



**Office of the Clerk/Treasurer**  
W240 N3065 Pewaukee Road  
Pewaukee WI 53072  
Phone: 262-691-0770

**COMMON COUNCIL  
MEETING NOTICE AND AGENDA  
Monday, August 4, 2025  
6:30 PM**

Pewaukee City Hall Common Council Chambers  
W240N3065 Pewaukee Road, Pewaukee, WI

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1. Call to Order and Pledge of Allegiance
2. Public Comment - Please limit your comments to two minutes. If further time for discussion is needed, please contact your District Alderperson prior to the meeting.
3. Plan Commission Reports and Recommendations
  - 3.1 **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit to Allow a Physical Fitness Facility Within the Pewaukee Retail Partners, LLC Property Located at N20 W22951 Watertown Road Suites 107 and 111 as Requested by Hatch Fitness, LLC (PWC 0958-982-004) [Fuchs]
  - 3.2 Further Discussion and Possible Action Regarding a Conditional Use Permit for the Purpose of Operating a Retail Tobacco and Vape Shop Located at N20 W22951 Watertown Road, Suite 105 (PWC 0958-982-004) as Requested by Smokexpress LLC / Cloud 9 (Public Hearing Held on July 7, 2025) [Fuchs]
  - 3.3 Discussion and Possible Action Regarding **Ordinance 25-12** Rezoning Vacant Property Located at Lot 1 Of Edgewood Avenue from B-3 General Business to Rs-7 Single-Family Residential, as Requested by Ronnie and Karen Strand (PWC 0935-029) [Fuchs]
  - 3.4 Discussion and Possible Action Regarding **Ordinance 25-13** Rezoning Property Located at W262 N4656 Ryan Road from Rs-3 Single-Family Residential and A-1 Agricultural to P-1 Park and Open Space, as Requested by Waukesha County Parks and Land Use (PWC 0881-999-001 & PWC 0878-998) [Fuchs]
4. Engineering
  - 4.1 Discussion and Possible Action Regarding Glenwood Lane Road Rehabilitation [Wagner]
    1. Preliminary **Resolution 25-08-17** Intent to Exercise Special Assessment Powers, Authorizing the Construction of Glenwood Lane Road Pavement Rehabilitation, Drainage, Utility and Related Facilities Under Section 66.0703, Wisconsin Statutes.
    2. Comfort **Resolution 25-08-18** Intent to Reimburse Borrowed Funds for Glenwood Lane Reconstruction, Drainage Improvements and Utility Improvement Expenditures.
  - 4.2 Discussion and Possible Action Regarding Wethersfield Subdivision Road Rehabilitation [Wagner]
    1. Preliminary **Resolution 25-08-19** Intent to Exercise Special Assessment Powers Authorizing the Construction of Wethersfield Subdivision Rehabilitation, Drainage, Utility and Related Facilities Under Section 66.0703, Wisconsin Statutes.
    2. Comfort **Resolution 25-08-20** Intent to Reimburse Borrowed Funds for Wethersfield Subdivision Expenditures Related to Road Rehabilitation, Drainage and Utility Improvements.

- 4.3 Discussion and Possible Action Regarding Meadowbrook Farms Phase 2 Road Rehabilitation [Wagner]
  1. Accept the Final Engineer's Report.
  2. Adopt the Final **Resolution 25-08-21** Levying the Final Special Assessments for Meadowbrook Farms Phase 2 Subdivision Pavement Reconditioning and Related Facilities Pursuant to Section 66.0703, Wisconsin Statutes.
- 4.4 Discussion and possible action regarding Roundys Industrial Park Phase 2 (Roundys and Paul) Road Rehabilitation [Wagner]
  1. Accept the Final Engineer's Report.
  2. Adopt the Final **Resolution 25-08-22** Levying Special Assessments for the Construction of Paul Road and Roundys Business Park Road Pavement Reconditioning, Water Main Relay and Related Facilities Pursuant to Section 66.0703, Wisconsin Statutes.
5. New Business:
  - 5.1 Discussion and Possible Action Regarding Reallocation of IT Capital Funds for Common Council Microphone Upgrade [Kewan].
  - 5.2 Discussion and Possible Action Regarding Reallocating IT Capital Funds for Network Backup Replacement [Kewan].
  - 5.3 Discussion and Possible Action to Reaffirm Previous Decision to Sell the Village of Butler a Liquor License [Tarczewski]
  - 5.4 Discussion and Possible Action to Establish the 2025 Trick-or-Treat Date and Hours [Mayor Bierce]
  - 5.5 Discussion and Possible Action to Approve the Accounts Payable Listing Dated August 4, 2025 [Tarczewski]
  - 5.6 Discussion Related to the 2026 Budgeting Process [Fuchs]
6. Public Comment - Please limit your comments to two minutes. If further time for discussion is needed, please contact your District Alderperson prior to the meeting.
7. Adjournment

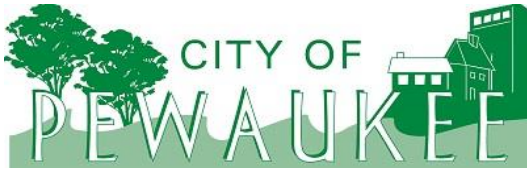
Kelly Tarczewski  
Clerk/Treasurer  
July 31, 2025

### **NOTICE**

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

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





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

## REPORT TO THE PLAN COMMISSION

Meeting of July 17, 2025

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**Date:** June 27, 2025

**Project Name:** Hatch Fitness Conditional Use

**Project Address/Tax Key No.:** N20W22951 Watertown Road, Suites 107 and 111/PWC 0958982004

**Applicant:** Emily Gerlach, Hatch Fitness

**Property Owner:** PEWAUKEE RETAIL PARTNERS LLC

**Current Zoning:** B-6 Mixed Use Business District and LC Lowland Conservancy District

**2050 Land Use Map Designation:** Retail/Service Commercial

**Use of Surrounding Properties:** Kwik Trip and Accent On Dance Studios to the north, M-2 zoned property to the south, M-1 zoned property to the east, and County Highway F and vacant land to the west.

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### Project Description and Analysis

The applicant filed a Conditional Use Permit requesting approval of a physical fitness facility to occupy existing tenant spaces located at N20W22951 Watertown Road, Suites 107 and 111. Hatch Fitness serves those 18 years or older with a focus on older adults, specializing in chronic conditions and disabilities.

The tenant space has an area of 4,783 square feet. The proposed hours of operations are Monday through Friday, 8:00 a.m. to 7:30 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. According to the applicant, the business will have two full-time employees and between ten and twelve part-time staff. The site contains about eighty-two parking spaces, which are shared by all tenants.

The applicant is not proposing any exterior site or building modifications other than signage. It is anticipated that the applicant would propose an illuminated wall sign for the business. Any proposed signage will require staff review of a Sign Permit Application.

The property is zoned B-6 Mixed Use Business District. Note there is also LC Lowland Conservancy District along the rear or south property line.

The B-6 District allows permitted and conditional uses as allowed within the B-4 and B-5 Districts as well as “Any retail, service or office use that is compatible with those uses listed above as determined by the Plan Commission.”

It can also be noted that the B-6 Mixed Use Business District “is intended to provide for the orderly and attractive grouping of buildings which encompass more than one type of nonindustrial business use which are compatible from a traffic, density and general use standpoint.”

The B-4 District generally permits office use. The district intent states:

“The B-4, Office District is intended to provide for Individual or limited office, professional, and special service uses where the office activity would be compatible with neighborhood residential uses and not necessarily exhibit the intense activity of other business districts.”

The B-5 District generally permits auto sales and services type uses as well as building supply stores, motels and hotels, restaurants, transit stations, and commercial kennels. The B-5 District intent is below for review.

“The B-5, Highway Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer service establishments which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.”

It can further be noted that 2017 Act 67 made changes regarding Conditional Use Permits (see requirements below). The applicant has provided detailed information related to the proposed business use for Plan Commission and Common Council consideration.

**(de) Conditional use permits.**

**1. In this paragraph:**

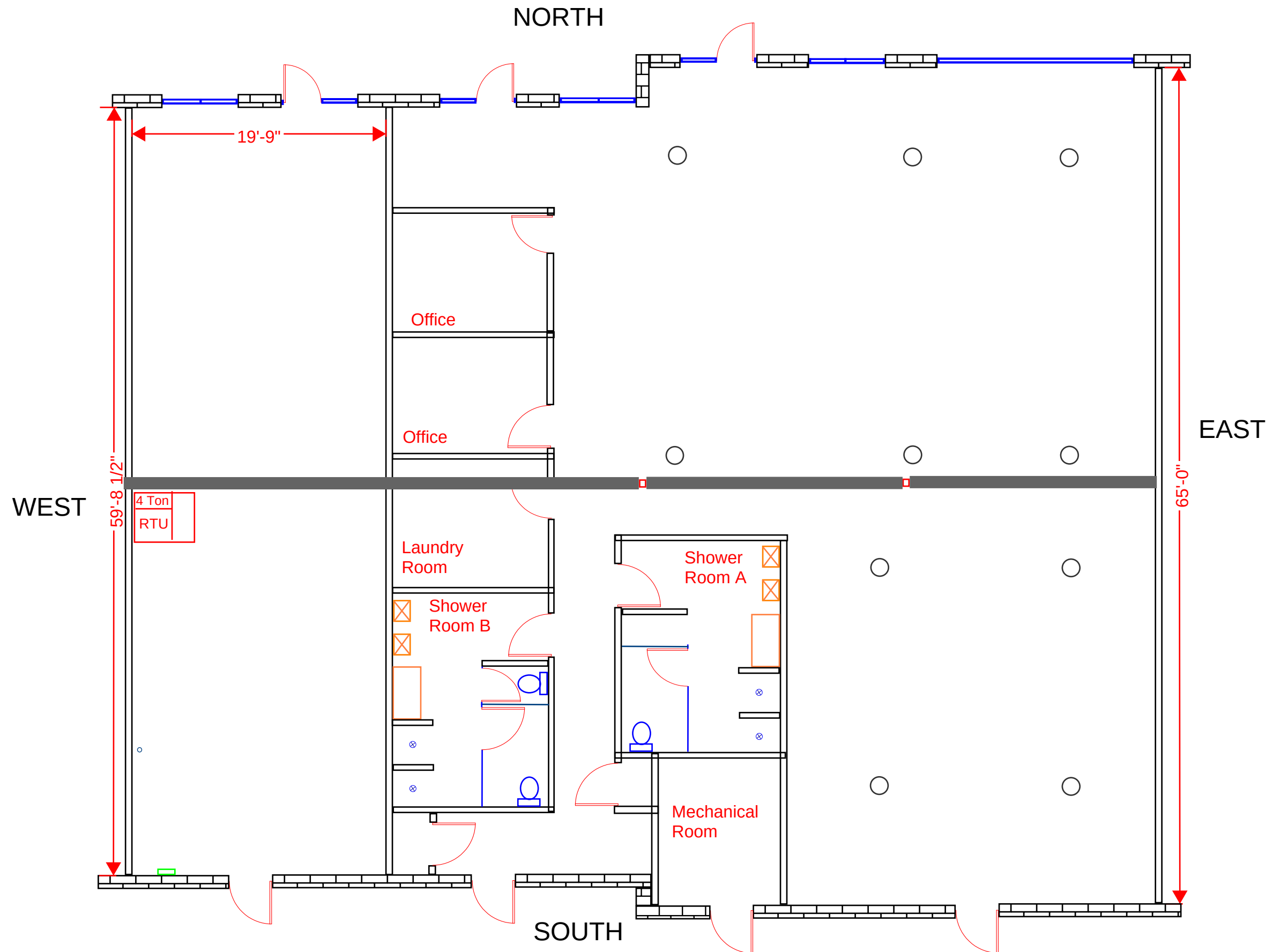
- a. “Conditional use” means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
- b. “Substantial evidence” means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

**2.**

- a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
  - b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
- 3. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
  - 4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
  - 5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

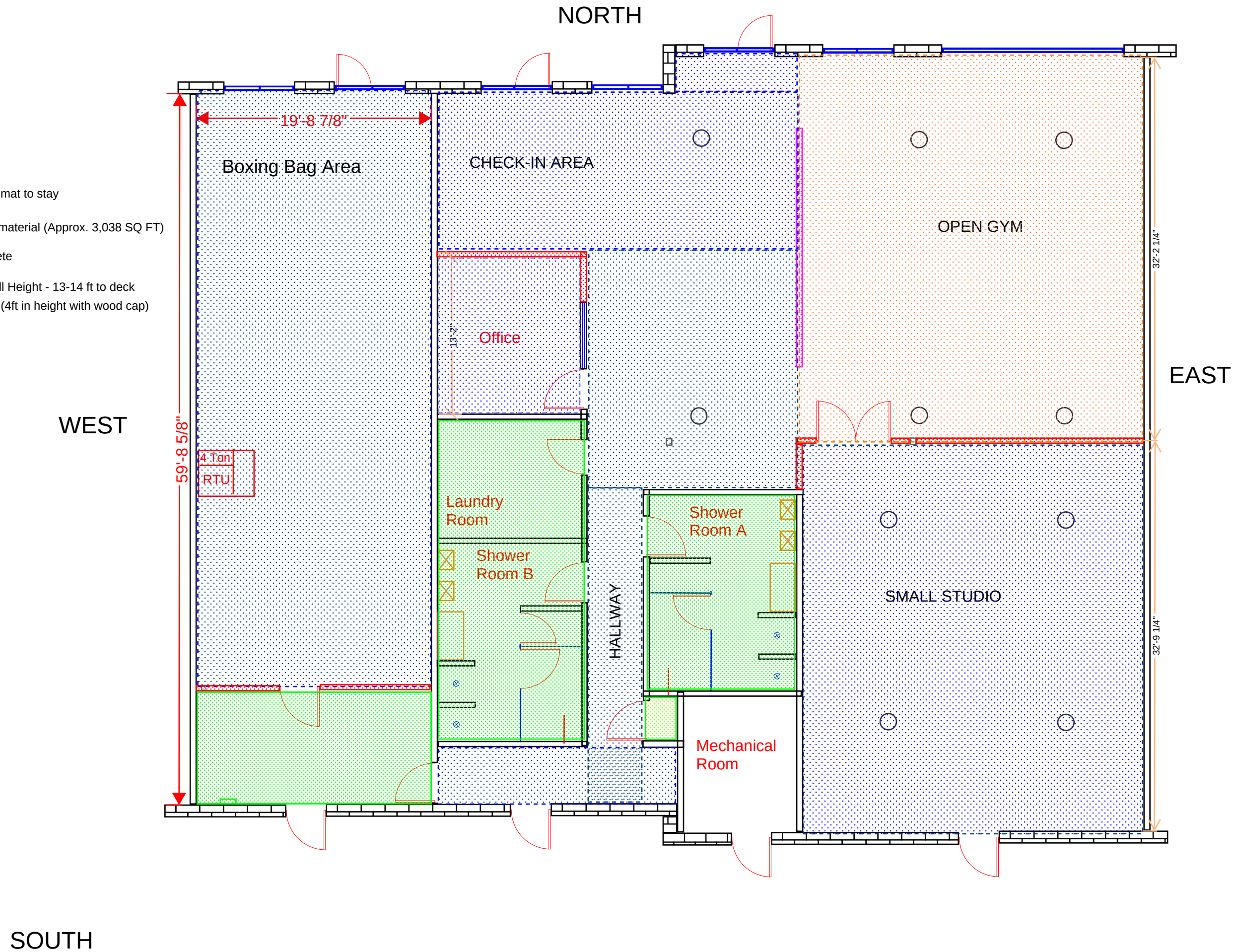
## Recommendation

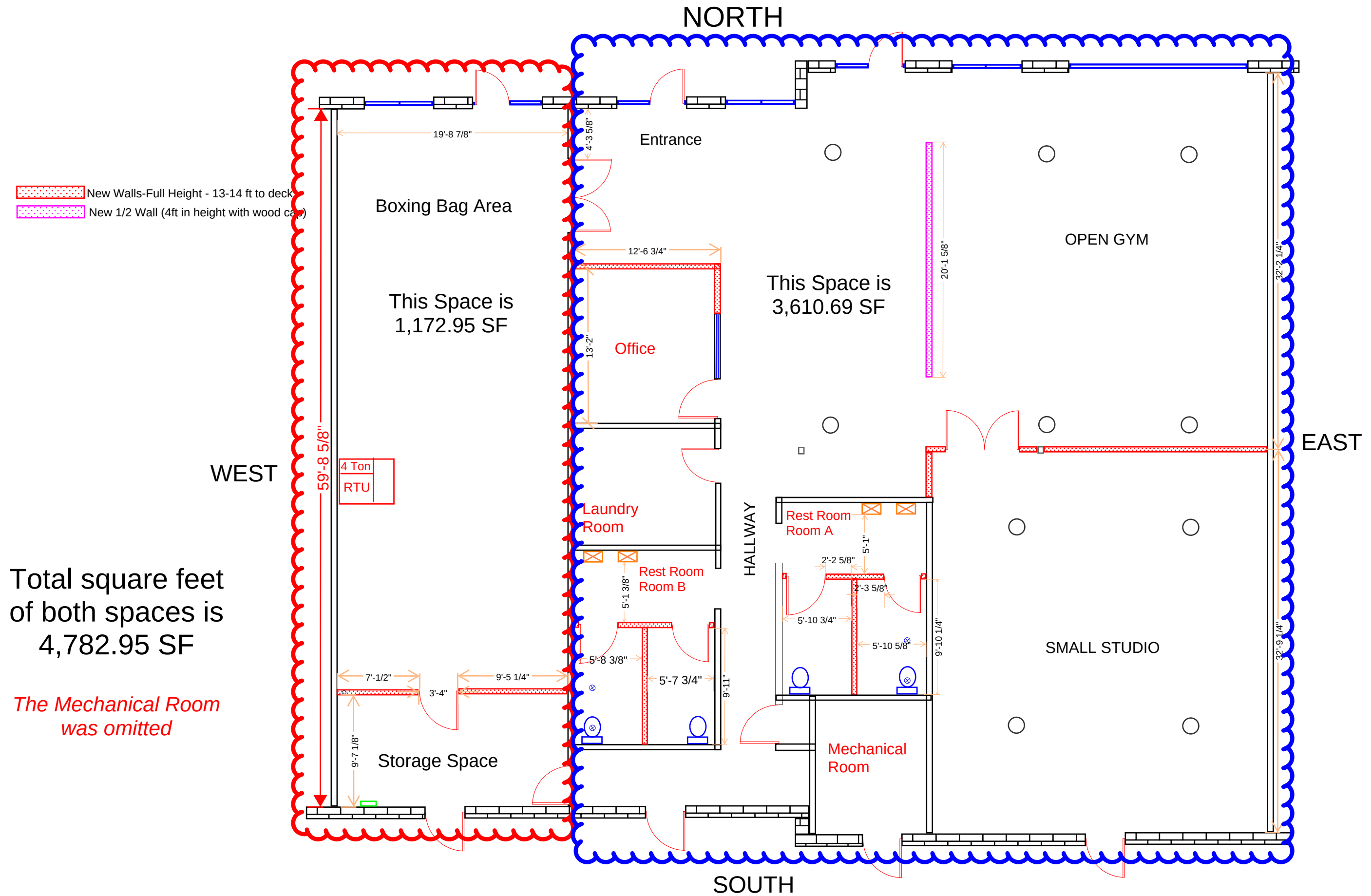
Staff recommends approval of the proposed Conditional Use Permit for Hatch Fitness located at N20W22951 Watertown Road, Suites 107 and 111.



# EXISTING LAYOUT

- Existing rubber mat to stay
- New LVT type material (Approx. 3,038 SQ FT)
- Sealed Concrete
- New Walls-Full Height - 13-14 ft to deck
- New 1/2 Wall (4ft in height with wood cap)





Total square feet  
of both spaces is  
4,782.95 SF

*The Mechanical Room  
was omitted*

BOXING SPACE

WALLS:  
1-East Wall - Insulation in walls from floor to deck.  
Deck is at 14ft.  
2-East Wall - Install Drywall, Tape & Finish the wall.  
3-South Wall - New Wall - Frame, Drywall (Both Sides), Tape and Finish this wall.  
DOOR-GLASS  
1-This door will need to have a panic hardware  
DOOR  
1-Install a new door and frame so the employees can pass through from one space to the other. This is in the South East corner of the sapce  
BASE:  
1-Rubber Black Base (4") Provide and Install  
CEILING:  
1-Ceiling gets Dry-fall Paint - Black  
MECHANICAL:  
1-Provide and Install spiral ductwork. The ductwork gets painted black as well.  
FLOORING:  
1-The floor gets a LVT - See sheet A2.0  
PAINT:  
1-All walls get painted - except brick ones - Color TBD  
2-All new ductwork new gets painted  
ELECTRICAL  
1-Provide lighting for the space  
2-Provide any emergency lights and exit signs per code

OFFICE

WALLS  
1-All walls will get repainted (Patch & Paint)  
2-New 4" rubber base on all walls  
FLOORING:  
1-The carpet squares in office need to be removed - slab prepped for new LVT Type flooring  
CEILING:  
1-Rework the ceiling grid  
MECHANICAL:  
1-No SOW  
ELECTRICAL  
1-Reconfigure the electrical outlets and data runs  
PLUMBING  
No SOW

ENTRANCE-HALLWAYS

WALLS  
1-All walls will get repainted (Patch & Paint)  
2-Build two new walls for the larger office #2  
3-Rework the studs and drywall from the removal of the two shower room doors.  
4-Remove the two shower room doors and frames  
5-New 4" rubber base on all walls  
DOORS:  
1-Front door will be reworked to create a larger door and smaller side lite  
2-Double doors and frame between the Boxing area and the entrance (3-0 x 7-0 Doors)  
3-Remove the glass and door in Office #1  
4-3-0 x7-0 Door and Frame between the Boxing Storage room and the Hallway to the fitness gym.  
FLOORING:  
1-Carpet squares in office need to be removed - slab prepped for new LVT Type flooring  
2-The removal of the existing rubber floor - See A2.0 for flooring  
SOW  
CEILING:  
No SOW  
MECHANICAL:  
1-No SOW  
PLUMBING  
1-No SOW

LAUNDRY ROOM

WALLS  
1-All walls will get repainted (Patch & Paint)  
2-New 4" rubber base on all walls  
FLOORING:  
1-No SOW  
CEILING:  
1-No SOW  
MECHANICAL:  
1-No SOW  
ELECTRICAL  
1-No SOW

OPEN GYM

WALLS  
1-All walls will get repainted (Patch & Paint)  
2-New half wall (4ft) with a wood cap  
2-East wall has a rubber material on it. This remains on the wall, just in the "Open Gym" area  
DOOR-GLASS  
1-This door will need a panic hardware on it.  
FLOORING:  
1-The existing rubber floor stays  
2-New 4" rubber cover base where applicable  
CEILING:  
1-No SOW  
MECHANICAL:  
1-No SOW  
ELECTRICAL  
1-Look at the existing lights and see what type and watts the bulbs are  
2-May need to add more lights - provide an option to brighten up the space  
PLUMBING  
1-No SOW



SMALL STUDIO

WALLS

- 1-All walls will need some patching
- 2-East wall has a rubber material on it. This material needs to be removed. you may want to cut out the drywall up 4ft and remove and replace.
- 3-Tape and Finish the drywall.
- 4-East wall will receive blocking for a ballet bar. The entire length of the wall. Height TBD
- 5-New North and West walls going to deck - Tape and Finish
- 6-Install Insulation
- 7-The existing West wall will need to have the drywall removed up to 4ft so you can add blocking
- 8-Install blocking for the ballet bar - Height TBD
- 9-Tape and Finish the new drywall

FLOORING:

- 1-The existing rubber floor needs to be remove
- 2-Prep floor to receive the new LVT product
- 3-New 4" rubber cover base where applicable

PAINT

- 1-All walls will get a fresh coat of paint, except the block-Brick walls

CEILING:

- 1-No SOW

MECHANICAL:

- 1-No SOW

ELECTRICAL

- 1-Look at the existing lights and see what type and watts the bulbs are
- 2-May need to add more lights - provide an option to brighten up the space

PLUMBING

- 1-No SOW

TOILET ROOMS “A” AND “B”

- WALLS 1-New walls to create 4 new toilet rooms up to deck – Add insulation in walls
- 2-Purchase and install 4 new frames, doors, and hardware for these 4-toilet room.

- 3-Tape and finish these new walls

- 4-All walls will be patched ready for paint

- 5-Remove all the wall tile (black). This may require or be easier to just cut these sections for walls and add new drywall

- 6-Install toilet room accessories

- FLOORING: 1-Remove all black floor tiles.

- 2-Prep floor to get ready for polishing/sealing PAINT 1-All walls will get a fresh coat of paint. Color yet TBD

- CEILING: 1-Remove tile and grid to allow new walls for toilet rooms

- 2-Install new and adjust old ceiling grid and tiles – Add new if needed.

- MECHANICAL: 1-Install new exhaust fans for each of the toilet rooms. Maybe have them duct into the existing larger fans duct work.

