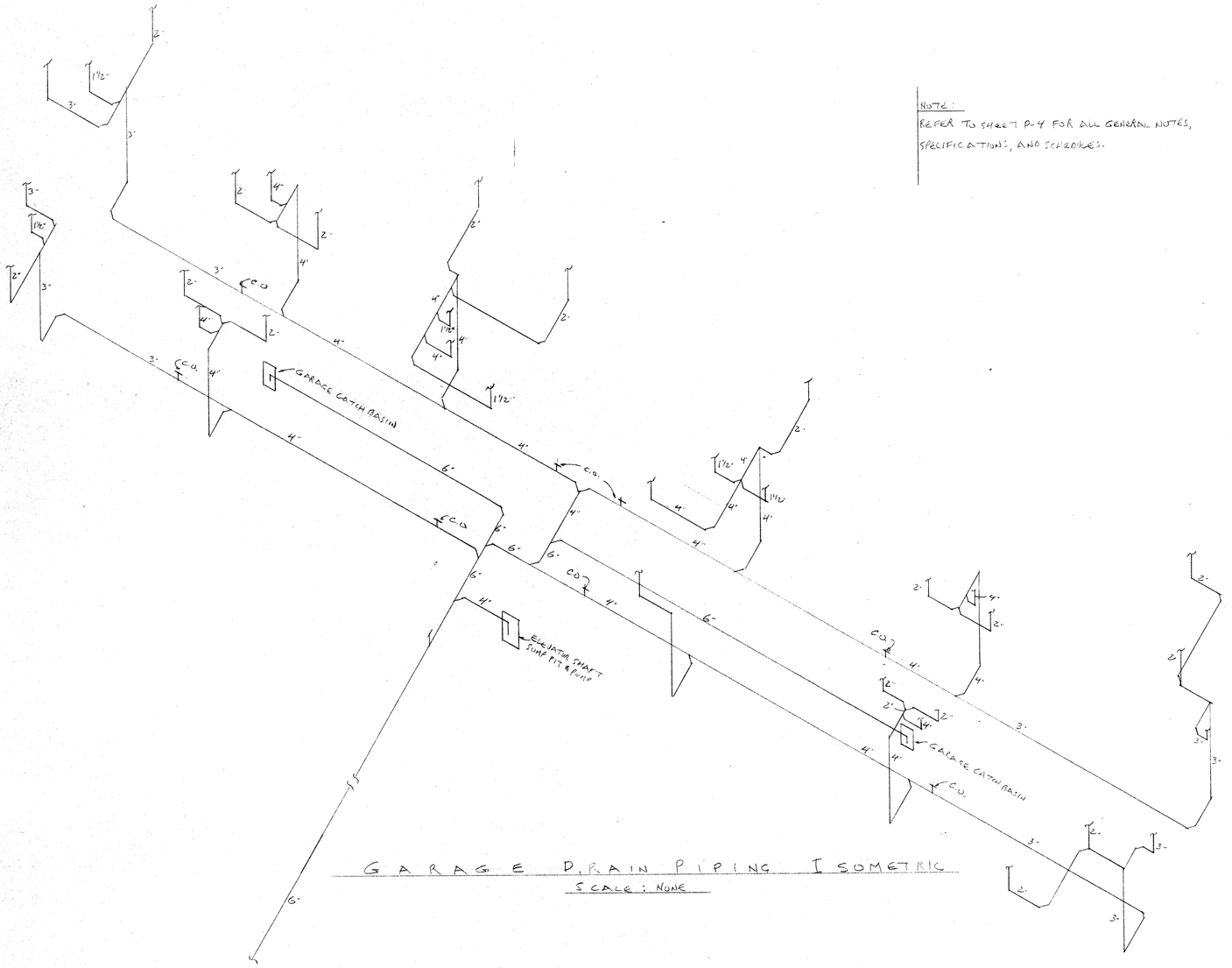
JOHN A. BAUERSCHMIDT CO. 512096



UNIT DRAIN AND VENT ISOMETRIC

SCALE: NONE

NOTE:
REFER TO SHEET P-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND SCHEDULES.



GARAGE DRAIN PIPING ISOMETRIC

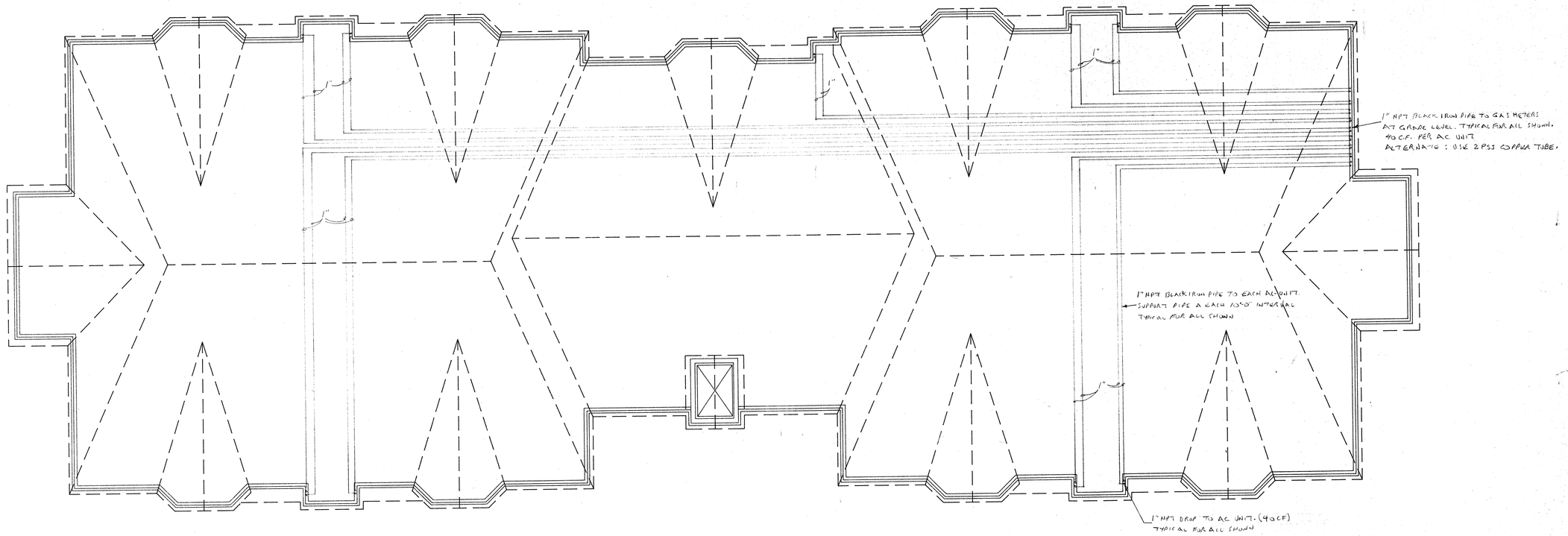
SCALE: NONE

SHEET P-6	DATE ISSUED	PROJECT	RIVER EDGE CONDOMINIUMS. GENERAL ELECTRIC MEDICAL SYSTEMS WATERTOWN ROAD; TOWN OF PEWAUKEE, WISCONSIN
PROJECT NO 159-93	DATE DRAWN 7-7-93	TITLE	PIPING ISOMETRIC'S.
	DRAWN BY GJH		

TDI Associates, Inc.
Architects, Engineers, Planners
1285 Sunnyridge Road
Pewaukee, WI 53072 (414) 691-3400

REVISIONS 10 SEPT. 93 GENERAL REVISIONS

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ATTIC PLUMBING PLAN

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

NOTE :

REFER TO SHEET P-9 FOR ALL GENERAL NOTES, SPECIFICATIONS AND SCHEDULES.

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 1 SEPT. '93 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

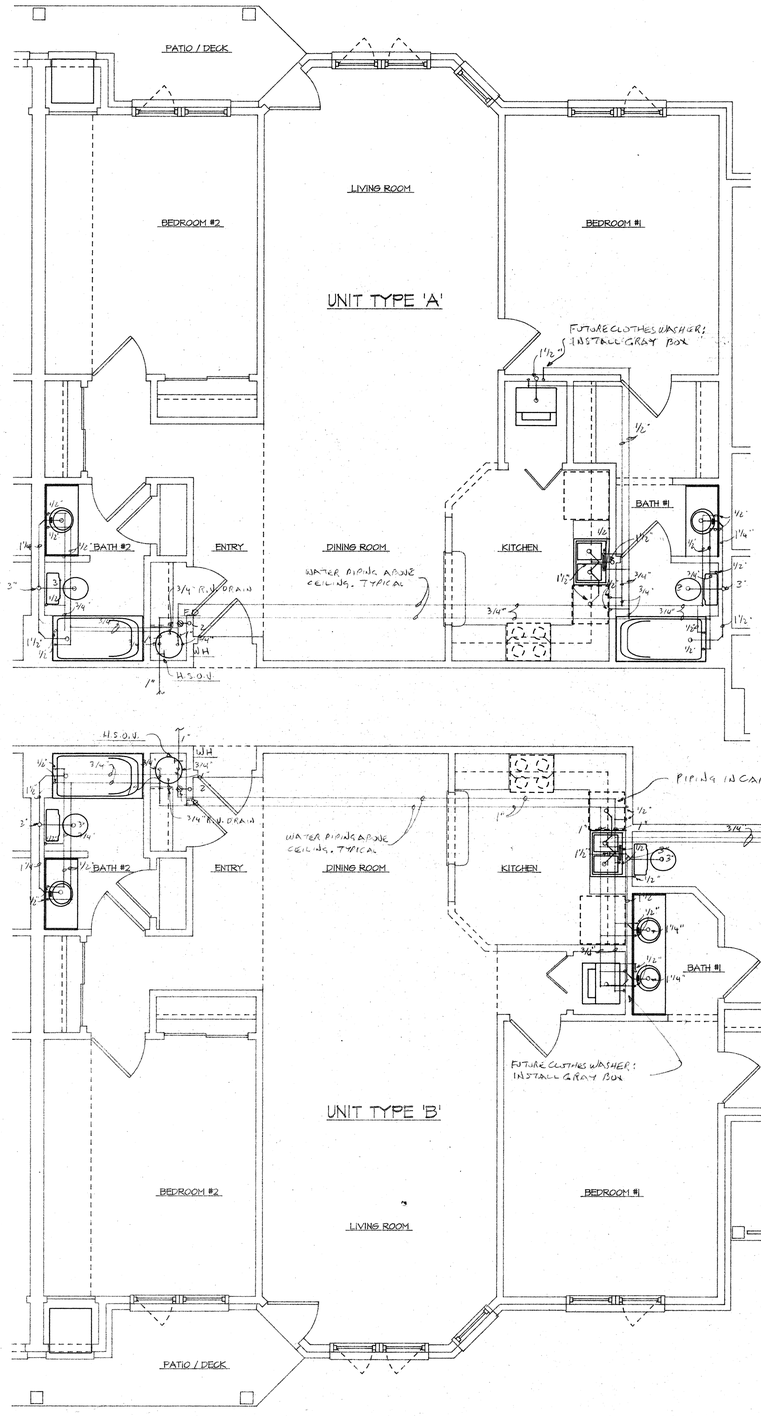
TITLE: ATTIC PLUMBING PLAN

DATE ISSUED
DATE DRAWN
22 MAR '93
DRAWN BY
GJH

SHEET P-5

PROJECT NO. 9348

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UNIT PLUMBING PLANS

SCALE: 1/4" = 1'-0"

PLUMBING SPECIFICATIONS:

PROVIDE ALL PLUMBING LABOR AND MATERIALS NECESSARY TO COMPLETE INSTALLATION PER WISCONSIN PLUMBING CODE. SECURE ALL PERMITS AND PAY ALL FEES AS REQUIRED TO PERFORM THIS WORK.

PIPE AND FITTINGS:
SANITARY BUILDING DRAIN, WASTE, AND VENT PIPING TO BE SCH. 40 PVC PLASTIC PIPE AND FITTINGS WITH SOLVENT JOINTS.
WATER PIPING ABOVE GRADE TO BE COPPER TYPE L WITH NO LEAD SOLDER JOINTS. USE IN GARAGE, OVRC PIPE IN WALLS
WATER PIPING BELOW GRADE TO BE COPPER TYPE K WITH NO LEAD SOLDER JOINTS.
GAS PIPING TO BE BLACK IRON PIPE WITH MALLEABLE BLACK IRON FITTINGS. PROVIDE DRIP LEG, SHUT-OFF COCK AND GROUND JOINT UNION AT EACH AC UNIT CONNECTION. ALTERNATE: 2PSI COPPER.

INSULATE WATER PIPING ABOVE CEILING WITH ½" THICK CLOSED CELL INSULATION. COLD WATER ONLY

PLUMBING FIXTURES:

KS: KOHLER OR EQUAL MODEL K 3247 STAINLESS STEEL KITCHEN SINK WITH KOHLER MODEL K15174 FAUCET WITH SPRAY UNIT AND BADGER I DISPOSAL. AIR GAP.

WC: KOHLER OR EQUAL 'WELLWORTH 14' MODEL K 3504 WATER CLOSET WITH LUSTRA SEAT. SHUT OFF VALVE.

BT: KOHLER OR EQUAL MODEL K1956 ACRYLIC BATH WITH KOHLER MODEL K 6900 OR K6905 FAUCET.

S: KOHLER OR EQUAL MODEL K1577 SHOWER WITH KOHLER MODEL K 6900 OR K6905 FAUCET. USE ONE PIECE MODEL

L: KOHLER OR EQUAL MODEL K-2905 FARMINGTON LAVATORY WITH K15181 FAUCET. SELF RIMMING.

FD: WADE OR EQUAL MODEL W-1100 FLOOR DRAIN WITH SATIN BRONZE FINISH TOP. ELIMINATE HARD PIPE RELIEF VALVE DRAIN TO GARAGE & CONNECT TO COMMON DRAIN.

GD: SYMMONS OR EQUAL MODEL W 600 LAUNDRY MATE AUTOMATIC CLOTHES WASHER SUPPLY VALVE AND DRAIN. 1½" P TRAP. (FOR FUTURE CLOTHES WASHER)

WH: A.O. SMITH OR EQUAL MODEL DEC-52 ELECTRIC WATER HEATER. 50 GALLON CAPACITY. 4500/4500 WATT ELEMENTS. 208-1-60. PRESSURE RELIEF VALVE.

VALVES (H.S.O.V.) TO BE KITZ OR EQUAL CLASS 600 BRONZE BALL VALVES.

INSTALL WATER HAMMER ARRESTORS AT DISHWASHER AND CLOTHES WASHER PER 82.40(6)(F)

INSTALL KITCHEN SINK PIPING PER 82.40(4)(C)10.

INSTALL THERMOSTATIC MIXING VALVE FOR SHOWER AND BATH TUB PER 82.40(8)(G).

PIPE SIZE SCHEDULE

DEVICE	MARK	UNIT A	UNIT B	DFU	DRAIN	VENT	WSFU A	WSFU B	COLD	HOT	GAL
KITCHEN SINK	KS	1	1	2	1½	1¼	1.5	1.5	½	½	
DISH WASHER	DW	1	1	2	1½	1¼	1.0	1.0	½	½	
LAVATORY	L	2	3	1	1¼	1¼	1.0	1.0	½	½	
WATER CLOSET	WC	2	2	4	3	2	2.0	2.0	½	—	
BATH TUB	BT	2	2	2	1½	1¼	2.0	2.0	½	½	
SHOWER	S	—	1	2	2	1½	—	1.5	½	½	
*CLOTHES WASHER	CW	1	1	3	1½	1¼	1.5	1.5	½	½	
FLOOR DRAIN	FD	1	1	2	2	1½	—	—	—	—	
WATER HEATER	WH	1	1	—	¾	—	—	—	¾	¾	50
TOTAL	T	11	13	23-27	3	2	14	16.5	1	1	11-12
CORPORATION COCK	CC								2½		
CURB STOP	CS								2½		
HOSE BIBB	HB	6					½		¾		

16 UNITS x 23 DFU + 2 UNITS x 27 DFU = 422 DFU = 6" SAN. SEWER @ ⅛"/1'-0" PITCH.
16 UNITS x 14 WSFU + 2 UNITS x 16.5 WSFU = 257 WSFU
6 HB x 4 WSFU = 24 WSFU
281 WSFU = 81 GAL (TABLE 82.40-3)

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

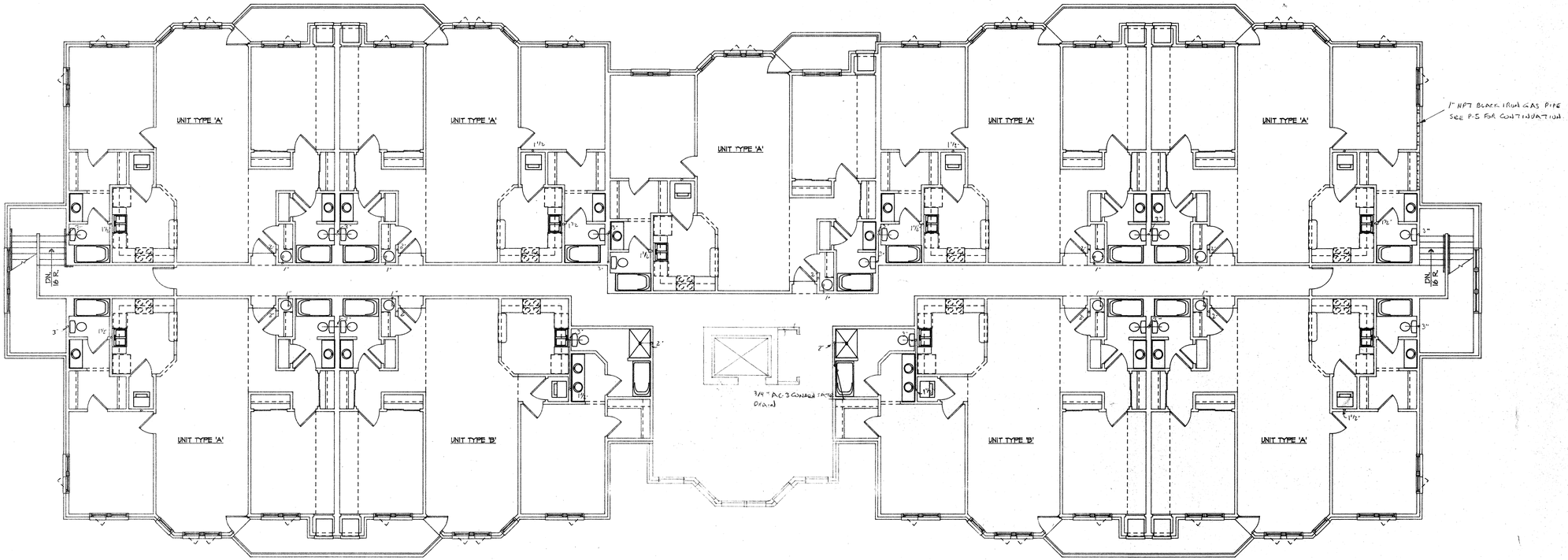
REVISIONS: 8 SEPT. '93 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC/MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN
TITLE: UNIT PLUMBING PLANS

DATE ISSUED
DATE DRAWN 1 MAR '93
DRAWN BY GJH

SHEET P-4
PROJECT NO. 1941-93

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SECOND FLOOR PLUMBING PLAN

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

NOTE:

REFER TO SHEET P-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND SCHEDULES

REFER TO SHEET P-4 FOR 1/4" SCALE UNIT TYPE A AND B DRAWINGS.

REFER TO SHEET P-6 FOR PLUMBING ISOMETRICS.

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

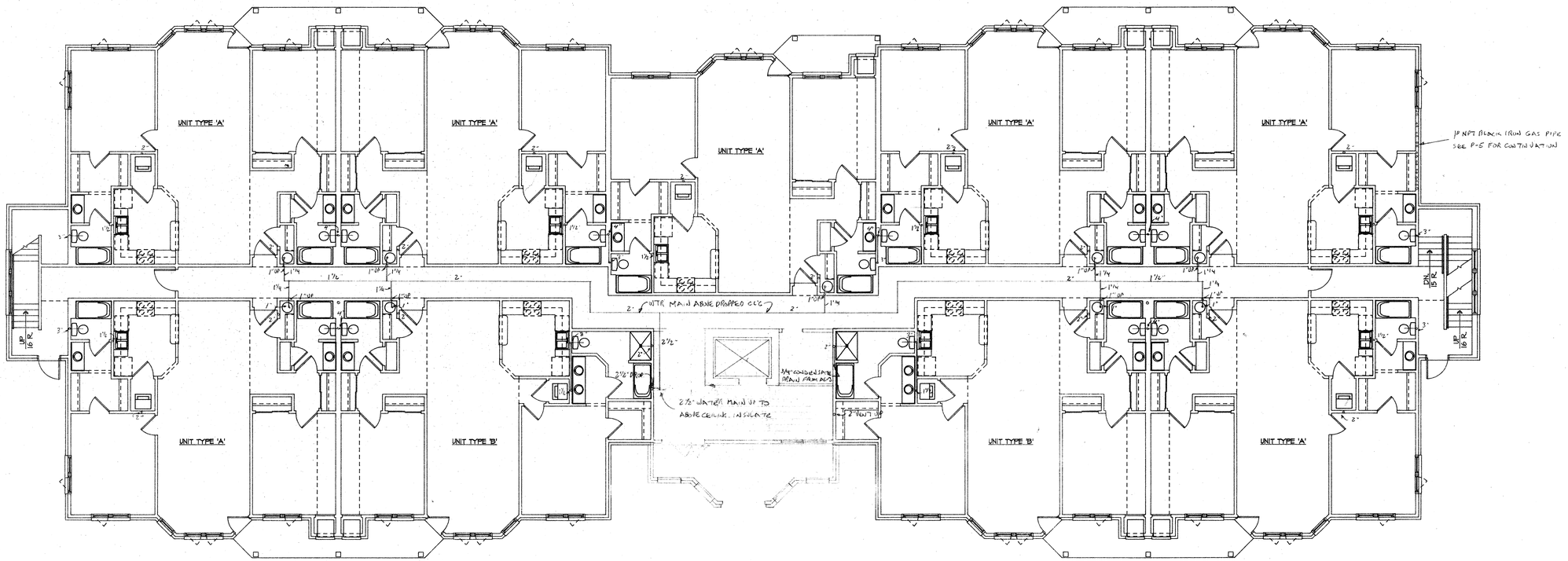
PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: SECOND FLOOR PLUMBING PLAN

DATE ISSUED
DATE DRAWN 25 MAR. '93
DRAWN BY GJH

SHEET P-3
PROJECT NO. 9345

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FIRST FLOOR PLUMBING PLAN

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

NOTE:

REFER TO SHEET P-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND SCHEDULES.

REFER TO SHEET P-4 FOR 1/4" SCALE UNIT TYPE A AND B DRAWINGS.

REFER TO SHEET P-6 FOR PLUMBING ISOMETRIC'S.

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ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

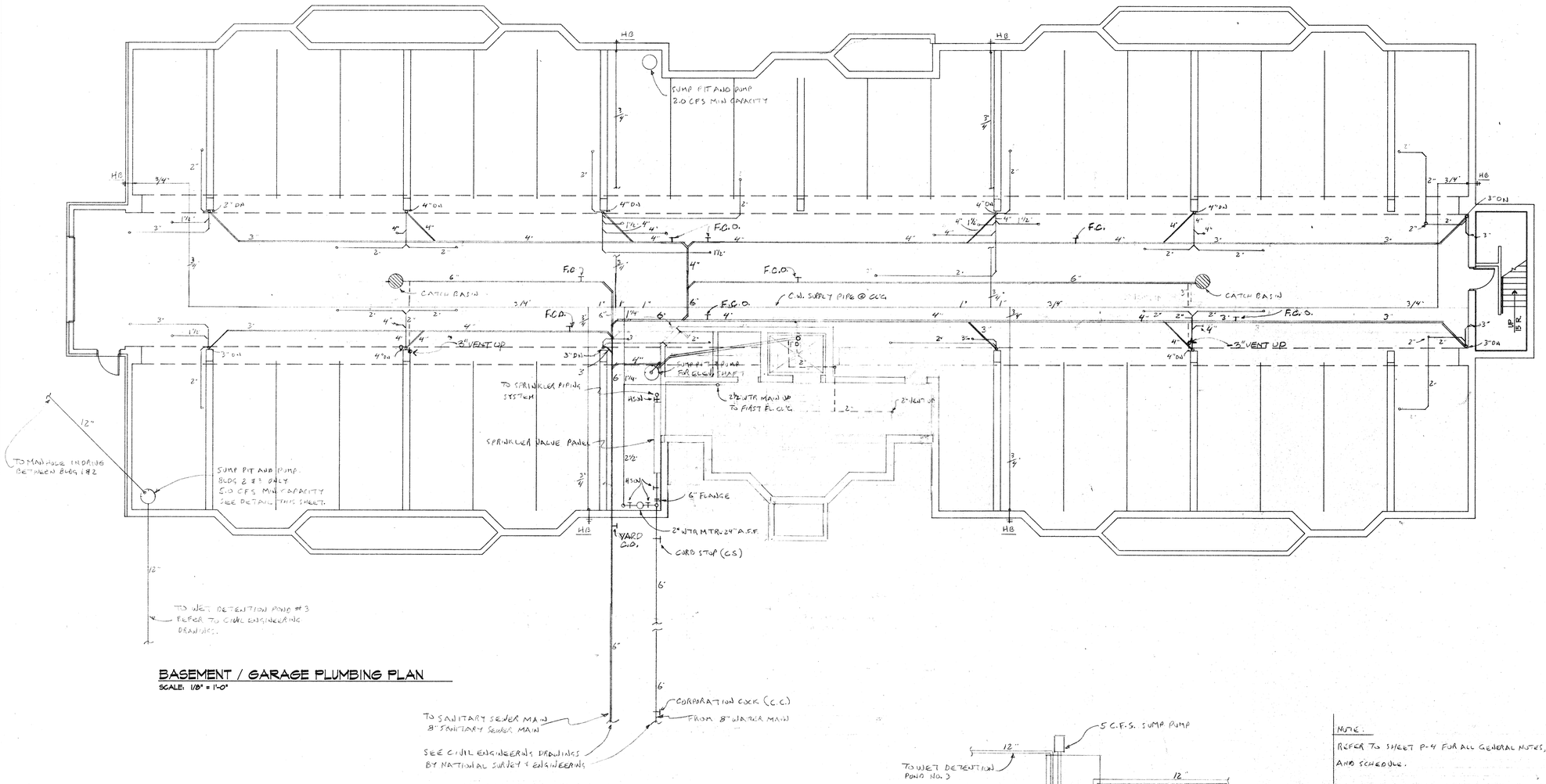
PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: FIRST FLOOR PLUMBING PLAN

DATE ISSUED
DATE DRAWN 25 MAR. '93
DRAWN BY GJH

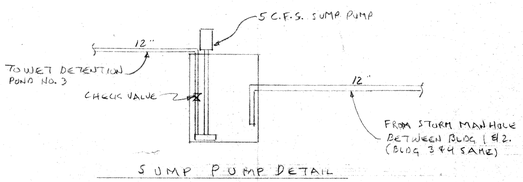
SHEET P-2
PROJECT NO. 9341B

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BASEMENT / GARAGE PLUMBING PLAN

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



SUMP PUMP DETAIL

NO SCALE

NOTE:

REFER TO SHEET P-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND SCHEDULE.

REFER TO SHEET P-4 FOR ¼" SCALE UNIT TYPE A AND B DRAWINGS.

REFER TO SHEET P-6 FOR PLUMBING ISOMETRIC'S.

PROVIDE DRY SPRINKLER SYSTEM IN ELEVATOR EQUPT. RM. AND ELEVATOR SHAFT.

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS
9-16-93 ADD SUMP PUMP DETAIL

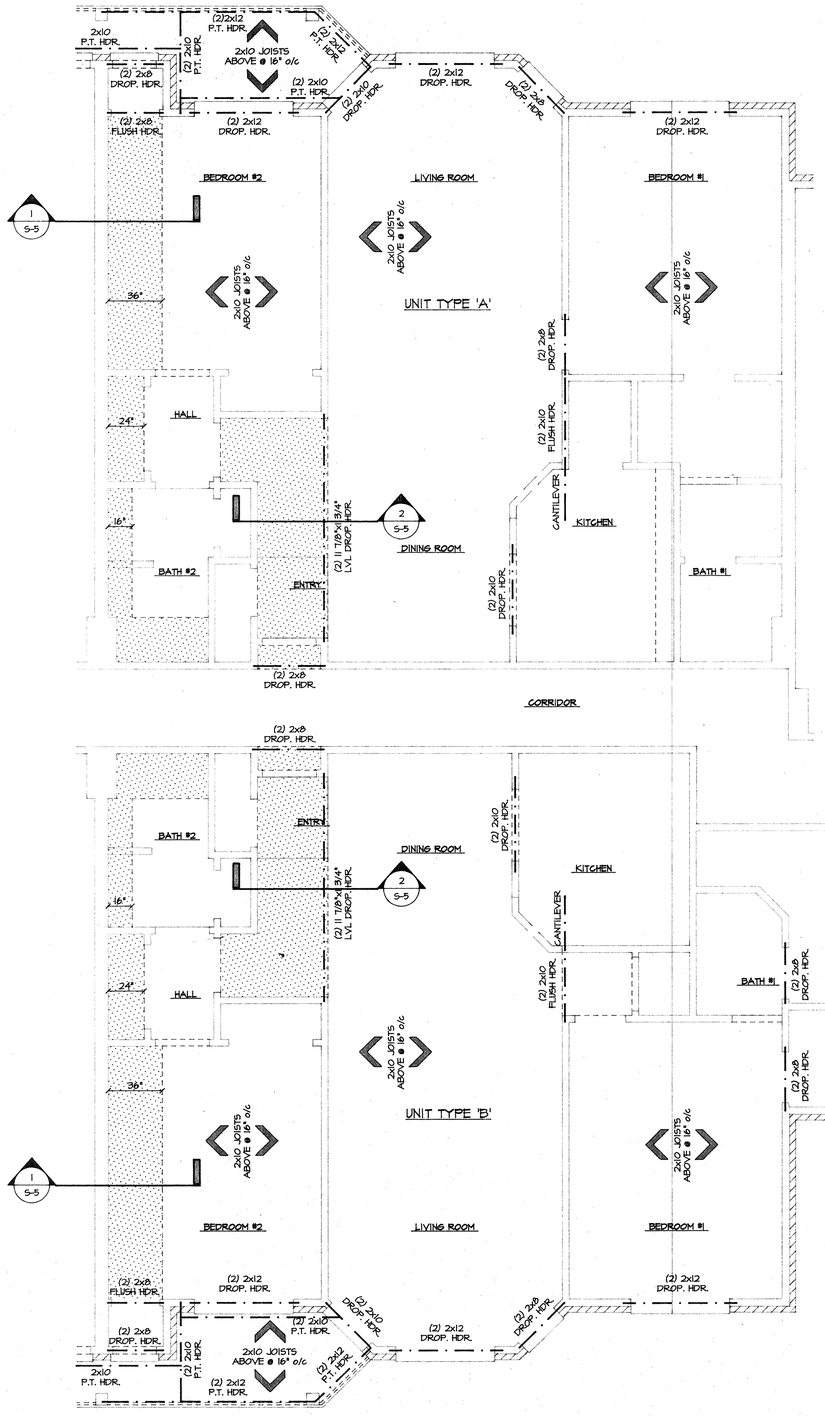
PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: BASEMENT / GARAGE PLUMBING PLAN

DATE ISSUED
DATE DRAWN MAR. '93
DRAWN BY GJH

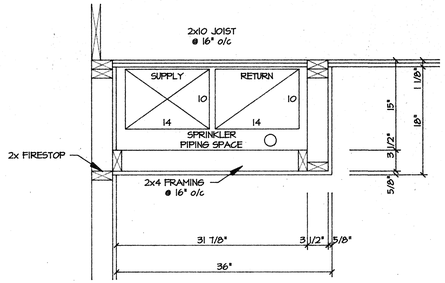
SHEET P-1
PROJECT NO. 94-93

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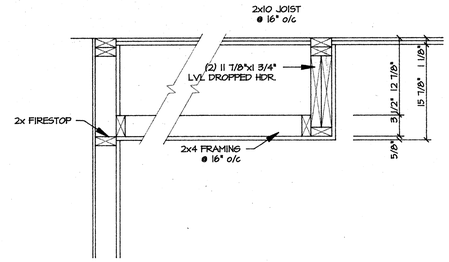
TYPICAL UNIT FRAMING PLANS

SCALE : 1/4" = 1'-0"



1 S-5 SOFFIT DETAIL

SCALE : 1" = 1'-0"



2 S-5 SOFFIT DETAIL

SCALE : 1" = 1'-0"

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

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PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: UNIT FRAMING PLANS

DATE ISSUED
06 JULY '15
DATE DRAWN
29 JUNE '15
DRAWN BY
MDL

SHEET S-5

PROJECT NO. 15-125

ROOF FRAMING PLAN

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

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ARCHITECTS, ENGINEERS, PLANNERS
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PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

N.O.T.E.: ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

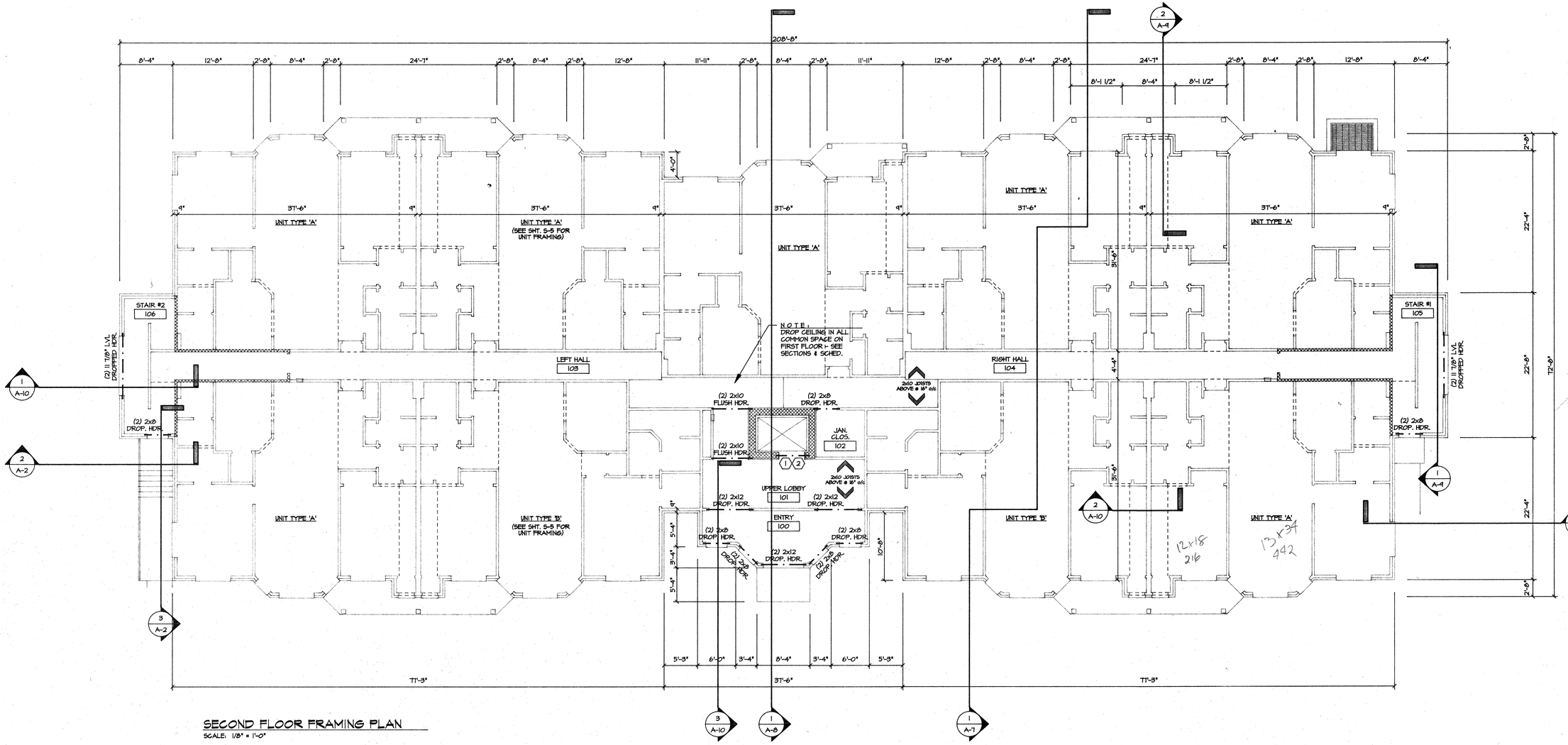
TITLE: ROOF FRAMING PLAN

DATE ISSUED 06 JULY '15
DATE DRAWN 24 JUNE '15
DRAWN BY KDS

SHEET S-4

PROJECT NO. 15-19

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SECOND FLOOR FRAMING PLAN

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

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1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
HATTERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

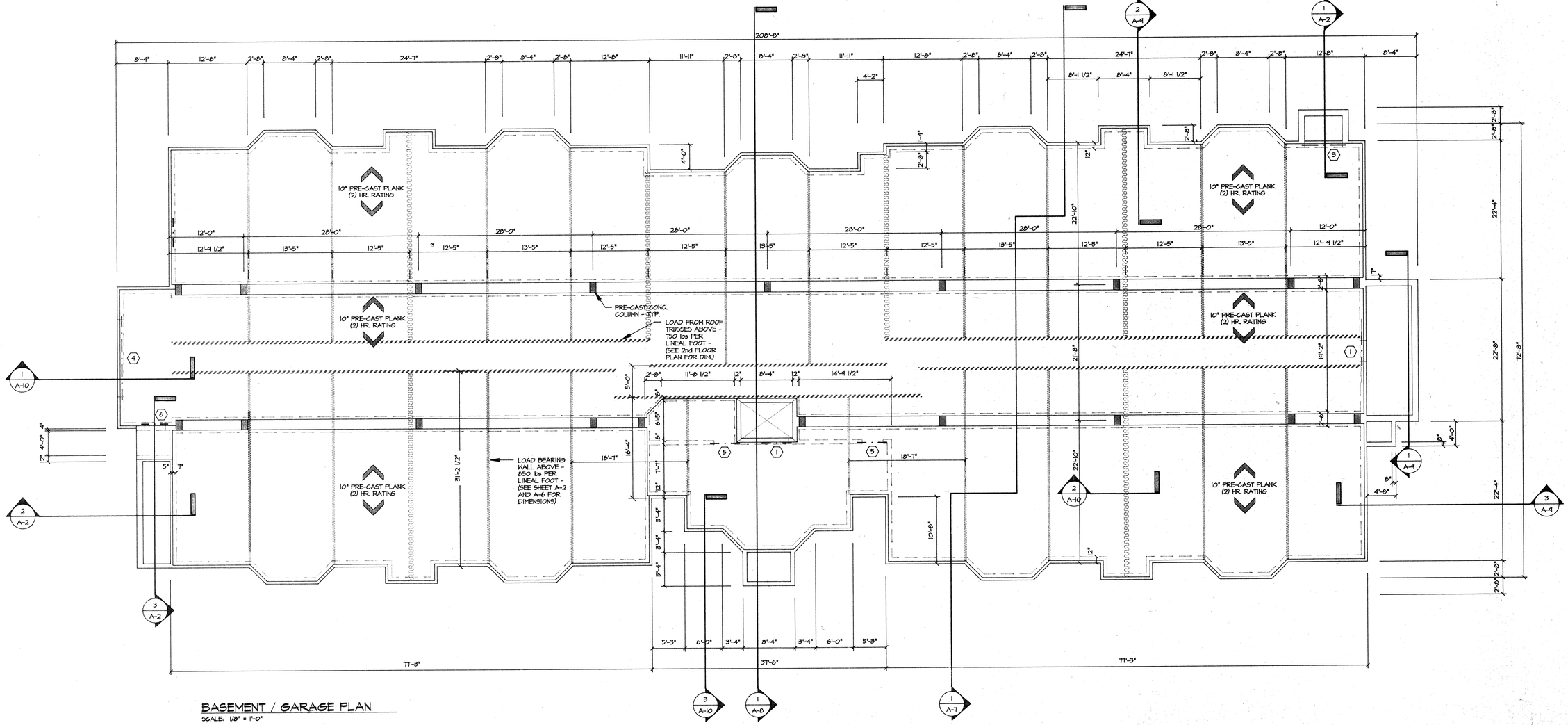
TITLE: SECOND FLOOR FRAMING PLAN

DATE ISSUED 24 JULY '15
DATE DRAWN 24 JUNE '15
DRAWN BY MDL

SHEET S-3

PROJECT NO. 154-15

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BASEMENT / GARAGE PLAN

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

LINTEL SCHEDULE			
(#)	TYPE	SIZE	BRG.
1	PRE-CAST	(2) 5 5/8" x 7 5/8" W/(4) - #5 BARS	8"
2	STEEL	W8x21 STL. BEAM W/11 1/4" x 5/16" PLATE ON BOTTOM	8"
3	STEEL	W8x28 STL. BEAM W/11 1/4" x 5/16" PLATE ON TOP	8"
4	STEEL	W16x31 STL. BEAM W/11 1/4" x 5/16" PLATE ON BOTTOM OFFSET PLATE FOR BRICK	12"
5	PRE-CAST	(1) T 5/8"x7 5/8" W/ (4) #5 BARS	8"
6	PRE-CAST STEEL	(1) T 5/8"x7 5/8" W/ (4) #5 BARS (1) ∠ 4"x3 1/2"x5/16" L.L.V.	8"

N.O.T.E.: ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

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1285 SUNNYRIDGE ROAD
NEW BERLIN, WI 53072 (414) 691-3400

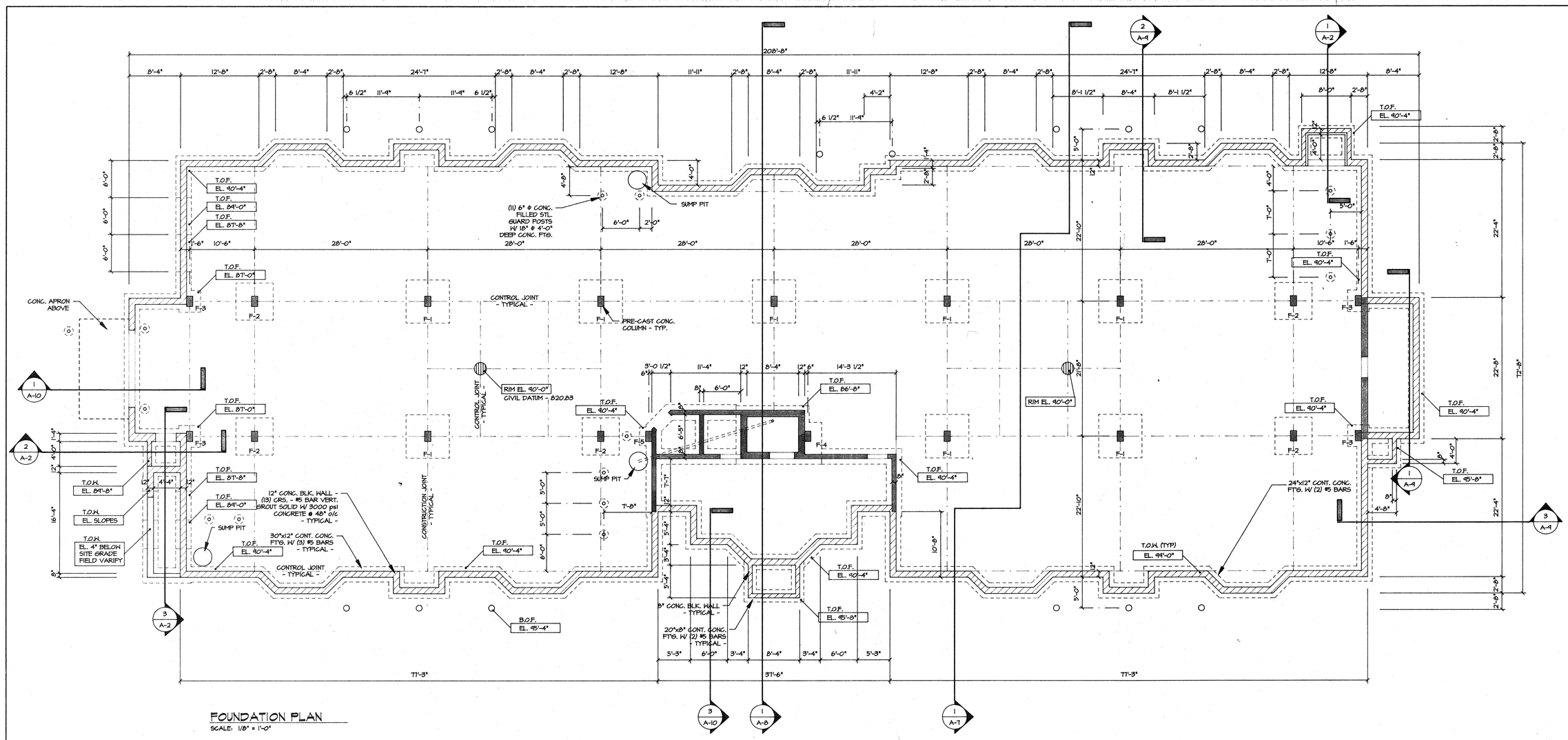
REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF MENOMONEE, WISCONSIN
TITLE: FIRST FLOOR FRAMING PLAN

DATE ISSUED
06 JULY '93
LAST REVISED
08 SEPT '93
DRAWN BY
MDL

SHEET S-2
PROJECT NO. 154-93

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FOUNDATION PLAN

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

FOOTING SCHEDULE			
#	SIZE	LOADS	T.O.F. ELEV.
F-1	7'-0"x7'-0"x18" W/ (7) #6 BARS EACH WAY	172 KIPS	88'-4"
F-2	6'-0"x6'-0"x15" W/ (6) #6 BARS WACH WAY	124 KIPS	88'-4"
F-3	3'-6"x3'-6"x12" W/ (4) #5 BARS EACH WAY	40 KIPS	SEE PLAN
F-4	4'-6"x4'-6"x12" W/ (5) #5 BARS EACH WAY	76 KIPS	86'-8"
F-5	3'-0"x3'-0"x12" W/ (3) #5 BARS EACH WAY	28 KIPS	88'-4"
-	30"x12" CONT. W/ (3) #5 BARS - SEE PLAN	-	SEE PLAN
-	20"x8" CONT. W/ (2) #5 BARS - SEE PLAN	-	SEE PLAN

LOAD TABLES :

ROOF :

LIVE LOAD		30 PSF
DEAD LOAD		15 PSF

2nd FLOOR :

LIVE LOAD	(UNITS)	40 PSF
	(CORRIDOR)	80 PSF
DEAD LOAD		25 PSF

1st FLOOR :

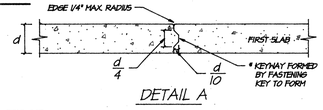
LIVE LOAD	(UNITS)	40 PSF
	(CORRIDOR)	80 PSF
DEAD LOAD		115 PSF

JOINT CROSS-SECTIONS

CONSTRUCTION JOINT - LONGITUDINAL or TRANSVERSE

CREATED LONGITUDINALLY BY THE EDGES OF PAVING LANES OR TRANSVERSELY AT THE END OF A DAY'S WORK.

AVAILABLE KEYS MAY VARY. KEYWAY MAY ALSO BE FORMED WITH HALF-ROUND MATERIAL OF APPROXIMATELY THE SAME DIMENSIONS.

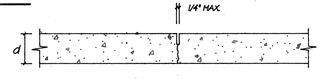


DETAIL A

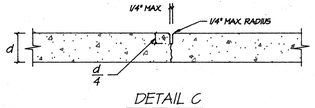
CONTRACTION JOINT - LONGITUDINAL or TRANSVERSE

LONGITUDINAL CONTRACTION JOINT: SAWED, HAND-FORMED, OR PREMOLDED FILLER PLACED IN THE CENTER OF PAVING LANES WIDER THAN 15'.

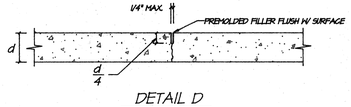
TRANSVERSE CONTRACTION JOINT: SAWED, HAND-FORMED, OR PREMOLDED FILLER PLACED TRANS-VERSELY AT 10'-15' INTERVALS.



DETAIL B
SAWED JOINT



DETAIL C
HAND-FORMED JOINT



DETAIL D
PREMOLDED FILLER JOINT

NOTE - ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

PROJECT: RIVER EDGE CONDOMINIUMS
HAYERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: FOUNDATION PLAN

DATE ISSUED
26 JULY '15
LAST DRAWN
24 JUNE '15
DRAWN BY
MDL

SHEET S-1
PROJECT NO. 154-15

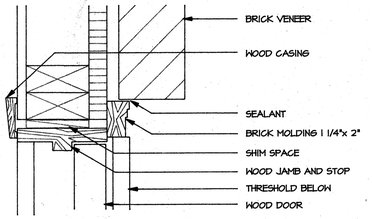
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ROOM FINISH SCHEDULE

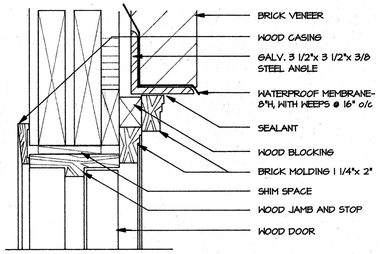
	NO.	ROOM NAME	FLOOR MATERIAL	BASE MATERIAL	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	HEIGHT	REMARKS
BASEMENT	B-100	GARAGE	CONCRETE		CONCRETE BLOCK	PAINT	CONCRETE	PAINT	8'-4"	
	B-101	LOWER LOBBY	CONCRETE		CONCRETE BLOCK	PAINT	CONCRETE	PAINT	8'-4"	
	B-102	ELEVATOR EQUIPMENT ROOM	CONCRETE		CONCRETE BLOCK	PAINT	CONCRETE	PAINT	8'-4"	
	B-103	STAIR #1	CONCRETE		CONCRETE BLOCK	PAINT	CONCRETE	PAINT	8'-4"	
	B-104	EQUIPMENT ROOM	CONCRETE		CONCRETE BLOCK	PAINT	CONCRETE	PAINT	8'-4"	
FIRST FLOOR	100	ENTRY	QUARRY TILE	QUARRY TILE	DRYWALL	PAINT	DRYWALL	PAINT	8'-0"	
	101	UPPER LOBBY	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	8'-0" (*)	(*) DROPPED SOFFIT FOR H.V.A.C. DUCTS - SEE 1st FLR. PLAN FOR LOCATION
	102	JANITOR CLOSET	CERAMIC TILE	CERAMIC TILE	M.R. DRYWALL	PAINT	M.R. DRYWALL	PAINT	7'-6"	
	103	HALL #1	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	8'-0" (*)	ALLOWANCE FOR WALLPAPER
	104	HALL #2	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	8'-0" (*)	ALLOWANCE FOR WALLPAPER
	105	STAIR #1	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
	106	STAIR #2	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
SECOND FLOOR	200	COMMONS	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0" (*)	(*) SOME SLOPED CEILING - SEE 2nd FLOOR PLAN FOR LOCATIONS
	201	HALL #1	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	ALLOWANCE FOR WALLPAPER
	202	HALL #2	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	ALLOWANCE FOR WALLPAPER
	203	STAIR #1	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
	204	STAIR #2	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
	205	STORAGE	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
UNIT 'A'		ENTRY	SHT. VINYL	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	7'-7"	DROPPED CEILING
		DINING ROOM	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		KITCHEN	SHT. VINYL	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		LIVING ROOM	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		BEDROOM #1	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		BATH #1	SHT. VINYL	VINYL	M.R. DRYWALL	PAINT	M.R. DRYWALL	PAINT	9'-0"	
		BEDROOM #2	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0" (*)	(*) DROPPED SOFFIT FOR H.V.A.C. DUCTS - SEE UNIT PLANS FOR LOCATION
		BATH #2	SHT. VINYL	VINYL	M.R. DRYWALL	PAINT	DRYWALL	PAINT	9'-0" (*)	(*) DROPPED SOFFIT FOR H.V.A.C. DUCTS - SEE UNIT PLANS FOR LOCATION
		HALL	CARPET	VINYL	DRYWALL	PAINT	M.R. DRYWALL	PAINT	9'-0"	
UNIT 'B'		ENTRY	SHT. VINYL	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	7'-7"	DROPPED CEILING
		DINING ROOM	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		KITCHEN	SHT. VINYL	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		LIVING ROOM	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		BEDROOM #1	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		BATH #1	SHT. VINYL	VINYL	M.R. DRYWALL	PAINT	M.R. DRYWALL	PAINT	9'-0"	
		BEDROOM #2	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0" (*)	(*) DROPPED SOFFIT FOR H.V.A.C. DUCTS - SEE UNIT PLANS FOR LOCATION
		BATH #2	SHT. VINYL	VINYL	M.R. DRYWALL	PAINT	DRYWALL	PAINT	9'-0" (*)	(*) DROPPED SOFFIT FOR H.V.A.C. DUCTS - SEE UNIT PLANS FOR LOCATION
		HALL	CARPET	VINYL	DRYWALL	PAINT	M.R. DRYWALL	PAINT	9'-0"	

DOOR SCHEDULE

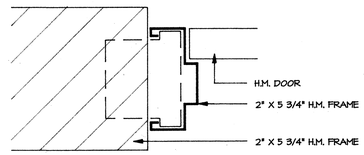
	NO.	DOOR SIZE	TYPE	MAT'L	FINISH	LABEL	FRAME TYPE	FRAME MAT'L	FRAME FINISH	HEAD	JAMB	SILL	HDW	REMARKS
BASEMENT	B-1	12'-0"x7'-0"	A	STEEL	PRE-FIN.			STEEL	PRE-FIN.					LOW LIFT HARDWARE - INSULATED
	B-2	3'-0"x7'-0"	B	H. M.	PAINT		F-1	H. M.	PAINT				HG 12	
	B-3	3'-0"x7'-0"	B	H.M.	PAINT	'B'	F-1	H.M.	PAINT				HG 11	RATED FRAME
	B-4	4'-0"x7'-0"	◄				BY ELEVATOR CONTRACTOR						►	
	B-5	3'-0"x7'-0"	B	H.M.	PAINT	'B'	F-1	H.M.	PAINT				HG 10	
	B-6	3'-6"x7'-0"	B	H.M.	PAINT	'B'	F-1	H.M.	PAINT				HG 11	RATED FRAME
COMMON AREAS	C-1	(2) 3'-0"x6'-8"	C	WOOD	STAIN		F-2	WOOD	STAIN				HG 8	
	C-2	(2) 3'-0"x6'-8"	C	WOOD	STAIN		F-3	WOOD	STAIN				HG 9	
	C-3	3'-0"x6'-8"	D	WOOD	STAIN		F-3	WOOD	STAIN				HG 10	
	C-4	4'-0"x7'-0"	◄				BY ELEVATOR CONTRACTOR						►	
	C-5	3'-0"x6'-8"	D	WOOD	STAIN	'C'	F-3	WOOD	STAIN				HG 11	RATED FRAME
	C-6	3'-0"x6'-8"	C	WOOD	STAIN		F-2	WOOD	STAIN				HG 12	
	C-7	(2) 3'-0"x6'-8"	D	WOOD	STAIN		F-3	WOOD	STAIN				HG 13	
UNIT 'A'	1	3'-0"x6'-8"	D	WOOD	STAIN	20 MIN.	F-3	WOOD	STAIN				HG 1	20 MIN. FRAME
	2	3'-0"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 2	
	3	3'-0"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 5	
	4	2'-8"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 6	
	5	3'-0"x6'-8"	C	WOOD	STAIN		F-2	WOOD	STAIN				HG 7	
	6	(2) 2'-4"x6'-8"	E	WOOD	STAIN		F-3	WOOD	STAIN				HG 3	
	7	3'-0"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 4	
UNIT 'B'	1	3'-0"x6'-8"	D	WOOD	STAIN	20 MIN.	F-3	WOOD	STAIN				HG 1	20 MIN. FRAME
	2	3'-0"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 2	
	3	3'-0"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 5	
	4	2'-8"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 6	
	5	3'-0"x6'-8"	C	WOOD	STAIN		F-2	WOOD	STAIN				HG 7	
	6	(2) 2'-4"x6'-8"	E	WOOD	STAIN		F-3	WOOD	STAIN				HG 3	
	6	3'-0"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 4	