- 2- Adjust the location for the supply and return grills – May have to add one or two.

- ELECTRICAL 1-Adjust and maybe add light fixtures in these 4 new toilet rooms

- 2-Wire up the 4 new exhaust fans

- PLUMBING 1-Remove all plumbing accessories and fixtures

- 2-Save the toilets and sinks for future use.

- 3-We want to use one of the existing showers drains for a future toilet – If code will allow.

- 4-Install the toilets and sinks in new locations per revised plans.



# Property Detail Report

N20W22951 WATERTOWN RD WAUKESHA WI 53186

## Owner Information

|                   |                                 |                 |                                                     |
|-------------------|---------------------------------|-----------------|-----------------------------------------------------|
| Owner Name 1      | PEWAUKEE RETAIL PARTNERS<br>LLC | Owner Name 2    | --                                                  |
| Owner Type        | --                              | Mailing Address | 2550 UNIVERSITY AVE W # 3055<br>SAINT PAUL MN 55114 |
| Vesting Code Desc | COMPANY OR CORPORATION          | Vesting Code    | CO                                                  |

## Location Information

|                                                                                                                                                                   |            |                  |                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------------------------------|
| Legal Description<br><b>UNIT 1 PEWAUKEE CROSSINGS CONDOMINIUM &amp; UNDIV INTEREST IN THE COMMON AREAS CREATED UNDER DECLARATION<br/>RECORDED AS DOC #4436009</b> |            |                  |                                   |
| County                                                                                                                                                            | WAUKESHA   | Parcel No. (APN) | PWC 0958982004                    |
| FIPS Code                                                                                                                                                         | 55133      | Alternative APN  | --                                |
| Census Trct/Blk                                                                                                                                                   | 201201/1   | Legal Book/Page  | --                                |
| Twtnshp-Rnge-Sect                                                                                                                                                 | 07N-19E-24 | Map Reference    | --                                |
| Legal Land Lot                                                                                                                                                    | 1          | School District  | Waukesha School District          |
| Legal Block                                                                                                                                                       | --         | Subdivision      | PEWAUKEE CROSSINGS<br>CONDOMINIUM |

## Last Market Sale Information

|                |                                |                   |                                       |
|----------------|--------------------------------|-------------------|---------------------------------------|
| Recording Date | 2003/08/21 00:00:00            | New Construction  | --                                    |
| Sale Date      | 2003/08/21 00:00:00            | 1st Mtg Amount    | \$320,000                             |
| Sale Price     | \$300,000                      | 1st Mtg Type      | COMMERCIAL                            |
| Price Per SF   | --                             | 1st Mtg Doc. No.  | 3049372                               |
| Price Per Acre | \$136,986                      | Sale Doc. No.     | 3049371                               |
| Deed Type      | WARRANTY DEED/DEED OF<br>TRUST | Transfer Doc. No. | --                                    |
|                |                                | Sale Type         | INSURED NON-RESIDENTIAL<br>GRANT DEED |
| Seller Name    | NOVAK, ROBERT J                | Title Company     | --                                    |
| Lender         | SUNSET BANK & SAVINGS          |                   |                                       |

## Last Transfer of Ownership

|                |    |             |    |
|----------------|----|-------------|----|
| Recording Date | -- | Book Number | -- |
| Doc. Number    | -- | Page Number | -- |
| Doc. Type      | -- |             |    |

## Prior Sale Information

|                |    |                   |    |
|----------------|----|-------------------|----|
| Recording Date | -- | Sale Type         | -- |
| Sale Date      | -- | Transfer Doc. No. | -- |
| Sale Price     | -- | New Construction  | -- |
| Sale Doc. No.  | -- | Title Company     | -- |
| Seller Name    | -- | Lender            | -- |

### Property Characteristics

|                |    |                |    |
|----------------|----|----------------|----|
| Building Area  | -- | Total Rooms    | -- |
| No. of Units   | -- | Bedrooms       | -- |
| No. of Stories | -- | Bathrooms      | 0  |
| Year Built     | -- | Basement       | -- |
| Condition      | -- | Basement Area  | -- |
| Construction   | -- | Heat Type      | -- |
| Roof Type      | -- | Air Cond. Type | -- |
| Roof Material  | -- | Fireplace      | -- |
| Parking Spaces | -- |                |    |

### Site Information

|                       |                        |                    |         |
|-----------------------|------------------------|--------------------|---------|
| Zoning                | --                     | Assessor Acreage   | 2.19    |
| County Use Code       | 2                      | Calculated Acreage | 3.5     |
| County Use Code Desc. | COMMERCIAL, MERCANTILE | Assessed Lot SF    | 95,396  |
| Land Use Code         | 2000                   | Calculated Lot SF  | 152,530 |
| Land Use Desc.        | COMMERCIAL (GENERAL)   | Assessor Lot W/D   | 0 / 0   |
| Land Use Category     | COMMERCIAL (RETAIL)    | Topography         | --      |

### Tax and Value Information

|                |             |                     |             |
|----------------|-------------|---------------------|-------------|
| Tax Year       | 2024        | Improvement Value   | \$1,218,800 |
| Property Tax   | \$17,352    | Improvement %       | 77.09%      |
| Tax Rate Code  | --          | Market Value Year   | 2024        |
| Tax Exemption  | --          | Total Market Value  | \$2,055,000 |
| Assessed Year  | 2024        | Land Market Value   | --          |
| Assessed Value | \$1,581,000 | Market Imprv. Value | --          |
| Land Value     | \$362,200   | AVM Value           | --          |

### Hazard Information

|                        |            |              |                             |
|------------------------|------------|--------------|-----------------------------|
| Flood Zone             | --         | Flood Panel  | 55133C0212H                 |
| Flood Panel Date       | 10/19/2023 | Wetland Type | Freshwater Emergent Wetland |
| Wetland Classification | PEM1F      |              |                             |



Redefine Possible.

A boutique fitness center for adults, specializing in active agers and those with chronic health conditions.

Petition for Conditional Use

N20 W22951 Watertown Rd

Suites 107 & 111

## About Hatch.

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Hatch Fitness is a boutique fitness facility serving those who are 18 years of age and older, but specializing in special populations, including active older adults. Over our years of experience, we have identified a substantial gap in the specific focus on the needs, both physical and cognitive, within these groups; even though there is a rising demographic due to an aging population, earlier diagnosis, and increasing awareness of the positive impact condition-specific fitness can have on quality of life and symptom mitigation. We will provide a space that will accommodate a myriad of pathways to fit individuals goals from not only a health and/or ability related perspective, but also from a one-on-one to group experience preference. Through the execution of innovative programs rooted in evidence-based exercises, paired with highly skilled and trained staff, we will deliver an unprecedented approach to health management.

With careful, detailed, and intentional planning, we will be ready to hit the ground running, at full speed, the moment we open our doors to the community. We have built in a reasonable ramp-up period throughout the first year of operation with the anticipation of breaking-even financially by the end of month twelve. Our overall business objective is to become a strong-hold within the community both for health and well-being, as well as in philanthropy.

### Mission statement.

We believe that health and wellness are for everyone, regardless of ability or medical condition. Our mission is to provide a safe, welcoming, accessible, and inclusive space where all individuals can thrive and improve their well-being. Through expert guidance, innovative programs and specialized training we aim to improve the quality of life for every member to create lasting and positive change.

### Owner Information.

#### AMY STRONG

Amy Strong is dedicated to health and fitness in all facets of her life. After raising her kids, Amy pursued and received her Certificate in Health Coaching from the Institute for Integrative Nutrition. She started her own health coaching business, Health Sugar Wellness, and empowered people through nutrition for 2 years.

In 2016, Amy's father was diagnosed with Parkinson's Disease, which set her on a path to becoming a Rock Steady Boxing Coach. Amy joined Neuro Path Wellness first as a volunteer and then became a Certified Rock Steady Boxing Coach in 2019. She has served as a coach and the Rock Steady Program Administrator for the past 6 years.

Amy has extensive volunteer experience. She has spearheaded numerous fundraising events at Brookfield Academy, La Casa in Waukesha and the Sharon Lynne Wilson Center. She also volunteered for the Midwest Athletes Against Childhood Cancer (MACC Fund), Ronald McDonald House, Wisconsin Parkinson's Association and in Rock Steady Boxing classes.

Amy's lifelong interest in fitness and nutrition has led her to researching and implementing new approaches in her classes and life. She has seen first-hand the positive effect of exercise on chronic conditions and has run numerous workshops and support groups focusing on Parkinson's, nutrition and brain health. Amy is passionate about enacting change and empowering people to live better.

Amy holds a BA from Kenyon College and certifications in Health Coaching, Rock Steady Boxing, Group Fitness, Inclusive Fitness and HeartCode BLS.

### EMILY GERLACH

Emily Gerlach started her career in the financial services industry. Two years after her youngest child's birth, Emily changed directions and pursued a career in health and fitness, receiving her Personal Training Certificate from the National Academy of Sports Medicine. Emily spent the next 8 years working for a local YMCA as a personal trainer and group exercise instructor, culminating in a promotion to Assistant Fitness Director. Throughout her time at the YMCA, she worked extensively with the active older adult population. After leaving the Y, she joined the team at Neuro Path Wellness in November of 2023 serving as a Front Office Specialist, Certified Personal Trainer and Rock Steady Boxing Coach.

As a former girl scout herself, Emily felt called to give back to her community by volunteering to organize and operate a program for middle through high school aged girls at a volunteer-lead camp for the Girl Scouts of America for 5 years. She has also volunteered for the Salvation Army and Special Olympics.

Through many years of varied experiences, Emily has found her passion in the health and fitness industry. Her dedication to train through functional fitness to achieve an improved quality of life is what fuels her desire to find new and innovative ways for client success, regardless of ability level or chronic condition. She finds joy in helping others discover their strength within when they may struggle to see it on their own.

Emily holds a Personal Training Certification paired with Mental Toughness and Senior Fitness Specializations from the National Academy of Sports Medicine (NASM). She is also certified in Mat Pilates (SCW), TRX Suspension Training (TRX), and CPR/AED BLS (AHA).

## At a glance.

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Our boutique gym, Hatch Fitness,, will be dedicated to serving active older adults, as well as those living with chronic conditions and disabilities, such as Parkinson's disease and dementia. Our mission is to improve the quality of life for our members through specialized fitness programs tailored to their unique needs. By integrating evidence-based exercises, highly trained staff, and a supportive community, our gym will provide a safe and welcoming environment for physical and cognitive wellness.

### Services Offered:

- Group fitness
- Small Group Training
- One-on-One Personal Training
- Educational Events (nutrition, fall prevention, self defense)
- Social Events (community building activities and philanthropy)

### Purposed Operating Hours

- Monday-Friday 8am-7:30pm

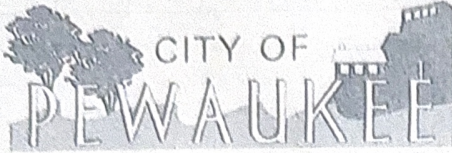
- Saturday 8am-1pm

### Number of Staff

- Full-time = 2

- Part-time = 10-12





Office of the Planning & Community Development Director  
W240 H3085 Pewaukee Road  
Pewaukee, Wisconsin 53072  
Phone (262) 691-0770  
Fax (262) 691-1788  
fuchs@pewaukee.wi.us

#### 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: A BOUTIQUE FITNESS CENTER FOR ADULTS ONLY SPECIALIZING IN THOSE WITH CHRONIC HEALTH CONDITIONS, DISABILITIES, AND ACTIVE AGERS.

Legal description of property - Please attach.

Common property description or name: unit 1 Pewaukee Crossing Condo & Undiv Interest (see attached)

Property Address: N20W22951 Watertown Rd. Tax Key Number(s): 0958482004

Property owner(s) (Full Legal Name): Pewaukee Retail Partners, LLC

Owner's Address: 2550 University Ave. W #3055 City/State/Zip: Saint Paul, MN 55114

Phone: 612-382-3403 Email: matt@amkprop.com

Applicant (Full Legal Name):

Name: EMILY GERLACH

Company: HATCH FITNESS, LLC

Address: W18386122 ONE MARIELA

City/State/Zip: MUSKEGO, WI 53150

Phone: (262) 844-8079

Email: EGERLACH16@GMAIL.COM

Contact Person (Full Legal Name):

Name: EMILY GERLACH

Company: HATCH FITNESS, LLC

Address: W18386122 ONE MARIELA

City/State/Zip: MUSKEGO, WI 53150

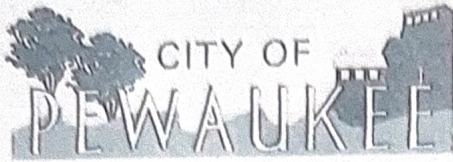
Phone: (262) 844-8079

Email: EGERLACH16@GMAIL.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:
  - o \$400.00, plus cost for publication, notice and all attorney fees related to project
- ☐ Five (5) complete collated sets of Application materials to include:
  - o 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.
  - o 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](mailto: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.





Office of the Director of Community Development  
W260 N2066 Pewaukee Road  
Pewaukee, Wisconsin 53072  
Phone (262) 891-0770  
Fax (262) 891-1798  
[fuchs@pewaukee.wi.us](mailto:fuchs@pewaukee.wi.us)

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): EMILY GERLACH, OWNER

SIGN AND DATED this 26 day of MAY, 2025

PROPERTY OWNER'S SIGNATURE: \_\_\_\_\_

NAME & TITLE (PRINT): Matthew Klein Partner

SIGN AND DATED this 27 day of May, 2025

PROPERTY OWNER'S SIGNATURE: \_\_\_\_\_

NAME & TITLE (PRINT): \_\_\_\_\_

SIGN AND DATED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

City Staff-

RECEIVED at City Hall by: \_\_\_\_\_ on \_\_\_\_\_

Fee paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_



**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-25-7-1**

**PWC 0958982004**

**LEGAL DESCRIPTION:**

UNIT 1 PEWAUKEE CROSSINGS CONDOMINIUM & UNDIV  
INTEREST IN THE COMMON AREAS CREATED UNDER  
DECLARATION RECORDED AS DOC #4436009 :: LOCATED IN  
LOT 1 CSM #10295 VOL 97/229 PT NW1/4 & SW1/4 OF NW1/4  
SEC 24 T7N R19E

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

Hatch Fitness, LLC

Recording area

Name & Return Address

City of Pewaukee  
W240N3065 Pewaukee Rd  
Pewaukee, WI 53072

**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 July 17, 2025; has reviewed the various elements of the petitioner's 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 on August 4, 2025.

**NOW, THEREFORE,** let it be known that the City Common Council by its action on August 4, 2025 has, hereby, granted a Conditional Use Permit for the following use(s):

Operating a fitness center for adults only specializing in those with chronic health conditions, disabilities, and active agers.

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

No conditions.

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

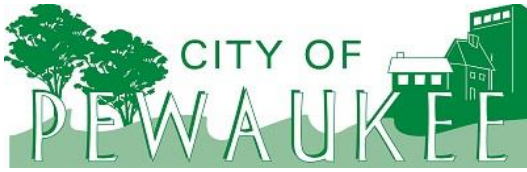
State of Wisconsin  
County of Waukesha

Signed or attested before me on \_\_\_\_\_, 2025 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

\_\_\_\_\_  
Ami Hurd  
My Commission expires \_\_\_\_\_

This instrument was drafted by Ami Hurd, Deputy Clerk



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

## REPORT TO THE PLAN COMMISSION

Meeting of June 12, 2025

---

**Date:** June 3, 2025

**Project Name:** SmokeXpress, LLC (DBA Cloud 9) Conditional Use

**Project Address/Tax Key No.:** N20W22951 Watertown Road, Suite 105 / PWC 0958982004

**Applicant:** Mohamad Abdelsalam

**Property Owner:** Pewaukee Retail Partners LLC

**Current Zoning:** B-6 Mixed Use Business District

**2050 Land Use Map Designation:** Retail/Service Commercial

**Use of Surrounding Properties:** Kwik Trip and Accent On Dance Studios to the north, M-2 zoned property to the south, M-1 zoned property to the east, and County Highway F and vacant land to the west.

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### Project Description and Analysis

The applicant filed a Conditional Use Permit requesting approval of a smoke and vape retail store to occupy existing tenant space located at N20W22951 Watertown Road, Suite 105. The store intends to sell tobacco, vape and CBD related products.

The tenant space has an area of 2,113 square feet. The proposed hours of operations are Monday through Sunday, 9:00 a.m. to 10:00 p.m. According to the applicant, the business will have a combination of four to five full-time and part-time employees. Note there are no beer or liquor sales proposed. The site contains about eighty-two parking spaces, which are shared by all tenants.

The applicant is not proposing any exterior site or building modifications other than signage. It is anticipated that the applicant would propose an illuminated wall sign for the business. The applicant has also indicated that they would like to install window decals advertising certain products. The wall sign and any proposed window signage will require staff review of a Sign Permit Application. The allowance for window signage is below and must be adhered to by the applicant.

Permanent Window Sign shall be placed only on the inside of the window and shall not exceed twenty-five (25) percent of the glass area of the window upon which the sign is displayed. Illuminated window signs shall not be illuminated after the business is closed for the day.

The property is zoned B-6 Mixed Use Business District. Note there is also LC Lowland Conservancy District along the rear or south property line.

The B-6 District allows permitted and conditional uses as allowed within the B-4 and B-5 Districts as well as “Any retail, service or office use that is compatible with those uses listed above as determined by the Plan Commission.”

It can also be noted that the B-6 Mixed Use Business District “is intended to provide for the orderly and attractive grouping of buildings which encompass more than one type of nonindustrial business use which are compatible from a traffic, density and general use standpoint.”

The B-4 District generally permits office use. The district intent states:

“The B-4, Office District is intended to provide for Individual or limited office, professional, and special service uses where the office activity would be compatible with neighborhood residential uses and not necessarily exhibit the intense activity of other business districts.”

The B-5 District generally permits auto sales and services type uses as well as building supply stores, motels and hotels, restaurants, transit stations, and commercial kennels. The B-5 District intent is below for review.

“The B-5, Highway Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer service establishments which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.”

It can further be noted that 2017 Act 67 made changes regarding Conditional Use Permits (see requirements below). The applicant has provided detailed information related to the proposed business use for Plan Commission and Common Council consideration.

**(de) Conditional use permits.**

**1. In this paragraph:**

- a.** “Conditional use” means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
- b.** “Substantial evidence” means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

**2.**

- a.** If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- b.** The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. [985](#), the city shall hold a public hearing on the application.
4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. [\(e\) 10](#).

## **Recommendation**

Staff recommends approval of the proposed Conditional Use Permit for SmokeXpress, LLC (DBA Cloud 9) located at N20W22951 Watertown Road, Suite 105, subject to the following conditions:

1. Applicant shall obtain all other governmental approvals, permits, licenses and the like, required for and applicable to the proposed use and sale of tobacco products, including but not limited to the State of Wisconsin Department of Revenue.
2. Hours of operations shall not extend past 10:00 p.m. without an amendment to this Conditional Use Permit.
3. This Conditional Use Permit shall be subject to periodic review to ensure ongoing compliance with applicable City, County and State standards and regulations.
4. Window signage shall be allowed in accordance with Section 340-9.6E. of the Zoning Code. No other lighting, signage, promotional displays, or advertisements shall be affixed to or displayed on the exterior surface of windows or placed within the interior of the store with the intent or for the purpose of being visible through the windows to the exterior of the storefront. All internal lighting, signage, promotional displays, and advertisements must be positioned and directed such that they are not visible through the windows to the exterior.



## Business Narrative

**Submitted by:** SmokeXpress LLC DBA Cloud 9

**Location:** N20W22951 Watertown Road, Suite 105, Pewaukee, WI 53072

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### 1. Business Overview & Purpose

Cloud 9 Smoke & Vape is a legal and fully compliant specialty retail store focused on the sale of regulated tobacco, vape, and CBD-related products. Unlike previous applicants, we are not a convenience store or mixed-use market. We are transparent in our purpose and intend to serve the community with safe, lawful, and responsible product offerings, comparable to nearby retailers such as Kwik Trip.

Our product selection includes:

- **Vapes & E-Cigarettes:** Only legal, FDA-regulated products—no homemade or illicit substances
- **CBD & Hemp Products:** Fully compliant with the 2018 U.S. Farm Bill, sourced from licensed manufacturers
- **Premium Cigars:** Stored in a **dedicated climate-controlled humidor** (planned for future development)
- **Tobacco & Vape Accessories:** Hookahs, rolling papers, lighters, and other lawful items

We fully support the City of Pewaukee’s **Ordinance No. 10-12**, prohibiting chemical synthetic cannabinoids, and maintain a strict zero-tolerance policy on unregulated or chemical synthetic products. All of our staff will be thoroughly trained in Wisconsin age-verification and compliance procedures.

---

### 2. Project Request Summary

SmokeXpress LLC is requesting a **Conditional Use Permit (CUP)** for the legal operation of a smoke and vape shop at **Suite 105, N20W22951 Watertown Road**, in an existing commercial building. This business model is entirely distinct from a convenience store and will adhere strictly to local, signage, and operating regulations.

---

### 3. Zoning Compliance – Section 17.0501

We recognize the city’s obligation under Section 17.0501 of the Zoning Ordinance, which prohibits uses that are:

“Hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or community.”

Cloud 9 Smoke & Vape will:

- **Operate legally and transparently** with appropriate licensing
- **Pose no harm or offensive impact** to the neighborhood or environment
- **Maintain a discreet and tasteful storefront**, free of offensive marketing

- **Follow comparable use precedents**, such as the nearby Kwik Trip, which also sells tobacco legally

We respectfully assert that Cloud 9 qualifies under this section and invites fair evaluation as a compliant business.

---

#### **4. Response to Prior Denial – Addressing Concerns**

We have thoroughly reviewed the City of Pewaukee’s April 1, 2024 denial of a previous CUP application. Below is how we differ and directly respond to each issue raised:

- **Lack of Representation at Hearings:** Our team will be fully present and available for all meetings to represent the application, answer questions, and offer clarifications.
  - **Business Misrepresentation:** We are not a cultural or convenience store. We are a transparent, legal smoke and vape retail store, consistent with permitted uses in the area.
  - **Zoning Compliance Evidence:** We are fully prepared to demonstrate that our store meets zoning permitted uses. Our business use is comparable to approved establishments nearby and have included a document which lists the permitted uses of the building upon purchase in 2016 by the owner.
- 

#### **5. Site & Building Improvements**

Cloud 9 will professionally upgrade the interior and storefront of Suite 105 to ensure full compliance with city standards. Planned improvements include:

- Custom shelving and secure display showcases
- Flooring and lighting enhancements
- A back office and storage space (separate from retail floor)
- A bathroom which was installed in 2024
- Full security system installation, including surveillance cameras and employee-only access controls
- ADA-compliant layout and customer entrance

All work will be conducted by licensed contractors and will adhere to all applicable City of Pewaukee building, safety, and zoning codes.

---

#### **6. Future Plans**

Cloud 9 has a vision for long-term growth and community involvement, including:

- Installation of a climate-controlled humidor for high-end cigar storage
  - Collaborations with local artists for in-store and exterior custom artwork
  - Continued staff education on compliance and customer safety
  - Potential community outreach efforts to promote responsible product use
  - Annual Donations to the city of pewaukee for city initiatives
-

## 7. Tentative Development Schedule (~May–June 2025)

| Phase                | Timeframe                                                          |
|----------------------|--------------------------------------------------------------------|
| Weeks 1              | Final buildout quotes and contractor agreements                    |
| Weeks 2              | Buildout: shelving, humidifier installation, security system setup |
| Week 3-4             | Final inspections and compliance checks                            |
| <b>Grand Opening</b> | ~30 days after permit approval                                     |

## 8. Estimated Project Value

| Category                           | Estimated Cost    |
|------------------------------------|-------------------|
| Interior Buildout, Labor & Permits | ~\$50,000         |
| Inventory (Tobacco, Vape, CBD)     | ~\$150,000        |
| Fixtures, Signage, Art, Equipment  | ~\$50,000         |
| <b>Total Project Investment</b>    | <b>~\$250,000</b> |

## 9. Conclusion

We want to sincerely thank the City of Pewaukee for its thoughtful and thorough approach in reviewing applications like ours. We understand and respect the careful consideration that goes into permitting businesses of this nature, and we fully appreciate the effort to preserve the standards and character of the community.

SmokeXpress LLC, doing business as Cloud 9, is not only transparent about who we are and what we sell — we take pride in being upfront, honest, and professional. We do not intend to disguise our identity or present ourselves as something we're not. We are a smoke shop for adults, focused strictly on offering regulated, legal products for responsible adult use.

One thing we didn't get a chance to share earlier is that, while many of our products are used recreationally, some are also essential to individuals dealing with chronic health conditions. As a healthcare provider, I've had patients share how difficult it is to find **quality, compliant**

**products** nearby — especially those managing chronic pain from cancer, anxiety, multiple sclerosis, and other conditions. Many have to travel across town to access these products. We hope to become a reliable, local option for those individuals in our community.