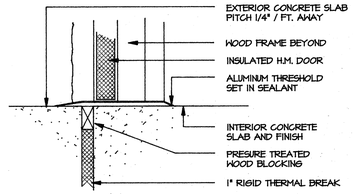
1 / A-11 EXTERIOR DOOR JAMB
SCALE : 3" = 1'-0"



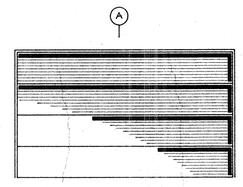
2 / A-11 EXTERIOR DOOR HEAD
SCALE : 3" = 1'-0"

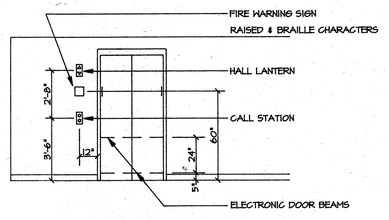


3 / A-11 INTERIOR DOOR JAMB @ CMU
SCALE : 3" = 1'-0"

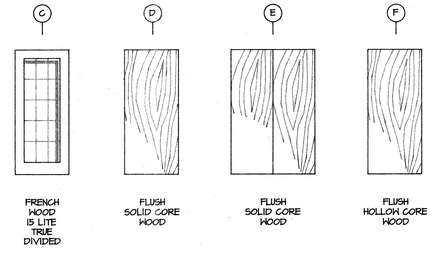


4 / A-11 EXTERIOR DOOR SILL
SCALE : 1 1/2" = 1'-0"

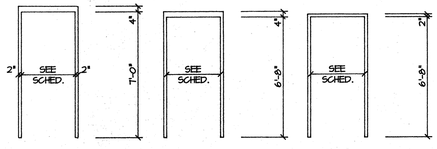




7 / A-11 TYPICAL ELEVATOR ELEVATION
SCALE : 1/4" = 1'-0"



DOOR TYPES
SCALE : 1/4" = 1'-0"



FRAME TYPES
SCALE : 1/4" = 1'-0"

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

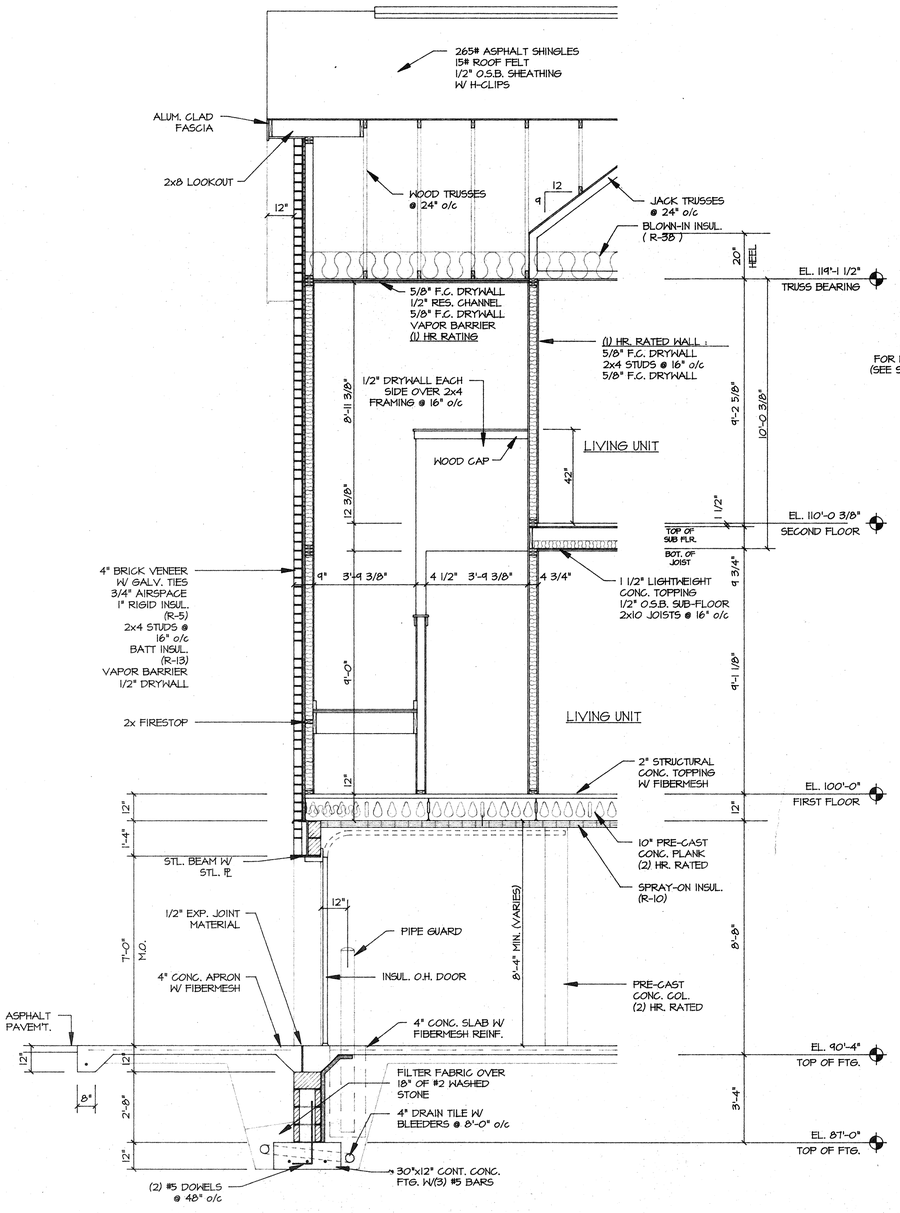
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PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN
TITLE: SCHEDULES

DATE ISSUED
OF JULY '15
AND JUNE '15
DRAWN BY
MDL

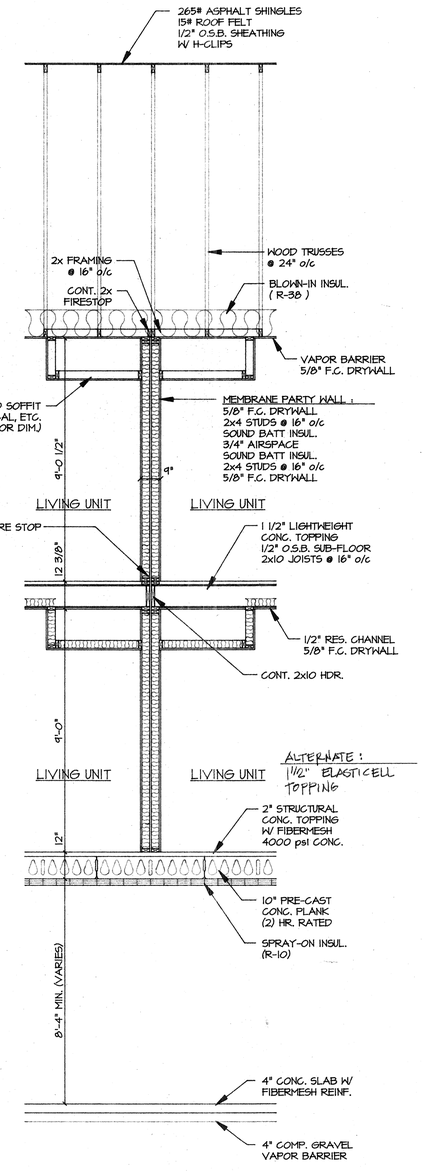
SHEET A-11
PROJECT NO. 1514-15

DESIGNER RESERVES



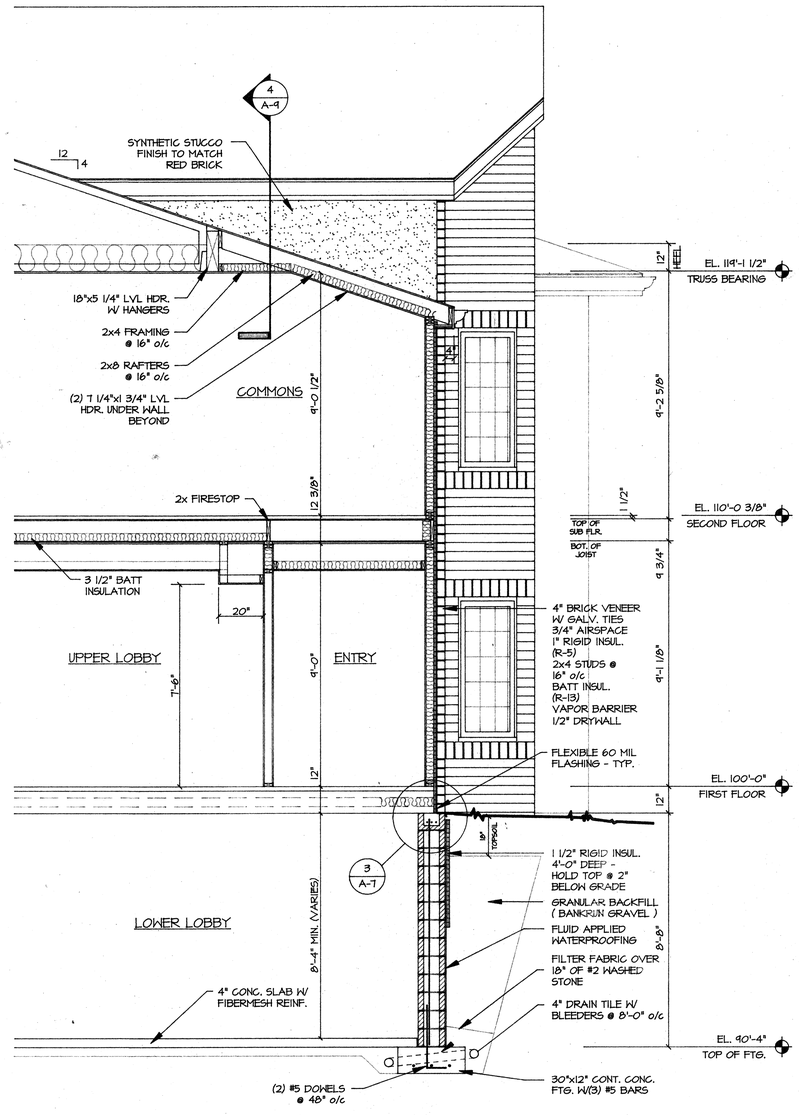
1 A-10 **WALL SECTION**

SCALE : 3/8" = 1'-0"



2 A-10 **WALL SECTION**

SCALE : 3/8" = 1'-0"



3 A-10 **WALL SECTION**

SCALE : 3/8" = 1'-0"

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SHEET A-10

PROJECT NO. 154-93

DATE ISSUED 4 JULY '93

DATE DRAWN 22 JUNE '93

DRAWN BY MDL

PROJECT: RIVER EDGE CONDOMINIUMS

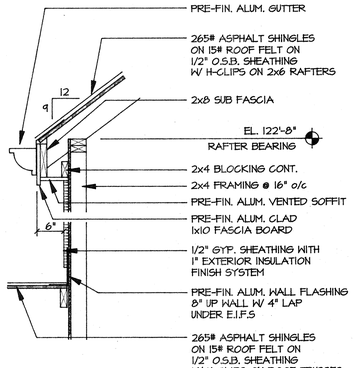
KATERTOWN ROAD
TOWN OF MENAUKEE, WISCONSIN

TITLE: SECTIONS

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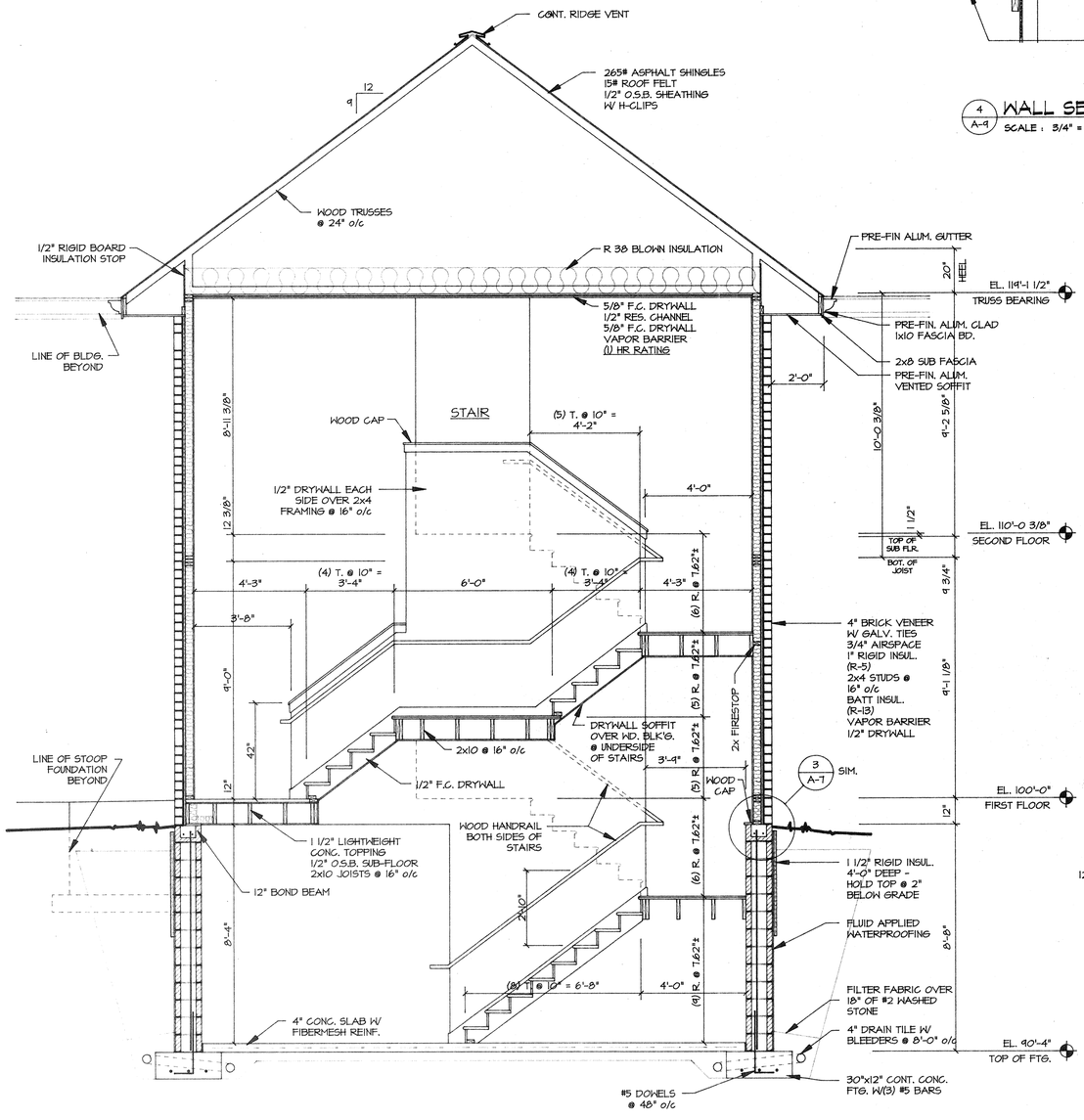
REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

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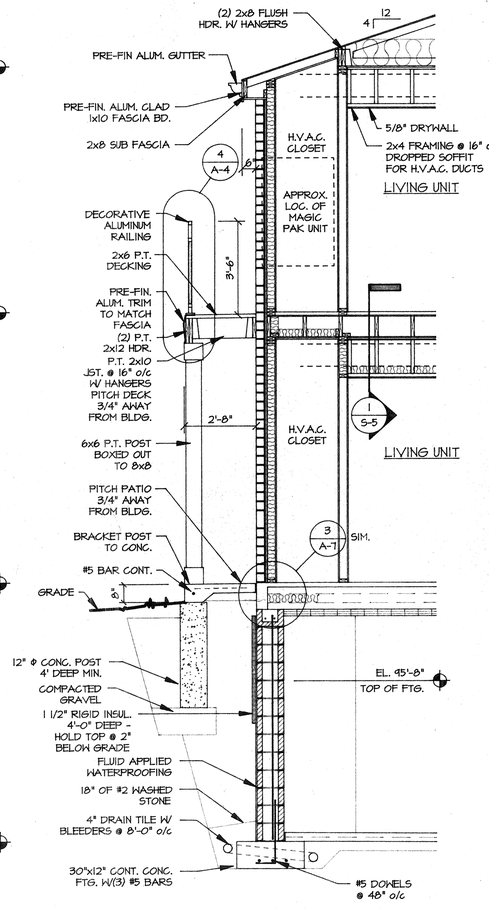
4 / A-9 WALL SECTION

SCALE : 3/4" = 1'-0"



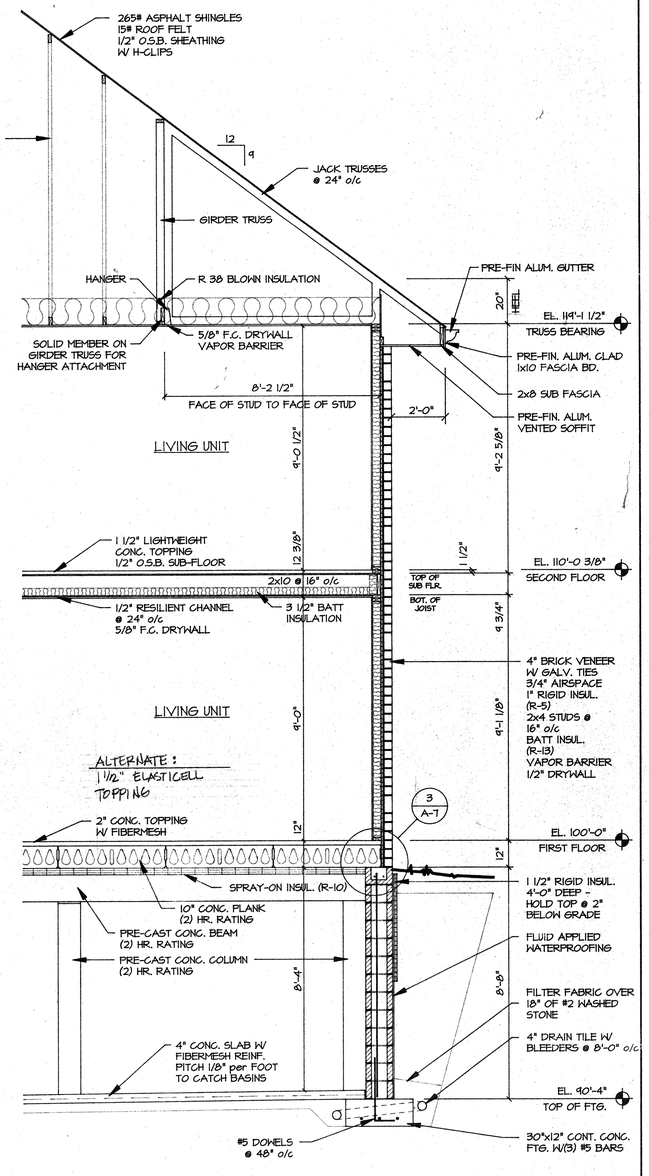
1 / A-9 STAIR SECTION

SCALE : 3/8" = 1'-0"



2 / A-9 WALL SECTION

SCALE : 3/8" = 1'-0"



3 / A-9 WALL SECTION

SCALE : 3/8" = 1'-0"

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

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PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: SECTIONS

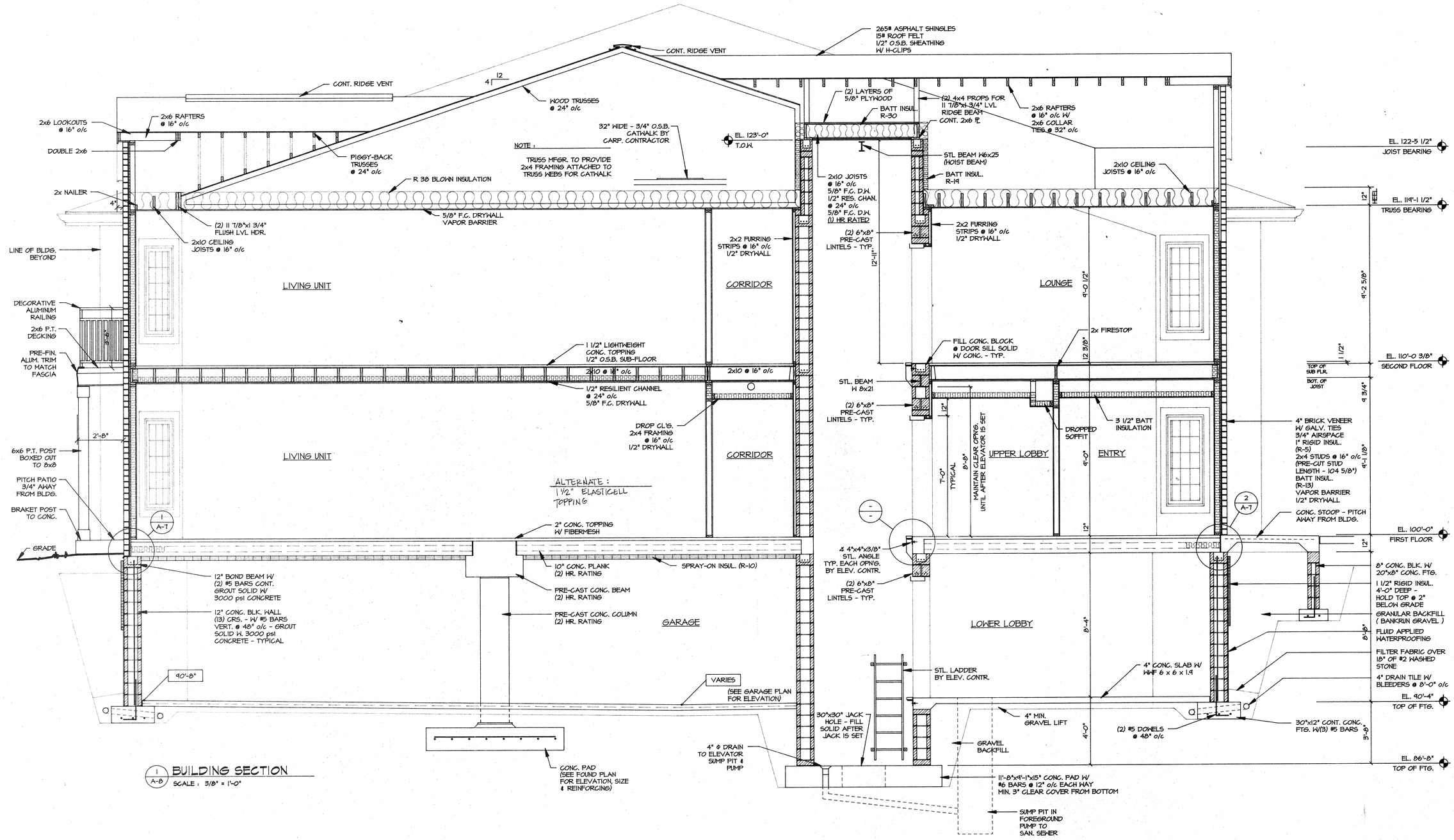
SHEET A-9

DATE ISSUED 06 JULY '93
DATE DRAWN 21 JUNE '93
DRAWN BY MDH

PROJECT NO. 194-93

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PROJECT: RIVER EDGE CONDOMINIUMS
HARTFORD ROAD
TOWN OF MENOMONEE, WISCONSIN

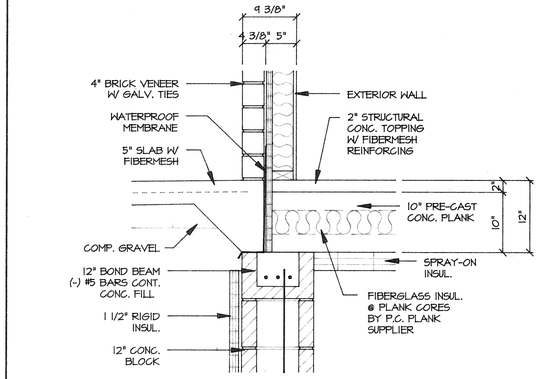
TITLE: BUILDING SECTION

DATE ISSUED 08 JULY '15
DATE DRAWN AS NOTED
DRAWN BY MDL

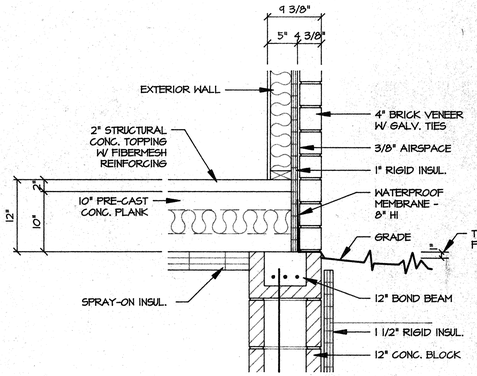
SHEET A-8

PROJECT NO. 154-15

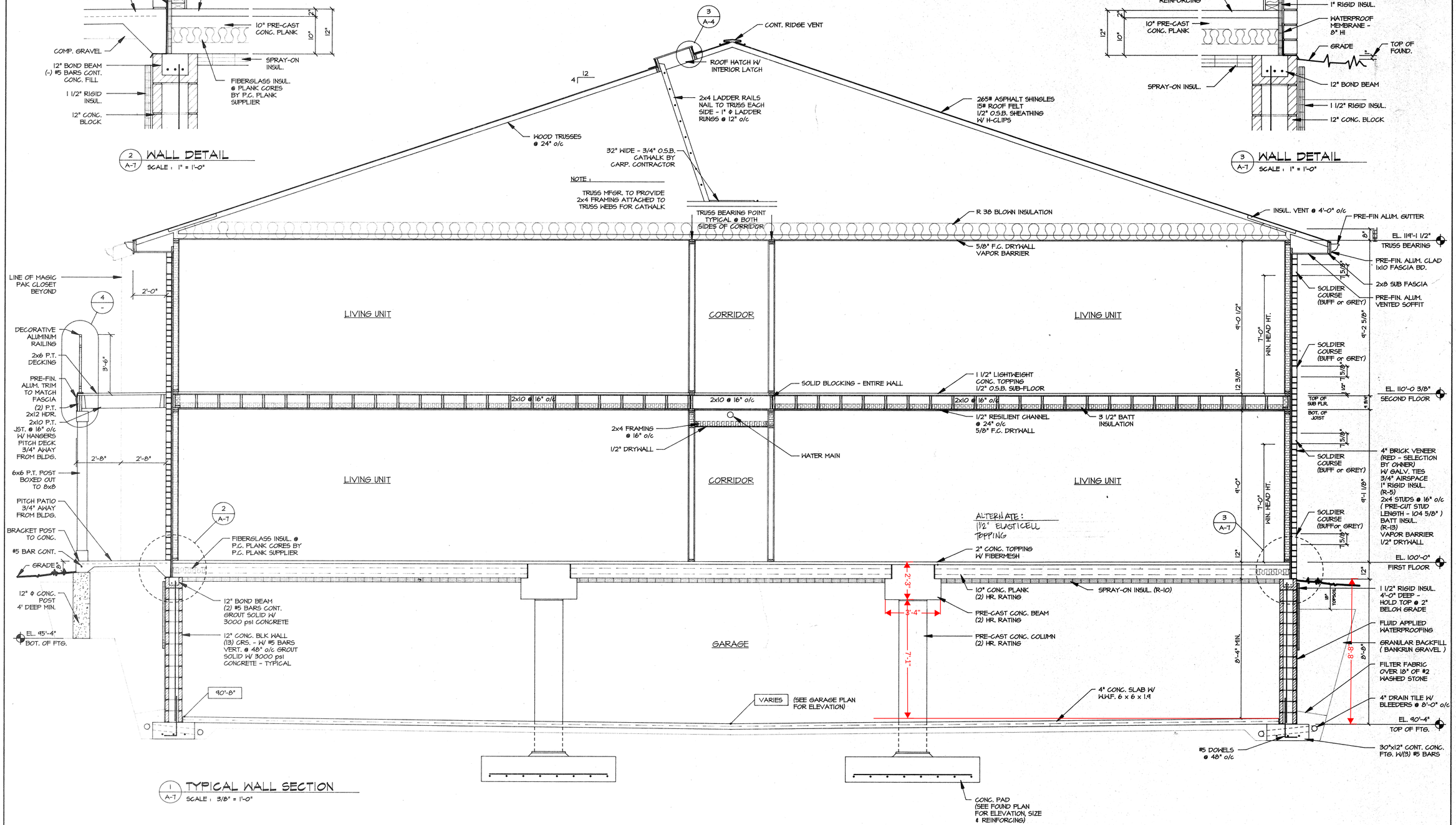
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2 / A-7 WALL DETAIL
SCALE : 1" = 1'-0"



3 / A-7 WALL DETAIL
SCALE : 1" = 1'-0"



1 / A-7 TYPICAL WALL SECTION
SCALE : 3/8" = 1'-0"

NOTE : ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED.