Additionally, we want to highlight our full support for the City’s **Ordinance No. 10-12**, which prohibits the sale of chemical synthetic cannabinoids such as Spice, K2, and other “fake marijuana” products. We have a strict zero-tolerance policy when it comes to unregulated or chemical synthetic substances and will **never** offer them in our store. Our goal is to create a safe, trustworthy space — the go-to shop for legal, regulated products that adults in our community can safely rely on.

We also maintain a zero-tolerance policy for loitering, underage customers, or any conduct that could compromise the safety and reputation of our business or the neighborhood. We aim to be a model retail operation — one that contributes not only through tax revenue and local jobs, but also through annual donations to city projects and initiatives that support Pewaukee’s continued growth and well-being.

We’re fully committed to working with the City and Common Council every step of the way. If there are any concerns about our signage, branding, or presentation, we welcome the feedback and are more than willing to make adjustments to meet the community’s expectations. Our goal is to build confidence and trust in our intentions and operations.

We genuinely hope Cloud 9 can be the only smoke shop in this area — operated with professionalism, transparency, and a deep sense of responsibility. We look forward to continuing this dialogue and thank you again for the opportunity to present our vision.

Sincerely,

SmokeXpress LLC  
414-502-4550



**Office of the Planner & Community Development Director**  
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Pewaukee, Wisconsin 53072  
Phone (262) 691-0770  
Fax (262) 691-1798  
[fuchs@pewaukee.wi.us](mailto:fuchs@pewaukee.wi.us)

**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: Operating a retail tobacco and vape shop, including the sale of cigarettes, tobacco products, electronic vaping devices, CBD products, accessories, and the like. We will adhere strictly to all local, state, and federal regulations, including age verification laws and licensing requirements.

**Legal description of property** – Please attach.

**Common property description or name:** Pewaukee Crossings Retail Center

**Property Address:** N20W22951 Watertown Rd, Ste 105 Pewaukee, WI 53186 **Tax Key Number(s):** 0958-928-003

**Property owner(s) (Full Legal Name):** Pewaukee Retail Partners LLC

**Owner's Address:** 14102 Abbeyfield Ave **City/State/Zip:** Rosemount, TX 75068

**Phone:** 612-382-3403 **Email:** matt@amkprop.com

**Applicant (Full Legal Name):**

**Name:** Mohamad Abdelsalam

**Company:** SMOKEXPRESS LLC

**Address:** N20W22951 Watertown Rd, Ste 105

**City/State/Zip:** Pewaukee, WI 53186

**Phone:** 708-845-2357

**Email:** Smokexpresswi@gmail.com

**Contact Person (Full Legal Name):**

**Name:** Mohamed Abdelrahim

**Company:** SMOKEXPRESS LLC

**Address:** N20W22951 Watertown Rd, Ste 105

**City/State/Zip:** Pewaukee, WI 53186

**Phone:** 414-502-4550

**Email:** Smokexpresswi@gmail.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.
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- ☐ 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](mailto: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.

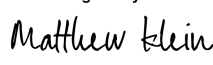
By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization 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):** Mohamad Abdelsalam Owner of SMOKEEXPRESS LLC

**SIGN AND DATED this** 25th **day of** March, 2025.

DocuSigned by:  
  
F47ECFDF20654D6...

**PROPERTY OWNER'S SIGNATURE:** \_\_\_\_\_

**NAME & TITLE (PRINT):** Matthew Klein

**SIGN AND DATED this** 26th **day of** March, 2025.

**PROPERTY OWNER'S SIGNATURE:** \_\_\_\_\_

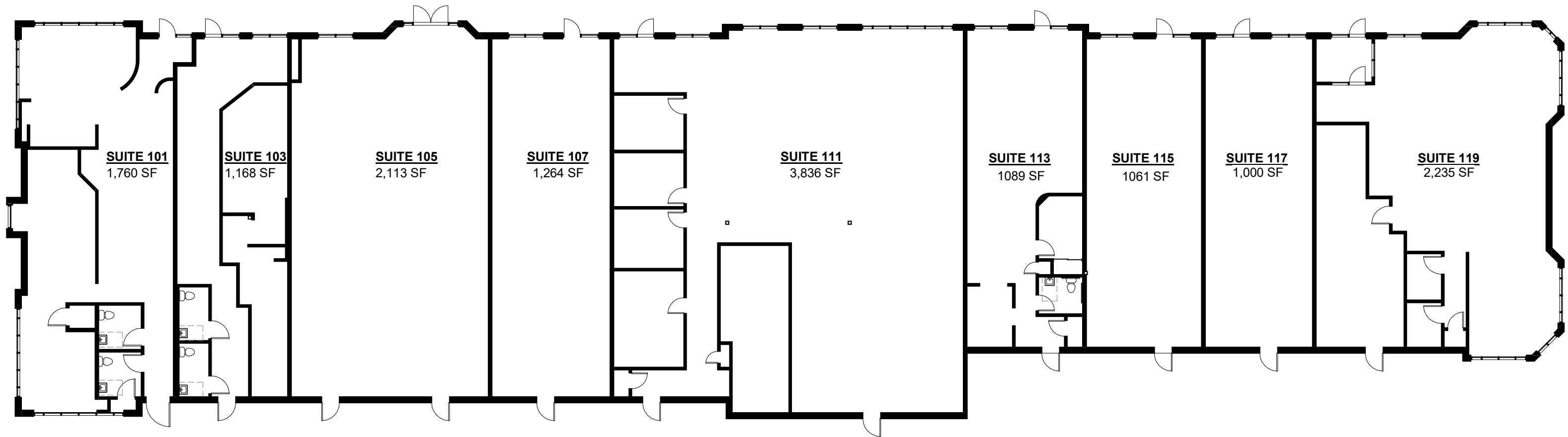
**NAME & TITLE (PRINT):** \_\_\_\_\_

**SIGN AND DATED this** \_\_\_\_\_ **day of** \_\_\_\_\_, \_\_\_\_\_.

City Staff-

**RECEIVED** at City Hall by: \_\_\_\_\_ on \_\_\_\_\_

Fee paid: \$ \_\_\_\_\_ Date: \_\_\_\_\_

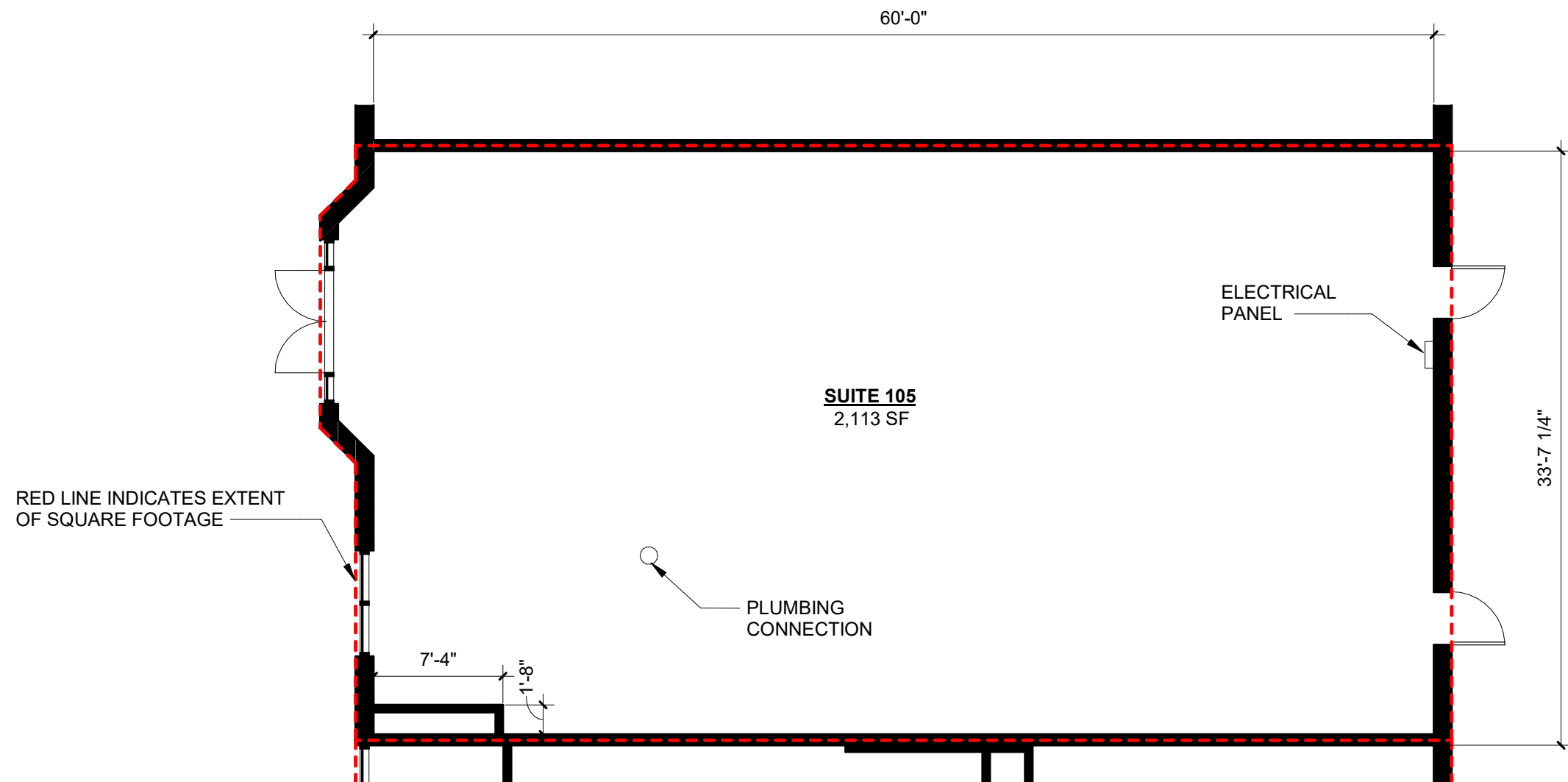


**TOTAL SF:**  
15,526 SF

**OVERALL**

**PEWAUKEE CROSSINGS**

**1/16" = 1'-0"**



**SUITE 105**

**PEWAUKEE CROSSINGS**

1/8" = 1'-0"

**Part A: Premises/Business Information**

1 Legal Business Name (individual name if sole proprietor)

SmokeXpress LLC

2 Business Trade Name or DBA

CLOUD 9

3 FEIN

33-4159145

4 Wisconsin Seller's Permit Number

456-1032003553-04

5 Entity Type (check one)

☐ Sole Proprietor

☐ Partnership

☒ Limited Liability Company

☐ Corporation

6 State of Organization

Wisconsin

7 Date of Organization

3/24/25

8 Wisconsin DFI Registration Number

5159734

9 Premises Address (do not use PO Box)

N20W22951 Watertown Rd., Suite 105

10 City

Pewaukee

11 State

WI

12 Zip Code

53186

13 County

Waukesha

14 Governing Municipality

of Pewaukee

☒ City

☐ Town

☐ Village

15 Aldermanic District

16 Mailing Address (if different from premises address)

745 W. Grange Ave Apt 204

17 City

Milwaukee

18 State

WI

19 Zip Code

53221

20 Premises Phone

708-845-2357

21 Premises Email

SmokeXpresswi@gmail.com

22 Website

Ø

23 Premises Description - Describe the building or buildings where cigarettes, tobacco products, and electronic vaping devices are to be sold and stored. Describe all rooms including living quarters, if used, for the sales and/or storage of cigarettes, tobacco products, and electronic vaping devices and records. Cigarettes, tobacco products, and electronic vaping devices may be sold and stored ONLY on the premises described in this application. Attach a floor plan if possible.

The business is located at N20W22951 Watertown Rd Ste 105, Pewaukee WI 53186, within a shopping center at Pewaukee Crossings. The Sales area will be at front of store, where tobacco products and electronic vapes are displayed and sold. Inventory will be stored in locked back room of the store, separate from customer access. Records will be kept in a secure office space. No living quarters are present on the premises.

**Part B: Questions**

1 What products will be sold at this business location? (check all that apply)

☒ Cigarettes

☒ Tobacco Products

☒ Electronic Vaping Devices

2 How will cigarettes, tobacco, and/or electronic vaping devices be sold? (check all that apply)

☒ Over the counter

☐ Vending machine

3 Is the applicant business owned by another business entity?

☐ Yes

☒ No

If yes, provide the name(s) and FEIN(s) of the business entity(s) below. Attach additional sheets if necessary.

3a Name of Business Entity:

3b FEIN of Business Entity:

**Part C: Individual Information**

List the name, title, and phone number for each person or entity holding the following titles or positions in the applicant business and any businesses listed in Part B. Question 3: sole proprietor, all officers, directors, and agents of a corporation, all partners of a partnership, and all members and agents of a limited liability company. Attach additional sheets if necessary.

Include Form CTV-101, *Individual Questionnaire*, for each person listed below.

| Last Name  | First Name | Title | Phone        |
|------------|------------|-------|--------------|
| Abdelsalam | Mohamad    | Owner | 708-845-2357 |
|            |            |       |              |
|            |            |       |              |
|            |            |       |              |

**Part D: Attestation**

One of the following must sign and attest to this application:

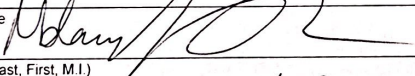
- sole proprietor
- one general partner of a partnership
- one corporate officer
- one managing member of an LLC

**READ CAREFULLY BEFORE SIGNING:**

I understand and agree to the following:

- I will only purchase cigarettes, tobacco, and vapor products from distributors, jobbers, or subjobbers permitted by the Wisconsin Department of Revenue, unless I also hold the proper distributor's permit and pay all applicable excise taxes.
- I will not purchase or exchange products from another retailer, including transferring existing stock to a new owner.
- I will provide tobacco sales training that has been approved by the Wisconsin Department of Health Services to my employees. (<https://witobaccocheck.org>).
- I will not sell single cigarettes.
- I will not sell, give, or otherwise provide cigarettes, tobacco, or any nicotine products to minors.
- I will keep product invoices on the licensed premises for two years and ensure the records are available for inspection by law enforcement. Failure to comply with this will result in criminal penalties, including loss of inventory.
- I will not sell cigarettes or roll-your-own (RYO) tobacco products unless listed on the Wisconsin Department of Justice's directory of certified tobacco manufacturers and brands.

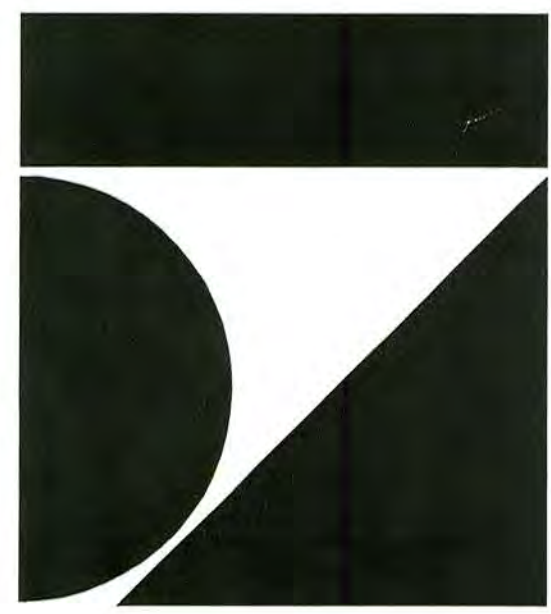
Further, under penalty provided by law, I state that this application has been truthfully answered to the best of my knowledge. I agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, cannot be assigned to another. Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

|                                                    |                                                                                    |       |                          |
|----------------------------------------------------|------------------------------------------------------------------------------------|-------|--------------------------|
| Signature                                          |  | Date  | 03/28/2025               |
| Name (Last, First, M.I.)<br>Abdelsalam, Mohamad S. |                                                                                    |       |                          |
| Title                                              | Owner of Smoke Express LLC                                                         | Email | SmokeExpresswi@gmail.com |
|                                                    |                                                                                    | Phone | 708-845-2357             |

**Part E: For Clerk Use Only**

|                                       |                                 |                      |                |
|---------------------------------------|---------------------------------|----------------------|----------------|
| Date application was filed with clerk | Date license issued             | Date license expires | License number |
| License fees                          | Signature of Clerk/Deputy Clerk |                      |                |





# the Zimmerman Design Group

Architecture Planning Interior & Environmental Design

7707 Harwood Avenue

Milwaukee, WI 53213

414 476 9500

A NEW BUILDING FOR:

## PEWAUKEE CROSSINGS

COUNTY HWY "F" & WATERTOWN ROAD

ZDG PROJECT #: 060033.00

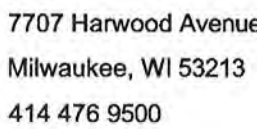
DEPARTMENT OF COMMERCE  
DIVISION OF SAFETY AND BUILDINGS  
SEE CORRESPONDENCE

Approved  
Staff  
Design  
C.B.L.  
C.B.L.

Full Plans w/ CB-1

06.14.06



[illegible]

|    |    |    |    |    |
|----|----|----|----|----|
| 1  | 2  | 3  | 4  | 5  |
| 6  | 7  | 8  | 9  | 10 |
| 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 |

ALL ARCHITECTURAL DRAWINGS ARE ORGANIZED IN CONJUNCTION WITH THE ADJACENT GRID LAYOUT. DRAWINGS ARE NUMBERED IN SEQUENTIAL ORDER LEFT TO RIGHT, TOP TO BOTTOM BEGINNING WITH THE UPPER LEFT DRAWING.

LAND INFORMATION SERVICES, INC.  
9722 W. WATERTOWN PLANK ROAD  
WAUWATOSA, WI 53226  
(414)302-9515  
(414)302-9516 - (FAX)

**Floor Plan**  
 SCALE:  $X/X'' = 1'-0''$   
 NAME OF DRAWING  
 DRAWING IDENTIFICATION  
 SCALE  
 DRAWING NUMBER  
 DETAIL NUMBER  
 DETAIL REFERENCE  
 SHEET NUMBER

**WALL SECTION REFERENCE**

**BUILDING SECTION REFERENCE**

**INTERIOR ELEVATION**  
 DETAIL NUMBER  
 SHEET NUMBER

**EXTERIOR ELEVATION**  
 DETAIL NUMBER  
 SHEET NUMBER

**COLUMN GRID LINE REFERENCE**

**DOOR NUMBER**

**ROOM NAME & NUMBER**  
 ROOM NAME  
 #

**NORTH SYMBOL**

**REVISION TAG**

**KEYNOTE TAG**

**WALL TYPE TAG**

**WINDOW TAG**

**DEMOLITION / EQUIPMENT TAG**

|                                                                                     |                       |                                                                                       |                        |
|-------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------|------------------------|
|  | EARTH                 |  | BATT INSULATION        |
|  | SAND, PLASTER, GROUT  |  | STEEL                  |
|  | GRAVEL                |  | GYPSUM WALLBOARD       |
|  | CONCRETE              |  | WOOD, FINISHED         |
|  | PRECAST CONCRETE      |  | WOOD, BLOCKING         |
|  | BRICK                 |  | WOOD SHIM              |
|  | CONCRETE BLOCK        |  | PLYWOOD                |
|  | TERRAZZO              |  | ACOUSTICAL TILE        |
|  | METAL STUD PARTITIONS |  | WOOD STUD PARTITIONS   |
|  | RIGID INSULATION      |  | CEMENTITIOUS SHEATHING |

**PIERCE ENGINEERS, INC.**  
241 N. BROADWAY, SUITE 500  
MILWAUKEE, WI 53202  
(414)278-6060  
(414)278-6061 - (FAX)

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
2. FINISHED FLOOR HEIGHT IS 100'-0". REFER TO CIVIL PLAN FOR ACTUAL DATUM ELEVATION.
3. ALL WORK OF THE CONTRACTOR SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND COMPLY WITH ALL GOVERNING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS OF THE CITY, COUNTY STATE AND FEDERAL JURISDICTION INCLUDING REQUIREMENTS OF THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
4. THE CONTRACTOR SHALL REPORT IMMEDIATELY, ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN IN THE CONSTRUCTION DOCUMENTS, TO THE ARCHITECT.
5. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE OF THE WORK AND VERIFY GRADE ELEVATIONS, UTILITIES, AND OTHER EXISTING CONDITIONS WHETHER OR NOT SHOWN ON THE DRAWINGS. LOCATE ALL GENERAL SITE REFERENCE DATA FOR PROPERTY LINES AND GRADE ELEVATIONS AND DO THAT WORK WHICH IS NECESSARY TO PREVENT THEIR DISLOCATION OR DESTRUCTION.
6. CONTRACTOR SHALL CLEAR THE CONTRACT WORK AREA ONLY. PROTECT EXISTING UTILITIES, TREES AND/OR NATURAL VEGETATION WHICH IS REQUIRED TO REMAIN.
7. THE CLEARING/FILLING/EXCAVATING OF THIS AREA SHALL BE ACCOMPLISHED IN A MANNER AS TO MINIMIZE THE RUNOFF OF SILT AND SEDIMENT INTO THE STORM DRAINAGE SYSTEM AND ONTO ADJACENT OR DOWNSTREAM PROPERTIES. EROSION CONTROL MEASURES SHALL BE INSTITUTED AS NECESSARY BY THE CONTRACTOR TO ACCOMPLISH THIS EROSION CONTROL. ANY AND ALL EROSION FILL PLANS REQUIRED FOR THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. NO DEBRIS, FERTILIZER MATERIAL, CLEARED VEGETATION OR WASTE MATERIALS SHALL BE DEPOSITED ON ANY OTHER PROPERTY OR INTO ANY DRAINAGE OR STORM DRAINAGE SYSTEMS. THIS INCLUDES THE INTENTION OF SUCH MATERIAL INTO THE CITY STREET AND DRAINAGE SYSTEMS. CLEAN ANY DEBRIS LEFT IN THE STREET AT RESULT OF OPERATIONS IMMEDIATELY.
9. BARRICADE AND STOP WARNING SIGNS AND LIGHTS ADJACENT TO OPEN DEPRESSIONS AND HOLES OCCURRING AS PART OF THE WORK.
10. MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
11. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND OTHER WORK BEING PERFORMED OR HEAR THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO ACHIEVE DRAINAGE AWAY FROM BUILDINGS. SLOPE 5% OR GREATER, AS MAY BE SHOWN, FOR THE FIRST 10'-0" TOWARDS ADJACENT FACILITIES.
13. FINISH FLOOR TO BE A MINIMUM 4" ABOVE ADJACENT FINISH GRADE.
14. DO NOT SCALE DRAWINGS.
15. VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL BUILT-IN EQUIPMENT PRIOR TO PERFORMING WORK. NO CHANGE ORDERS WILL BE APPROVED FOR CONTRACTOR FAILURE TO DO SO.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK.
17. REPETITIVE FEATURES IN THE CONSTRUCTION DOCUMENTS ARE OFFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

VJS  
2000 BLUEMOUND ROAD  
WAUKESHA, WI 53186  
(262)542-9000  
(262)542-1371 - (FAX)

| #          | Title                    |
|------------|--------------------------|
| A0.1       | Coversheet               |
| A0.2       | Title Sheet              |
| AS.1       | Site Plan                |
| A1.1       | Floor Plans              |
| A2.1       | Reflected Ceiling Plan   |
| A3.1       | Roof Plan                |
| A4.1       | Exterior Elevations      |
| A5.1       | Building Sections        |
| A6.1       | Wall Sections & Details  |
| A6.2       | Wall Sections & Details  |
| A6.3       | Wall Sections & Details  |
| A9.1       | Schedules & Door Details |
| Structural |                          |
| S1.0       | FOUNDATION PLAN          |
| S2.0       | ROOF FRAMING PLAN        |
| S3.0       | FOUNDATION DETAILS       |
| S4.0       | FRAMING DETAILS          |
| S4.1       | FRAMING DETAILS          |
| S4.2       | FRAMING DETAILS          |

SITE SIZE: 179,291 S.F. (4.11 ACRES)  
BUILDING ADDITION SIZE: 15,795 s.f.  
BUILDING CODE: WISCONSIN ENROLLED COMMERCIAL BUILDING CODE  
OCCUPANCY CLASSIFICATION: Group M  
CONSTRUCTION TYPE: IIB  
SPRINKLERED: YES

SPECTRUM DEVELOPMENT GROUP LLC  
6526 RIVER PARKWAY  
WAUWATOSA, WI 53213  
(414) 258-8500  
(414) 607-8811 - (FAX)