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PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
HATHERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

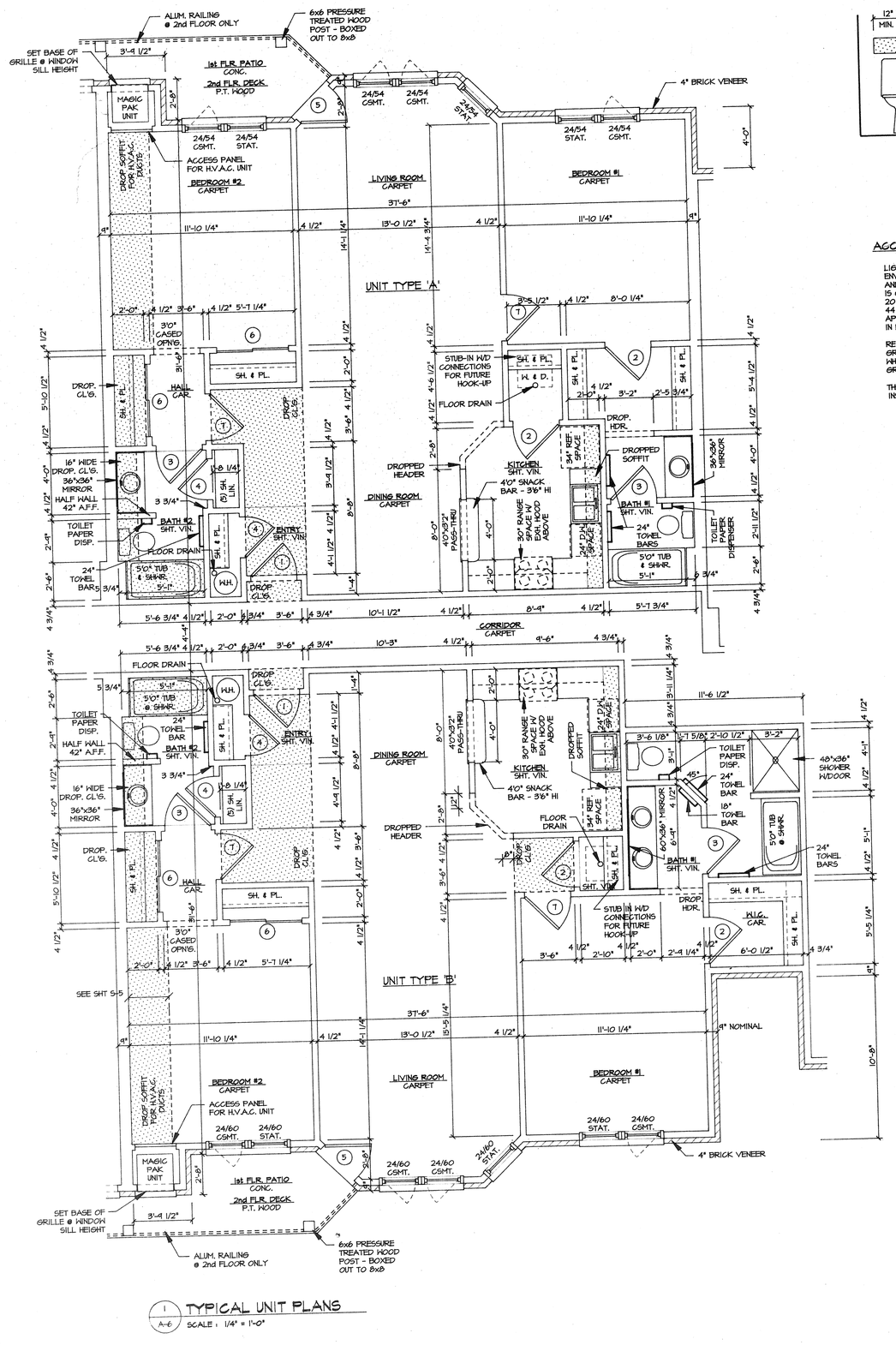
TITLE: BUILDING SECTION

DATE ISSUED 08 JULY '93
DATE DRAWN 16 JUNE '93
DRAWN BY MDL

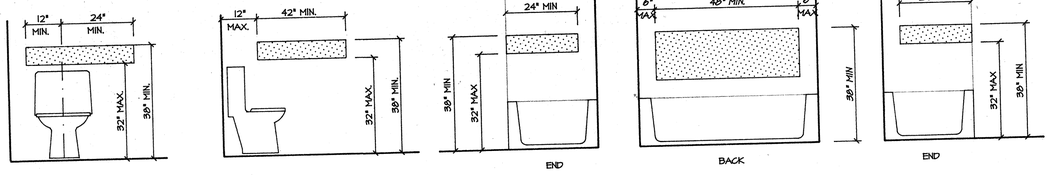
SHEET A-7

PROJECT NO. 1314-93

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1 / A-6 TYPICAL UNIT PLANS
SCALE : 1/4" = 1'-0"



REINFORCED AREAS FOR INSTALLATION OF GRAB BARS @ WATER CLOSETS IN ADAPTABLE BATHROOMS

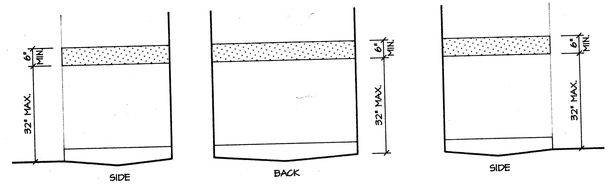
LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE BATHTUBS

ACCESSIBLITY GUIDELINES - (1st floor units) :

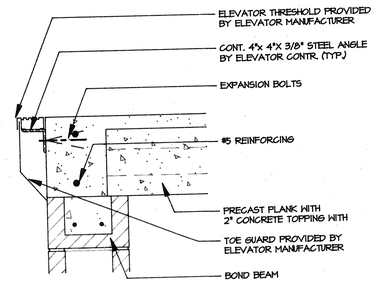
LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES, ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, KITCHEN CABINETS BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH).

REINFORCED BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER & SHOWER SEAT WHEN THESE FACILITIES ARE PROVIDED. REINFORCEMENT FOR GRAB BARS MAY BE PROVIDED BY PLYWOOD OR WOOD BLOCKING.

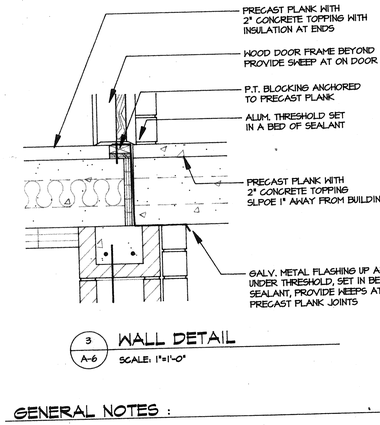
THE AREAS OUTLINED IN DASHED LINES REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS FOR TYPICAL FIXTURE CONFIGURATIONS.



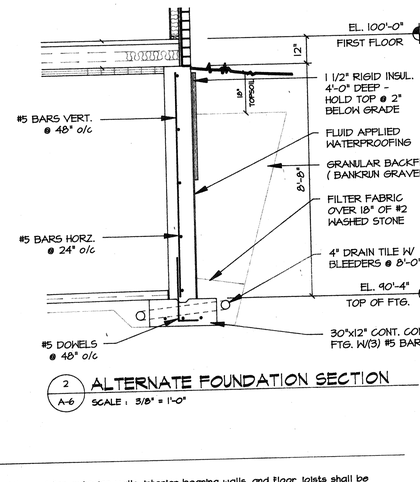
LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE SHOWERS



3 / A-6 WALL DETAIL
SCALE: 1"=1'-0"



3 / A-6 WALL DETAIL
SCALE: 1"=1'-0"



2 / A-6 ALTERNATE FOUNDATION SECTION
SCALE : 3/8" = 1'-0"

GENERAL NOTES :

1. All State of Wisconsin, Local and O.S.H.A. Safety Codes shall be a part of these plans, and it shall be the responsibility of the General Contractor to see that all parties that work at or visit the job site comply with same.

2. The design of the roof truss system shall be by the truss supplier. State of Wisconsin approval shall be by truss supplier. State of Wisconsin plan examination fees shall be figured in the truss suppliers bid. All items that are to be supplied by others including location and size of all bridging, and any other items that may be required for a complete roof system shall be noted on the truss suppliers drawings. Erection of the roof truss system shall be by carpentry contractor. State of Wisconsin approved tie downs shall be installed at all bearing walls for the roof truss system. Ties shall be installed at 4'-0" o.c., and supplied by carpentry contractor. Care shall be taken in toe-nailing roof trusses to top 2x4 plates, so that bottom chord of truss does not split thereby makin the connection ineffective. Owner and A/E shall receive copies of State Approved plans. A/E will supervise truss installation.

3. 1/2" oxboard shall be nailed to trusses at a maximum of 8" o.c.. Steel H-clips shall be used on all sides of oxboard.

4. All wood for exterior walls, interior bearing walls, and floor joists shall be #2 Douglas Fir and Larch or better with fb rep. = 1105 (for 2x10's). All wood required to complete the roof shall be the same as above.

5. Design Data:
Live Load Roof 30#/sq.ft. Wind Load 20#/sq.ft.
Live Load Floor 40#/sq.ft. Live Load Stairs 80#/sq.ft.
Concrete 3000 PSI
Reinforced Steel Yield 60,000 PSI. CRSI Specifications.
Assumed Soil Pressure 3000 PSF.
Compaction of any fill required under floor shall be to 95% maximum density as determined by Modified Procotor Test (ASTM 1557). Third party tests shall be required to be furnished to A/E to insure that the compaction is per above.

6. All concrete block shall be State of Wisconsin approved. Brick shall be securely attached to wood framing with 22 gauge corrugated galvanized sheet metal ties - 7/8" wide with at least one anchor in every 2 square feet of wall. Mortar shall be type "M".

N.O.T.E. - ALL DIMENSIONS ARE FROM FACE OF FINISHED HALL UNLESS OTHERWISE NOTED.

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

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PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN
TITLE: UNIT PLANS

DATE ISSUED 06 JULY '15
DATE DRAWN 08 FEB '15
DRAWN BY MSC

SHEET A-6
PROJECT NO. 15-15

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

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ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

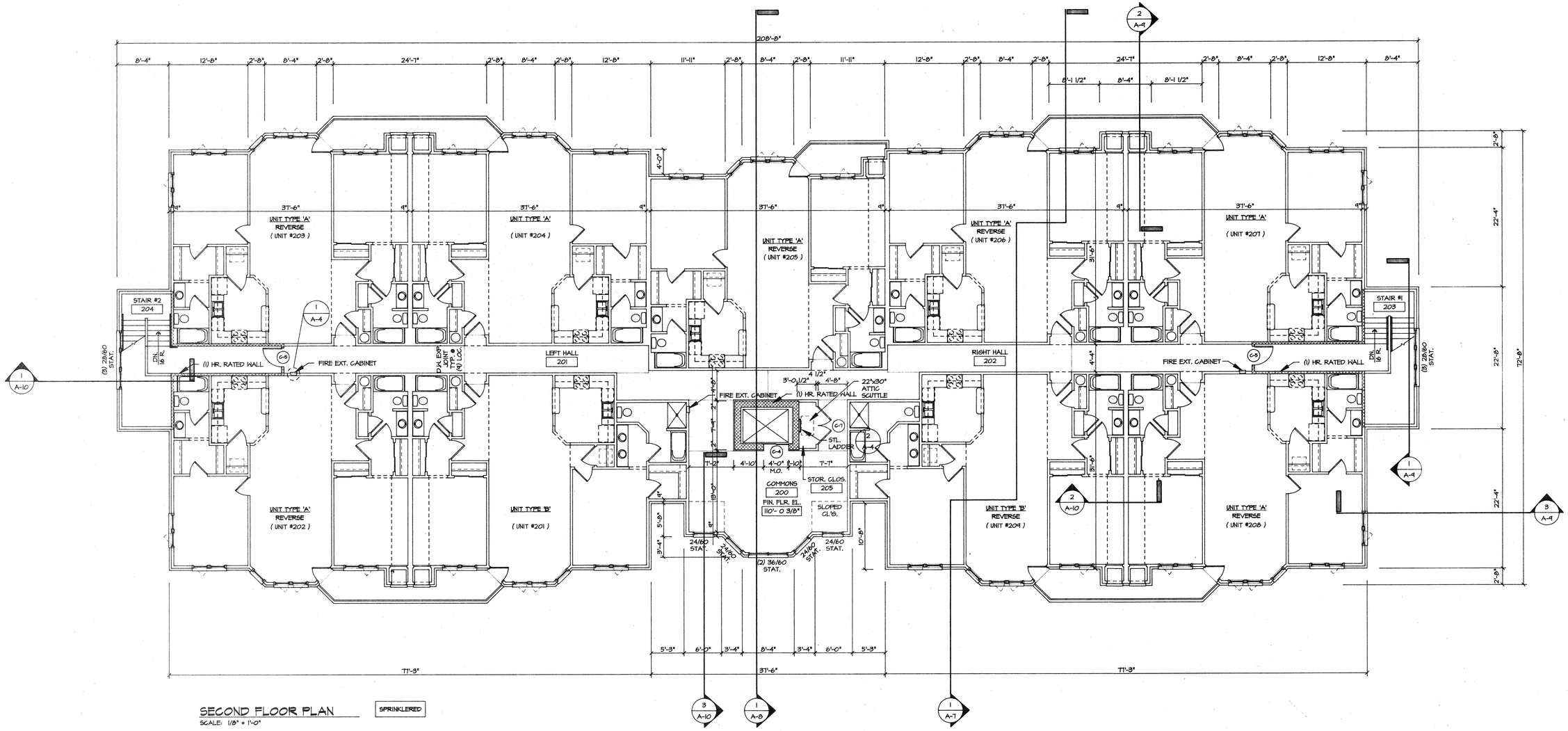
N.O.T.E.: ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

PROJECT: RIVER EDGE CONDOMINIUMS
HAYERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN
TITLE: ATTIC PLAN

DATE ISSUED: 24 JUNE '93
DATE DRAWN: 24 JUNE '93
DRAWN BY: MDL

SHEET: A-5
PROJECT NO.: 1941-93

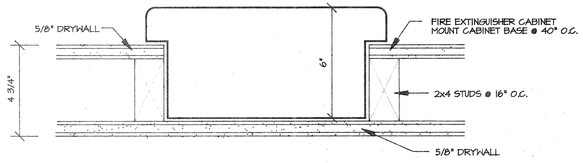
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SECOND FLOOR PLAN

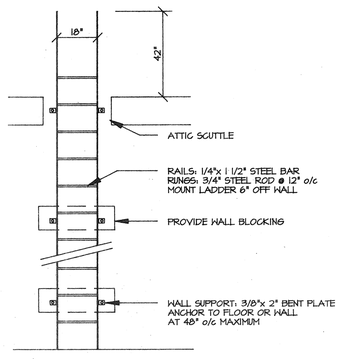
SCALE: 1/8" = 1'-0"

SPRINKLERED



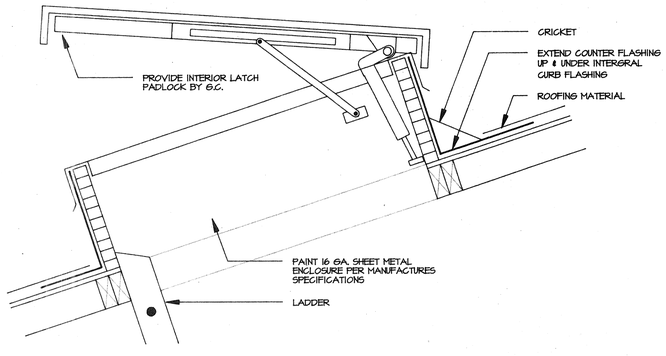
1 / A-4 FIRE EXTINGUISHER CABINET DETAIL

SCALE: 3"=1'-0"



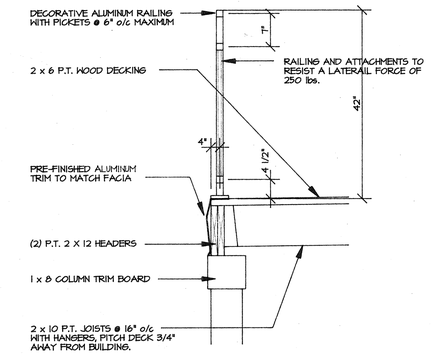
2 / A-4 STEEL LADDER

SCALE: 3/8"=1'-0"



3 / A-4 ROOF HATCH DETAIL

SCALE: 1 1/2"=1'-0"



4 / A-4 DECK RAILING DETAIL

SCALE: 3/4"=1'-0"

N.O.T.E.: ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

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ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
MATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

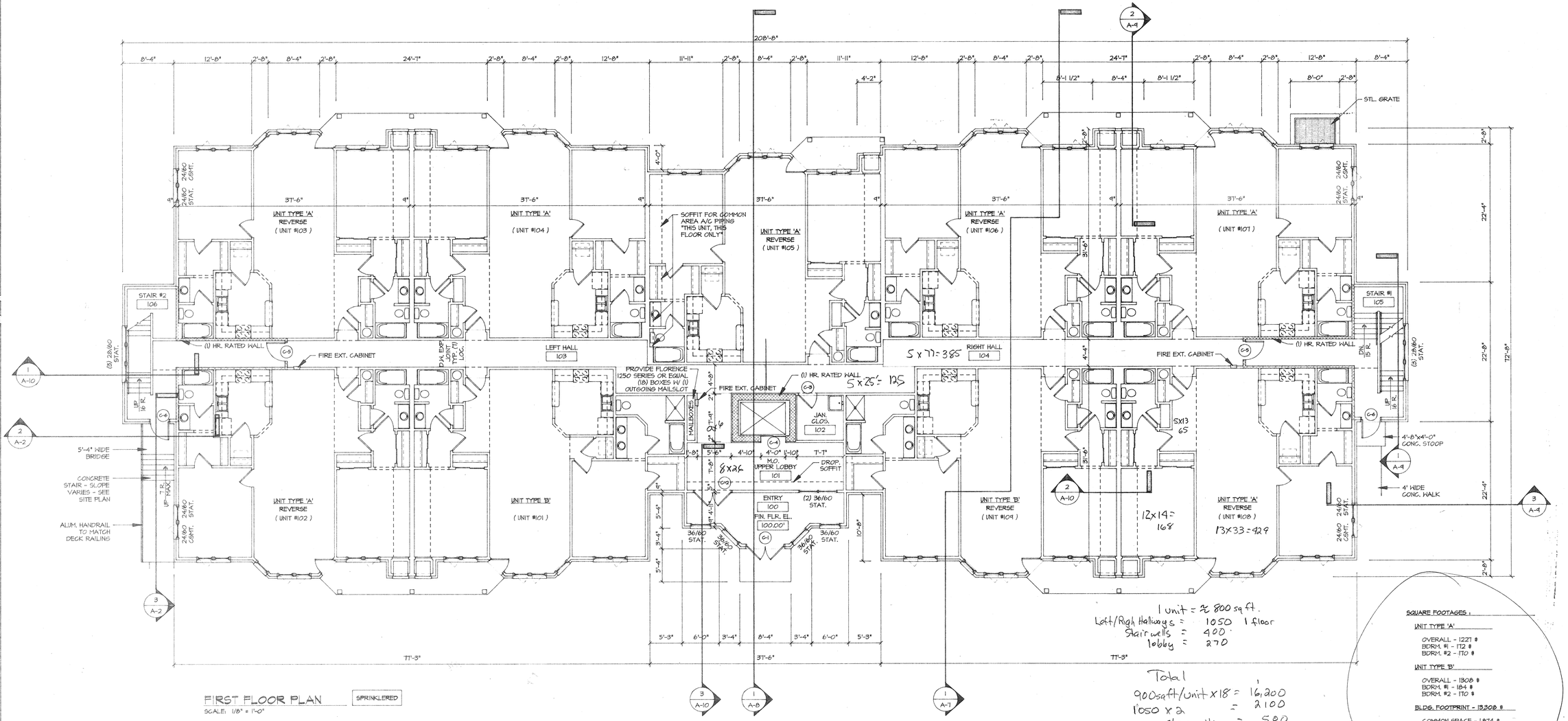
TITLE: OVERALL SECOND FLOOR PLAN

DATE ISSUED
08 JAN '15
DATE REVISED
05 FEB '15
DRAWN BY
MDL

SHEET A-4

PROJECT NO. 1514-15

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FIRST FLOOR PLAN SPRINKLERED

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

1 unit = ± 800 sq ft.

Left/Right Hallways = 1050 1 floor
Stairwells = 400
lobby = 270

Total
900 sqft/unit x 18 = 16,200
1050 x 2 = 2100
Stairwells = 500
270 x 2 = 550
19,350

20000 x 4.50 = 90K

SQUARE FOOTAGES :

UNIT TYPE 'A'

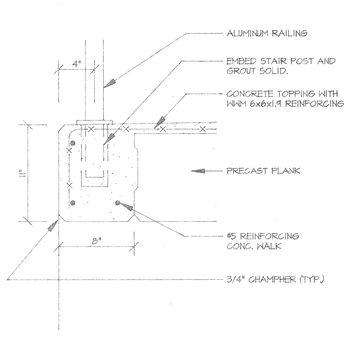
OVERALL - 1227 #
BDRM. #1 - 172 #
BDRM. #2 - 170 #

UNIT TYPE 'B'

OVERALL - 1308 #
BDRM. #1 - 184 #
BDRM. #2 - 170 #

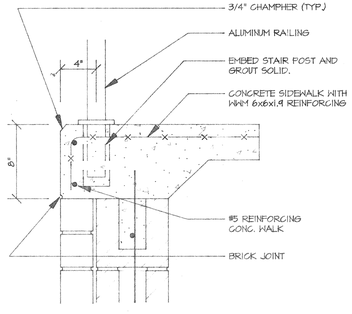
BLDG. FOOTPRINT - 13308 #

COMMON SPACE - 1874 #



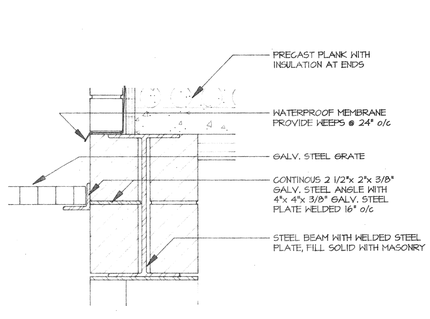
1 A-3 RAILING DETAIL

SCALE: 1 1/2"=1'-0"



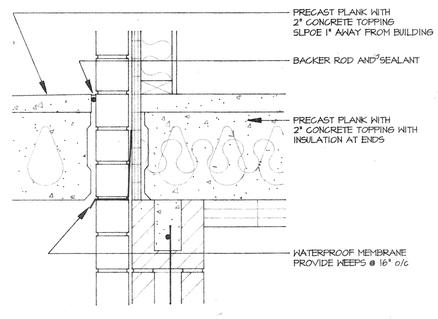
2 A-3 RAILING DETAIL

SCALE: 1 1/2"=1'-0"



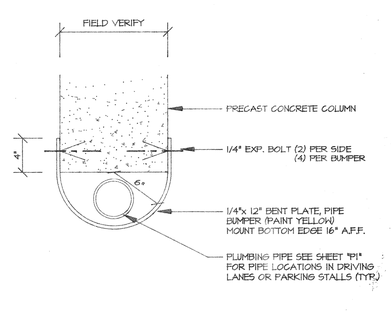
3 A-3 GRATE DETAIL

SCALE: 1 1/2"=1'-0"



4 A-3 WALL DETAIL

SCALE: 1 1/2"=1'-0"



5 A-3 PIPE BUMPER (ALTERNATE)

SCALE: 1 1/2"=1'-0"

NOTE: ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '03 GENERAL REVISIONS

DATE ISSUED: 04 JULY '03
DATE DRAWN: 05 FEB '03
DRAWN BY: MDL

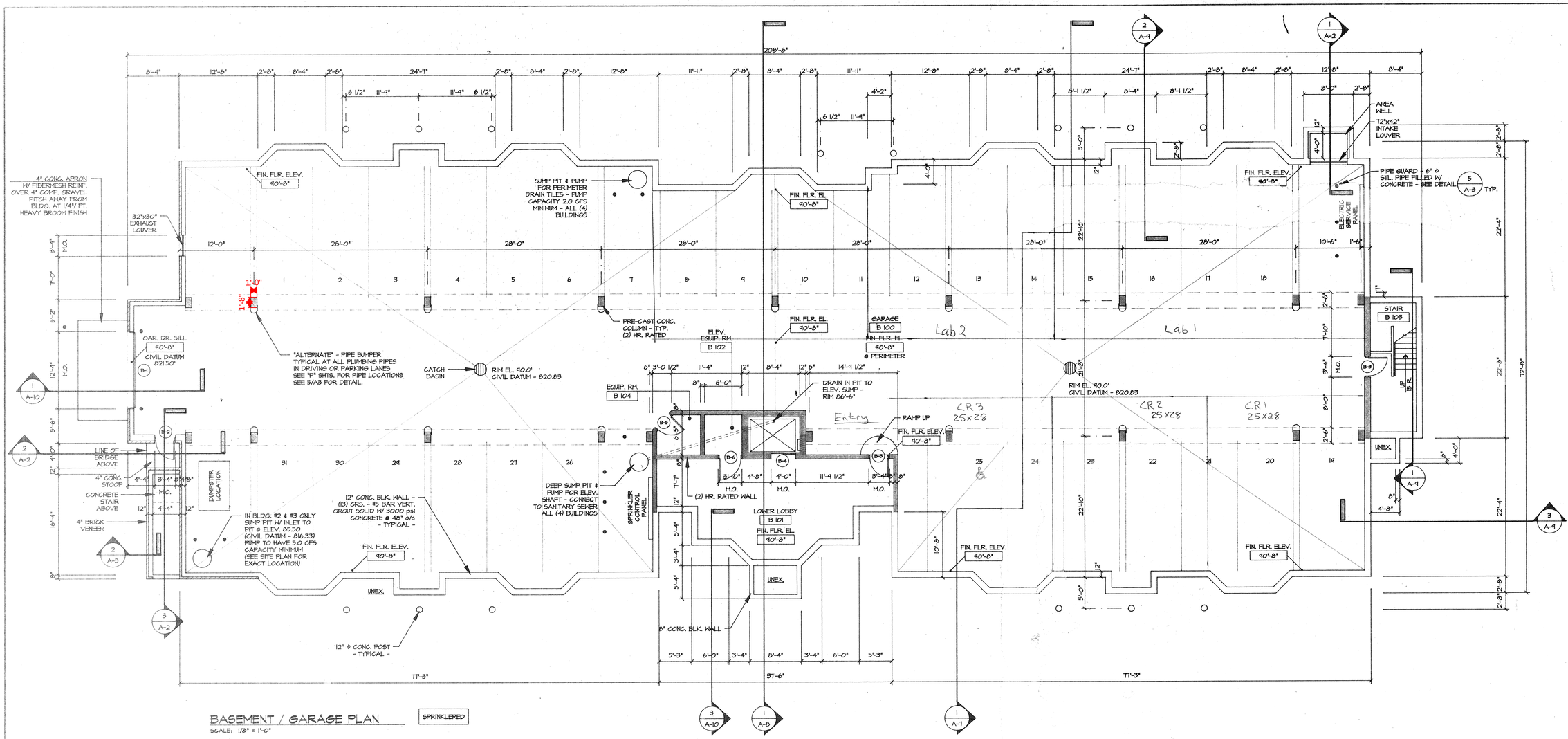
SHEET: A-3

PROJECT NO. 99-43

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: OVERALL FIRST FLOOR PLAN

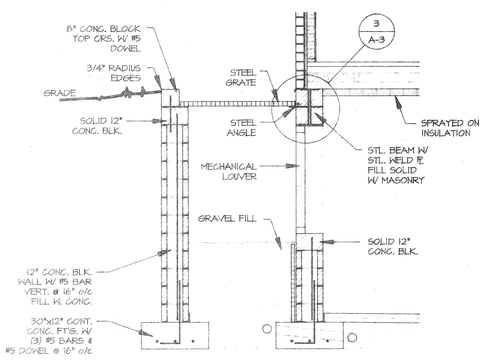
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BASEMENT / GARAGE PLAN

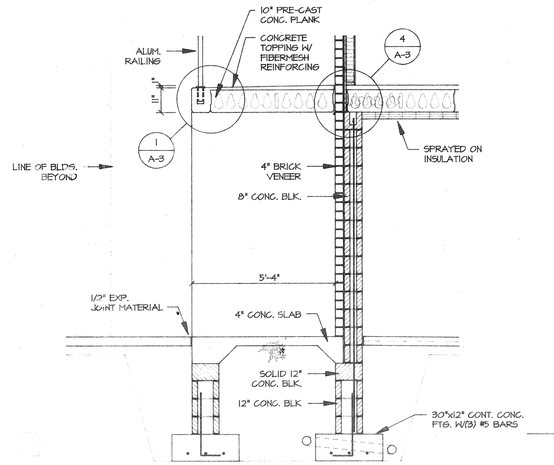
SPRINKLERED

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



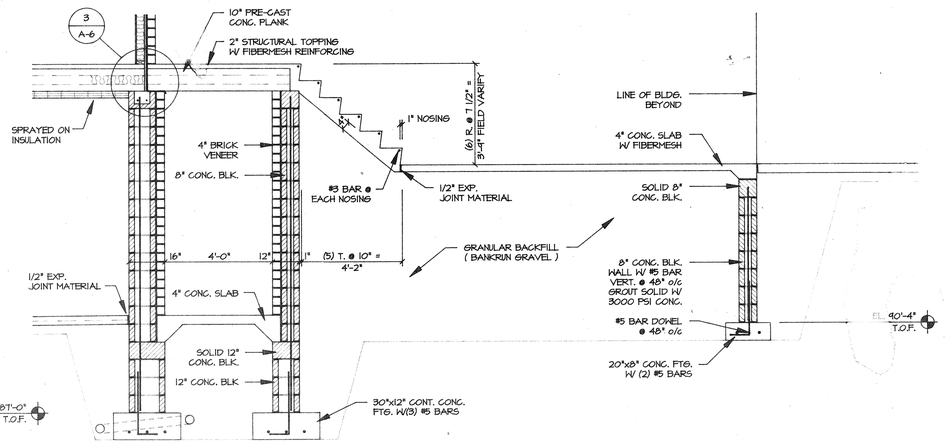
1/A-2 WALL DETAIL

SCALE: 3/8" = 1'-0"



2/A-2 WALL DETAIL

SCALE: 3/8" = 1'-0"



3/A-2 WALL DETAIL

SCALE: 3/8" = 1'-0"

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ARCHITECTS, ENGINEERS, PLANNERS
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P.EWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '13 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: BASEMENT / GARAGE PLAN

DATE ISSUED 08 JULY '13
DATE DRAWN 08 FEB '13
DRAWN BY MDL

SHEET A-2
PROJECT NO. 194-13

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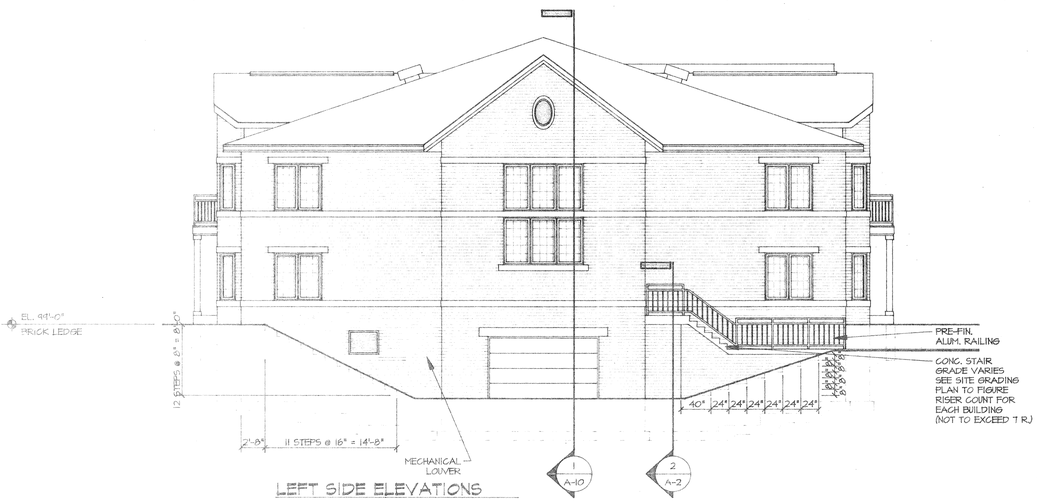


FRONT ELEVATION

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

REAR ELEVATION

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



LEFT SIDE ELEVATIONS

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



RIGHT SIDE ELEVATIONS

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

REVISIONS: 10 SEPT. '13 GENERAL REVISIONS

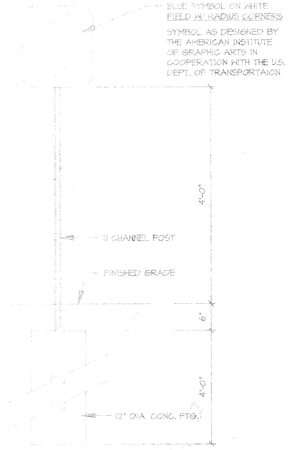
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1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

PROJECT: RIVER EDGE CONDOMINIUMS
KATERTOWN ROAD
TOWN OF MENOMONEE, WISCONSIN
TITLE: EXTERIOR ELEVATIONS

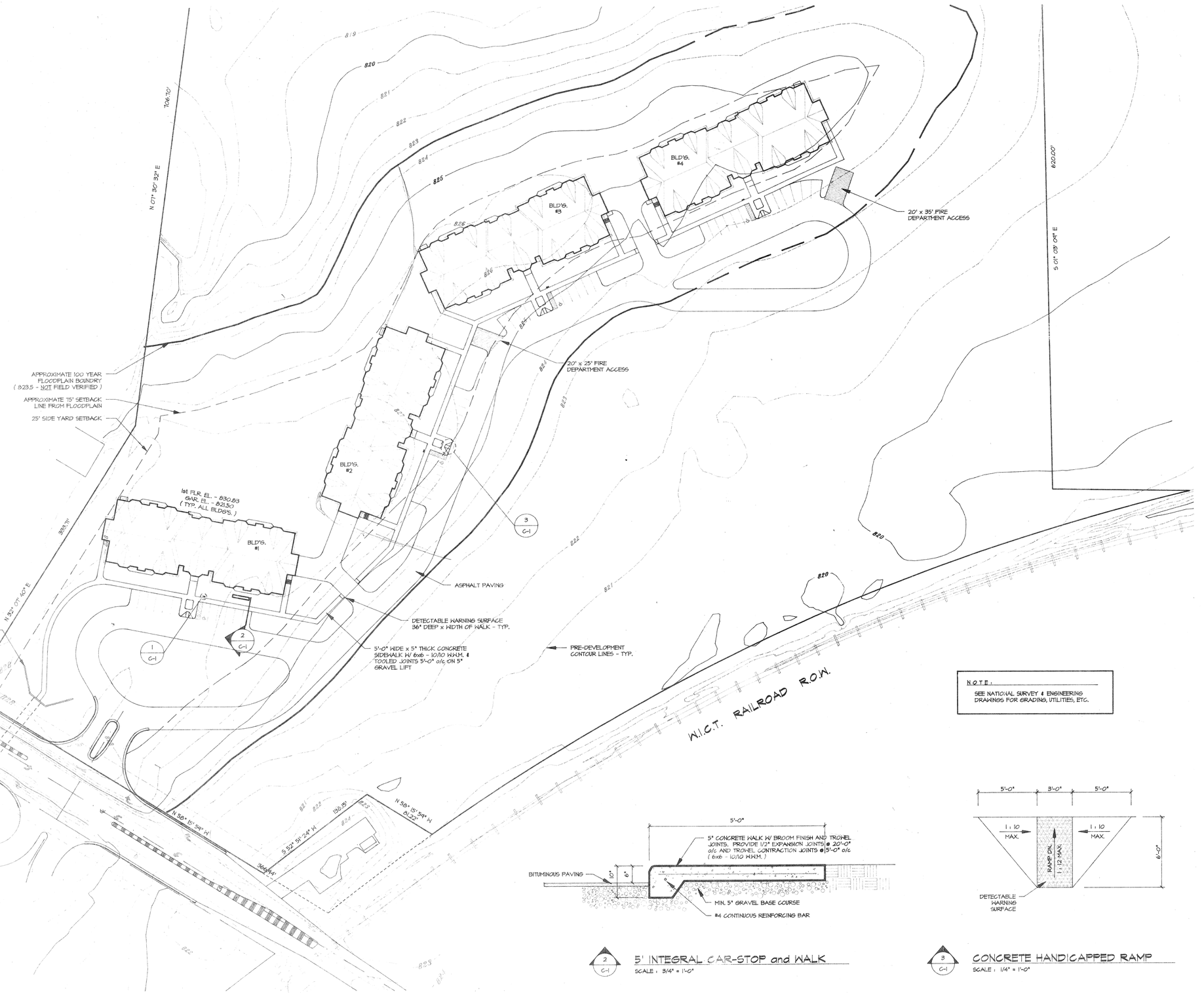
DATE ISSUED
OR LAST REVS
DATE DRAWN
05 FEB '13
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SHEET A-1
PROJECT NO. 1341-13

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HANDICAP PARKING SIGN
SCALE : 3/4" = 1'-0"



NOTE :
SEE NATIONAL SURVEY & ENGINEERING DRAWINGS FOR GRADING, UTILITIES, ETC.

2 C-1 5' INTEGRAL CAR-STOP and WALK
SCALE : 3/4" = 1'-0"

3 C-1 CONCRETE HANDICAPPED RAMP
SCALE : 1/4" = 1'-0"

SITE DEVELOPMENT PLAN
1" = 50'
0 50' 100' 150'

TDI ASSOCIATES, INC.
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1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

Bob Williams, owner TDI
Direct #: (262) 437-0420

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

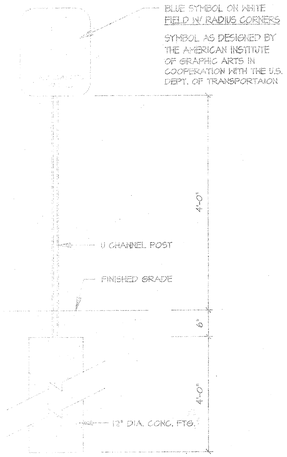
TITLE: SITE DEVELOPMENT PLAN

DATE ISSUED: 26 JULY '93
DATE DRAWN: 29 APR '93
DRAWN BY: MDL

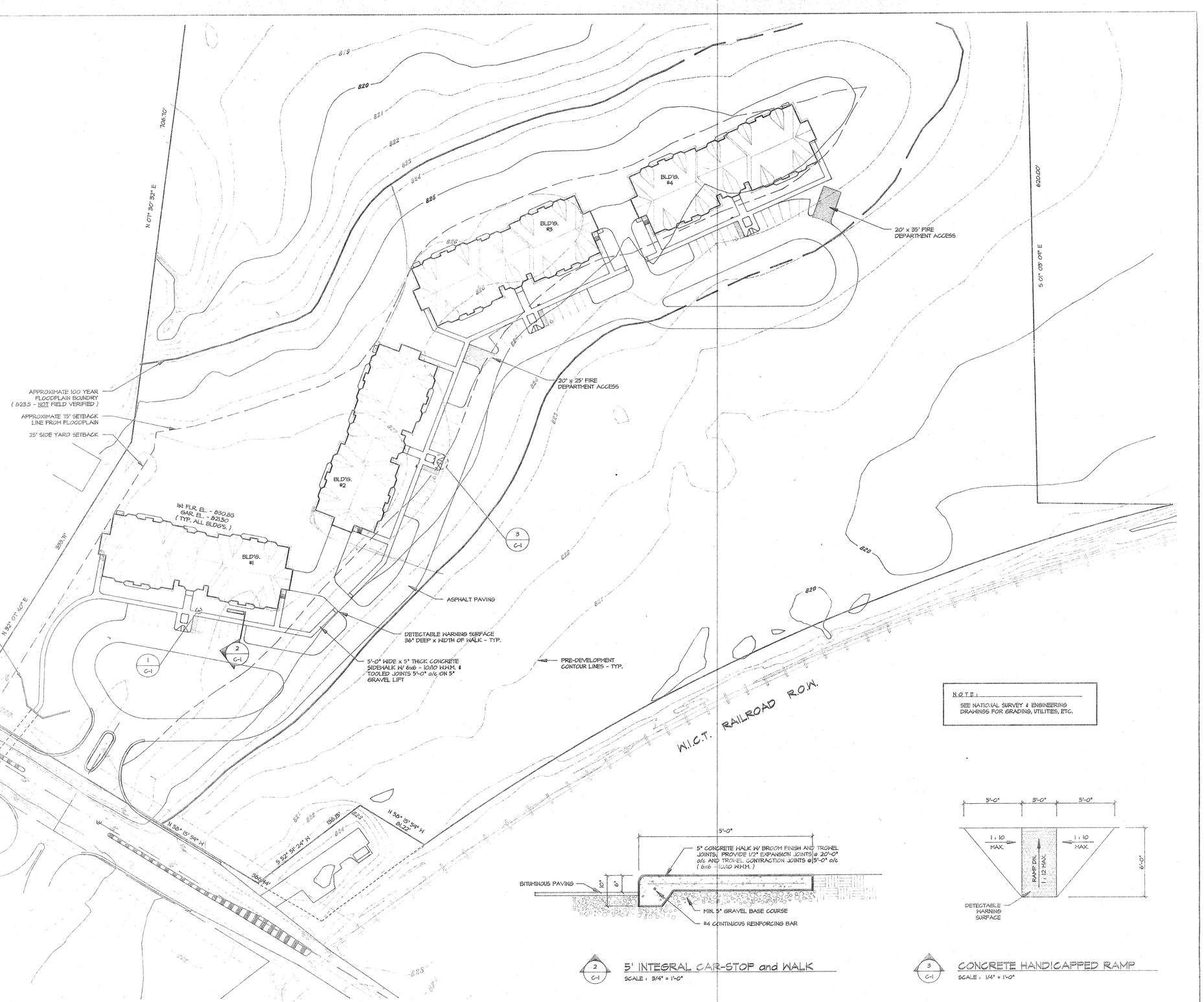
SHEET C-1

PROJECT NO. 9345

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HANDICAP PARKING SIGN
SCALE : 3/4" = 1'-0"



SITE DEVELOPMENT PLAN
SCALE : 1" = 50'-0"
0 50' 100' 150'

NOTE:
SEE NATIONAL SURVEY & ENGINEERING DRAWINGS FOR GRADING, UTILITIES, ETC.

2 C-1 5' INTEGRAL CAR-STOP and WALK
SCALE : 3/4" = 1'-0"

3 C-1 CONCRETE HANDICAPPED RAMP
SCALE : 1/4" = 1'-0"

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1265 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

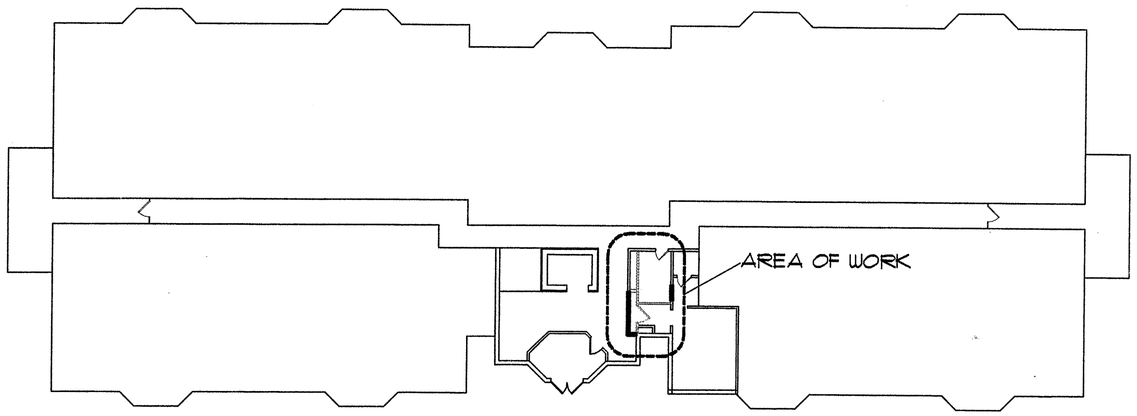
REVISIONS: 10 SEPT. '98 GENERAL REVISIONS

Bob Williams, owner TDI
Direct #: (262) 437-0430

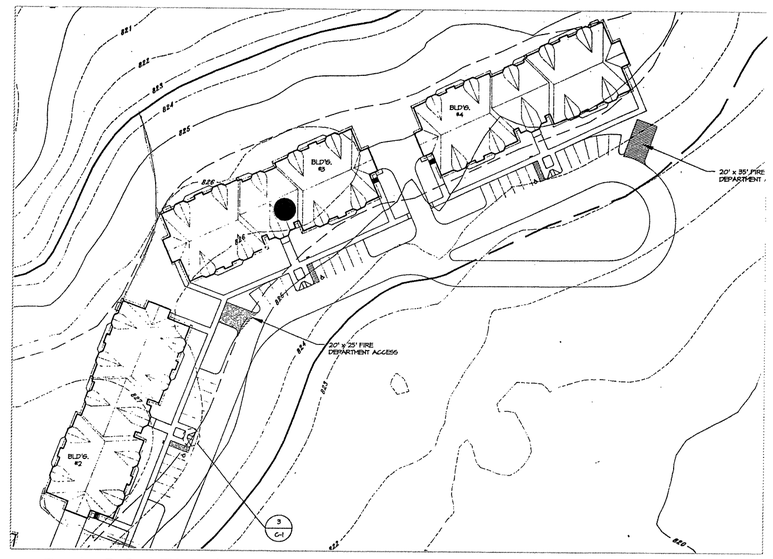
PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN
TITLE: SITE DEVELOPMENT PLAN

DATE ISSUED: 06 JULY '98
DRAWN BY: CHK APR '98
JOB NO.:
SHEET NO.: C-1

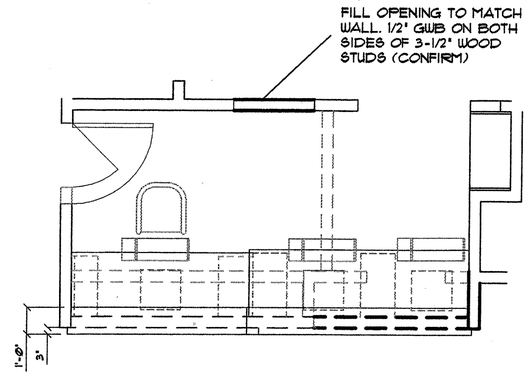
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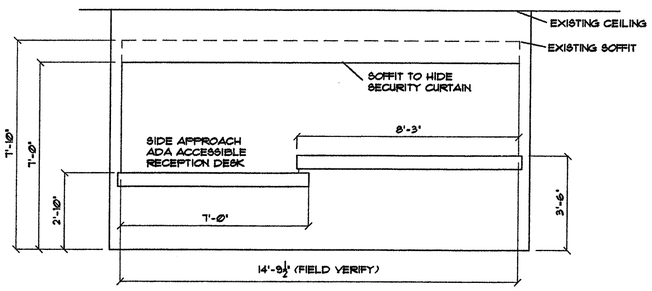
1 AREA OF WORK
SCALE: 1" = 20'-0"



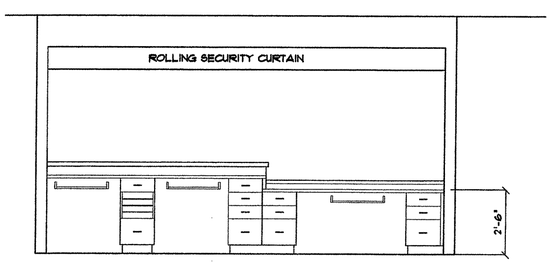
7 LOCATION OF WORK
SCALE: N.T.S.



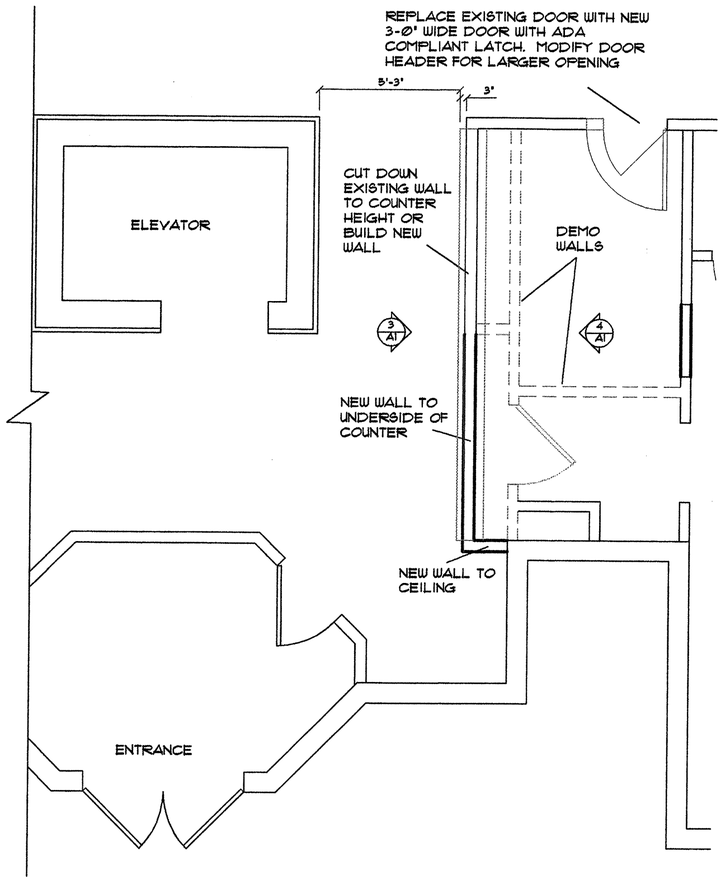
2 FLOOR / FURNITURE PLAN
SCALE: 1/4" = 1'-0"



3 FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 FLOOR PLAN
SCALE: 1/4" = 1'-0"



6 FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

CONTRACTOR IS TO CONFIRM AND CORRELATE DIMENSIONS ON SITE. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES.

ELECTRICAL, HVAC, PLUMBING, AND FIRE-PROTECTION DESIGN ARE NOT PART OF THESE PLANS.

FIRE-PROTECTION SYSTEM TO BE MODIFIED IN ACCORDANCE WITH CURRENT IBC AND IFC CODES.

BUILDING INFORMATION

OCCUPANCY - R-1 RESIDENTIAL
TYPE OF WORK - ALTERATION
AREA OF WORK - 120 SQ FT
CONSTRUCTION TYPE - TYPE V
FIRE PROTECTION - FULL SPRINLER SYSTEM

Revisions

JOHN SCHROEDER ARCHITECTS
225 E. St. Paul Avenue
Suite 303
Milwaukee, Wisconsin 53202
414-271-9161

RECEPTION DESK REMODELING
50 Building GE HEALTH CARE INSTITUTE
RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
ABCO Contr. TOWN OF PEWAUKEE, WISCONSIN

Description
Floor Plans and Elevations

Project	03-129
Date	5/14/03
Drawn by	JTS
Approved	

Sheet
A1

A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE

TAX KEY NUMBER(S) OR PARCEL(S) INVOLVED:

CONDITIONAL USE PERMIT: NO. CUP-21-1-1

PWC 0957986

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

LEGAL DESCRIPTION:

PT NE1/4 & SE1/4 SEC 24 T7N R19E; COM E1/4 COR SEC 24; N89°15'01"W ALG S LI OF SAID NE1/4 795.95 FT TO NWLY R.O.W. LI OF R.R. THE BGN; 888.55 FT ALG R.O.W. LI, ARC CURVE TO LEFT, RADIUS 2324.83 FT, CHORD BEARS S65°44'50"W 883.15 FT; N58°15'59"W 81.22 FT; S52°51'24"W 138.15 FT TO NWLY R.O.W. LI OF WATERTOWN RD; N58°15'59"W ALG R.O.W. LI 643.37 FT TO MEANDER LI ALG RIVER; ALG MEANDER LI N27°41'58"E 154.96 FT; N33°12'09"E 215.57 FT; N15°55'45"E 299.50 FT; N01°03'51"W 151.09 FT; N07°26'51"W 148.52 FT; N07°38'09"W 140.66 FT; N44°25'14"E 121.32 FT; S76°31'48"E 39.04 FT; S12°40'40"E 185.52 FT; S47°03'52"E 149.79 FT; S59°56'11"E 131.91 FT; N76°47'52"E 175.42 FT; N46°47'13"E 247.02 FT; N71°47'38"E 249.58 FT; S58°33'45"E 766.34 FT; S23°44'53"E 296.55 FT; N62°02'33"E 216.32 FT; N25°22'00"W 125.44 FT; S86°25'37"W 95.73 FT; N01°16'27"E 134.26 FT; S88°10'11"E 251.31 FT TO WLY R.O.W. LI OF SPRINGDALE RD; S01°25'18"E ALG WLY R.O.W. LI 561.87 FT TO NWLY R.O.W. LI OF R.R.; S84°19'37"W ALG R.O.W. LI 455.67 FT; 309.59 FT, ALG R.O.W. LI & ARC CURVE TO LEFT, RADIUS 2324.83 FT, CHORD BEARS S80°30'43"W 309.36 FT TO BGN :: ALSO INCLUDING LANDS LYING BETWEEN SAID MEANDER LI & ORDINARY HIGH WATER MARK OF FOX RIVER :: EX DOC #3613235 :: DOC #4378168

PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING FOR PERMIT:

Rivers Edge Apartments

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on January 21, 2021; has reviewed the various elements of the petitioners proposal; and has recommended that a Conditional Use Permit be granted to the above named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council, held a public hearing meeting held on February 1, 2021.