Sheet

TITLE SHEET

Project

PEWAUKEE CROSSINGS

Date  
06.14.06

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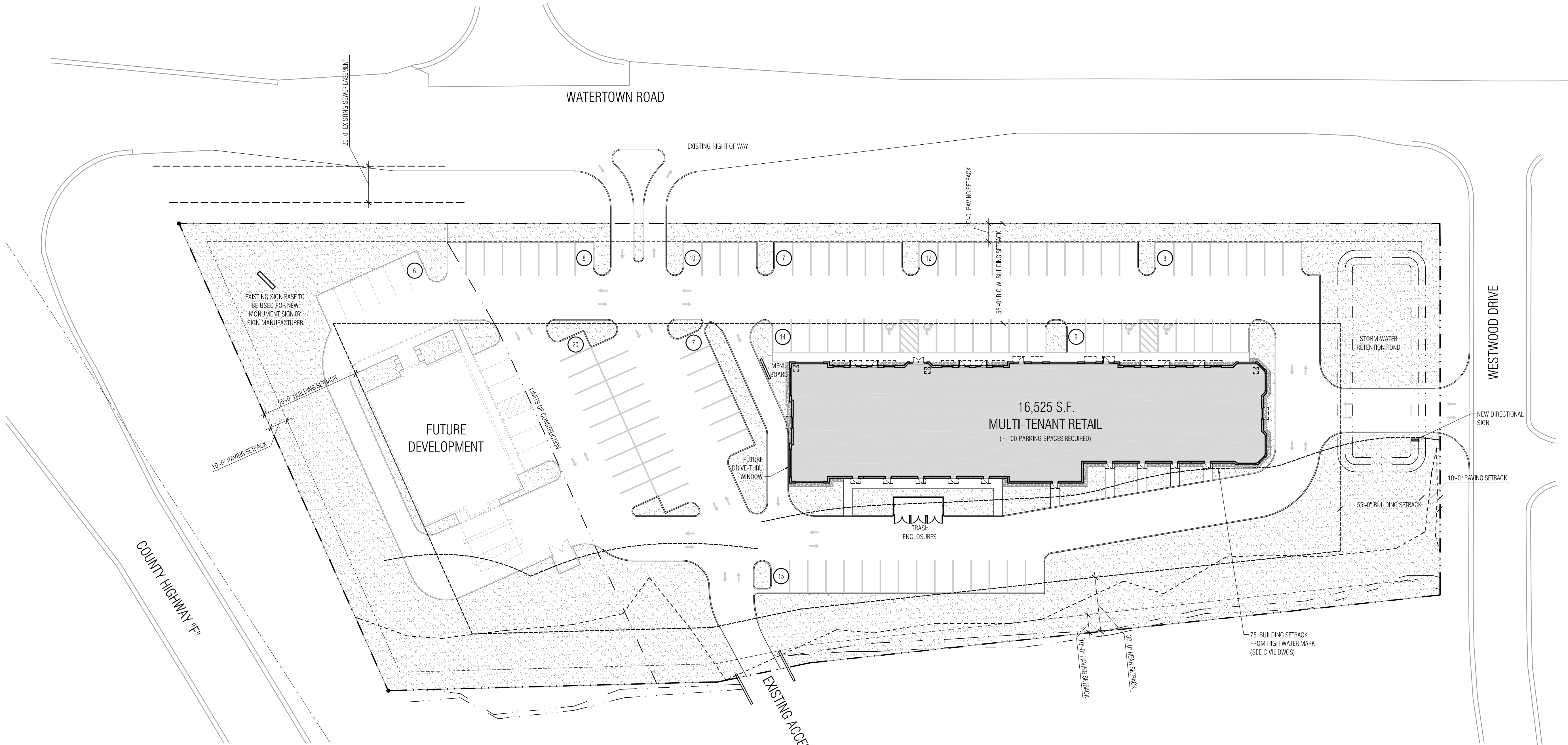
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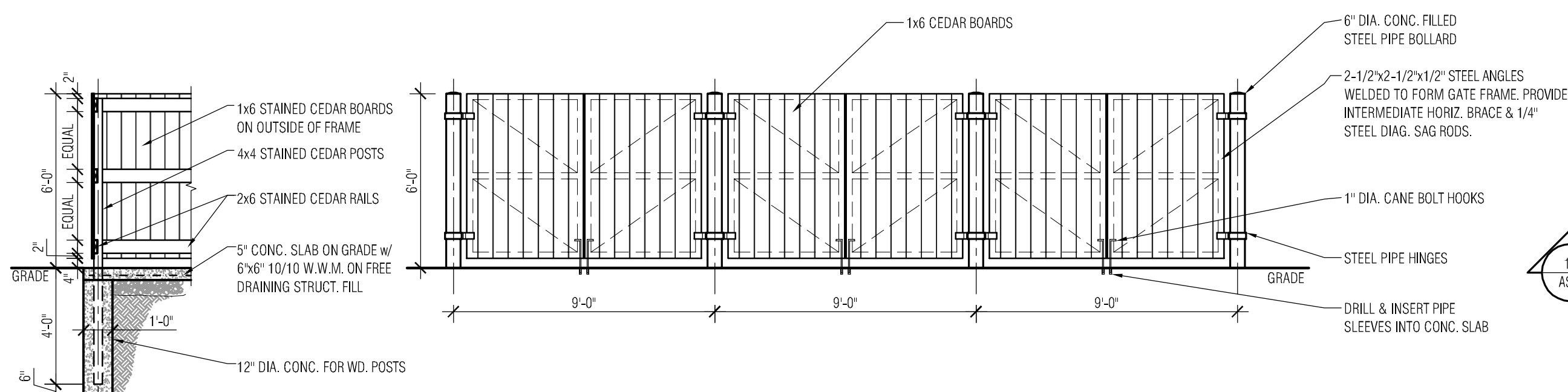
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THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

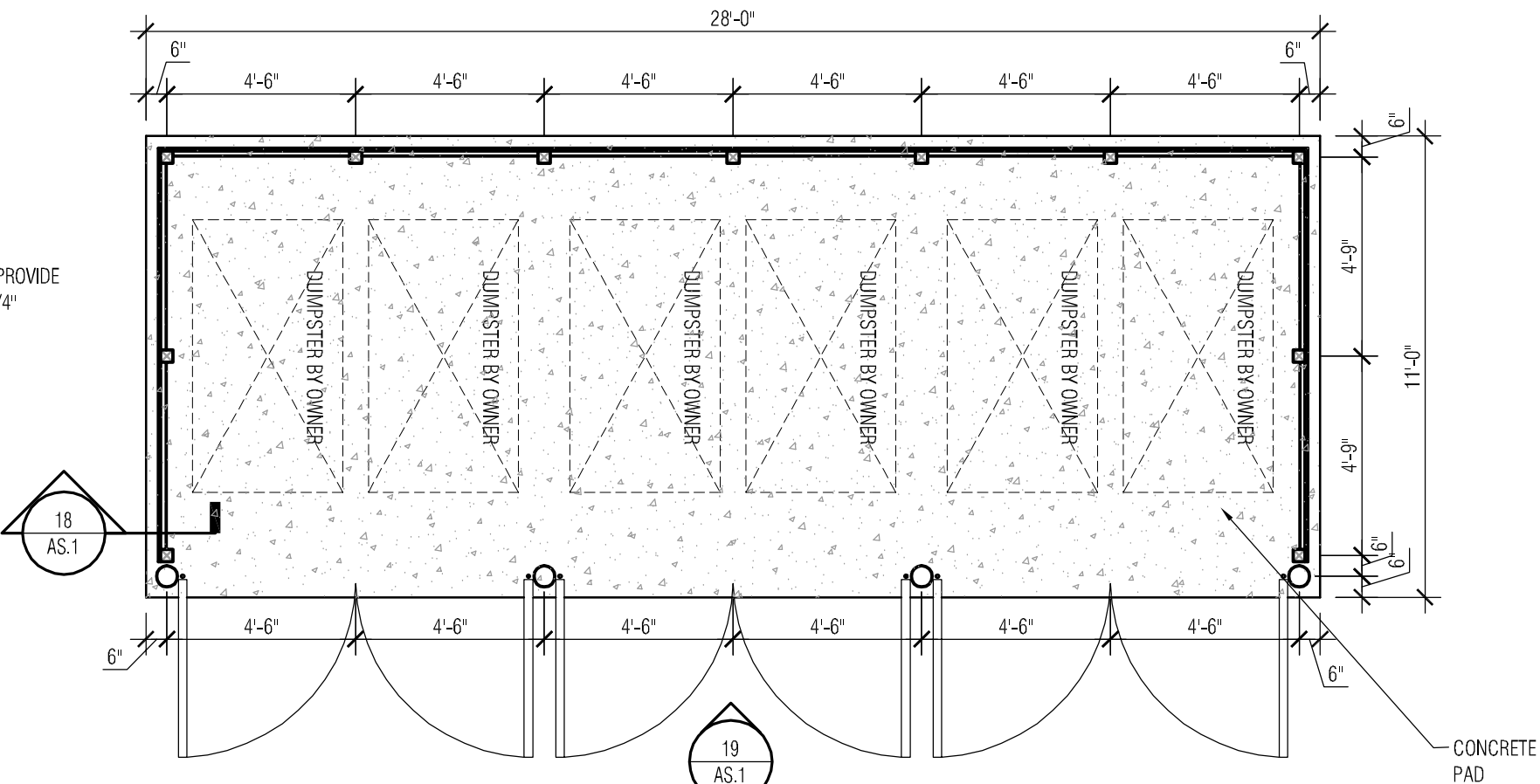


11 Site Plan  
SCALE: 1" = 30'-0"



18 TRASH ENCLOSURE SECTION  
SCALE: 1/4" = 1'-0"

19 TRASH ENCLOSURE ELEVATION  
SCALE: 1/4" = 1'-0"



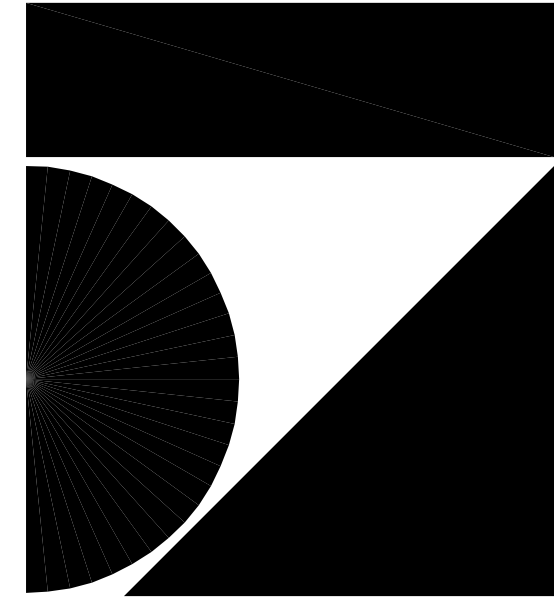
20 TRASH ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"

\*\*NOTE  
REFER TO CIVIL DWGS FOR ALL  
DIMENSIONS AND SITE DETAILS

**SITE INFORMATION**  
TOTAL SITE AREA:  
- 151,164 S.F. (3.47 ACRES)  
CURRENT ZONING:  
- B-6 MIXED USE (CITY OF PEWAUKEE)  
GREEN SPACE:  
- 35% REQUIRED  
- 42% PROVIDED  
BUILDING HEIGHT:  
- 40' MAX.  
BUILDING SETBACKS:  
- 55' FROM RIGHT OF WAY:  
- 30' REAR  
- 30' SIDE  
- 75' FROM HIGH WATER MARK  
PARKING SETBACKS:  
- 10' FROM ALL PROPERTY LINES  
PARKING REQUIREMENTS:  
- 116 SPACES PROVIDED (10' x 18')

the Zimmerman Design Group

Architecture Planning Interior & Environmental Design



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Milwaukee, WI 53213  
414 476 9500

Revisions

Sheet  
SITE PLAN

Project  
PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date  
06.14.06

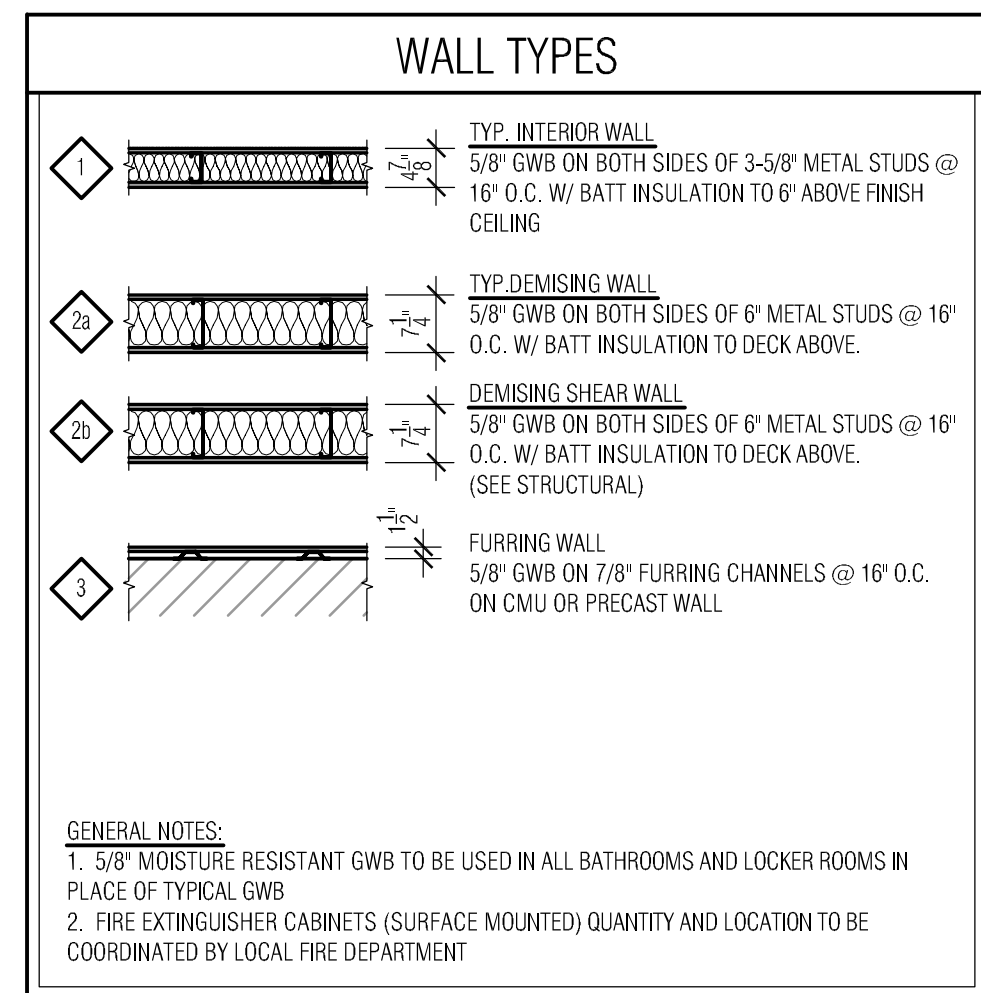
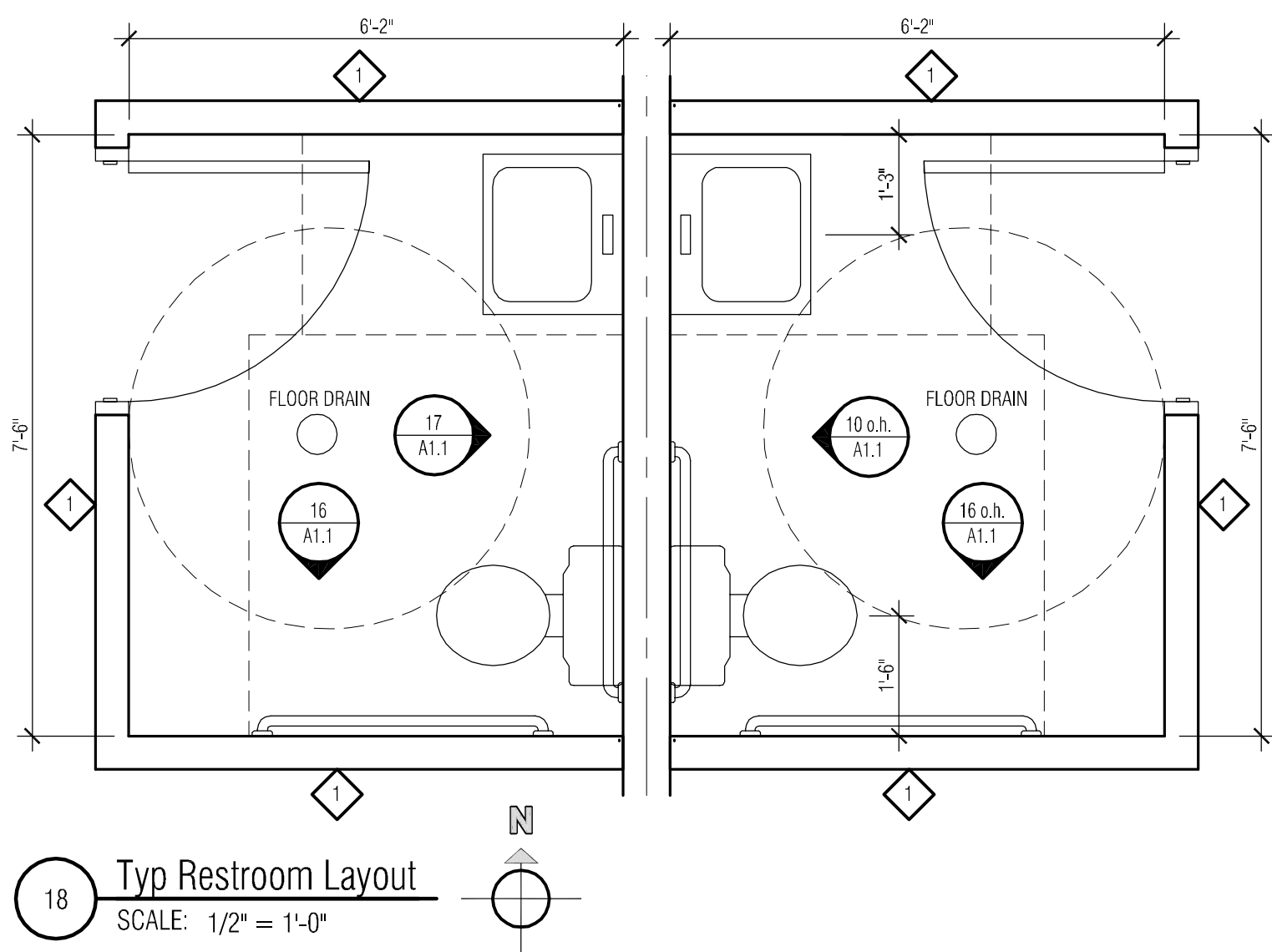
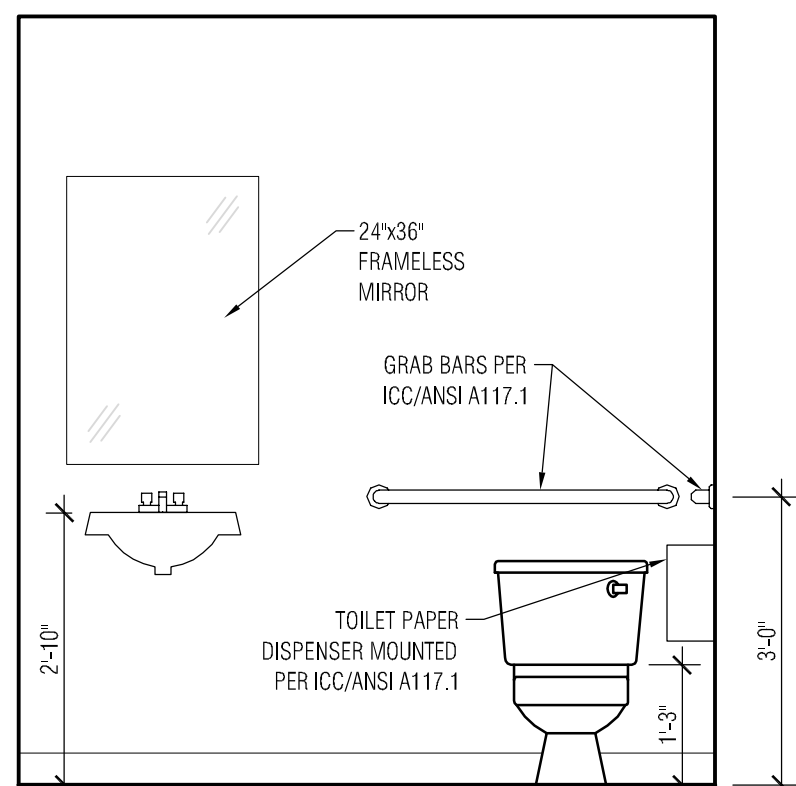
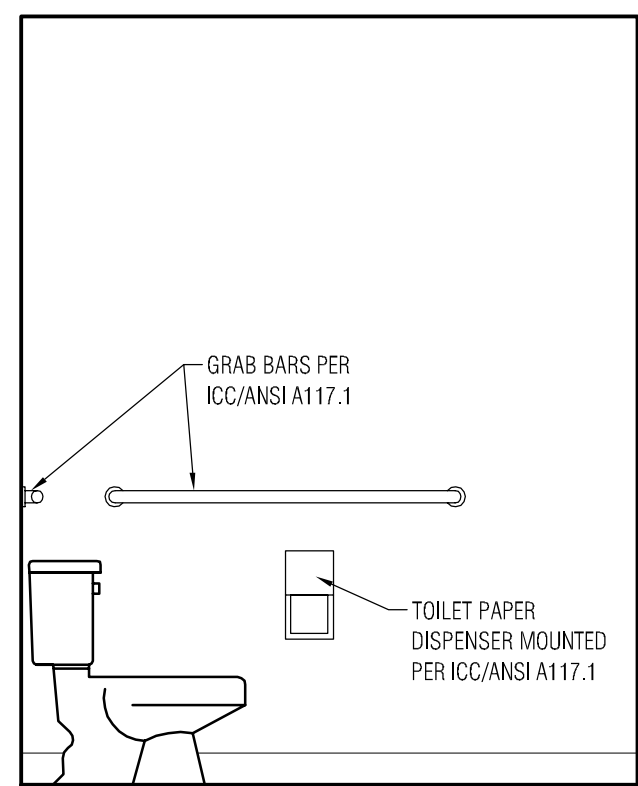
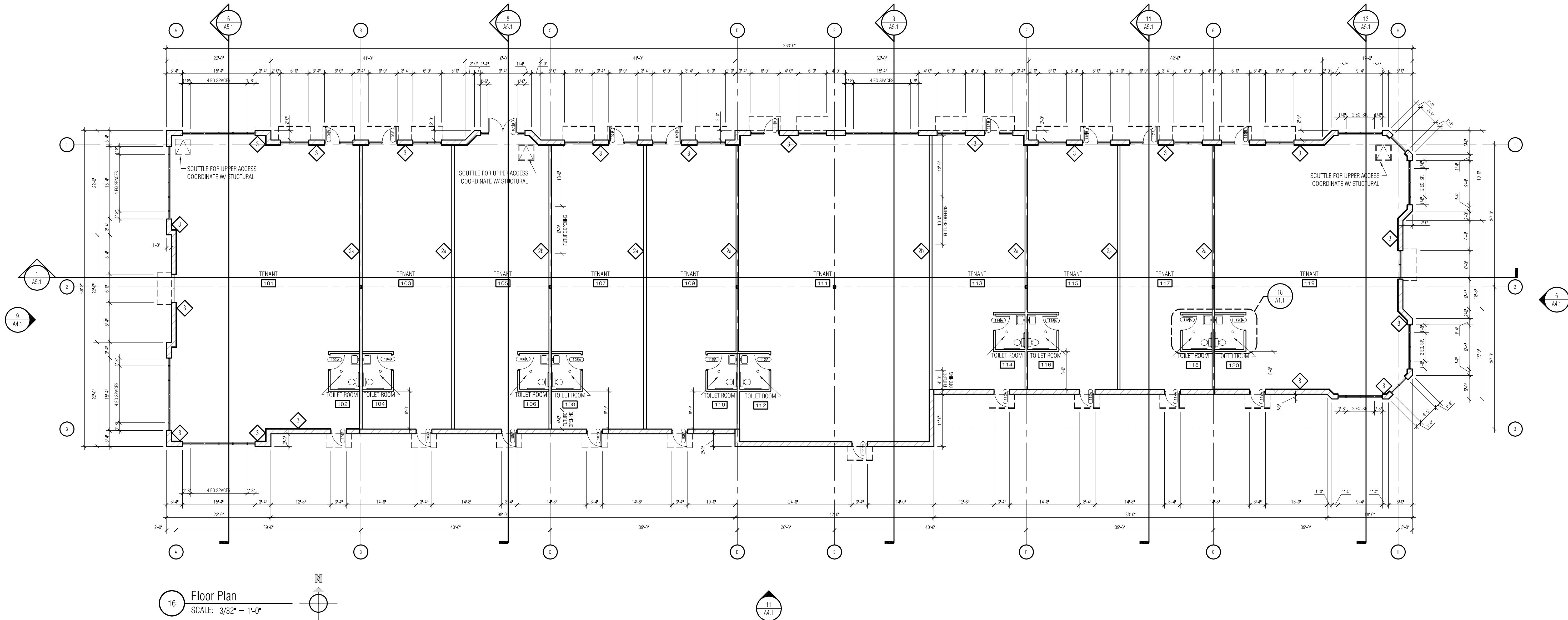
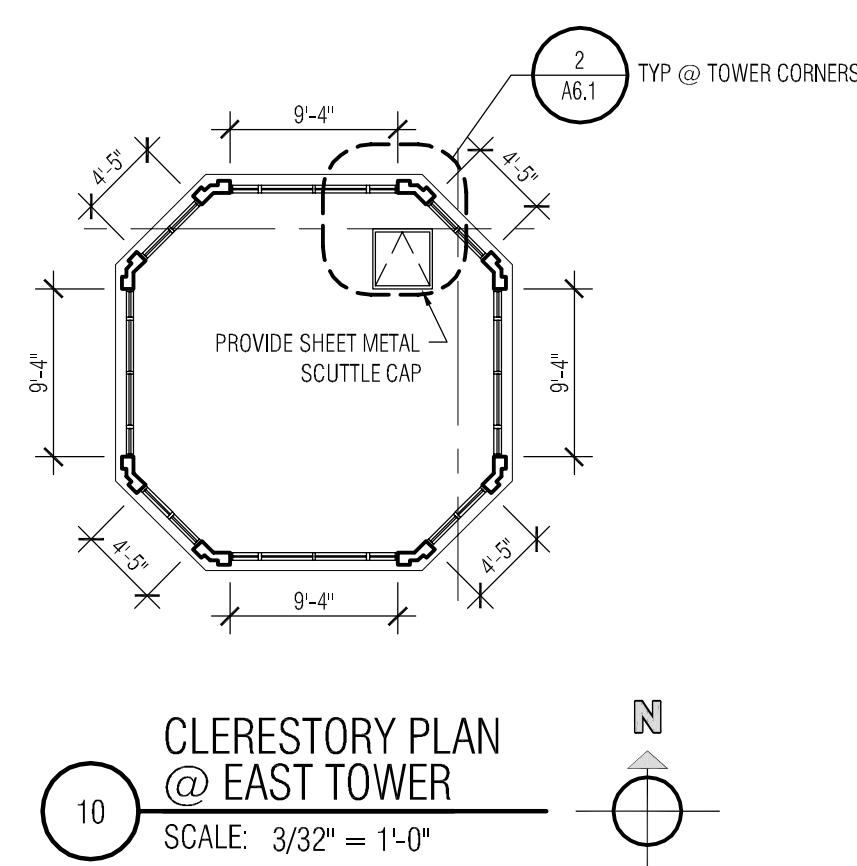
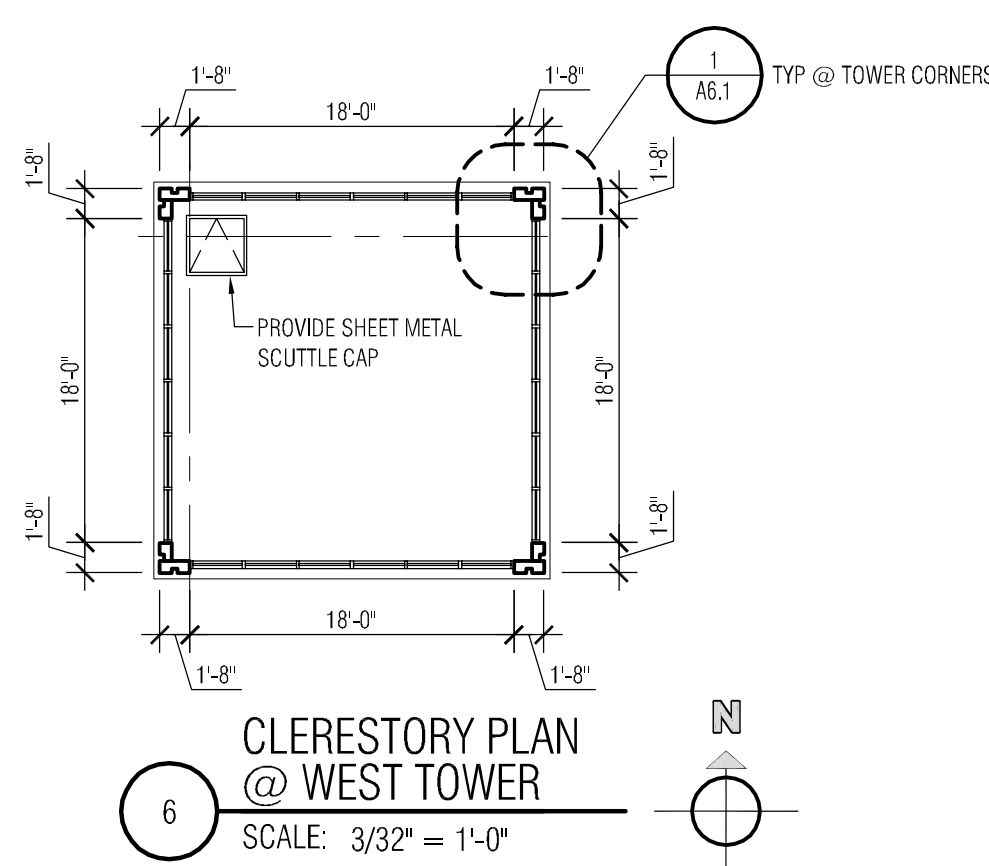
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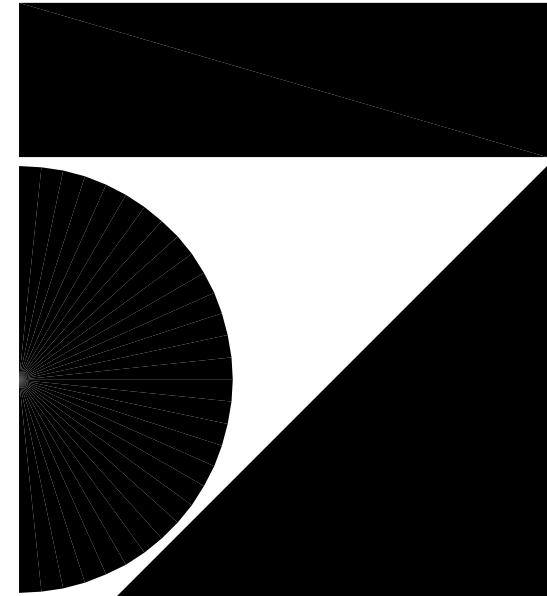


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Sheet  
FLOOR PLANS

Project  
PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

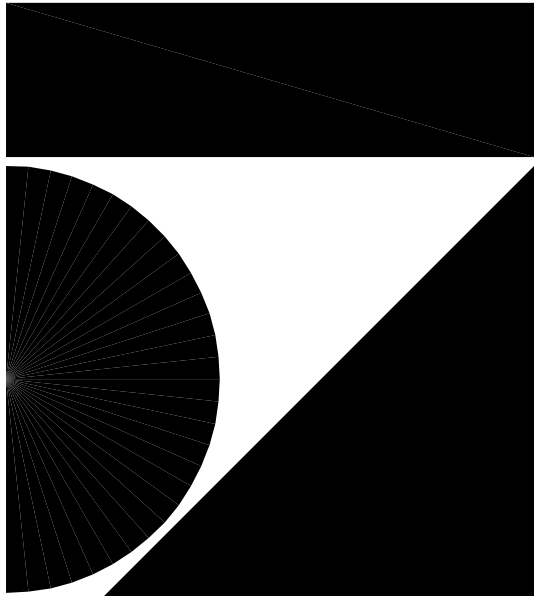
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A1.1





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Sheet

REFLECTED CEILING PLAN

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

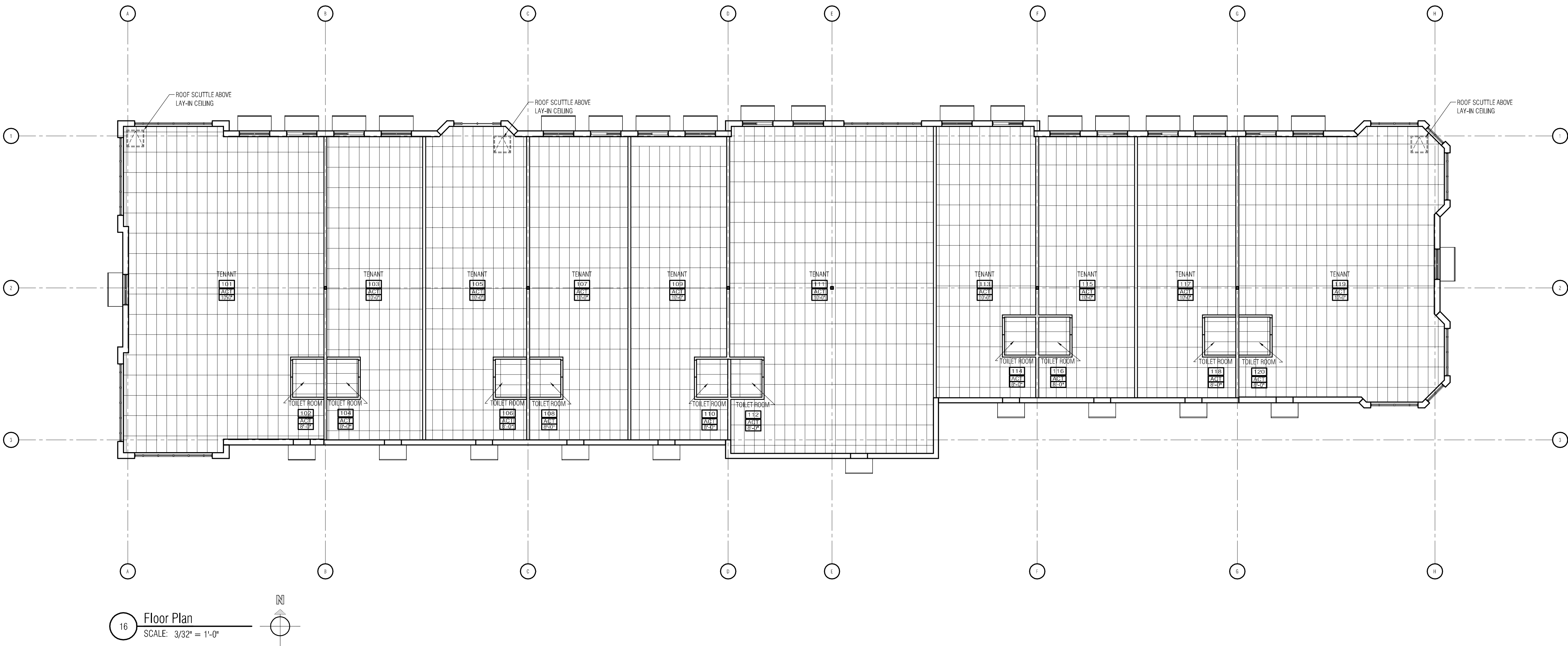
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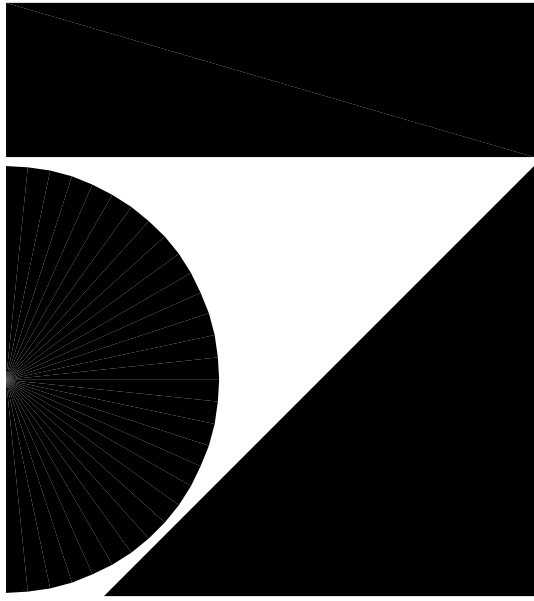
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Revisions

Sheet

ROOF PLAN

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

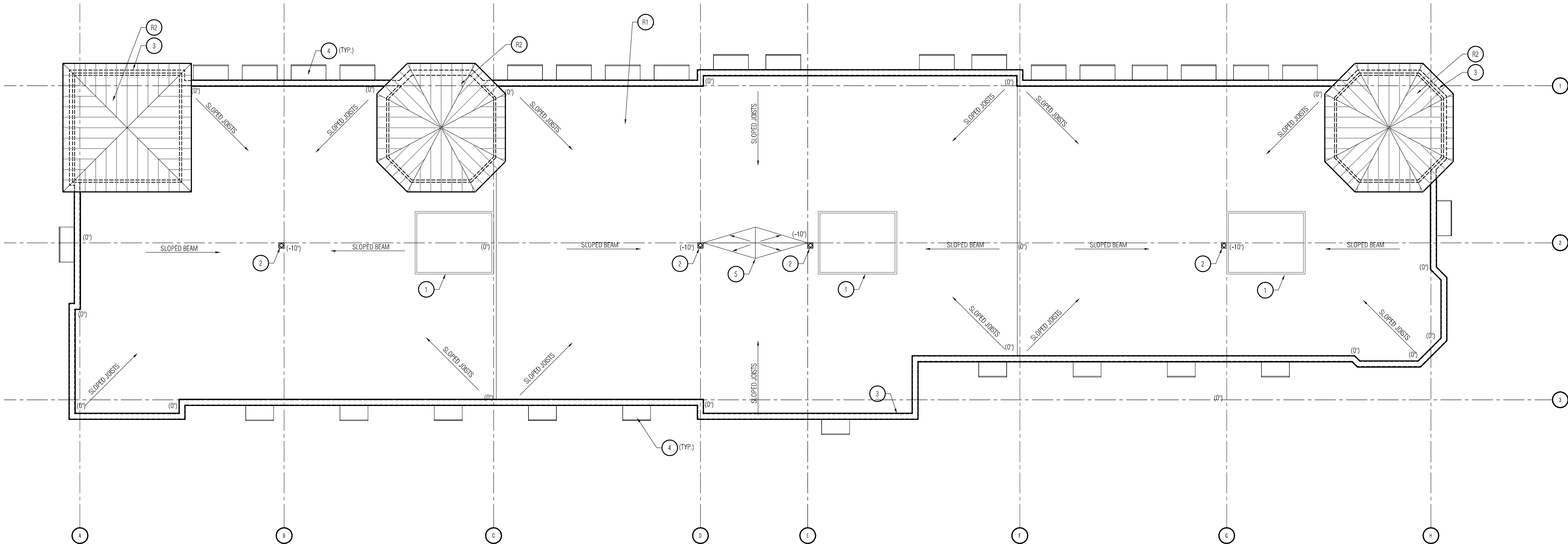
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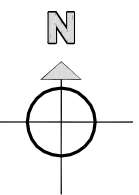
Sheet Number

A3.1

THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.



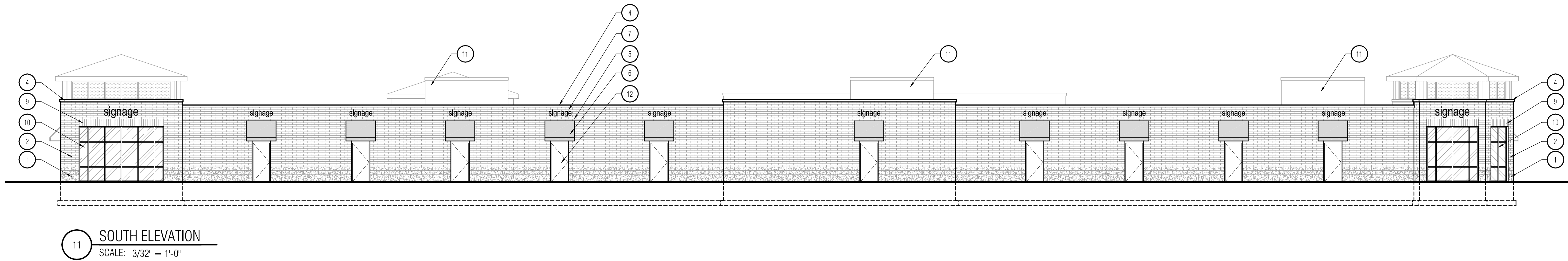
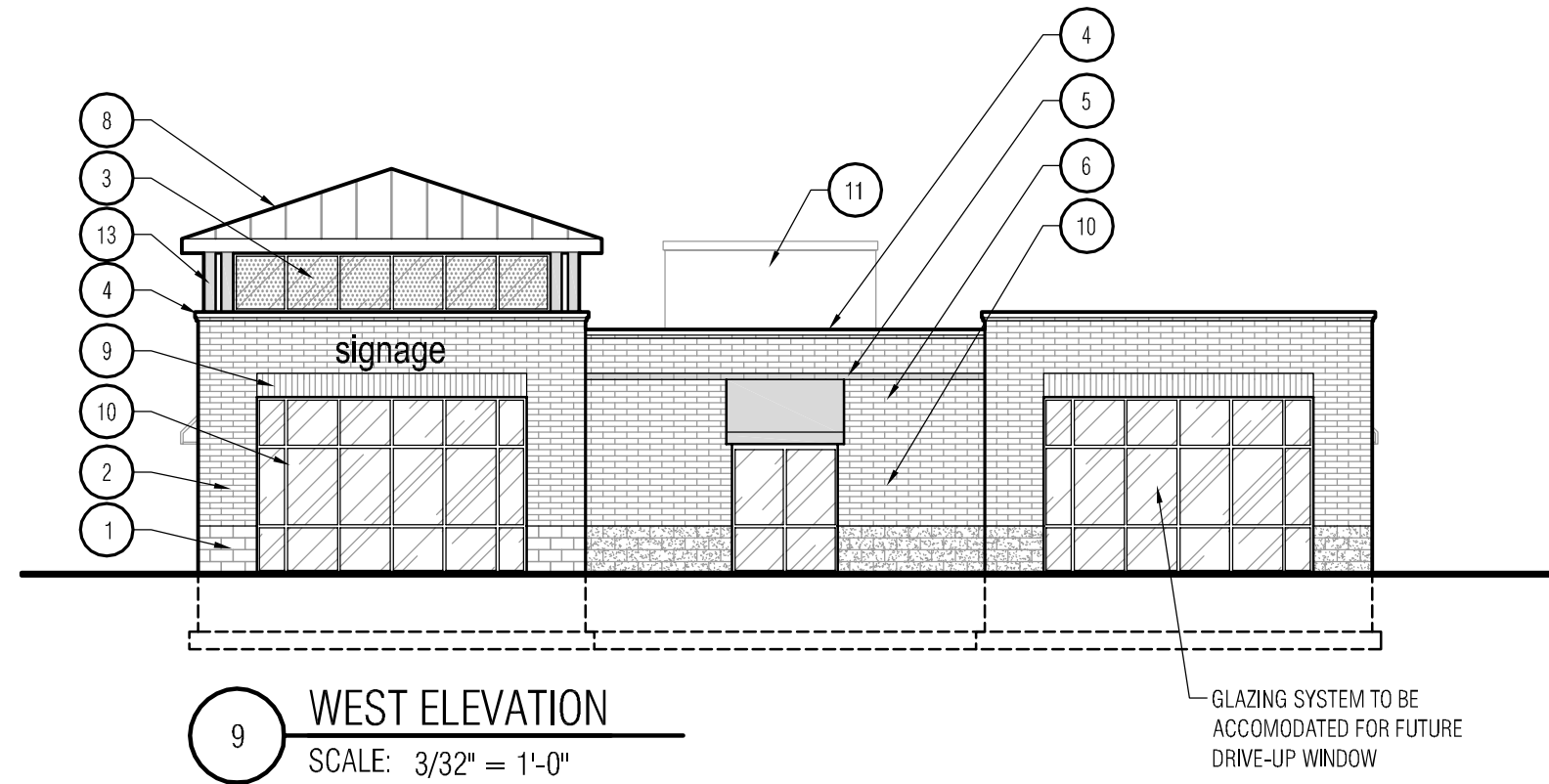
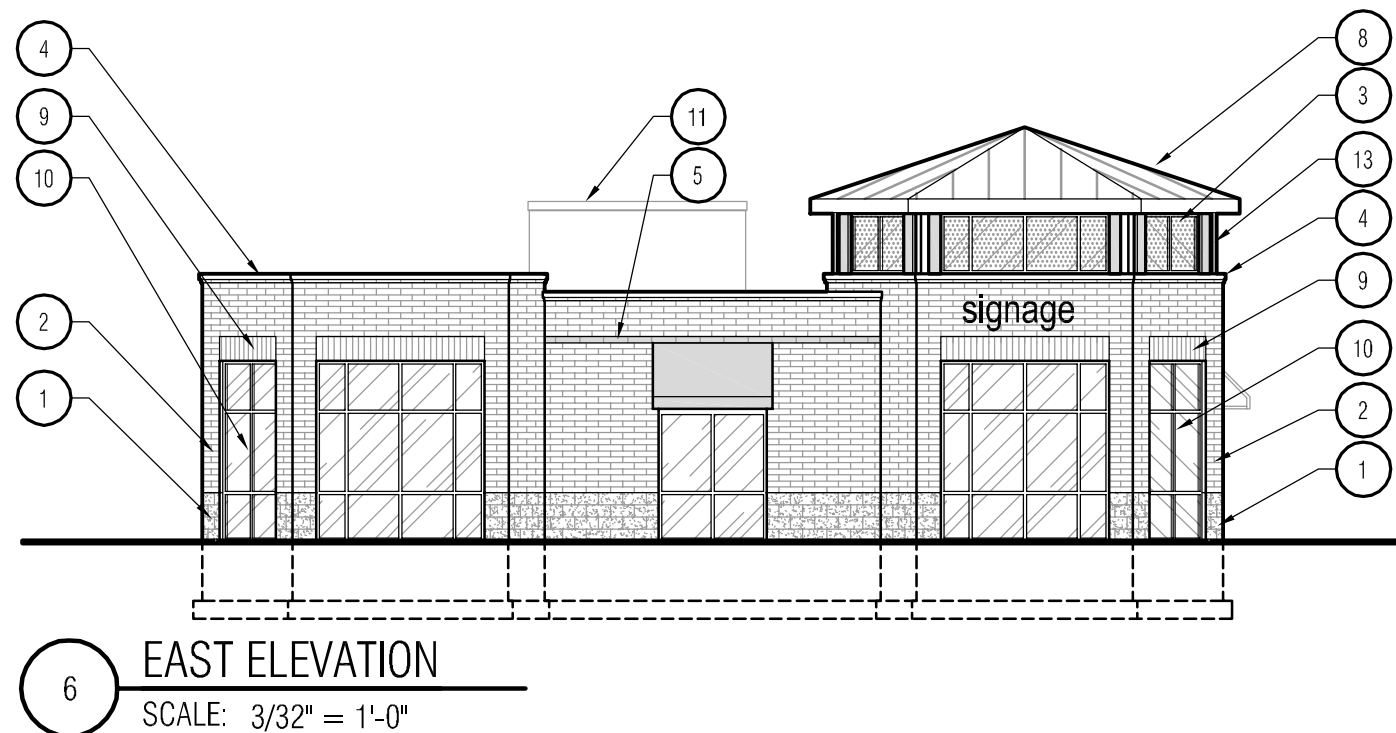
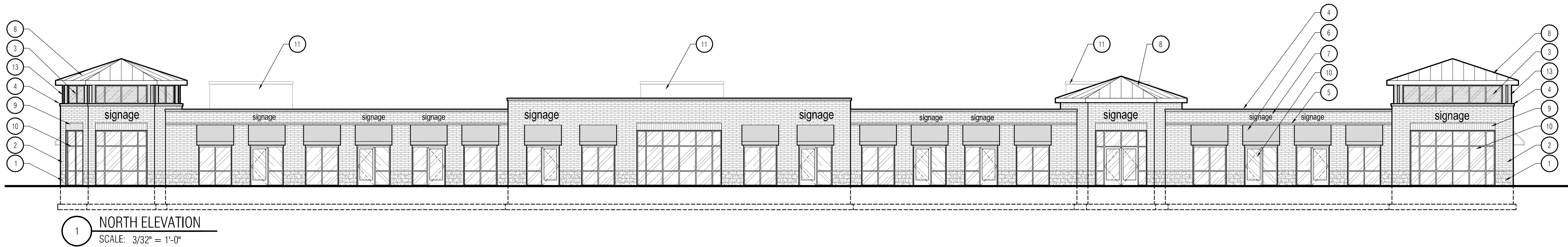
16 Roof Plan  
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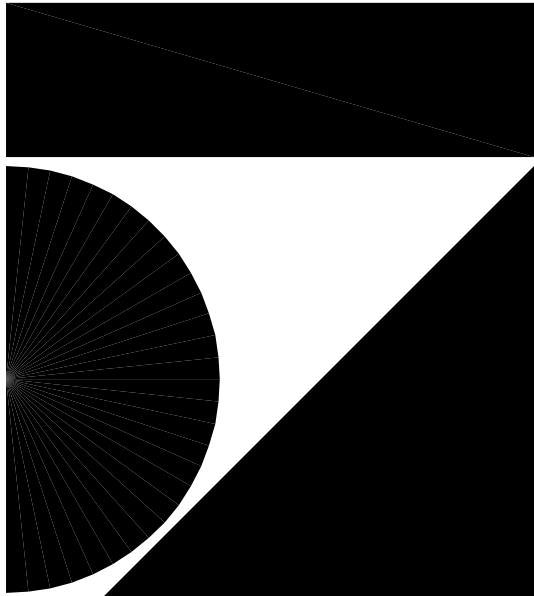
| ROOF PLAN KEYNOTES                                                      |                                                                                                                                                                                                           |
|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| **FOR ALL ELEVATION MARKS (0') REFERS TO JOIST BEARING (SEE STRUCTURAL) |                                                                                                                                                                                                           |
| R1                                                                      | ROOF SYSTEM #1<br>LOOSE LAID BALLASTED SINGLE-PLY MEMBRANE ROOFING ON 4" EPS INSULATION (R25 MIN.) OVER 3/4" PERLITE BARRIER BOARD ON METAL ROOF DECK ON OPEN WEB METAL JOISTS AND BEAMS (SEE STRUCTURAL) |
| R2                                                                      | ROOF SYSTEM #2<br>STANDING SEAM METAL ROOF PANELS ON FIRE RESISTANT EXTERIOR GRADE SHEATHING ON 6" METAL STUD FRAMING (SEE STRUCTURAL)                                                                    |
| 1                                                                       | MECHANICAL SCREENS - 6'-0" HIGH HORIZONTAL RIB METAL PANEL (PAINTED TO MATCH BRICK) ATTACHED TO TUBE STEEL STRUCTURE (SEE STRUCTURAL)                                                                     |
| 2                                                                       | ROOF DRAIN                                                                                                                                                                                                |
| 3                                                                       | WALL PROFILE BELOW                                                                                                                                                                                        |
| 4                                                                       | AWNING BELOW                                                                                                                                                                                              |
| 5                                                                       | TAPERED INSULATION CRICKET                                                                                                                                                                                |