NOW, THEREFORE, let it be known that the City Common Council by its action on February 1, 2021 has, hereby, granted a Conditional Use Permit for the following use(s):

Multi-family market rate apartment use.

FURTHER, such approved use of the above designated parcel(s) are hereby allowed based on the following conditions being continually met:

1. _____

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

_____
Attest:

_____
Signature of equitable owner

_____
Date

_____
Kelly Tarczewski
City Clerk

_____
Steve Bierce
Mayor, City of Pewaukee

_____
Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2021 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

_____
(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE

TAX KEY NUMBER(S) OR PARCEL(S) INVOLVED: **PWC 0957986**

CONDITIONAL USE PERMIT: NO. CUP-21-1-3

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

LEGAL DESCRIPTION:

PT SE1/4 & SW1/4 SEC 24 T7N R19E; COM NW COR OF SE1/4 SEC 24; S89?15'01""E ALG N LI OF SE 1/4 OF SEC 24, 85.362 FT TO SLY R/W LI OF HWY; S53?10'54""E ALG SAID SLY R/W LI 191.815 FT TO CNTR OF FOX RIVER THE BGN; IN A SWLY DIRECTION ALG CNTR OF FOX RIVER THE FOLLOWING COURSES; S58?03'17""W 413.219 FT; S25?39'01""W 371.240 FT; S42?49'01""W 131.620 FT; S60?44'01""W 248.130 FT; S31?31'01""W 194.820 FT; S04?47'59""E 628.880 FT TO NLY R/W OF R/R; N52?32'01""E ALG NLY R/W LI 1932.838 FT TO A POINT ON SLY R/W LI OF HWY; N58?15'59""W ALG SLY R/W LI 574.08 FT; N62?55'47""W ALG SLY R/W LI 209.10 FT TO BGN

PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING FOR PERMIT:

DBTM ASSOCIATES

WHEREAS, on February 15, 1993 the Town of Pewaukee granted a Conditional Use Permit to DBTM Associates for the purpose of the development of an education/training center for the General Electric Medical Systems Division; and,

WHEREAS, on June 7, 1999, the Town of Pewaukee granted an amendment to Section I of the Permit to allow for the ownership of the subject land to be owned by a party other then DBTM or GE; and,

WHEREAS, the petition request is to remove the lands and use related to the 72 condominium units to allow the sale of said unit as market rate apartments; and,

WHEREAS, all other provisions of the February 23, 1993 and June 25, 1999 Conditional Use Permits remain in effect; and,

WHEREAS, The City Plan Commission has held a meeting on January 21, 2021; has reviewed the various elements of the petitioners proposal; and has recommended that a Conditional Use Permit be granted to the above named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council, held a public hearing meeting held on February 1, 2021.

NOW, THEREFORE, let it be known that the City Common Council by its action on February 1, 2021 has, hereby, granted a Conditional Use Permit for the following use(s):

Amend the existing Conditional Use Permit granted to DBTM Associates dated February 24, 1993 and amended June 25, 1999 to remove the 72 unit condominium use and land located at N16W22420 Watertown Road.

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

_____ _____

Attest: Signature of equitable owner

_____

Date

_____ _____

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

_____

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2021 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

_____

(Seal) Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.

DATE: February 15, 2021

DEPARTMENT: PW - Engineering

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action to Approve the City Waiver of the Lift Station Assessment Agreement Regarding the General Electric Training Center Development [Wagner]

BACKGROUND:

In June 1993, the Town of Pewaukee entered into a Developer's Agreement with DBTM Associates for the construction of General Electric Training Center. The Developer installed municipal sanitary sewer, water main, streets, storm sewer, and drainage facilities as part of the Development per the approved plans. The Town and now City of Pewaukee Utilities have been maintaining this infrastructure since the Development was completed, however the accepting resolution was never brought forward formally accepting the municipal infrastructure. The Development is being sold and the new owners are asking for this resolution. The existing owners are asking for a termination of the Developer's Agreement.

FINANCIAL IMPACT:

NA

RECOMMENDED MOTION:

Common Council approve the City Waiver of Lift Station Assessment Agreement.

ATTACHMENTS:

Description

General Electric Training Center (DBTM) Developers Agreement

Original Lift Station Agreement

DEVELOPER'S AGREEMENT FOR THE

GENERAL ELECTRIC TRAINING CENTER

TO BE LOCATED ON WATERTOWN ROAD, IN THE TOWN OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

This Agreement, made this 7th day of June, 1993, by and between DBTM ASSOCIATES, a Wisconsin Limited Partnership, of Waukesha, Wisconsin, hereinafter referred to as "Developer", and THE TOWN OF PEWAUKEE, in the County of Waukesha and the State of Wisconsin, hereinafter referred to as the "Town".

RECITALS

A. Developer has placed certain covenants, conditions, and restrictions on the use and development of that certain premises located in the Town of Pewaukee, Waukesha County, Wisconsin, along Watertown Road and known as Tax Key Nos. 0960-994, 0957-987 and 0957-999 (the "Property").

B. Town has approved such covenants, conditions and restrictions placed on the use and development of the Property.

C. Developer and Town desire to enter into this Agreement in order to ensure that Developer make and install all public improvements which are reasonably necessary, and further that Developer shall dedicate any sanitary sewer system and water system to the appropriate Town Sanitary District, and shall dedicate the streets and storm sewer system to the Town, provided that said public improvements are constructed according to Town or Sanitary District specifications without cost to the Town or Sanitary District.

D. This Agreement is necessary to implement the Town's zoning ordinances.

NOW, THEREFORE, in consideration of the covenants contained herein, the parties hereto agree as follows:

1. IMPROVEMENTS

Developer, entirely at its expense and in accordance with the Town approved specifications, on or before the 31 day of December 1994, shall:

A. Grade and install all planned public streets in accordance with the approved development plan attached hereto as Exhibit "A".

B. Construct, install, furnish and provide adequate facilities for storm and surface water drainage, including curb and gutter, and where necessary, storm sewers, catch basins, and retention/detention basins in accordance with plans and specifications attached hereto as Exhibit "B".

C. Preserve the existing trees, wherever possible, in the installation of development improvements and remove and lawfully dispose of any structures and outbuildings which are not a part of the planned development as well as any destroyed trees, brush, tree trunks, shrubs, and any other rubbish, on or before the 31 day of December 1994.

2. DEDICATION

A. Subject to all of the other provisions of this Agreement and the exhibits attached hereto, Developer shall, without charge to the Town, and upon completion of all of the above-described improvements, unconditionally give, grant, convey and fully dedicate the same to the Town, and where appropriate, the Town Sanitary District, its successors and assigns forever, free and clear of all encumbrances whatever, together with and including, without limitation, all land, buildings, structures, conduits, pipes, lines, plants, machinery, equipment, appurtenances and hereditaments which may in any way be a part of or pertain to such improvements together with any and all necessary easements for access thereto. After such dedication, the Town or the appropriate Town Sanitary District shall have the right to connect to or integrate with other facilities , as the Town decides, with no payment or award to, with no consent required of Developer.

B. Prior to the installation of any improvements, Developer agrees to furnish to the Town an irrevocable letter of credit from a lending institution with terms acceptable to the Town's attorney. Such letter of credit shall be in an amount of 120% of the expected cost of all improvements as submitted to and approved by the Town's Engineer. No building permits shall be issued until such letter of credit has been received and approved by the Town. The letter of credit, irrespective of its expiration date, will not expire unless at least six months notice is given to the Town of the contemplated expiration of said letter of credit.

C. In the event Developer does not complete the installation of improvements within 396 days from the signing of this Agreement, the Town shall have the authority, upon 10 days notice to Developer, to complete the same and to take title

thereto. The lending institution providing the letter of credit shall pay to the Town the cost of such completion upon demand in accordance with such letter, and upon its failure to do so, in whole or in part, the Town shall be empowered in addition to its other remedies, without notice of hearing, to impose a special assessment for the amount of said completion costs, upon the Property payable with the next succeeding tax roll.

3. PAYMENT OF COSTS

Developer shall pay and reimburse the Town promptly upon billing for all fees, expenses, costs, and disbursements, which shall be incurred by the Town from and after the date hereof in connection with this Agreement or relative to the construction, installation, dedication and acceptance of the improvements covered by this Agreement; including without limitation, design, engineering, preparing, checking and review of design, plans and specifications, supervision, full time inspection to ensure that the construction is in compliance with the applicable plans, specifications, regulation and ordinances, legal, administrative, and fiscal work undertaken to assure and implement such compliance.

4. MISCELLANEOUS REQUIREMENTS

A. Developer agrees to reimburse the Town for all street signs, traffic signs, posts and the labor for their installation as performed by the Town upon and submittal to Developer of an invoice for such signs and installation.

B. Developer agrees to properly place and install all survey or other monuments required by Wisconsin Statutes or Town ordinances.

C. Developer agrees to cause all construction required or authorized for by this Agreement to be carried out and performed in a good and workmanlike manner.

5. ROADS AND STORM SEWER AND GUARANTEE

Developer shall guarantee the improvements required herein, against defects due to faulty materials or workmanship which appear within a period of one year from the date of acceptance as herein provided, and shall pay for any damages resulting therefrom to the Town or Town property. This warranty limit does not affect or bar claims for negligence discovered at a later date. Negligent workmanship shall be governed by Wisconsin laws on negligence.

6. GENERAL INDEMNITY

In addition to and not to the exclusion or prejudice of, any provisions of this Agreement, or documents incorporated herein by reference, Developer shall indemnify and save harmless the Town, its officers, agents and employees, and shall defend the same, from and against any and all liability, claims, loss, damages, interest, actions, suits, judgments, costs, expenses, reasonable attorneys fees, and the like to whomsoever owed and by whomsoever and whenever brought or obtained, which may in any manner result from or arise in the course of, out of, or as a result of the negligent performance of this Agreement, the negligent construction or operation of the improvements covered thereby, the violation of any law or ordinance, the infringement of any patent, trademark, tradename or copyright, and the use of road improvements prior to their formal dedication to the Town as provided herein. In every case where judgment is recovered against the Town and notice and opportunity to defend has been given to Developer of the pendency of a suit within 10 days after its commencement, the judgment shall be conclusive upon Developer not only as to the amount of the damages but also as to its liability to the Town.

7. ACCEPTANCE OF WORK AND DEDICATION

When Developer shall have completed the improvements herein required, and shall dedicate the same to the Town, the same shall be accepted by the Town, providing these improvements meet the Town's specifications.

8. CONSTRUCTION PERMITS

The Town shall, within its authority, issue such permits, adopt such resolutions and execute such documents that may be necessary to permit the Developer to construct the development improvements called for by this Agreement, upon the Developer's compliance with any deposit provisions, or upon other requirements of the applicable ordinances or regulations, and the Town shall cooperate with the Developer in obtaining similar permits, resolutions and documents as may be necessary, from other authorities within the jurisdiction the Property lies.

9. DRAINAGE PROVISIONS

In the event drainage problems arise within the Property or related to the activities on the Property, the Developer shall correct such problems to the satisfaction of the Town and the Town Engineer. Such correction measures shall include without limitation the cleaning of soil, loose aggregate and the construction debris from storm sewers, catch basins, drainage ditch and streets, dredging and re-shaping of siltation or detention ponds, replacement of siltation fences, sodding and

seeding and, construction of diversion ditches, ponds, and siltation traps.

10. GENERAL CONDITIONS AND REGULATIONS

All the provisions of the Town's General Condition and Regulations for Developer's Agreements, not inconsistent with or in conflict with any of the provisions of this Agreement, are incorporated herein by reference and all such provisions shall bind the parties hereto and be a part of the Agreement and all work and improvements as required hereunder shall be performed and carried out in strict accordance with and subject to the provisions of said General Conditions and Regulations.

11. ASSIGNMENT

Developer shall not assign this Agreement to other parties without the written consent of the Town.

12. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, Developer and Town have caused this Agreement to be signed in four original counterparts on the day and year above first written.

DBTM ASSOCIATES,
a Wisconsin Limited Partnership

BY: DBTM, Inc., General Partner

By: _____
Robert S. McCloud, President

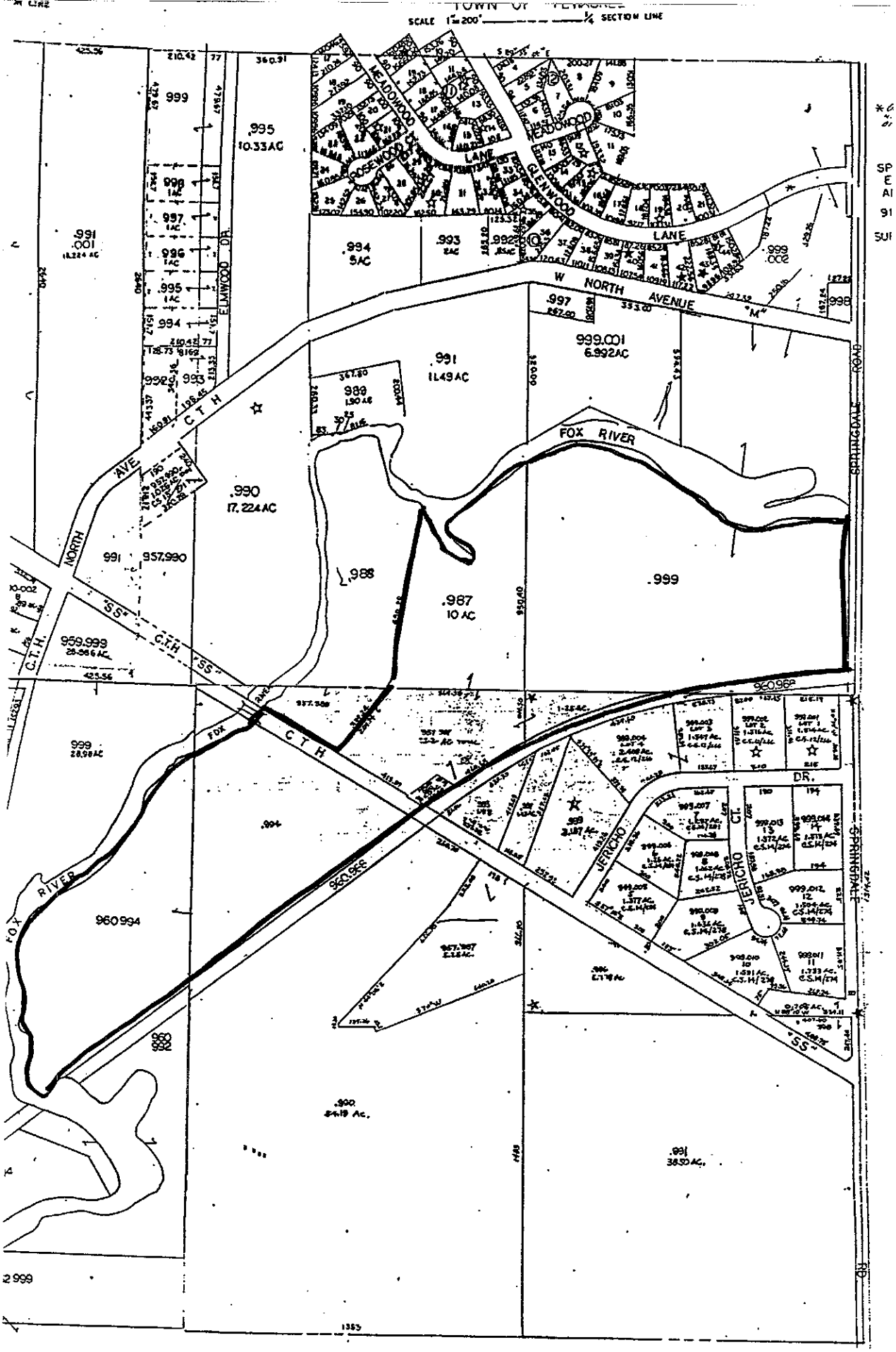
TOWN OF PEWAUKEE

BY: _____
Brent J. Redford, Chairman

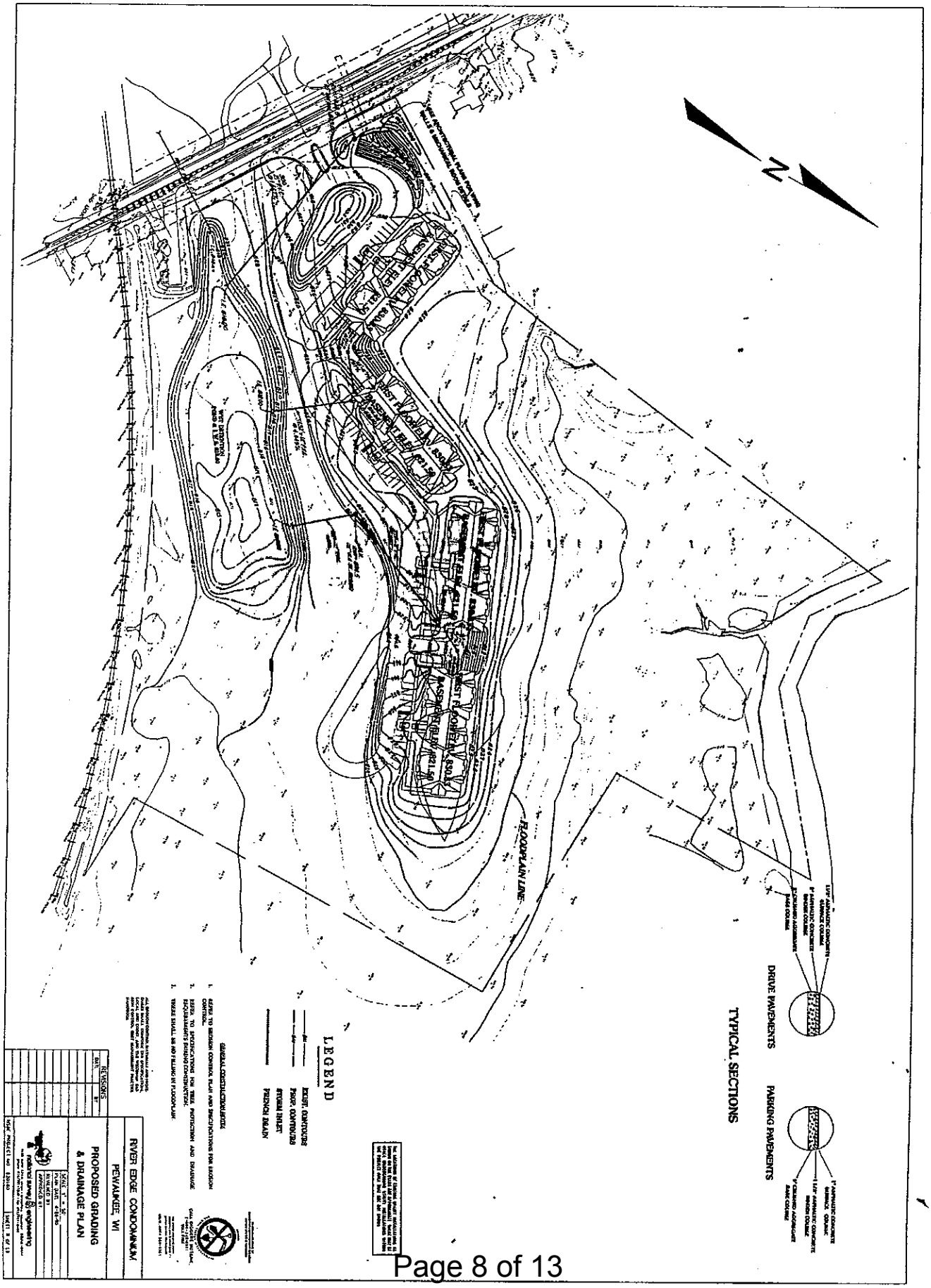
Attest: _____
Sandra J. Galbashian, Clerk

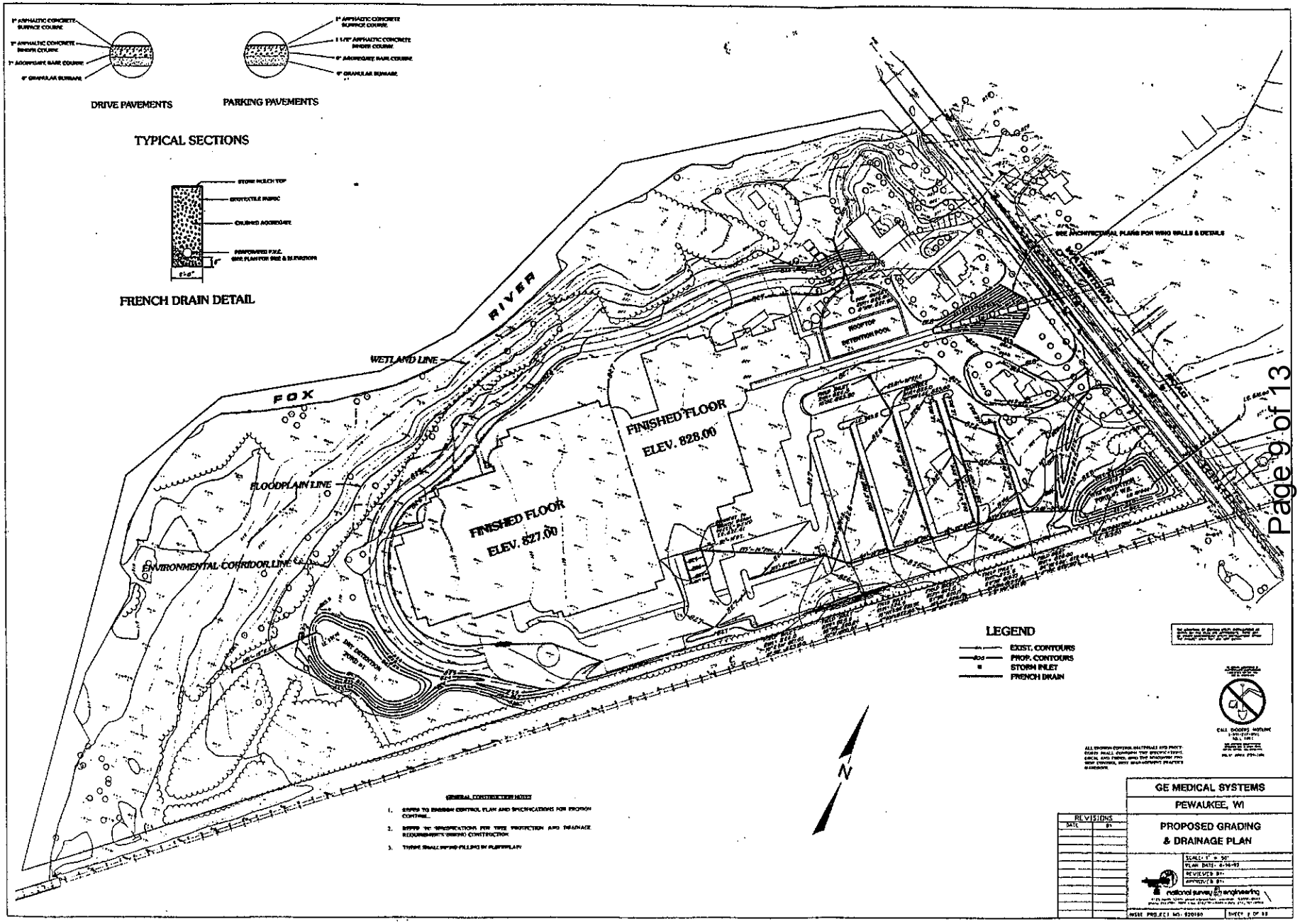
JJM/sg

DEVELOP3.RED


SCALE 1"=200'
¼ SECTION LINE
W NORTH AVENUE
ELMWOOD DR
MEADOWOOD DR
ROSEWOOD DR
GLENWOOD LANE
HEADWOOD LANE
C T H "M"
NORTH AVE
C.T.H. "SS"
FOX RIVER
SPRINGDALE RD
JERICHO CT.
.995 10.33AC
.994 5AC
.993
.992
.991 11.49AC
.990 17.22AC
.988
.987 10 AC
.999
999.001 6.992AC
959.999 28.966 AC.
960.994
960.992
960.968
.991 38.50 AC.
.990 24.19 Ac.

EXHIBITS A+B


N
FLOODPLAIN LINE
LEGEND
EXIST. CONTOURS
PROP. CONTOURS
STORM INLET
PERIMETER DRAIN
TYPICAL SECTIONS
DRIVE PAVEMENTS
PARKING PAVEMENTS
GENERAL CONSTRUCTION NOTES
1. REFER TO MISSION COVERAL PLAN AND SPECIFICATIONS FOR EROSION CONTROL.
2. REFER TO SPECIFICATIONS FOR TREE PROTECTION AND DRAINAGE REQUIREMENTS DURING CONSTRUCTION.
3. TREES SHALL NOT BE PLANTED IN FLOODPLAIN.
RIVER EDGE CONDOMINIUM
PEWAUKEE, WI
PROPOSED GRADING & DRAINAGE PLAN
REVISIONS
BY
SCALE: 1" = 30'
PLAN DATE: 4-26-06
REVISED BY
APPROVED BY
SHEET 8 OF 13


DRIVE PAVEMENTS
PARKING PAVEMENTS
TYPICAL SECTIONS
FRENCH DRAIN DETAIL
FOX RIVER
WETLAND LINE
FLOODPLAIN LINE
ENVIRONMENTAL CORRIDOR LINE
FINISHED FLOOR ELEV. 828.00
FINISHED FLOOR ELEV. 827.00
ROOFTOP RETENTION POOL
LEGEND
EXIST. CONTOURS
PROP. CONTOURS
STORM INLET
FRENCH DRAIN
N
GE MEDICAL SYSTEMS
PEWAUKEE, WI
PROPOSED GRADING & DRAINAGE PLAN
REVISIONS
DATE
BY
national survey & engineering

LIFT STATION ASSESSMENT AGREEMENT

This Agreement is entered into as of this 23 day of June, 1993, by and between Ethel M. Beggs ("Seller") and DBTM Associates, A Wisconsin Limited Partnership ("Buyer").

RECITALS

A. Buyer is purchasing approximately 16.1 acres of land (the "Purchased Property") from Seller, [out of approximately 21.6 acres of land (the "Entire Property") owned by Seller] by virtue of closing documents of even date herewith.

B. Seller is retaining approximately 5.5 acres of land (the "Retained Property").

C. The parties wish to provide for their respective responsibilities relating to a $35,688.91 deferred sanitary sewer and lift station assessment applicable to the Entire Property.

Now therefore, in consideration of the above recitals, including the closing of the above referenced purchase of land, and in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

The Town of Pewaukee Sanitary District No. 3 ("Sanitary District") has imposed a deferred sanitary sewer and lift station assessment in the amount of $35,688.91 against the Entire Property. Buyer and Seller agree that Seller shall be responsible for $20,992.00 of such assessment, Buyer shall be responsible for $14,696.91 of such assessment.

Buyer and Seller agree that they will use their best efforts to cause the Sanitary District to separate such assessment into two distinct assessments so that only $14,696.91 will apply to the Purchased Property and only $20,992.00 will apply to the Retained Property. In the event that the Sanitary District separates such assessment, this Agreement shall automatically become null and void, and of no further force or effect, upon Buyer and Seller each receiving such separated and distinct assessments from the Sanitary District.

In the event that Sanitary District No. 3 will not issue such separate assessments, each party agrees to pay its share, as set forth above, of such assessments when due. Buyer and Seller agree that if either party fails to pay its share of such assessments when due (the "Non-Paying Party"), the other party (the "Paying Party") may pay such assessment and shall thereafter be entitled to file an immediate lien against any property then owned by the Non-Paying Party (including, without limitation, the Purchased Property or the Retained Property, as the case may be). Such lien may be foreclosed at any time after filing.

67007

Each party further agrees that the Non-Paying Party shall be responsible for the Paying Party's legal fees relating to the enforcement of this Agreement and the enforcement of any lien arising under this Agreement and that such legal fees may be added to the Non-Paying Party's lien.

Finally, each party agrees that, if the Sanitary District has not issued separate assessments, as set forth above, by July 15, 1993, either party may attach legal descriptions of the Purchased Property and Retained Property and immediately record this Agreement with the Waukesha County Register of Deeds.

This Agreement and the rights and obligations created herein are irrevocable, perpetual and appurtenant to and running with the Purchased Property and the Retained Property and shall inure to the benefit of and be binding upon Buyer, Seller, and their respective heirs, personal representatives, successors, grantees and assigns and all parties claiming by, through or under them, including without limitation, all present and future owners, purchasers and occupants thereof, and any person acquiring all or any portion of any interest in the Purchased Property and all or any portion of any interest in the Purchased Property.

IN WITNESS WHEREOF, the parties have executed this document as of the date first above written.

SELLER:

Ethel Beggs

Ethel M. Beggs

BUYER: DBTM Associates, A Wisconsin Limited Partnership, BY: DBTM, Inc. its general partner:

By: Dennis J. Klein, treasurer

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
)SS
MILWAUKEE COUNTY)

Personally came before me this 23 day of June, 1993, the above-named ETHEL M. BEGGS, to me known to be the person who executed the foregoing instrument and acknowledges the same.

Notary Public, State of Wisconsin
My Commission: 11 pm
Victor A. Kornis

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
)SS
MILWAUKEE COUNTY)

Personally came before me this 23 day of June, 1993, the above-named DENNIS J. KLEIN, to me known to be the person who executed the foregoing instrument and acknowledges the same.

Notary Public, State of Wisconsin
My Commission: is permanent
Victor A. Kornis

This instrument was drafted by and after recording should be returned to:

Victor A. Kornis
Domnitz, Mawicke, Goisman & Rosenberg, S.C.
1509 N. Prospect Avenue
Milwaukee, WI 53202

(414) 224-0600

DBTMASSO\LIFTSTAT.AGR

EXHIBIT A - LEGAL DESCRIPTIONS
ATTACHMENT TO LIFT STATION ASSESSMENT AGREEMENT
BETWEEN ETHEL M. BEGGS AND
DBTM ASSOCIATES, A WISCONSIN LIMITED PARTNERSHIP

Parcel "A"

All that part of the Southeast One-quarter (1/4) of Section Twenty-four (24), in Township Seven (7) North, Range Nineteen (19) East, in the Town of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows: Beginning at the 1/8 corner post on the North line of said Southeast 1/4 Section; thence West on the quarter line 8 chains and 63 links to the Easterly line of land formerly owned by Jacob Wirtz; thence Southwesterly along said Wirtz' Easterly line, 4 chains and 39 links to the Northerly line of the "Old Milwaukee and Watertown Plank Road"; thence South 55° East, along the Northerly line of said "Old Plank Road" 6 chains and 27 links to the Northwesterly line, of the Chicago, Milwaukee and Saint Paul Railroad; thence Easterly along the line of said railroad, 6 chains and 92 links, to the 1/8th line; thence North on said 1/8th line, 3 chains and 25 links to the place of beginning. Excepting therefrom those lands conveyed to the Town of Pewaukee in a Warranty Deed recorded on December 13, 1979 in Reel 391, Image 36, as Document No. 1116117.

Parcel "B"

All that part of the Northeast One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty-four (24), in Township Seven (7) North, Range Nineteen (19) East, lying North of the right-of-way of the Chicago Milwaukee and St. Paul Railway, across said 1/4 Section, hereby intended to convey same premises deeded by Magnus Budzein and wife to Frank Budzein by deed dated and acknowledged December 2nd, 1898 and recorded in the Office of the Register of Deeds, Waukesha County, Wisconsin in Volume 94 of Deeds at page 289.

Parcel "C"

All that part of the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of Section Twenty-four (24), in Township Seven (7) North, Range Nineteen (19) East, in the Town of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows: Beginning at the 1/8 Section post on the South line of the Northeast 1/4 of said Section 24, and being at the Southwest corner of lands owned by Mathais Wolf; thence West on the center line of said Section 24, 8 chains and 75 links to a post; thence South 34° West along the line of lands owned by William Kumbl 4 chains and 39 links to the Northerly line of the "Old Watertown Plank Road"; thence North 56° West along the Northerly line of said Road, 33 links to a Tamarach Tree, 6 inches in diameter; thence North 34° East, 5 chains and 14 links to a stake; thence North 9° 15' East 11 chains and 58 links to the center of Fox River; thence Northeasterly and up stream, and on the center line of said River 7 chains and 52 links to the 1/8 Section line; thence South on said 1/8 Section line 14 chains and 40 links to the place of beginning.

1864283

REGISTER'S OFFICE
WAUKESHA COUNTY, WIS } SS
RECORDED ON

93 JUL 23 AM 10: 13

REEL 1749 IMAGE 178

REGISTER OF DEEDS

Tax Key No. PWT 0957-987

REEL 1749 IMAGE 0181

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.

DATE: February 15, 2021

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding a Professional Services Agreement Between the City of Pewaukee and EPLEX, LLC (DBA E-Plan Exam) for Building Permit Plan Review Services and the City Becoming a Delegated Agent of the Wisconsin Department of Safety and Professional Services [Fuchs]

BACKGROUND:

Currently the State of Wisconsin completes commercial plan reviews for most new buildings and alterations as the City of Pewaukee is not a Delegated Agent.

Staff has discussed and reviewed an agreement with E-Plan Exam to assist the City in becoming a Delegated Municipality in order to complete these plan reviews in-house or through E-Plan Exam.

Becoming delegated and allowing E-Plan Exam to review plans would expedite the Building Permit process for those plans that require State review. The State plan review can often be a lengthy process. E-Plan Exam has indicated that their reviews will be completed within 15 days.

The Professional Services Agreement is attached as well as E-Plan Exam's original proposal document to the City. The Agreement has been reviewed by staff and the City Attorney's Office.

FINANCIAL IMPACT:

Per the draft agreement, the City receives 10% of the plan review fee to cover administrative costs and the remaining 90% is retained by E-Plan Exam. Note that the City does not receive any of the plan review fees when completed by the State.

RECOMMENDED MOTION:

Motion to approve the Professional Services Agreement with E-Plan Exam and direct staff to move forward with an application to become a Delegated Municipality with the Wisconsin Department of Safety and Professional Services.

ATTACHMENTS:

Description

E-Plan Exam Professional Services Agreement

E-Plan Exam proposal

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("Agreement") is entered into by and between the City of Pewaukee ("Client") and EPLEX, LLC (DBA as E-Plan Exam) ("Consultant"). The Client and the Consultant shall be jointly referred to as the "Parties".

RECITALS

WHEREAS, the Client is seeking the Consultant to perform services listed in Exhibit A – Plan Review Services and Fee Schedule, ("Services");

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the Client and Consultant agree as follows:

1. SCOPE OF SERVICES

   Consultant will provide the Services to the Client using qualified professionals licensed in the State of Wisconsin to perform work outlined in this Agreement and Exhibit A.

   Consultant will perform Plan Examination services in accordance with the Adopted Building Codes that are enforced by the State of Wisconsin as well as the Authority Having Jurisdiction's municipal building codes in accordance with Services.

   Consultant will perform work at a level of competency in accordance with industry standards, applicable in the State and Municipality for which the Services are proposed.

   It shall be up to the sole discretion of the Client as the Authority Having Jurisdiction as to what approvals are required for commencement of any building project, including any additional documentation, approvals, permits, bonds, compliance with local zoning, historical review, architectural review board requirements, and/or other requirements not herein specified but otherwise required by the Client as the Authority Having Jurisdiction.

   Due to the nature of the delegated agent/appointed agent program as set forth by the State of Wisconsin Department of Safety and Professional Services, any plan review exceeding the size thresholds for a "Certified Municipality" for Building and HVAC reviews, as well as any and all other types of reviews that rely upon the licensure of Consultant (i.e. Fire Alarm, Fire Sprinkler, Plumbing, etc…) shall be reviewed by Consultant. Client retains the right to perform plan reviews by properly licensed qualified individuals that are not covered by this agreement.

   Due to the nature of the delegated agent/appointed agent program as set forth by the State of Wisconsin Department of Safety and Professional Services, Client may at any point in time request that the State of Wisconsin perform any plan review in lieu of Consultant. Client is not bound to accept Consultants approval or disapproval of plans and at its sole discretion may seek another entity, such as the State of Wisconsin Department of Safety and Professional Services, to perform

such services. In any event, Consultant shall be entitled to full payment for review of all plans Consultant reviewed, regardless if Client accepts the review preformed.

Consultant is not obligated to perform services beyond what is required by this agreement.

2. CHANGES TO SCOPE OF SERVICES

   Any Changes to Services that are mutually agreed upon between the Client and Consultant shall be made in writing, which shall specifically designate any changes in compensation for the Services and be made as a signed and fully executed amendment to this Agreement.

3. FEE STRUCTURE

   In consideration of the Consultant providing services, the Client shall pay the Consultant for the services performed in accordance with Exhibit A – List of Plan Review Services and Fee Schedule.

4. ADMINISTRATIVE AND LOGISTICS INCIDENTAL CHARGES

   While review of paper plans as well as shipping and handling of paper plans shall be acceptable, it is the underlying goal of this agreement to ensure, to the maximum extent possible, the best possible service delivery for code reviews to constituents of the City of Pewaukee. To accommodate this, the following methods shall be utilized:

   1. Electronic Submission of Documents
      a. The Client, at its discretion, may allow the submission of electronic documents via pdf format. At the time of fully executed contract, Client shall work with Consultant as to the best method to utilize to allow for document submission.
      b. Electronic submission of documents shall be the preferred method to be utilized wherever and whenever possible.
   2. Paper Submission of documents:
      a. Consultant to be responsible for any and all direct charges and expenses associated with shipping and handling charges of all documents to and from Client via a designated courier and/or approved logistics vendor. At time of fully executed contract, Client and Consultant shall agree to desired third party vendor and make all appropriate arrangements to allow for ease of logistics to ship relevant materials and financial costs to be accounted for.
      b. Any indirect charges associated with labor, material, or other costs incurred by Client for delivery of documents to approved third party courier to ship materials to Consultant shall be the responsibility of the Client.
      c. Any indirect charges associated with labor, material, or other costs incurred by Consultant for delivery of documents to approved third party courier to ship materials to Client shall be the responsibility of the Consultant.
   3. Alternate Means and Methods
      a. Nothing shall prevent the Client and Consultant from making alternate arrangements aside from the methods outlined above for delivery of submission to the appropriate parties.

5. INVOICE & PAYMENT STRUCTURE

   When fees are collected and deposited by the Client: Consultant will invoice the Client on a monthly basis and provide all supporting documentation. All payments are due to Consultant within forty-five (45) days of invoice date. The Client may request additional information before

approving the invoice. When additional information is requested, the Client will identify specific disputed item(s) and give specific reasons for any request. If additional information is requested, Client will submit payment within forty-five (45) days of resolution of the inquiry/dispute.

When fees are Collected by the Consultant: Consultant will invoice the Client on a monthly basis and provide all supporting documentation. All payments are due to Consultant or Client as appropriate within forty-five (45) days of invoice date. The Client may request additional information before approving the invoice. When additional information is requested, the Client will Identify specific disputed item(s) and give specific reasons for any request. If additional information is requested, the appropriate party will submit payment to the other party within forty-five (45) days of resolution of the inquire/dispute.

6. TERM

This Agreement shall be effective on the latest date on which the Agreement is fully executed by both Parties ("Effective Date"). The Initial term of this Agreement shall commence on the Effective Date and be thirty-six (36) months. If neither party objects in writing at the conclusion of this term, this Agreement shall remain in full effect until amended by both parties or agreement is terminated as outlined in this Agreement.

7. TERMINATION

Either party may terminate this Agreement, or any part of this Agreement upon thirty (30) days written notice, with or without cause at any time, including during the initial Term of the Agreement. In case of such termination, Consultant shall be entitled to receive payment for work completed up to and including the termination and within thirty (30) days after the termination.

All projects that have had plans submitted, or re-submitted, for review but are not completed at the time of termination may be returned without comments with appropriate refund in initial fees rendered based on services provided.

8. CLIENT OBLIGATIONS

The Client shall take necessary measures to follow procedures as set forth by the State of Wisconsin to be granted Delegated Municipality or Appointed Agent Status as required. Consultant will assist in this process to the maximum extent possible; however, it shall be the primary responsibility of the Client to obtain final authorization.

If in the event the State of Wisconsin denies application for Delegated Municipality or Appointed Agent Status to the Client, this Agreement shall continue to exist until such time Delegated Municipality or Appointed Agent Status is granted.

The Client shall provide all data, information, plans, specifications, municipal forms, structural calculations, and all other documentation required by Consultant to perform services in an electronic pdf file format or paper submission in a timely manner.

The Client shall allow the ability for electronic plan submissions as required by the State of Wisconsin.

The Client shall maintain licensed Inspectors on staff at no cost to Consultant to the extent as required by the State of Wisconsin to maintain the Delegated Agent / Appointed Agent plan review program.

9. PERFORMANCE STANDARDS

Consultant shall use that degree of care, skill, and professionalism ordinarily exercised under similar circumstances by members of the same profession practicing or performing the substantially same or similar services with respect to the category of services begin performed. Consultant represents to the Client that it retains and will only utilize employees that possess the skill, knowledge, and ability to competently, timely, and professionally perform the Services in accordance with this Agreement.

10. USE OF PLAN REVIEW DOCUMENTS

It is up to the sole discretion of the municipality to choose whether to accept, utilize or deny use of any or all Plan Review Documents provided by Consultant.

11. ASSIGNMENT

Consultant is permitted to subcontract portions of services to be provided with or without notice. Consultant shall remain responsible for any and all of subcontractor's performance. Subcontractors shall be subject to the same performance, certification and professionalism criteria as expected of the Consultant. Performance clauses shall be included in agreements with all subcontractors to assure quality levels and agreed upon schedules are met.

A listing of all personnel utilized in the completion of services, regardless if they are subcontractors or not, shall be provided upon completion by Consultant including applicable license information for personnel and scope of work reviewed by subcontractor.

Unless mutually agreed to in writing prior to such work commencing, Consultant shall not be permitted to utilize individuals for services outlined in Exhibit A of this agreement who either do not reside in the State of Wisconsin as their primary residence or do not report to a primary employment office located within the State of Wisconsin.

12. INSURANCE

A. Consultant shall procure and maintain, at its own cost, a policy, or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by the Consultant pursuant to this Agreement. Such insurance shall be in addition to any other insurance requirements imposed by law.
B. The Consultant shall procure and maintain the minimum insurance coverage limits listed below. Such coverages shall be procured and maintained with forms and insurers acceptable to the Client. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.
C. Client shall be covered by Consultant's insurance as named insureds for the sole purpose and scope of services rendered for this Agreement.
D. Commercial general liability insurance with minimum combined single limits of one million dollars ($1,000,000.00) each occurrence and two million dollars ($2,000,000.00) general aggregate. The policy shall be applicable to all premises and operations of Consultant. The policy shall include coverage for bodily injury, broad form property damage, personal injury

(including coverage for contractual and employee acts) blanket contractual independent Consultant's products and completed operations.

E. Professional liability insurance with minimum limits of one million dollars ($1,000,000) each claim and two million dollars ($2,000,000) general aggregate.
F. Umbrella insurance coverage of five million dollars ($5,000,000).
G. Prior to commencement of the Services, Consultant shall submit endorsements of insurance acceptable to the Client.

13. INDEPENDENT CONTRACTOR

The Consultant is an independent contractor, and neither the Consultant, nor any employee or agent thereof, shall be deemed for any reason to be an employee or agent of the Client. As the Consultant is an independent contractor, the Client shall not have liability or responsibility for any direct payment of any salaries, wages, payroll taxes, or any and all other forms or types of compensation or benefits to any personnel performing services for the Client under this Agreement. The Consultant shall be solely responsible for all compensation, benefits, insurance, and employment-related rights of any person providing Services hereunder during the course of or arising or accruing as a result of any employment, whether past or present, with the Consultant, as well as all legal costs including attorney's fees incurred in the defense of any conflict or legal action resulting from such employment or related to the corporate amenities of such employment.

14. OWNERSHIP OF DOCUMENTS

The Client shall retain ownership of all work product and deliverables created by Consultant pursuant to this Agreement. All records, documents, notes, data, and other materials required for or resulting from the performance of the Services hereunder shall not be used by the Consultant for any purpose other than the performance of the Services hereunder without the express prior written consent of the Client. All such records, documents, notes, data, and other materials shall become the exclusive property of the Client when the Consultant has been compensated for the same as set forth herein, and the Client shall thereafter retain sole and exclusive rights to receive and use such materials in such manner and for such purposes as determined by it. If this Agreement expires or is terminated for any reason, all records, documents, notes, data, and other materials maintained or stored in Consultant's secure proprietary software pertaining to the Client will be exported into a XLS, CSV, DOC, or PDF file and become property of the Client.

The Client or the Authority Having Jurisdiction where the project is located shall have the right to request access to any documents, papers, and records that the Consultant has related to this project for the purposes of Audit or examination, except for Consultant's financial records and contractual records, and may make excerpts and transcriptions of the same.

15. PUBLIC RECORDS

The Client and Consultant recognize that applying applicable Wisconsin public records laws to particular records requests can be difficult, in light of copyright and other confidentiality protections. To ensure that applicable laws are followed, both with regard to private rights, and with regard to public records laws, Client and Consultant agree as follows. When Client receives public records requests for matters that Client believes might be proprietary or confidential information, Client will notify Consultant of the request. Within three (3) days of such notification,

Consultant (subject to extension of time upon mutual written agreement), shall either provide Client with the record that is requested for release to the requestor; or Consultant shall advise Client that Consultant objects to the release of the requested information, and the basis for the objection. If for any reason the Client concludes that Client is obligated to provide a record to a requestor that is in Consultant's possession, Consultant shall provide such records to Client within five days of Client's request. Consultant may charge for services performed under this paragraph for the "actual, necessary and direct" charge of responding to the records request, as that is defined and interpreted under Wisconsin law.

16. SEVERABILITY

If any part of this Agreement shall be held to be invalid for any reason, the remainder of this Agreement shall be valid to the fullest extent permitted by law.

17. DISCRIMINATION & ADA COMPLIANCE

Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, disability, national origin, or any other protected class. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Law.

Consultant shall comply with the appropriate provision of the Americans with Disabilities Act (the "ADA"), as enacted and as from time to time amended, and any other applicable federal and State of Wisconsin Law or regulations.

18. PROHIBITION AGAINST EMPLOYING ILLEGAL ALIENS

Consultant shall not knowingly employ or contract with an illegal alien to perform work under Agreement and will verify immigration status to confirm employment eligibility. Consultant shall not enter into an agreement with a subcontractor that fails to certify to the Consultant that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement. Consultant is prohibited from using the program or the Department program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.

19. NOTICES

Any Notice under this Agreement shall be in writing and shall be deemed sufficient when directly present or sent pre-paid, first class United States Mail, addressed as follows:

If to the Client:	If to the Consultant:
Nick Fuchs W240 N3065 Pewaukee Road Pewaukee, WI 53072	Edward James Lisinski 12605 W North Ave., #189 Brookfield, WI 53005

20. DISPUTE RESOLUTION

In the event a dispute arises out of or related to this Agreement, or the breach thereof, and if said dispute cannot be settled through negotiation, the parties agree first to try in good faith to settle the dispute through mediation, before resorting to litigation.

21. GOVERNING LAW

This Agreement shall be construed under and governed by the Laws of the State of Wisconsin and all services to be provided will be provided in accordance with applicable federal, local state, and local municipal law. This Agreement constitutes the complete, entire, and final agreement of the parties hereto with respect to the subject matter hereof, and shall supersede all previous communications, representations, whether oral or written, with respect to the subject matter hereof.

22. COUNTERPARTS

This Agreement and any amendments may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. For the purposes of executing this Agreement, scanned signatures shall be as valid as the original.

This Agreement, along with attached exhibits, constitutes the complete, entire, and final agreement of the parties hereto with respect to the subject matter hereof, and shall supersede any and all previous communications, representations, whether oral or written, with respect to the subject matter hereof. Invalidation of any of the provisions of this Agreement or any paragraph, sentence, clause, phrase, or word herein or in the application thereof in any given circumstance shall not affect the validity of any other provision of this Agreement.

IN WITNESS HEREOF, the undersigned have caused this Agreement to be executed in their respective names on the dates hereinafter enumerated.

Client:_____

Authorized Signature:_____

Printed Name:_____

Title:_____

Date:_____

Consultant:_____

Authorized Signature:_____

Printed Name:_____

Title:_____

Date:_____

Exhibit A – Plan Review Services

1. PLAN REVIEW SERVICES

   Plans review is limited to structural, building, mechanical, Fire Alarm, Fire Sprinkler trades/disciplines.

   Each discipline will be reviewed by a Plan Examiner holding certifications as required by the local jurisdiction and/or licensed Architect and/or Professional Engineer holding licensure in the State of Wisconsin.

   - ✓ Disciplines are defined as follows:
     - Building (architectural / structural)
     - Mechanical (HVAC)
     - Plumbing
     - Fire (Sprinkler, Fire Alarm, etc.)
   - ✓ Post final comprehensive conditional plan approval – required if requested by Jurisdiction of Authority
     - Delegated Component Submittal(s)
     - Shop Drawings

2. PLAN REVIEW FEE:
   - Building, HVAC, Fire Alarm and Fire Sprinkler Plan Review Fees shall be based upon the below fee schedule to be adopted by the Client.
   - Plumbing Plan Review Fees that shall be adopted by the municipality shall either meet the fee schedule as outlined in State of Wisconsin SPS 302 or shall be the simplified fee schedule outlined below.
   - Plan Review Fees will be split with the Client
     - 90% to Retained by Consultant / 10% Retained by Client
     - Out of Consultants Fees retained, Consultant shall be responsible for fees due to the State of Wisconsin as applicable for plan reviews Consultant preformed as specified in Wisconsin Administrative Code SPS 302.

COMMERCIAL PLAN REVIEW FEE SCHEDULE – BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION				
1. New construction, additions, alterations and parking lots fees are computed per this table.				
2. New construction and additions are calculated based on total gross floor area of the structure.				
3. A separate plan review fee is charged for each type of plan review.				
Area (Square Feet)	**Building Plans**	**HVAC Plans**	**Fire Alarm System Plans**	**Fire Suppression System Plans**
Less than 2,500	$250	$150	$30	$30
2,500 - 5,000	$300	$200	$60	$60
5,001 - 10,000	$500	$300	$100	$100
10,001 - 20,000	$700	$400	$150	$150
20,001 - 30,000	$1,100	$500	$200	$200
30,001 - 40,000	$1,400	$800	$350	$350
40,001 - 50,000	$1,900	$1,100	$500	$500
50,001 - 75,000	$2,600	$1,400	$700	$700
75,001 - 100,000	$3,300	$2,000	$1,000	$1,000
100,001 - 200,000	$5,400	$2,600	$1,200	$1,200
200,001 - 300,000	$9,500	$6,100	$3,000	$3,000
300,001 - 400,000	$14,000	$8,800	$4,400	$4,400
400,001 - 500,000	$16,700	$10,800	$5,600	$5,600
Over 500,000	$18,000	$12,100	$6,400	$6,400
Note:	1. A Plan Entry Fee of $100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees.			
	2. At the Sole discretion of the Supervisor of Building Inspection and Plans Examiner; Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.			
Determination of Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.			
Structural Plans and other Component Submittals	When submitted separately from the general building plans, the review fee for structural plans, precast concrete, laminate wood, beams, cladding elements, other facade features or other structural elements, the review fee is $250.00 per plan with an additional $100.00 plan entry fee per each plan set.			
Accessory Buildings and Misc. Structures	The plan review fee for accessory buildings and miscellaneous structures (i.e. towers, billboards, etc.) less than 500 square feet shall be $125.00 with the plan entry fee waived.			
Early Start	The plan review fee for permission for “early start” construction shall be $75.00 for all structures less than 2,500 sf. All other structures shall be $150.00. The square footage shall be computed as the first floor of the building or structure.			
Plan Examination Extensions	The fee for the extension of an approved plan review shall be 50% of the original plan review fee, not to exceed $3,000.00.			
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be $75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.			
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of $250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and base fees applied to a project.			
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.			

COMMERCIAL PLAN REVIEW FEE SCHEDULE – PLUMBING				
1. New construction, alterations and remodeling fees are computed per the following table				
2. New construction fee is calculated based on square footage of the area constructed.				
3. Alterations and remodeling fee is based on the number of plumbing fixtures.				
Area (Square Feet) (New Construction & Additions)	**Plumbing Plan Review Fee**		**Number of Fixtures (Alteration & Remodeling)**	**Plumbing Plan Review Fee**
Less than 3,000	$300		<15	$200
3,001 - 4,000	$400		16-25	$300
4,001 - 5,000	$550		26-35	$450
5,001 – 6,000	$650		36-50	$550
6,001 – 7,500	$700		51-75	$800
7,501 – 10,000	$850		76-100	$900
10,001 – 15,000	$900		101-125	$1,050
15,001 – 20,000	$950		126-150	$1,150
20,001 – 30,000	$1,100		>151	$1,150
30,001 – 40,000	$1,250		Plus $160 for each additional 25 fixtures (rounded up) beyond 150 Fixtures	
40,001 – 50,000	$1,550			
50,001 – 75,000	$2,100			
Over 75,000	$2,500			
Plus $0.0072 per each additional sq. ft. over 75,000 sq. ft.				
Note:	1. A Plan Entry Fee of $100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees.			
	2. At the Sole discretion of the Supervisor of Building Inspection and Plans Examiner; Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.			
Determination of Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.			
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be $75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.			
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of $250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees and base fees applied to a project.			
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.			