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| ELEVATION KEYNOTES |                                                                      |
|--------------------|----------------------------------------------------------------------|
| 1                  | SPLIT-FACE CMU                                                       |
| 2                  | DECADE 90 MASONRY UNITS                                              |
| 3                  | ALUMINUM STOREFRONT GLAZING W/ FROSTED GLAZING                       |
| 4                  | PREFINISHED METAL COPING                                             |
| 5                  | ACCENT BAND OF DECADE 90 MASONRY UNITS                               |
| 6                  | VINYL FABRIC AWNINGS                                                 |
| 7                  | CHANNEL LETTER SIGNAGE W/ INTERNAL ILLUMINATION                      |
| 8                  | PREFINISHED STANDING SEAM METAL ROOFING SYSTEM                       |
| 9                  | SOLDIER BRICK COURSE LINTEL                                          |
| 10                 | INSULATED ALUMINUM STOREFRONT GLAZING                                |
| 11                 | ROOF TOP UNIT SCREEN PANEL PAINTED TO MATCH BRICK                    |
| 12                 | INSULATED HOLLOW METAL DOOR AND FRAME                                |
| 13                 | PAINTED TUBE STEEL AND BREAK METAL CLOSURES AT ALL CORNERS OF TOWERS |



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Milwaukee, WI 53213  
414 476 9500

Revisions

Sheet

EXTERIOR ELEVATIONS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

Project Number

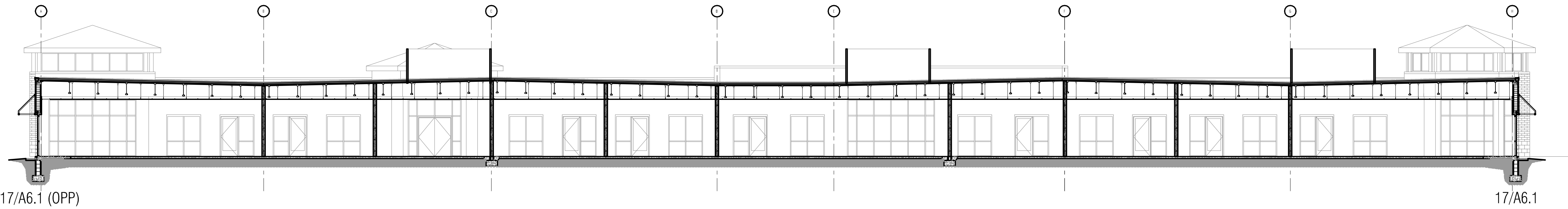
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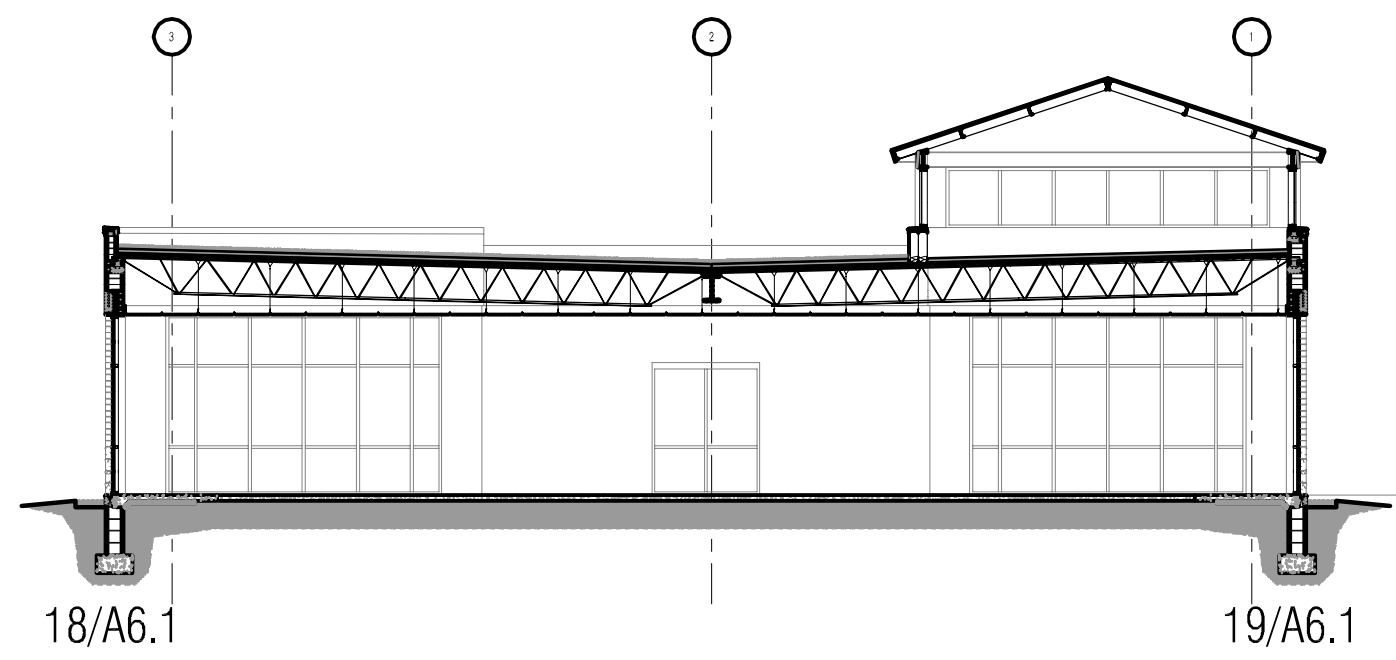
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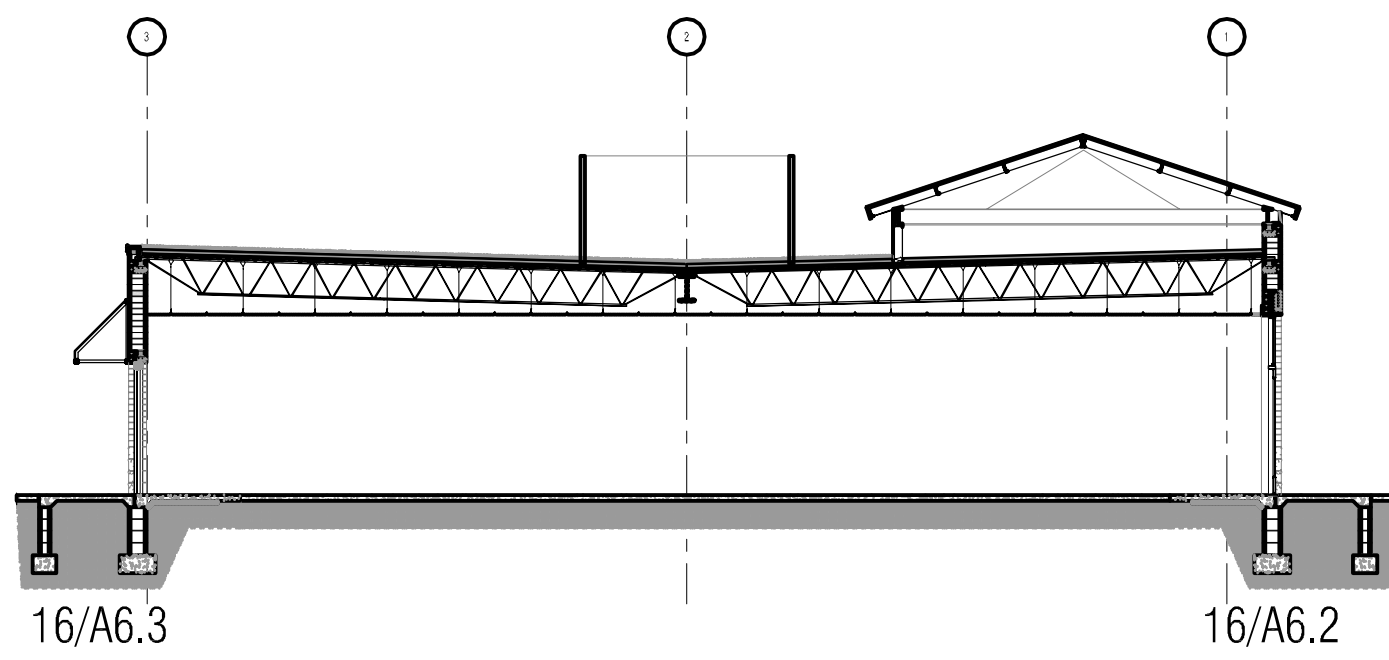
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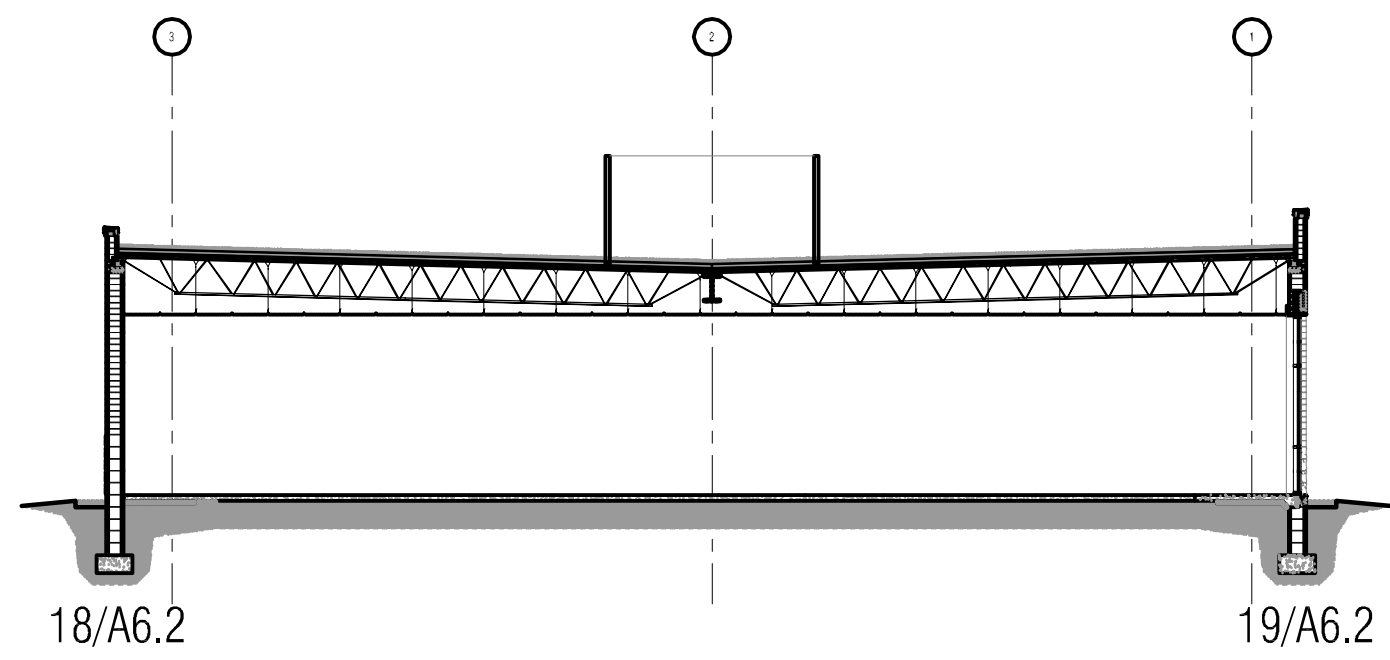
1 EAST/WEST BUILDING SECTION LOOKING NORTH  
SCALE: 3/32" = 1'-0"



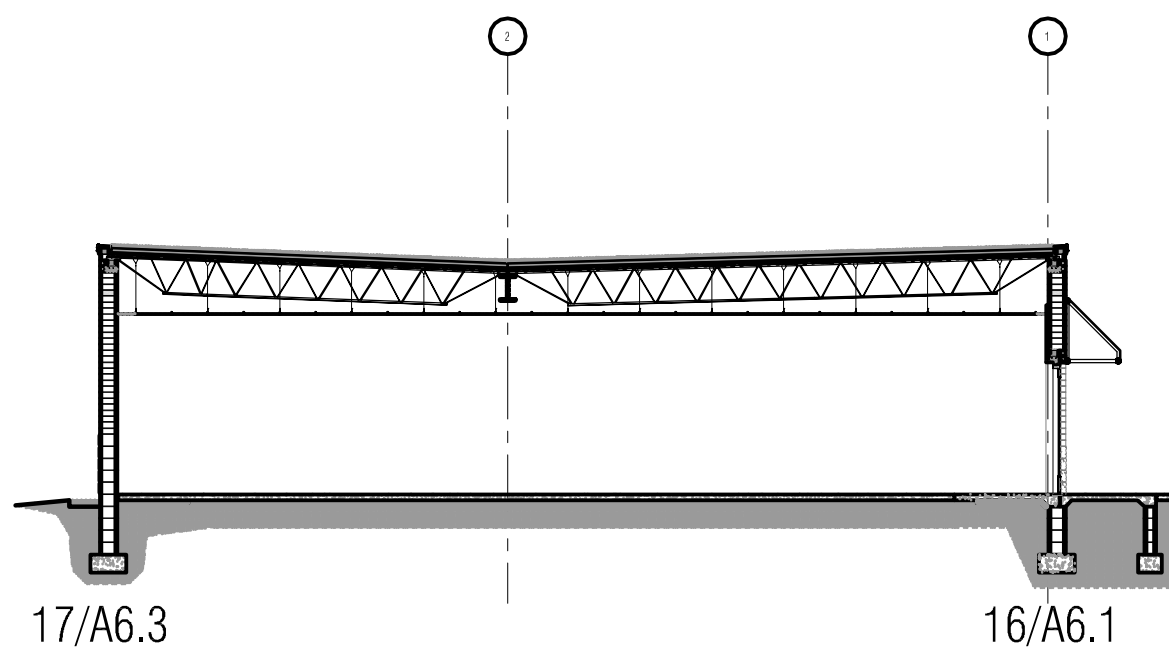
6 NORTH/SOUTH BUILDING SECTION @ WEST TOWER  
SCALE: 3/32" = 1'-0"



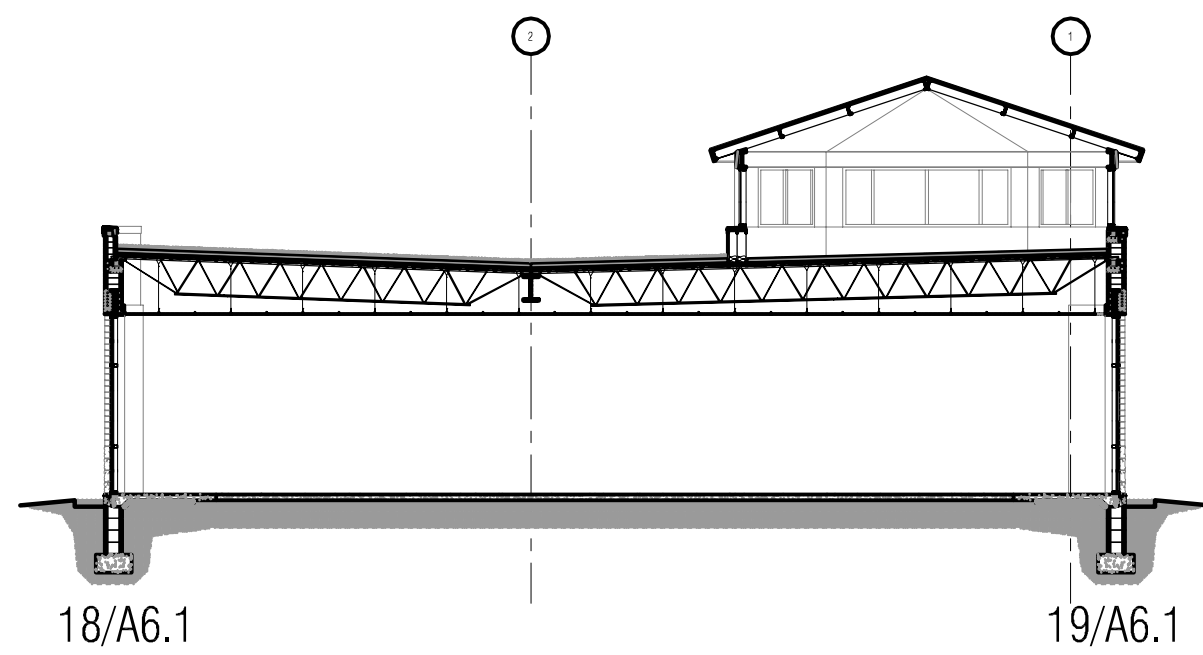
8 NORTH/SOUTH BUILDING SECTION  
SCALE: 3/32" = 1'-0"



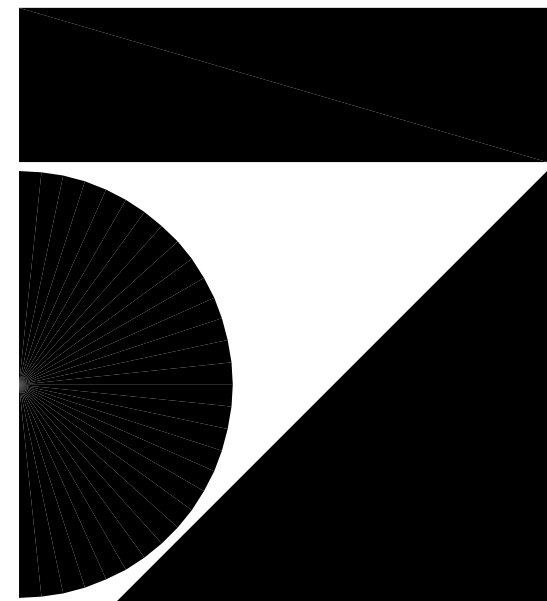
9 NORTH/SOUTH BUILDING SECTION  
SCALE: 3/32" = 1'-0"



11 NORTH/SOUTH BUILDING SECTION  
SCALE: 3/32" = 1'-0"



13 NORTH/SOUTH BUILDING SECTION @ EAST TOWER  
SCALE: 3/32" = 1'-0"



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Revisions

Sheet  
BUILDING SECTIONS

Project  
PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date  
06.14.06

Project Number  
060033.00

Sheet Number

A5.1



Technical drawings of the window assembly showing front and side elevations with dimensions and callouts.

**Front Elevation (Left):**

- Overall width: 20" (8" + 4" + 8")
- Overall height: 24" (8" + 8" + 8")
- Left pane width: 8"
- Center muntin width: 4"
- Right pane width: 8"
- Top muntin height: 2 1/2"
- Bottom muntin height: 2 1/2"
- Side muntin width: 3"
- Callouts: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

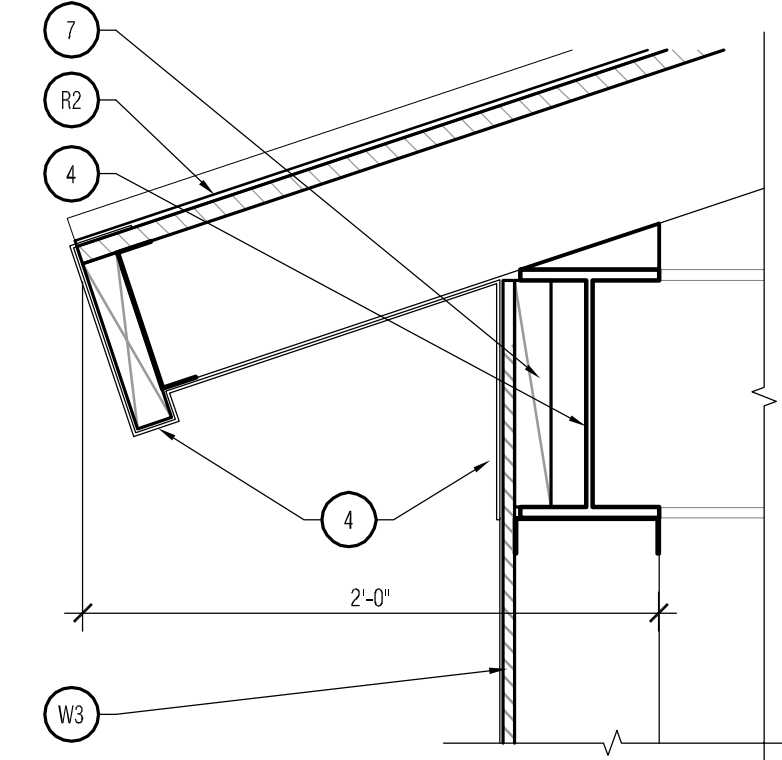
**Side Elevation (Right):**

- Overall width: 11" (8" + 3")
- Overall height: 16" (8" + 8")
- Left pane width: 8"
- Right pane width: 3"
- Top muntin height: 2 1/2"
- Bottom muntin height: 2 1/2"
- Side muntin width: 3"
- Callouts: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

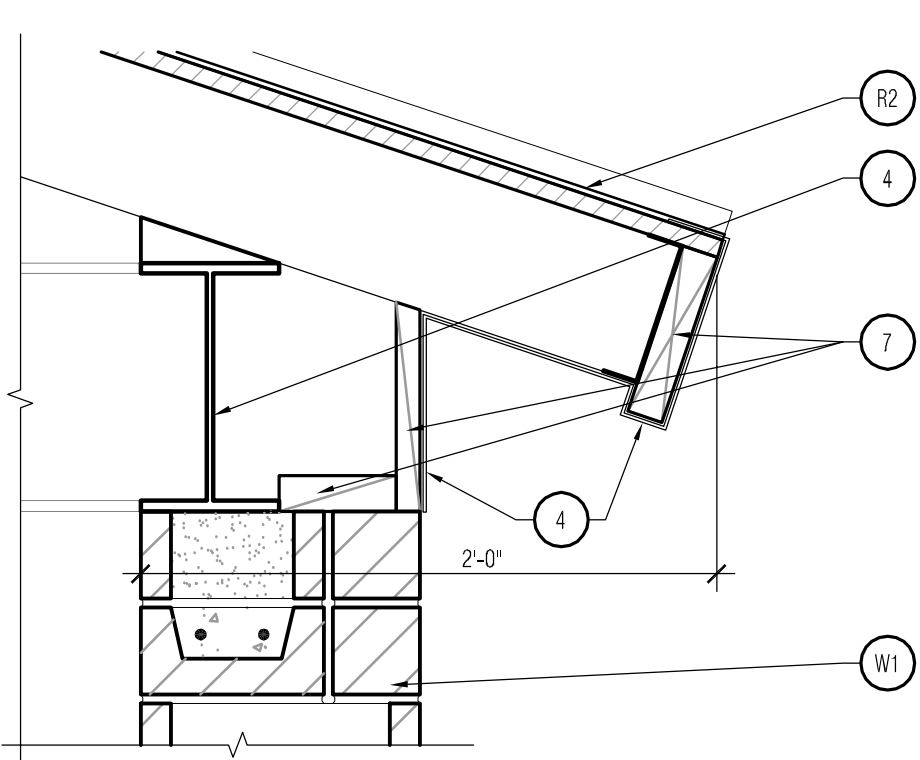
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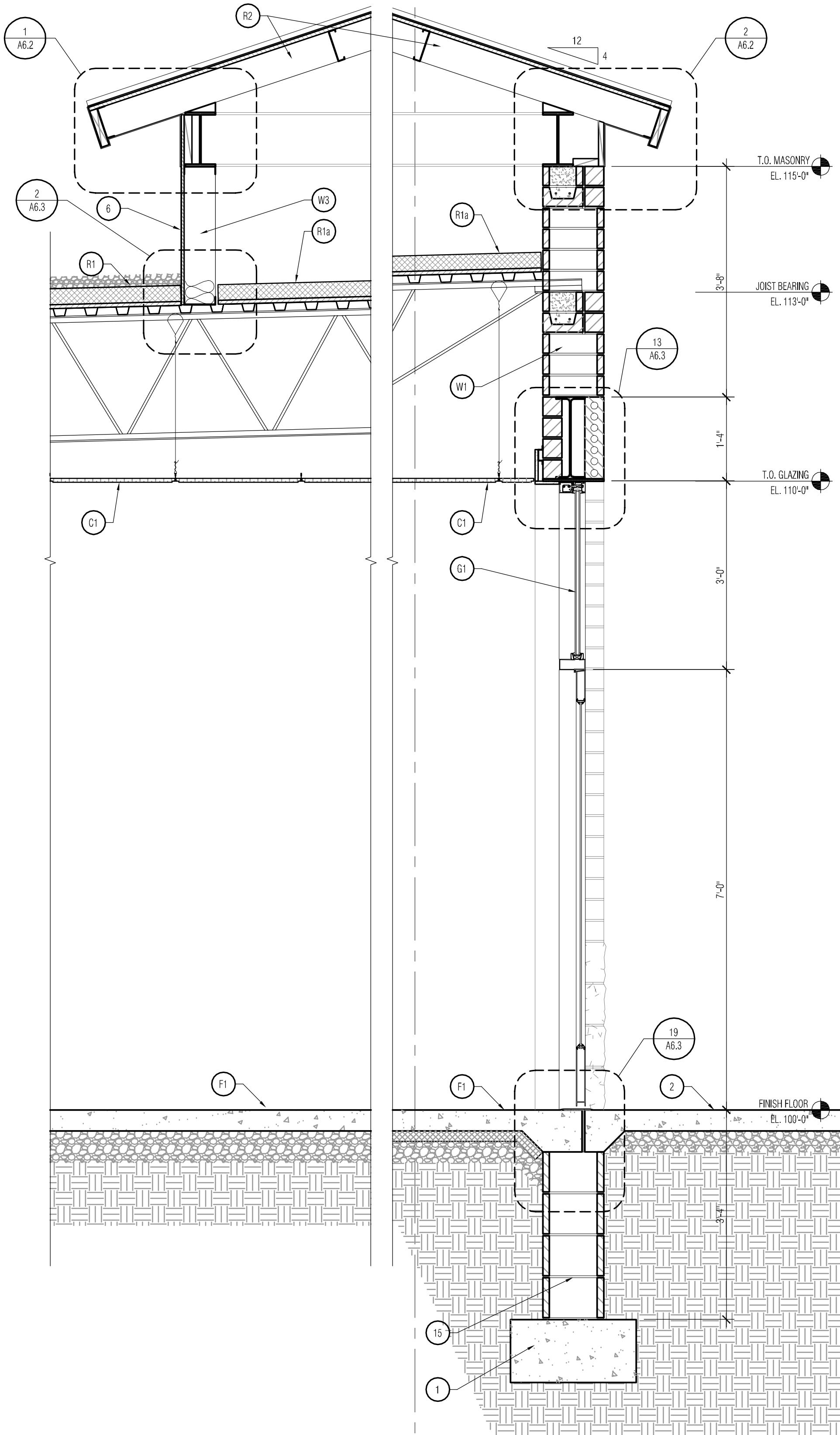
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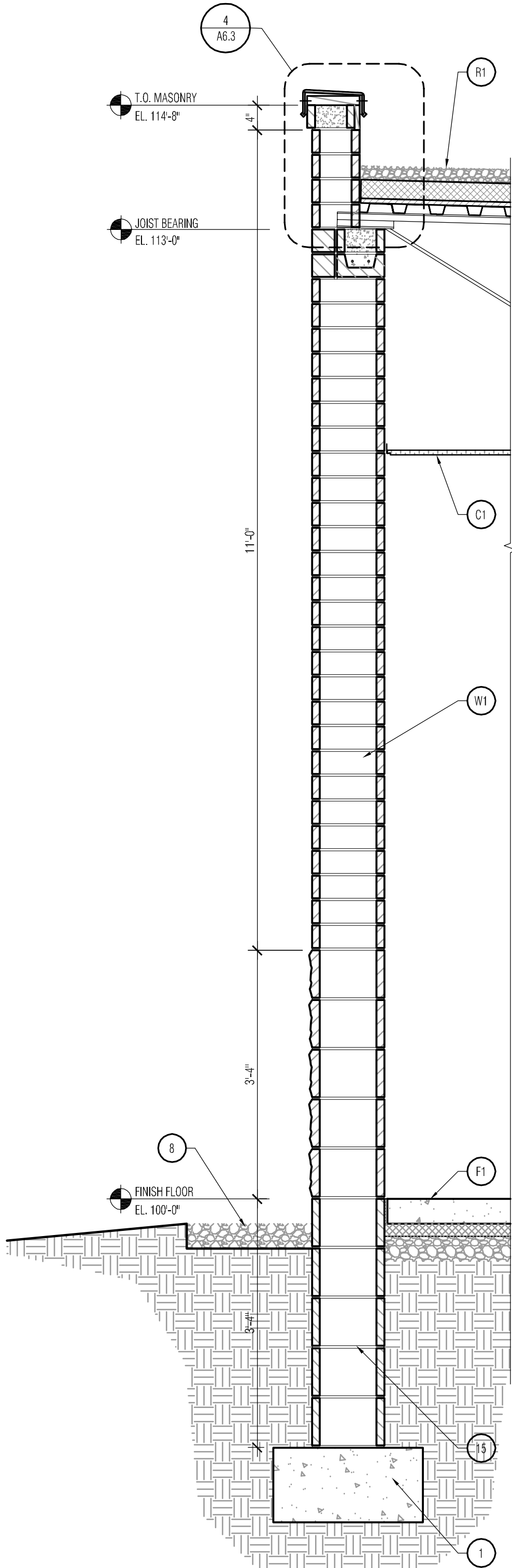
1 Tower Connection Detail  
SCALE: 1-1/2" = 1'-0"



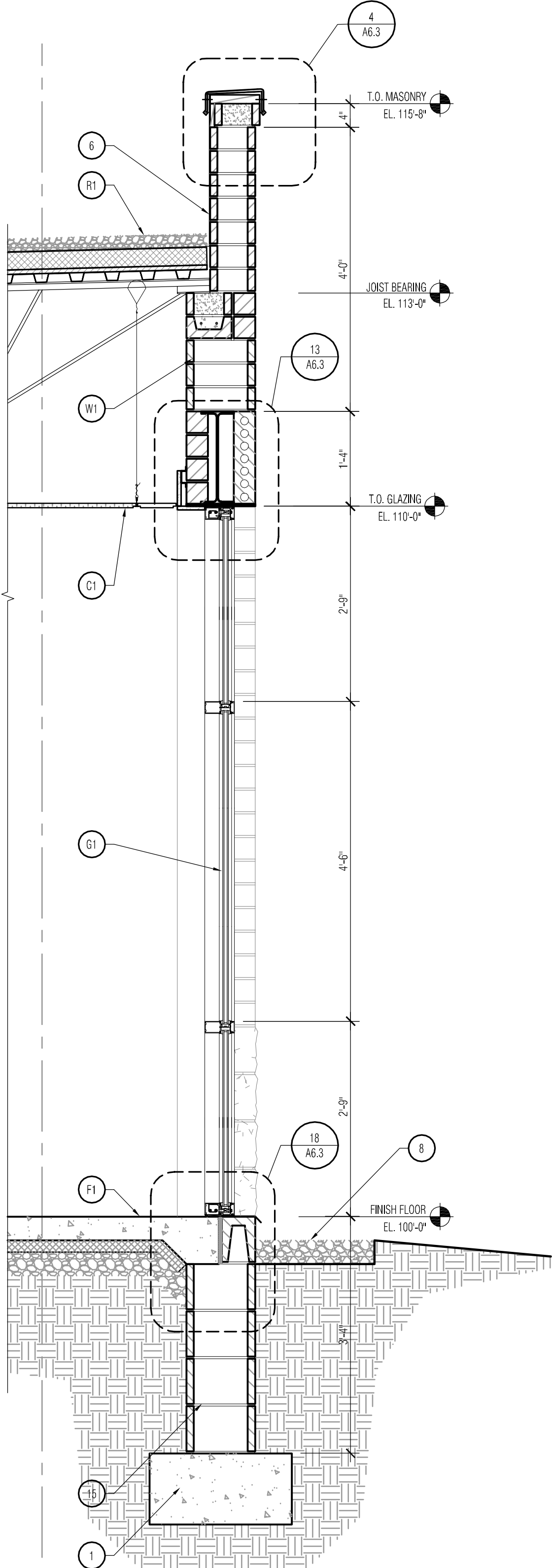
2 Tower Connection Detail  
SCALE: 1-1/2" = 1'-0"



16 Wall Section @ Middle Tower  
SCALE: 3/4" = 1'-0"



18 Wall Section  
SCALE: 3/4" = 1'-0"



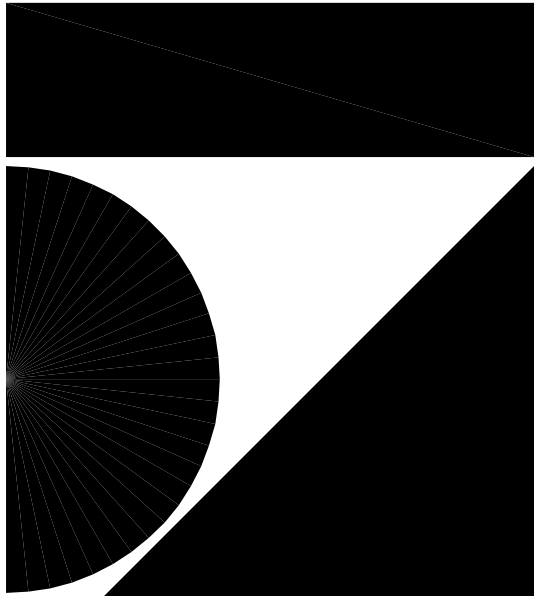
19 Wall Section  
SCALE: 3/4" = 1'-0"

## SECTION KEYNOTES

- F1 FLOOR SYSTEM #1  
4" REINF. CONCRETE SLAB ON VAPOR BARRIER ON COMPACTED GRANULAR FILL. PROVIDE 2" RIGID INSULATION PER CODE @ FOUNDATION PERIMETER WALL. PROVIDE ISOLATION JOINT MATERIAL AT COLUMNS AND PERIMETER (SEE STRUCTURAL)
- W1 WALL SYSTEM #1  
12" SPLIT-FACE CMU TO 2'-8" A.F.F., DECADE 90° BRICK (4"x16" NOM) ABOVE, W/ FOAMED IN PLACE INSULATION AT ALL EXTERIOR CONDITIONS
- W2 WALL SYSTEM #2  
1/2" FIRE RESISTANT SHEATHING ON DOUBLE 6" METAL STUD FRAMING @ 16" O.C., PROVIDE INSULATION AT BOTTOM OF WALL
- W3 WALL SYSTEM #3  
1/2" FIRE RESISTANT SHEATHING ON 6" METAL STUD FRAMING @ 16" O.C., PROVIDE INSULATION AT BOTTOM OF WALL
- G1 GLAZING SYSTEM #1  
STOREFRONT SYSTEM W/ 1" INSUL. GLASS UNITS, PREFINISHED ALUMINUM FRAMING SYSTEM, W/ THERMAL BREAK, SILL FLASHING, METAL CLOSURES, AND SHIMS ATTACHED TO METAL ANGLE & 2x WOOD BLOCKING
- G2 GLAZING SYSTEM #2  
STOREFRONT SYSTEM W/ SINGLE PANE FROSTED GLASS UNITS, PREFINISHED ALUMINUM FRAMING SYSTEM, W/ THERMAL BREAK, SILL FLASHING, METAL CLOSURES, AND SHIMS ATTACHED TO METAL ANGLE & 2x WOOD BLOCKING
- R1 ROOF SYSTEM #1  
LOOSE LAID BALLASTED SINGLE-PLY MEMBRANE ROOFING ON 4" EPS INSULATION (R25 MIN.) OVER 3/4" PERLITE BARRIER BOARD ON METAL ROOF DECK ON OPEN WEB METAL JOISTS AND BEAMS (SEE STRUCTURAL)
- R1a ROOF SYSTEM #1a  
4" EPS INSULATION (R25 MIN.) OVER 3/4" PERLITE BARRIER BOARD ON METAL ROOF DECK ON OPEN WEB METAL JOISTS AND BEAMS (SEE STRUCTURAL)
- R2 ROOF SYSTEM #2  
STANDING SEAM METAL ROOF PANELS ON FIRE RESISTANT EXTERIOR GRADE SHEATHING ON 6" METAL STUD FRAMING (SEE STRUCTURAL)
- C1 CEILING SYSTEM #1  
2x4 SUSPENDED CEILING TILE (SEE FINISH SCHEDULE AND R.C.P. FOR MATERIAL AND HEIGHT)
- A1 AWNING SYSTEM #1  
VINYL FABRIC AWNING ON ALUMINUM FRAMING (OPEN SIDES)
- OP1 COPING SYSTEM #1  
PRE-FINISHED 2 PIECE METAL GRAVEL STOP W/ CONTINUOUS HOLD-DOWN CLIPS ON 2x WOOD NAILERS ANCHORED TO TOP OF WALL
- 1 REINFORCED CONCRETE FOUNDATION (SEE STRUCTURAL)
- 2 POURED CONCRETE SIDEWALK/STOOP ON 6" COMPACTED FILL. PROVIDE 1/2" ISOLATION JOINT MATERIAL @ EXTERIOR WALL CONDITIONS (SEE STRUCTURAL)
- 3 DECADE 90° BRICK ACCENT BAND
- 4 STEEL TUBE, CHANNEL, BEAM OR LINTEL (SEE STRUCTURAL)
- 6 PRE-FINISHED BREAKMETAL WRAP, PROVIDE BREAK JOINTS AS NECESSARY TO PREVENT DEFORMATION
- 6 ADHERE ROOF MEMBRANE TO PARAPET WALL AND TERMINATE UNDER WALL COPING SYSTEM
- 7 FIRE TREATED WOOD BLOCKING
- 8 2'-0" WIDE STONE MOW STRIP W/ METAL EDGE
- 9 2" RIGID PERIMETER INSULATION (PER CODE)
- 10 ALUMINUM STOREFRONT DOOR AND FRAME
- 11 METAL SILL FLASHING
- 12 WOOD SHIMS W/ BACKER ROD AND SEALANT ON BOTH SIDES
- 13 HOLLOW METAL DOOR AND FRAME
- 14 SOLDIER BRICK COURSE
- 15 12" CMU FOUNDATION WALL
- 16 8" UPTURNED CMU BOND BEAM

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Revisions

Sheet

WALL SECTIONS & DETAILS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

Project Number

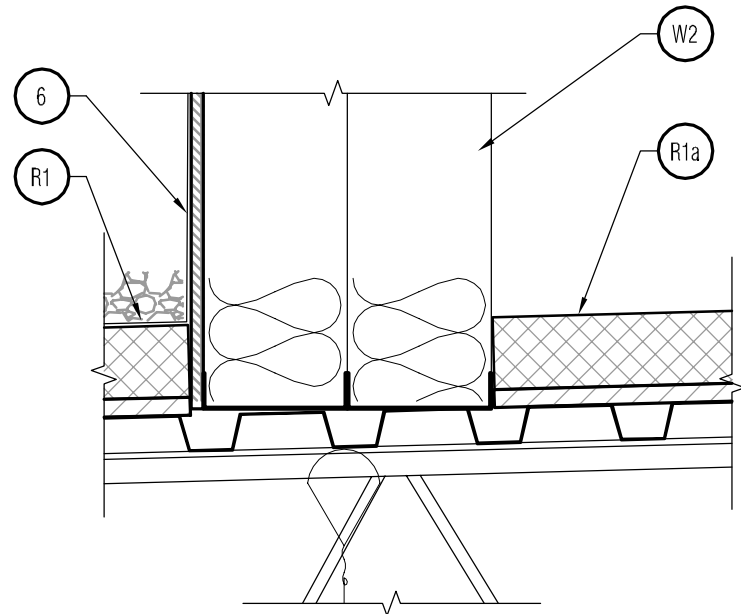
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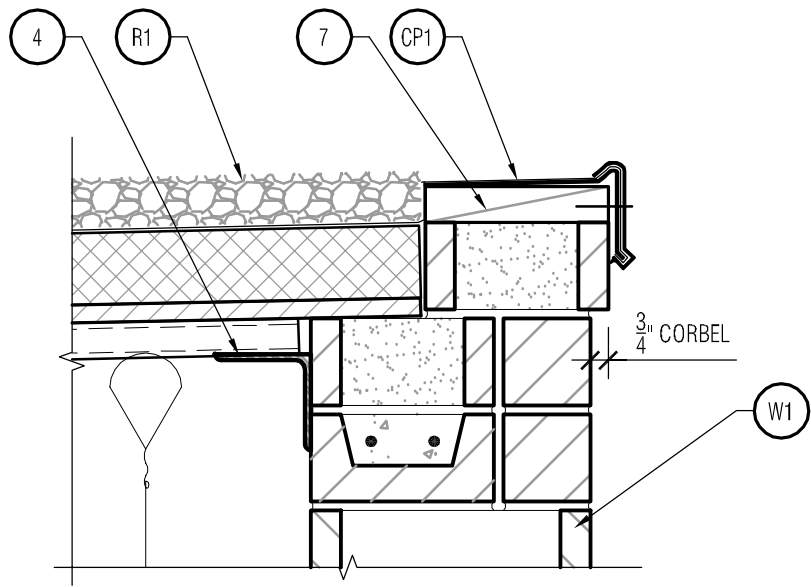
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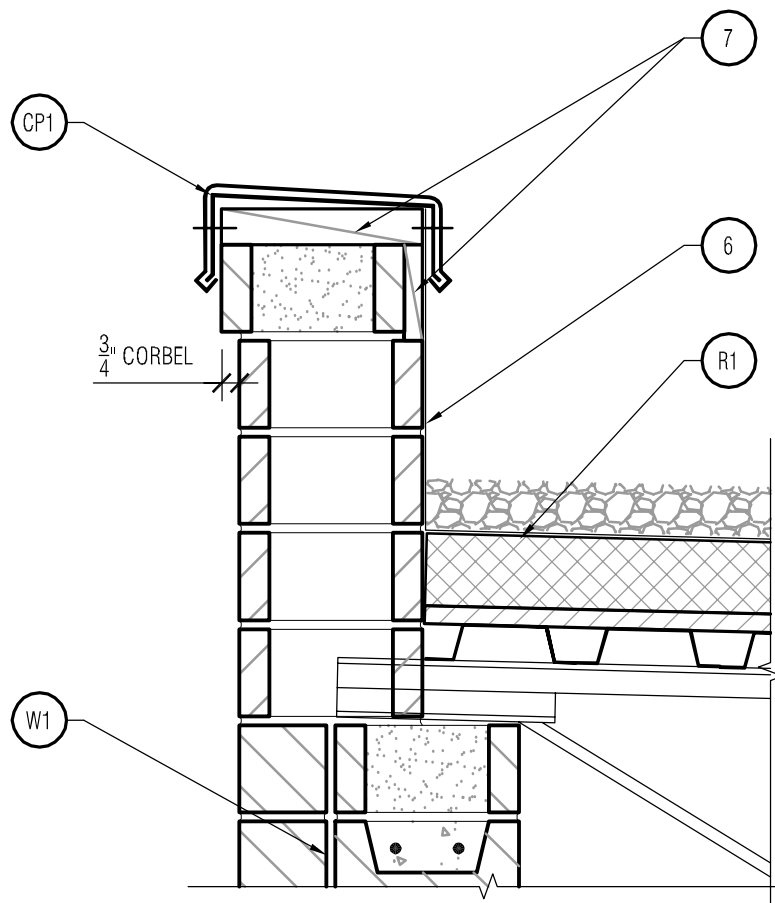
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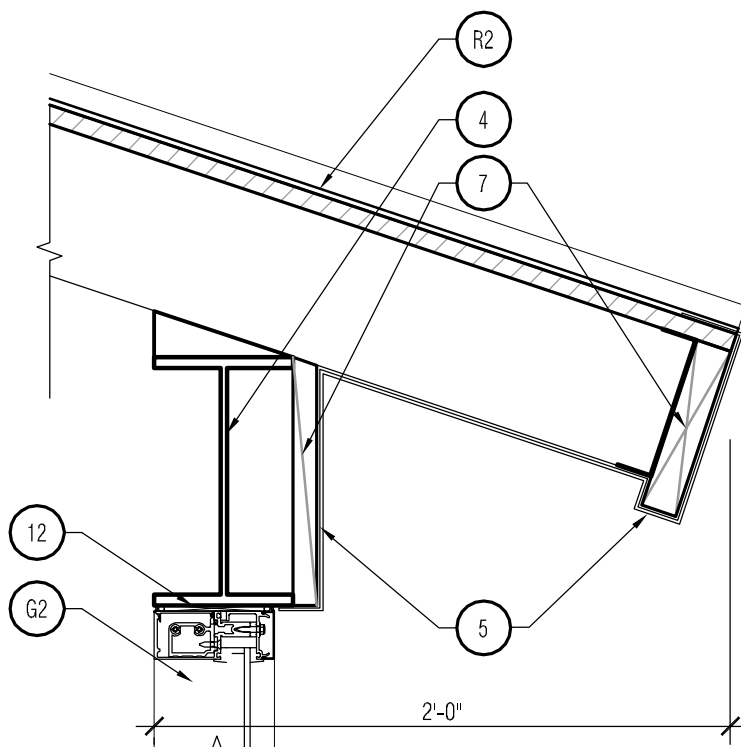
2 Tower Detail  
SCALE: 1-1/2" = 1'-0"



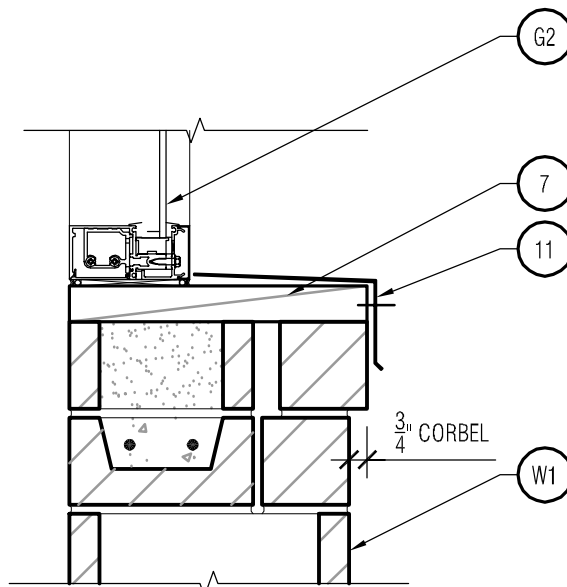
3 Coping System #1  
SCALE: 1-1/2" = 1'-0"



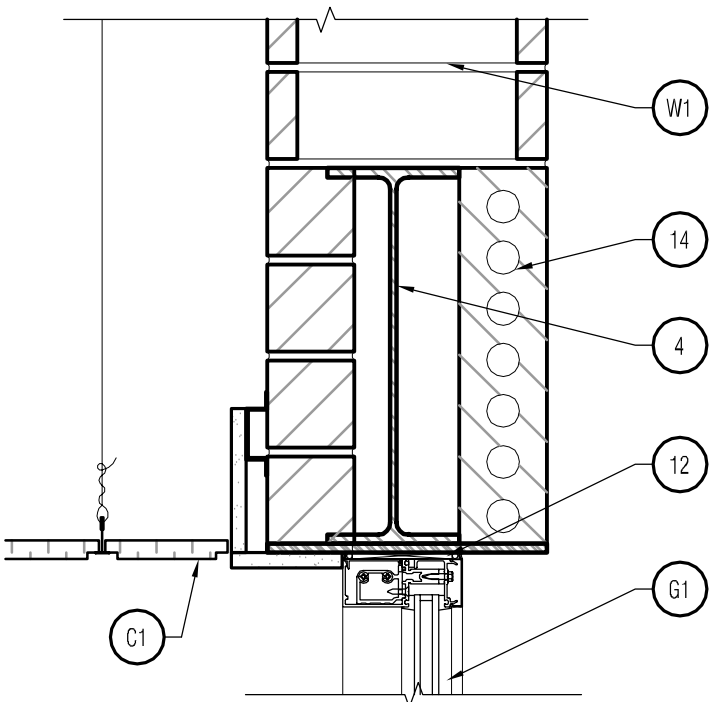
4 Coping System #2  
SCALE: 1-1/2" = 1'-0"



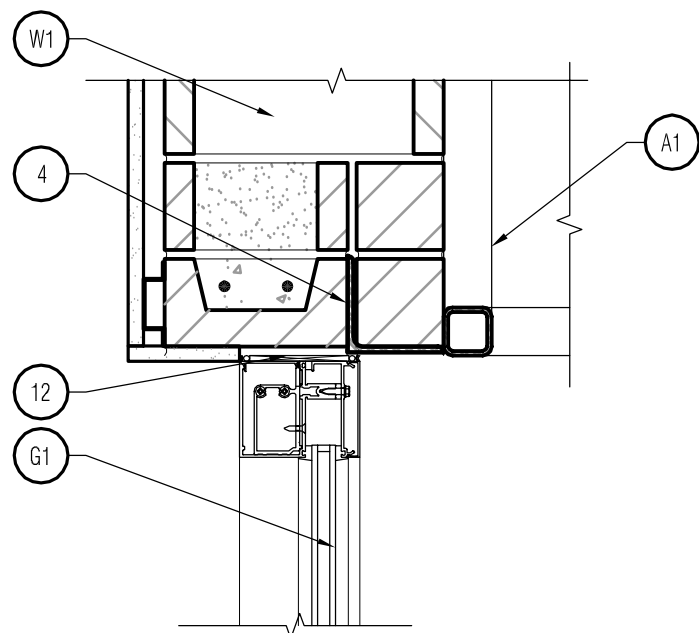
8 Roof Edge Detail  
SCALE: 1-1/2" = 1'-0"



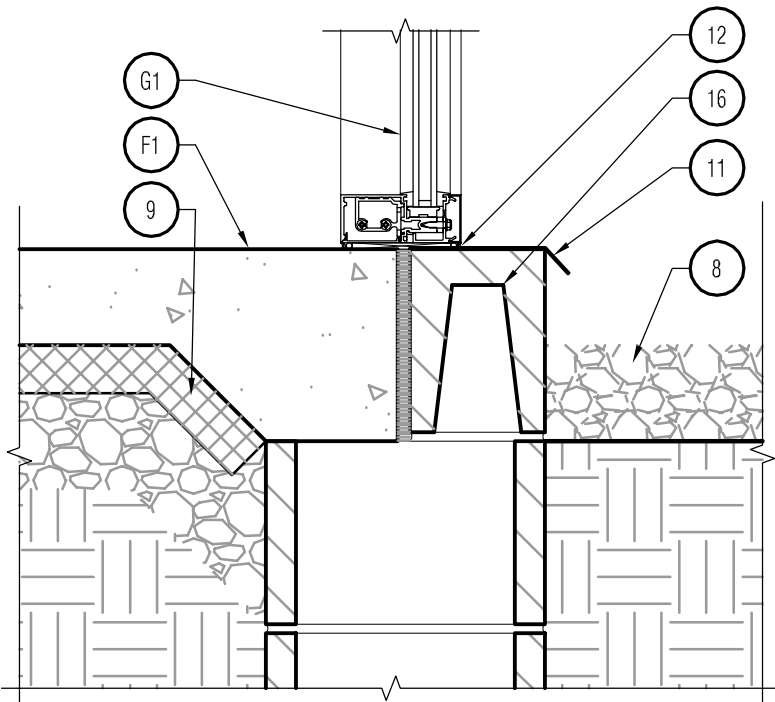
9 Sill Detail  
SCALE: 1-1/2" = 1'-0"



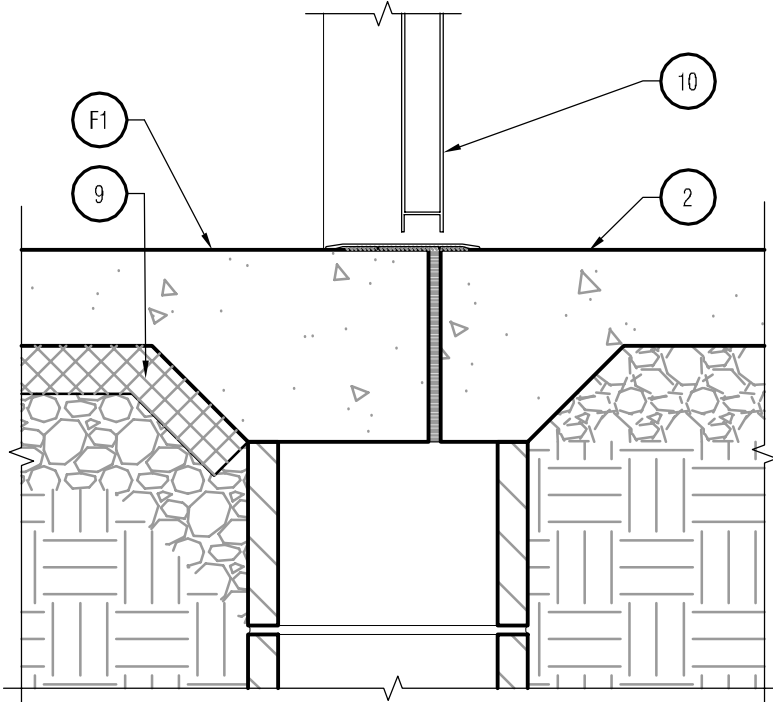
13 Lintel Detail  
SCALE: 1-1/2" = 1'-0"



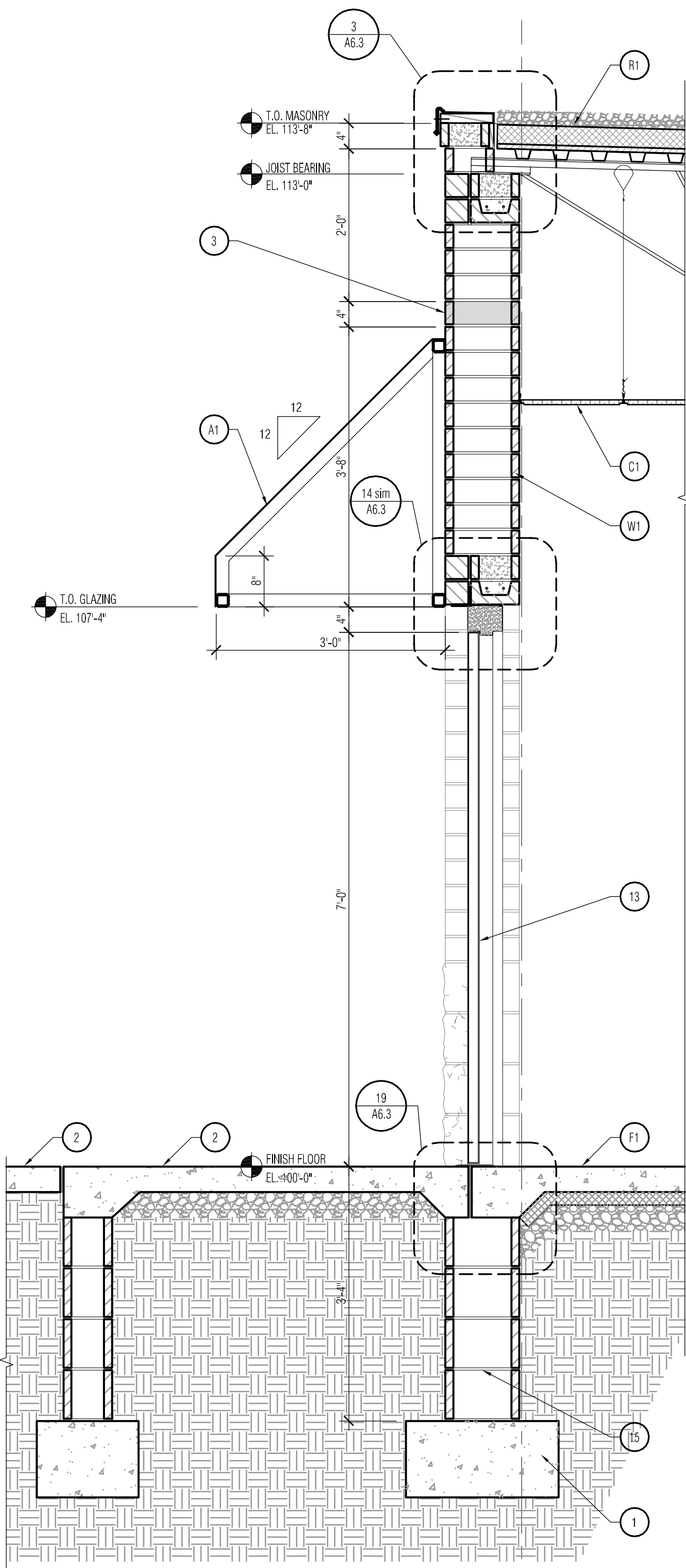
14 Lintel Detail  
SCALE: 1-1/2" = 1'-0"



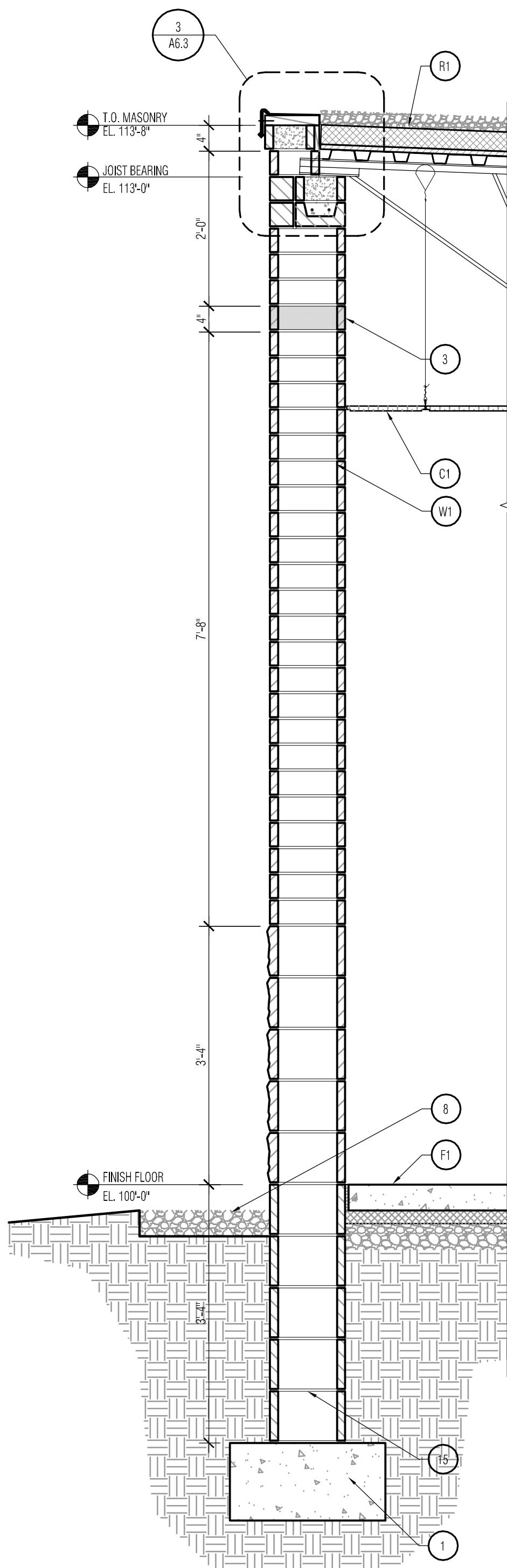
18 Foundation Detail  
SCALE: 1-1/2" = 1'-0"



19 Foundation Detail  
SCALE: 1-1/2" = 1'-0"



16 Wall Section @ Rear Exit Door  
SCALE: 3/4" = 1'-0"

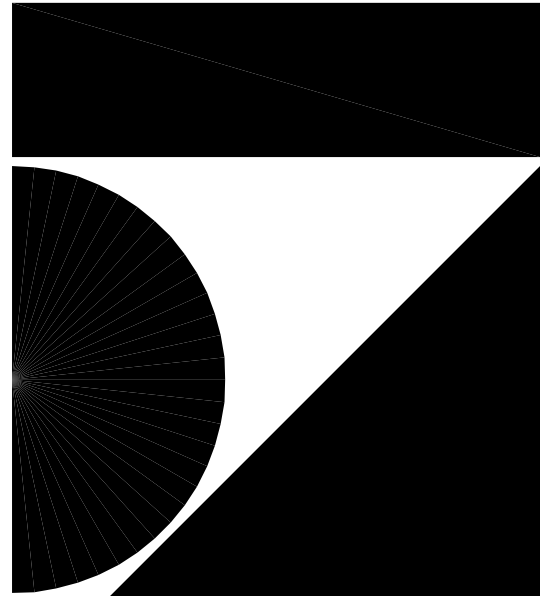


17 Wall Section  
SCALE: 3/4" = 1'-0"

| SECTION KEYNOTES |                                                                                                                                                                                                                                      |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F1               | FLOOR SYSTEM #1<br>4" REINF. CONCRETE SLAB ON VAPOR BARRIER ON COMPACTED GRANULAR FILL. PROVIDE 2" RIGID INSULATION PER CODE @ FOUNDATION PERIMETER WALL. PROVIDE ISOLATION JOINT MATERIAL AT COLUMNS AND PERIMETER (SEE STRUCTURAL) |
| W1               | WALL SYSTEM #1<br>12" SPLIT-FACE CMU TO 2'-8" A.F.F., DECADE 90° BRICK (4"x16" NOM) ABOVE, W/ FOAMED IN PLACE INSULATION AT ALL EXTERIOR CONDITIONS                                                                                  |
| W2               | WALL SYSTEM #2<br>1/2" FIRE RESISTANT SHEATHING ON DOUBLE 6" METAL STUD FRAMING @ 16" O.C., PROVIDE INSULATION AT BOTTOM OF WALL                                                                                                     |
| W3               | WALL SYSTEM #3<br>1/2" FIRE RESISTANT SHEATHING ON 6" METAL STUD FRAMING @ 16" O.C., PROVIDE INSULATION AT BOTTOM OF WALL                                                                                                            |
| G1               | GLAZING SYSTEM #1<br>STOREFRONT SYSTEM W/ 1" INSUL. GLASS UNITS, PREFINISHED ALUMINUM FRAMING SYSTEM, W/ THERMAL BREAK, SILL FLASHING, METAL CLOSURES, AND SHIMS ATTACHED TO METAL ANGLE & 2x WOOD BLOCKING                          |
| G2               | GLAZING SYSTEM #2<br>STOREFRONT SYSTEM W/ SINGLE PANE FROSTED GLASS UNITS, PREFINISHED ALUMINUM FRAMING SYSTEM, W/ THERMAL BREAK, SILL FLASHING, METAL CLOSURES, AND SHIMS ATTACHED TO METAL ANGLE & 2x WOOD BLOCKING                |
| R1               | ROOF SYSTEM #1<br>LOOSE LAID BALLASTED SINGLE-PLY MEMBRANE ROOFING ON 4" EPS INSULATION (R25 MIN.) OVER 3/4" PERLITE BARRIER BOARD ON METAL ROOF DECK ON OPEN WEB METAL JOISTS AND BEAMS (SEE STRUCTURAL)                            |
| R1a              | ROOF SYSTEM #1a<br>4" EPS INSULATION (R25 MIN.) OVER 3/4" PERLITE BARRIER BOARD ON METAL ROOF DECK ON OPEN WEB METAL JOISTS AND BEAMS (SEE STRUCTURAL)                                                                               |
| R2               | ROOF SYSTEM #2<br>STANDING SEAM METAL ROOF PANELS ON FIRE RESISTANT EXTERIOR GRADE SHEATHING ON 6" METAL STUD FRAMING (SEE STRUCTURAL)                                                                                               |
| C1               | CEILING SYSTEM #1<br>2x4 SUSPENDED CEILING TILE (SEE FINISH SCHEDULE AND R.C.P. FOR MATERIAL AND HEIGHT)                                                                                                                             |
| A1               | AWNING SYSTEM #1<br>VINYL FABRIC AWNING ON ALUMINUM FRAMING (OPEN SIDES)                                                                                                                                                             |
| CP1              | COPING SYSTEM #1<br>PRE-FINISHED 2 PIECE METAL GRAVEL STOP W/ CONTINUOUS HOLD-DOWN CLIPS ON 2x WOOD NAILERS ANCHORED TO TOP OF WALL                                                                                                  |
| 1                | REINFORCED CONCRETE FOUNDATION (SEE STRUCTURAL)                                                                                                                                                                                      |
| 2                | POURED CONCRETE SIDEWALK/STOOP ON 6" COMPACTED FILL. PROVIDE 1/2" ISOLATION JOINT MATERIAL @ EXTERIOR WALL CONDITIONS (SEE STRUCTURAL)                                                                                               |
| 3                | DECADE 90° BRICK ACCENT BAND                                                                                                                                                                                                         |
| 4                | STEEL TUBE, CHANNEL, BEAM OR LINTEL (SEE STRUCTURAL)                                                                                                                                                                                 |
| 5                | PRE-FINISHED BREAKMETAL WRAP, PROVIDE BREAK JOINTS AS NECESSARY TO PREVENT DEFORMATION                                                                                                                                               |
| 6                | ADHERE ROOF MEMBRANE TO PARAPET WALL AND TERMINATE UNDER WALL COPING SYSTEM                                                                                                                                                          |
| 7                | FIRE TREATED WOOD BLOCKING                                                                                                                                                                                                           |
| 8                | 2'-0" WIDE STONE MOW STRIP W/ METAL EDGE                                                                                                                                                                                             |
| 9                | 2" RIGID PERIMETER INSULATION (PER CODE)                                                                                                                                                                                             |
| 10               | ALUMINUM STOREFRONT DOOR AND FRAME                                                                                                                                                                                                   |
| 11               | METAL SILL FLASHING                                                                                                                                                                                                                  |
| 12               | WOOD SHIMS W/ BACKER ROD AND SEALANT ON BOTH SIDES                                                                                                                                                                                   |
| 13               | HOLLOW METAL DOOR AND FRAME                                                                                                                                                                                                          |
| 14               | SOLDIER BRICK COURSE                                                                                                                                                                                                                 |
| 15               | 12" CMU FOUNDATION WALL                                                                                                                                                                                                              |
| 16               | 8" UPTURNED CMU BOND BEAM                                                                                                                                                                                                            |

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Architecture Planning Interior & Environmental Design



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Revisions

Sheet

WALL SECTIONS & DETAILS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

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Project Number

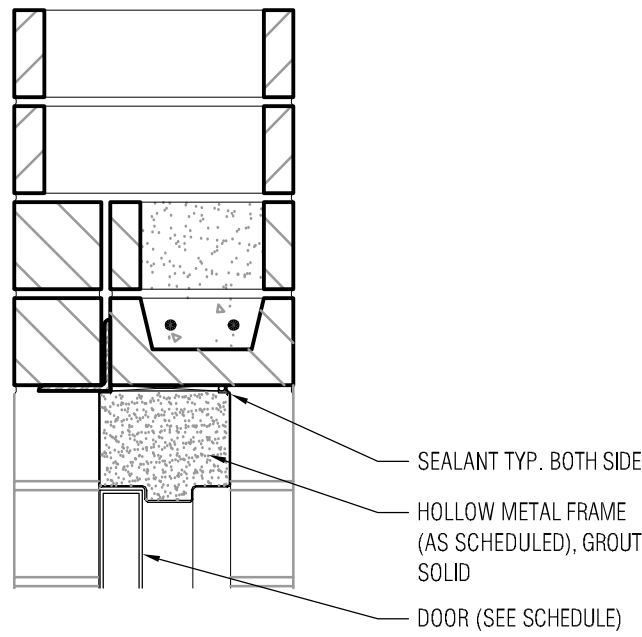
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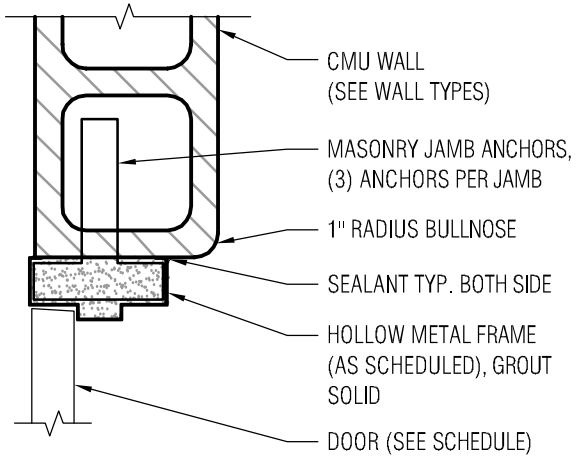
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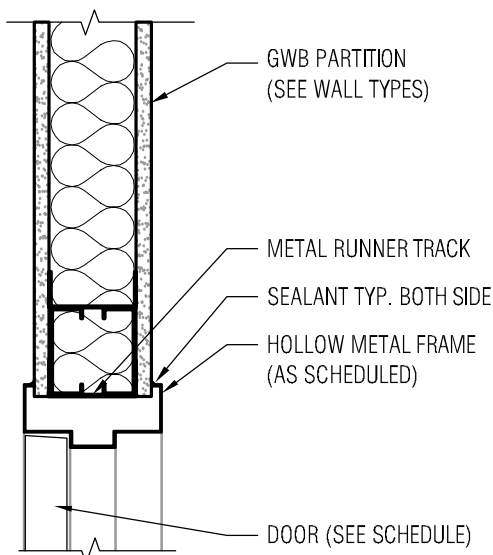
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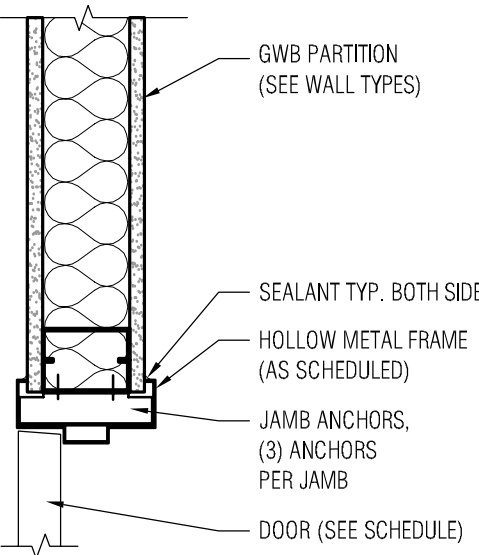
1 Hollow Metal Door Head @ CMU Wall  
SCALE: 1 1/2" = 1'-0"



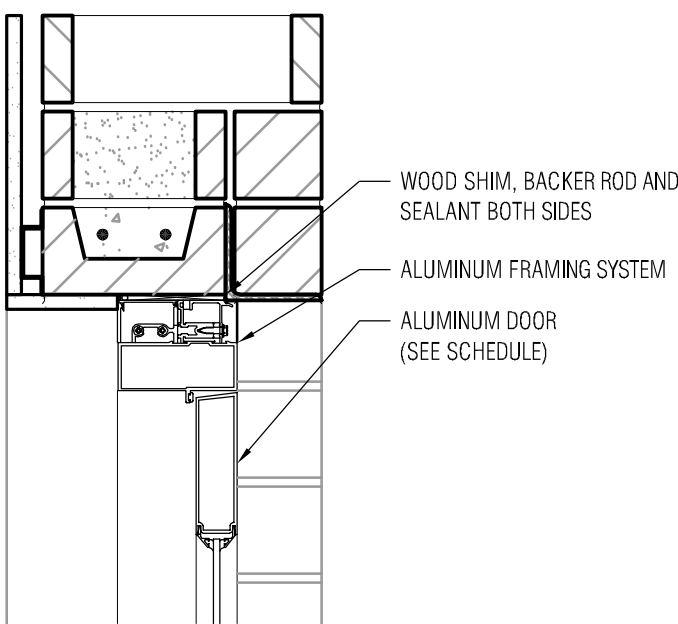
2 Hollow Metal Door Jamb @ CMU Wall  
SCALE: 1 1/2" = 1'-0"



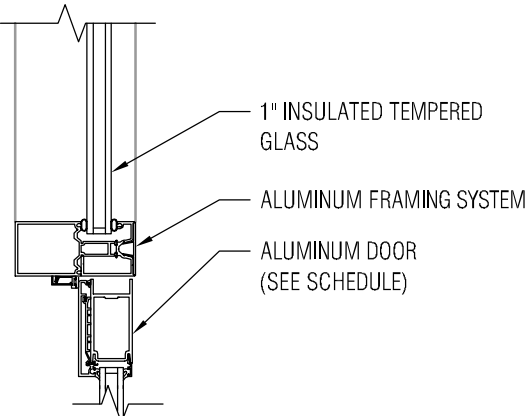
6 Hollow Metal Door Head @ Typ. Interior Door  
SCALE: 1 1/2" = 1'-0"



7 Hollow Metal Door Jamb @ Typ. Interior Door  
SCALE: 1 1/2" = 1'-0"



11 Aluminum Door Head  
SCALE: 1 1/2" = 1'-0"



12 Aluminum Door Jamb w/ Sidelight  
SCALE: 1 1/2" = 1'-0"