3. Supplemental Services as required by municipality:
   - Hourly rate for services beyond what is specified in this Agreement shall be rendered at $150.00 per hour. This shall only be assessed when prior written consent is provided by the Client to the Consultant and agreed to by the Consultant in writing.
     - This hourly rate is not intended for plan review services, but rather for incidental supplemental "on call" professional engineering services as required beyond the scope as outlined in services defined throughout the balance of Exhibit A.

4. PLAN REVIEW FEE – includes the following services:
   - ✓ One optional remote code consultation meeting after conclusion of the first review
   - ✓ Consultation via phone during duration of project regarding reviews preformed
   - ✓ Three (3) reviews of all disciplines to verify that all comments have been addressed
     - Subsequent reviews may result in resubmittal plan examination fees to be assessed.
   - ✓ Changes to plans after conditional approval is granted may result in resubmittal plan examination fees to be assessed.
   - ✓ Free code consultation with all inspectors/city staff, both employed directly and under contract, serving the City of Pewaukee for entirety of duration of any project reviewed by E-Plan Exam, regardless of any contract in place with that entity and the City of Pewaukee. This free consultation period shall extend prior to any formal submission of any plan documents to the conclusion of any project reviewed or termination of this agreement (whichever occurs first).

5. TIME OF PERFORMANCE
   - ✓ Plan review turnaround time shall be fifteen (15) business days after full receipt by Consultant of all required documents as required by the Department of Safety and Professional Services and the City of Pewaukee municipal code.
     - Plan Review turnaround time is defined as time frame from date of full receipt of plans to conclusion of plan review. Conclusion of plan review date will be determined by date that plans are listed as one of the following as dictated by best practices with the State of Wisconsin Department of Safety and Professional Services:
       - Conditionally Approved
       - Hold – Request for Additional Information
       - Denied

6. CONSULTANT CONTACT

   Consultant will provide a qualified professional to oversee this project. They are available by phone and email using the contact information listed below.

Plan Review Management Contact	Plan Review Management Contact
David Adam Mattox, P.E.	Edward Lisinski, P.E.
414-736-4721	414-412-6096
damattox@eplanexam.com	edlisinski@eplanexam.com

E-PLAN EXAM

PLAN REVIEW SERVICES



City of Pewaukee, Wisconsin

December 10th, 2020

E-PLAN EXAM
PROPOSAL FOR SERVICES

Commercial Plan Review Services

OVERVIEW

E-Plan Exam is pleased to submit this proposal for services to support City of Pewaukee in its quest to deliver better customer service to its constituents and its internal team members through the plan review process.

It is our mission and goal to assist any municipality in their effort to better serve the construction community by working in partnership to deliver exceptional quality plan reviews within an expedited time frame while maintaining low costs. As code officials who have served in high functional capacities overseeing large building inspection and plan review departments for jurisdictions for years, we fully understand and certainly appreciate the challenges that are encountered in construction daily. Our philosophy and our approach to better the communities we serve is to work in direct partnership with all stakeholders on any given project from the time when a project is simply an idea in the mind of the developer to the point where occupancy is granted. What we have found is when we create and foster a positive experience with the communities we serve through integrity and passion, it improves the safety and the quality of the projects we are privileged to work on.

The proposal contained herein is meant to serve as a starting point and establish a foundation from which we can continue to build upon together. We sincerely look forward to supporting the City of Pewaukee!

Our Objective

Our goal will be to transform and raise the standard for which plan reviews are done in the City of Pewaukee. To do so we believe that with these four main elements that we can bring – we can not only be successful but help increase the level of satisfaction within the community as well as the department. Based on our successful implementations of this program, these four simple differentiators in how we operate will have a dramatic impact on the community:

1. Integrity – This lies at the heart of everything that we as Code Officials, Engineers, Design Professionals stand for. And we at E-Plan Exam take our practice and oaths seriously to safeguard the public welfare, life, health and property for all constituents we serve. This is the guiding principle for which our company was founded and is present at the heart of all of our interactions with our customers we serve. This principal allows us to look beyond a simple set of plans and help owners and developers start down a path of success for their projects.

2. Communication – In construction, there is one guarantee that can be said about any construction project there are going to be problems encountered at some point in its timeline. Where we believe we separate ourselves is our promise and guarantee to go above and beyond to work with all parties on the project from the inspectors to the engineers. Our goal is never to simply give a “yes” or “no” answer to whether something is code compliant but to work with everyone on what a code compliant path looks like. And we take every effort to make sure to clearly communicate what the specific issues are.

3. Knowledge – Without the knowledge to back up a communication, it is here where trust with the community can easily be lost. Our experience is derived from working as advisors to the State of Wisconsin, serving on local and national code boards, leading large Wisconsin Communities, and overseeing construction projects of everything from agricultural barns to hospitals & high rises. With every project unique to itself requiring its own solution, we will always make sure to coordinate all of our efforts with local inspection staff as well as the State of Wisconsin to ensure uniform enforcement and application of the code as it is intended to be.

4. Passion – We believe very strongly that the permitting and plan review process in any project is the most critical part of the timeline where projects have the greatest potential to be delayed. And any delay in a project can mean a significant impact on the community from when a project breaks ground to when a business opens up and hires their employees. Our greatest passion is driven on the ability to ensure that we guarantee a maximum of 15 business days for any review.

Waiting for weeks and months on end just to have a business be able to open its doors, in our opinion, is unacceptable. We at E-Plan Exam strive to challenge this industry “norm” to do better because we can, and we must.

OUR PROPOSAL

City of Pewaukee has a well-deserved reputation for quality customer service and deserves a proposal to match it.

Outlined in this proposal and contract language is our promise to ensure the service offering we provide is at its best. We are prepared to guarantee all plan reviews be done within 15 business days, to ensure a better timeframe than your customers will get at the state. Also, all reviews are currently being done by individuals who either live in the State of Wisconsin or report to work in Wisconsin. This allows us the capability to use staff who have intimate knowledge with not only our current codes and "Wisconsinisims", but also our historical state building codes. All of which are still very much enforced today by state statues and administrative codes.

Additionally, our ability to communicate and coordinate our code efforts with not only the local inspection team but also the community as a whole, we feel will result in fewer issues encountered during the course of construction and will allow for development to occur with ease in the community. As a commitment to our service and desire to continuously improve, we ask to meet with leadership and those most impacted by our work (inspectors/developers) quarterly or semiannually to review and improve our process and to meet your needs, and the needs of your customers.

Proposed Fee Structure

Our fee structure outlined below operates on a percent fee split with no service retention fees.

For all Buildings and Structures within Municipality unless noted otherwise below:

- **90% to Retained by Consultant / 10% Retained by Client**
  - **Out of Consultant's Fees retained, Consultant shall be responsible to for fees due to the State of Wisconsin as applicable for plan reviews Consultant preformed as specified in Wisconsin Administrative Code.**

These fees are based on the following fee schedule which is a simplified and customer friendly variant of the State of Wisconsin's Plan Review Fee Schedule. Please see below:

COMMERCIAL PLAN REVIEW FEE SCHEDULE – BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION				
1. New construction, additions, alterations and parking lots fees are computed per this table.				
2. New construction and additions are calculated based on total gross floor area of the structure.				
3. A separate plan review fee is charged for each type of plan review.				
Area (Square Feet)	**Building Plans**	**HVAC Plans**	**Fire Alarm System Plans**	**Fire Suppression System Plans**
Less than 2,500	$250	$150	$30	$30
2,500 - 5,000	$300	$200	$60	$60
5,001 - 10,000	$500	$300	$100	$100
10,001 - 20,000	$700	$400	$150	$150
20,001 - 30,000	$1,100	$500	$200	$200
30,001 - 40,000	$1,400	$800	$350	$350
40,001 - 50,000	$1,900	$1,100	$500	$500
50,001 - 75,000	$2,600	$1,400	$700	$700
75,001 - 100,000	$3,300	$2,000	$1,000	$1,000
100,001 - 200,000	$5,400	$2,600	$1,200	$1,200
200,001 - 300,000	$9,500	$6,100	$3,000	$3,000
300,001 - 400,000	$14,000	$8,800	$4,400	$4,400
400,001 - 500,000	$16,700	$10,800	$5,600	$5,600
Over 500,000	$18,000	$12,100	$6,400	$6,400

Note:	1. A Plan Entry Fee of $100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees.
	2. At the Sole discretion of the Supervisor of Building Inspection and Plans Examiner; Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.
Determination of Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.
Structural Plans and other Component Submittals	When submitted separately from the general building plans, the review fee for structural plans, precast concrete, laminate wood, beams, cladding elements, other facade features or other structural elements, the review fee is $250.00 per plan with an additional $100.00 plan entry fee per each plan set.
Accessory Buildings and Misc. Structures	The plan review fee for accessory buildings and miscellaneous structures (i.e. towers, billboards, etc.) less than 500 square feet shall be $125.00 with the plan entry fee waived.
Early Start	The plan review fee for permission for "early start" construction shall be $75.00 for all structures less than 2,500 sf. All other structures shall be $150.00. The square footage shall be computed as the first floor of the building or structure.
Plan Examination Extensions	The fee for the extension of an approved plan review shall be 50% of the original plan review fee, not to exceed $3,000.00.
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be $75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of $250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and base fees applied to a project.
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.

As the City of Pewaukee has a Master Plumber on staff, we also offer our services in the pursuit of Delegation for Plumbing Plan Reviews as well. For this type of fee schedule, we offer a choice for municipalities, the simplified fee schedule, listed directly below, or alternatively we can match the State of Wisconsin Plumbing Plan Review Fee Schedule currently in effect as listed in SPS 302.64.

COMMERCIAL PLAN REVIEW FEE SCHEDULE – PLUMBING				
1. New construction, alterations and remodeling fees are computed per the following table				
2. New construction fee is calculated based on square footage of the area constructed.				
3. Alterations and remodeling fee is based on the number of plumbing fixtures.				
Area (Square Feet) (New Construction & Additions)	**Plumbing Plan Review Fee**		**Number of Fixtures (Alteration & Remodeling)**	**Plumbing Plan Review Fee**
Less than 3,000	$300		<15	$200
3,001 - 4,000	$400		16-25	$300
4,001 - 5,000	$550		26-35	$450
5,001 – 6,000	$650		36-50	$550
6,001 – 7,500	$700		51-75	$800
7,501 – 10,000	$850		76-100	$900
10,001 – 15,000	$900		101-125	$1,050
15,001 – 20,000	$950		126-150	$1,150
20,001 – 30,000	$1,100		>151	$1,150
30,001 – 40,000	$1,250		Plus $160 for each additional 25 fixtures (rounded up) beyond 150 Fixtures	
40,001 – 50,000	$1,550			

50,001 – 75,000	$2,100	
Over 75,000	$2,500	
Plus $0.0072 per each additional sq. ft. over 75,000 sq. ft.		
Note:	1. A Plan Entry Fee of $100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees.	
	2. At the Sole discretion of the Supervisor of Building Inspection and Plans Examiner; Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.	
Determination of Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.	
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be $75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.	
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of $250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees and base fees applied to a project.	
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.	

In addition to the outlined fees above, as a courtesy to our municipal partners, we also offer on-call hourly professional engineering services of $150.00 per hour when both the City of Pewaukee and E-Plan Exam agree in writing prior to such services.

All billing is based on monthly invoices with terms of Net 45 days.

Turnaround time for all plans shall not be longer than 15 business days to review and either Approve, Deny, or Request for Additional information/Hold a plan review.

And finally, as stated before, there is no retainer or annual base fee required for our services. Our goal is to help fit in as seamlessly into your operations as possible to help serve as an extension of your staff and to work in partnership.

Insurance

E-Plan Exam carries a full compliment of business insurance including errors and omissions, property, general and liability insurance. Certificates of insurance in the following amounts will be provided upon request:

Type of Insurance	Amount of Insurance
Commercial General Liability	• $1,000,000 Each Occurrence • $2,000,000 General Aggregate
Professional Liability	• $1,000,000 Each Claim • $2,000,000 Aggregate
Umbrella Liability	• $5,000,000 Each Occurrence • $5,000,000 Aggregate

CONCLUSION

We sincerely look forward to working with the City of Pewaukee and supporting all of your efforts to not only enable a smooth transition of your plan review program, but to look for significant ways to improve it!

If you have any questions as all on this proposal or would like to discuss our services with our references, please feel free to contact us at your earliest convenience and we will be more than happy to discuss.

Thanks again for your consideration and we sincerely look forward to hearing from you soon!

Sincerely and respectfully,

David Adam (DA) Mattox, P.E.
Co-Founder
414-736-4721
damattox@eplanexam.com

Ed Lisinski, P.E., MP
Co-Founder
414-412-6096
edlisinski@eplanexam.com

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.

DATE: February 15, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding 2020 Assign Capital Funds [Klein]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Assigned Funds Report

CITY OF PEWAUKEE
2021 BUDGET
ASSIGNED FUNDS FOR CAPITAL EQUIPMENT & FACILITIES

	2019 Balance	2020 Adds	2020 Expenditures	2020 +/- adjust	2020 Balance	2021 Proposed Adds	2021 Prosposed Expenditures	2021 Est Balance
Capital Equip Fund								
City Hall								
Replace Salt Shed at City Hall	384,804		(38,293)		346,511		(350,290)	(3,779)
Replace Stairs to Upper Pkg Lot City Hall	50,000				50,000			50,000
Replace Parking Lot City Hall	140,000				140,000			140,000
	574,804	-	(38,293)		536,511		(350,290)	186,221
Election								
DS200 Election Equipment	6,500		(6,280)	(220)	-			
IT								
Assessment CAMA Software(less deposit)	15,625	5,625			21,250	5,625		26,875
AV Conferencing between stations	7,222	2,222			9,444	2,222		11,666
Cashiering System/2020 balance to Bldg	62,775		(10,835)	(51,940)	-			-
Building Software/BSA	28,270			51,940	80,210	7,000	(80,210)	7,000
Common Council AV Upgrade	10,000	5,000			15,000	5,000		20,000
Replace Internet Appliance (Sophos,etc)	5,000	5,000			10,000	5,000		15,000
Replace Backup System	27,500		(9,100)		18,400	5,000		23,400
Security (Cameras, Door locks)	20,278	4,246			24,524	4,246		28,770
Server Replacements	3,502	9,000			12,502	9,000		21,502
Special Assessment Software	-	3,500			3,500	3,500		7,000
Upgrade Computer Infrastructure	-	5,000			5,000	5,000		10,000
	180,172	39,593	(19,935)	-	199,830	51,593	(80,210)	171,213
Fire Dept								
Add Bay at Fire Station #2	20,791	322,471	(377,560)	34,298	(0)			(0)
Staff Car #1	29,552		(15,444)		14,108		(14,108)	-
Staff Car #1 new 2026	-	13,000			13,000	13,000		26,000
Staff Car #2	13,000	13,000			26,000	13,000		39,000
Staff Car #3	31,500	31,500			63,000		(63,000)	-
Staff Car #3-2026					-	13,000		13,000
Staff Car #4	63,000				63,000		(63,000)	-
Staff Car #4-new					-	13,000		13,000
Ambo #2851	152,280	55,680			207,960	55,680		263,640
Ambo #2852	174,696	75,153			249,849	30,000		279,849
#2853 Ambulance	159,950	63,350			223,300	63,350		286,650
#2861 Engine	-	67,500			67,500	67,500		135,000
#2862 Engine	488,168	186,832			675,000		(675,000)	-
#2862 Engine -new					-	69,500		69,500
#2863 Engine	325,000	220,000			545,000	142,500	(687,500)	-

	2019 Balance	2020 Adds	2020 Expenditures	2020 +/- adjust	2020 Balance	2021 Proposed Adds	2021 Prosposed Expenditures	2021 Est Balance
#2863 Engine-2038 purchase	70,000	(70,000)			-			-
Ladder Truck #2871	203,100	83,075			286,175	83,075		369,250
#2883 Grass Truck	29,000	5,800			34,800	5,800		40,600
#2885 Utility/Plow Truck (2001)	10,725	3,575			14,300	3,575		17,875
#2887 Inspection Vehlice (2005)	17,200	5,700			22,900	5,700		28,600
#2896 Gator Utility	15,625	3,125			18,750	3,125		21,875
#2899 Hovercraft	37,500	7,500			45,000	7,500		52,500
Advanced Airways	23,500		(5,550)		17,950	10,000		27,950
Defib 12 lead Wires	70,000	40,000			110,000	90,000	(200,000)	-
Mobile Data Communication Systems (9)	19,078	50,000	(20,765)		48,313	10,000		58,313
Ambo Gurney	-				-			-
Replacement Hose/Large Diameter		1,667			1,667	1,666		3,333
SCBA Upgrades	162,500	100,000			262,500		(262,500)	-
SCBA Upgrades-new 2031					-	37,000		37,000
Station Alerting System	-				-			-
Thermal Imaging Cameras # 1	-	2,700			2,700	5,000		7,700
Thermal Imaging Cameras # 2		25,000			25,000		(25,000)	-
Thermal Imaging Cameras # 3					-	25,000	(25,000)	-
								-
	2,116,165	1,306,628	(419,319)	34,298	3,037,772	767,971	(2,015,108)	1,790,635
BLDG INSP								
Inspection Vehicle #1		17,554	(17,554)		-	3,000		3,000
Inspection Vehicle #1		18,734	(18,734)		-	3,000		3,000
		36,288	(36,288)			6,000		6,000
HWY								
#1 One-Ton Dump Truck	59,000	7,000			66,000	7,000	(73,000)	-
#2 1-Ton Dump Truck	56,500	16,500	(60,316)	(12,684)	-	10,000		10,000
#3 Boom Mower	35,750	7,750			43,500	11,600		55,100
#4 Road Grader	-	8,750			8,750	8,100		16,850
#5 Backhoe	38,333	8,333			46,666	1,000		47,666
#6 Plow Truck	61,250	21,250			82,500	19,750		102,250
#7 Plow Truck	133,334	33,333			166,667	25,333	(192,000)	-
#8 Plow Truck	21,000	21,000			42,000	20,375		62,375
#9 Plow Truck	104,240	26,440			130,680	21,500		152,180
#10 Plow Truck	82,143	22,143			104,286	20,000		124,286
#11 Plow Truck	98,572	18,572			117,144	21,000		138,144
#12 Plow Truck	158,340	41,660	(188,211)	(11,789)	-	21,200		21,200
13- Pavement Roller 2018	1,800	1,800			3,600	1,050		4,650
14- Boom 2018	1,500	1,500			3,000	1,400		4,400
#16 Plow Truck	41,000	21,000			62,000	20,000		82,000
#17 Tandem Plow Truck	-	22,500			22,500	22,000		44,500
#18 Front End Loader	15,625	15,625			31,250	14,125		45,375
#19 Plow Truck	118,500	30,500			149,000	23,000		172,000
#20 Asphalt Hot Box	18,400	2,400			20,800	3,400		24,200

		2019 Balance	2020 Adds	2020 Expenditures	2020 +/- adjust	2020 Balance	2021 Proposed Adds	2021 Prosposed Expenditures	2021 Est Balance
	#24 Air Compressor	7,555	6,222			13,777	1,000		14,777
	#25 4x4 Pickup Truck	34,500	10,500	(42,393)	(2,607)	-	6,500		6,500
	#27 Pre-storm Pre-Wet Unit 2035 (14k)					-	2,400		2,400
	#28 Highway Mower	8,750	8,750			17,500	6,250		23,750
	#29 Chipper	19,167	3,167			22,334	2,400		24,734
	#35 Shop Compressor	1,600	800			2,400	500		2,900
	#39 Walk Behind Concrete Saw 2037 (7.5k)					-	1,000		1,000
	#52 Shop Pressure Washer	2,657	927			3,584	677		4,261
	#54 Fork Lift	11,142	3,142			14,284	2,144		16,428
	#55 1-Ton Dump Truck	37,500	9,375			46,875	9,375		56,250
	#56 Sign Truck	20,715	10,715			31,430	12,515		43,945
	#58 Skidsteer	-	4,500			4,500	3,280		7,780
	#65- Compact Tractor/Multi-Unit (1/2 with S	-	2,550			2,550	2,830		5,380
	302- Spider Lift W/Trailer (1/2 Storm 1/2 Hwy						80,000	(80,000)	
		1,188,873.00	388,704.00	(290,920.00)	(27,080.00)	1,259,577.00	402,704.00	(345,000.00)	1,317,281.00
Eng									
	Pickup/SUV (1/2 Storm Water)- cost $35k	3,500	3,500			7,000	3,500		10,500
		3,500	3,500	-		7,000	3,500	-	10,500
Parks	**City Only**								
	Tennis Court/BB Court Resurfacing	60,000				60,000	20,000	(20,000)	60,000
	South Park Sewer Hookup	20,000		(20,173)	173	-			-
	Kitchen Update at Wagner Park	6,000				6,000		(6,000)	-
	Wagner Playground Resurface					-	6,500		6,500
	#155 2016 Kifco Sprinkler-was #152					-	1,583		1,583
	#153 2016 Kifco Sprinkler					-	1,583		1,583
	Sports Complex Driveway Asphalt top coat					-	21,862	(21,862)	-
	Sports Complex Bleacher Pads & ADA paths					-	27,896	(27,896)	-
	Parks Playground Equip	136,689	18,110	(15,000)		139,799	17,571	(5,200)	152,170
	Total City only Parks	222,689	18,110	(35,173)	173	205,799	96,995	(80,958)	221,836

	2019 Balance	2020 Adds	2020 Expenditures	2020 +/- adjust	2020 Balance	2021 Proposed Adds	2021 Prosposed Expenditures	2021 Est Balance
Parks Shared Equipment								
#72 Taurus (replace with truck)	14,500	18,000	(39,092)	6,592	-	900		900
#73 Old Squad Car (Replace with truck)	40,000		(36,581)	(3,419)	-	1,000		1,000
#74 GMC 1/2 ton 4x4	3,000				3,000	3,375		6,375
#75 2012 4x4 Pick-Up	13,450	8,850			22,300	8,850		31,150
#76 2013 Utility Truck/Pickup & Trailer	15,000	8,750			23,750	5,950		29,700
Diamond Trailer (break out from #76)					-	2,800		2,800
#77 2014 1-Ton Dump	9,000	4,000			13,000	8,000		21,000
#78 2014 Pickup Salter and Plow	11,164				11,164	9,310		20,474
#79 2016 Utility Van	3,500				3,500	2,084		5,584
#80 2018 One Ton Pickup	-	1,500			1,500	2,500		4,000
#81 2010 4x4 Pick-Up	35,000	5,000	(21,930)	(18,070)	-	5,000		5,000
#82 2016 1-Ton Dump	-				-	8,500		8,500
#83 2017 Wing Mower	28,000	14,000	(41,842)	(158)	-	14,000		14,000
#85 2013 Utility Dump	4,200				4,200			4,200
#86 2018 Wing Mower	14,000	14,000			28,000	14,000	(42,000)	-
#87 2008 Tractor/Loader	13,000	8,000			21,000	8,000		29,000
#88 2017 60" 2-Turn Mower	-	7,000	(6,999)	(1)	-			-
#89 2012 Trailer	1,750				1,750	6,626		8,376
#91 2018 Sand pro	4,350	4,350			8,700	4,350	(13,050)	-
#96 2013 Wing Mower	43,975	17,025	(61,006)	6	-	3,750		3,750
#99 2017 Zero Turn Mower	2,850	4,150	(6,999)	(1)	-	2,667		2,667
#100 2016 Trailer	1,050	1,050			2,100	1,317		3,417
#101 2014 Trailer	3,500				3,500	1,800		5,300
#102 2010 Pressure Washer	-	3,000			3,000	3,000	(6,000)	-
#114 2017 Trailer	834				834	2,292		3,126
#127 2002 Flail Mower Attachment	-				-			-
#133 2018 Trailer Mounted Water Tank	-				-	788		788
#151 2017 5900 Wing Mower	17,500	8,750			26,250	13,125		39,375
#154 2017 Slit Seeder					-	1,171		1,171
#156 2017 Slit Seeder	-	8,500			8,500	8,500		17,000
#110 Preseeder	2,100				2,100	900		3,000
#130 Top Dresser (smaller)	4,400				4,400	1,200		5,600
#149 Aerator 687	1,200				1,200	4,161		5,361
Joint Park/Open Space Plan Update	5,000		(4,395)	(605)	-	2,000		2,000
Total Shared	292,323	135,925	(218,844)	(15,656)	193,748	151,916	(61,050)	284,614
30% Less Village Share of Commitments	(87,697)	(40,778)	65,653	4,697	(58,124)	(45,575)	18,315	(85,384)
Net Shared Parks	204,626	95,147	(153,191)	(10,959)	135,624	106,341	(42,735)	199,230
Total Parks	427,315	113,257	(188,364)	(10,786)	341,423	203,336	(123,693)	421,066
grand total assignments	4,497,329	1,887,970	(999,399)	(3,788)	5,382,113	1,435,104	(2,914,301)	3,902,916

		2019 Balance	2020 Adds	2020 Expenditures	2020 +/- adjust	2020 Balance	2021 Proposed Adds	2021 Prosposed Expenditures	2021 Est Balance
SUMMARY									
	City Hall	574,804	-	(38,293)	-	536,511	-	(350,290)	186,221
	Elections	6,500	-	(6,280)	(220)	-	-	-	-
	IT	180,172	39,593	(19,935)	-	199,830	51,593	(80,210)	171,213
	Bldg		36,288	(36,288)	-	-	6,000	-	6,000
	Fire Dept	2,116,165	1,306,628	(419,319)	34,298	3,037,772	767,971	(2,015,108)	1,790,635
	HWY	1,188,873	388,704	(290,920)	(27,080)	1,259,577	402,704	(345,000)	1,317,281
	Eng	3,500	3,500	-	-	7,000	3,500	-	10,500
	Parks City Only	222,689	18,110	(35,173)	173	205,799	96,995	(80,958)	221,836
	Parks Shared Equipment	292,323	135,925	(218,844)	(15,656)	193,748	151,916	(61,050)	284,614
30%	Less Village Share of Assignments	(87,697)	(40,778)	65,653	4,697	(58,124)	(45,575)	18,315	(85,384)
	Grand total Assignments	4,497,329	1,887,970	(999,399)	(3,788)	5,382,113	1,435,104	(2,914,301)	3,902,916

Storm

#201 Sweeper (Utility-2011)	66,668	66,666			133,334	126,666	(260,000)	-
#202 Rubber Tire Excavator(Utility-2011)	17,500	17,500			35,000	24,200		59,200
#204 Hydro Seeder (Storm Water) (2014)	1,272	1,272			2,544	1,496		4,040
#205 Tandem Truck (Storm Water) (2015)	32,143	32,143			64,286	28,343		92,629
#207 Mini Excavator (2019)		8,000			8,000	8,225		16,225
#208 Trailer (Culvert/Equip Hauling)		2,300			2,300	1,980		4,280
#209 Portable Traffic Control Devices - 2		50,000	(49,325)	(675)	675	3,870		4,545
#211-Equip. Trailer (2021)						20,000	(20,000)	-
#212 - Catch Basin Trailer (2022)						9,500		9,500
#301- Compact Tractor/Multi-Unit (1/2 with HWY)		2,550			2,550	2,830		5,380
302- Spider Lift W/Trailer (1/2 Storm 1/2 Hwy						80,000	(80,000)	
Pickup/SUV (1/2 Engineering)- cost $35k	3,500	3,500			7,000	3,500		10,500
Televising Equipment - share with Sewer	2,500	2,500			5,000	2,500		7,500
Total Station Survey-split eng,storm,w/s	11,250	11,250			22,500	11,250		33,750
	134,833	197,681	(49,325)	(675)	283,189	324,360	(360,000)	247,549

CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 8.

DATE: February 15, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Determine When the City of Pewaukee Will Go Back to In Person Meetings [Mayor Bierce]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: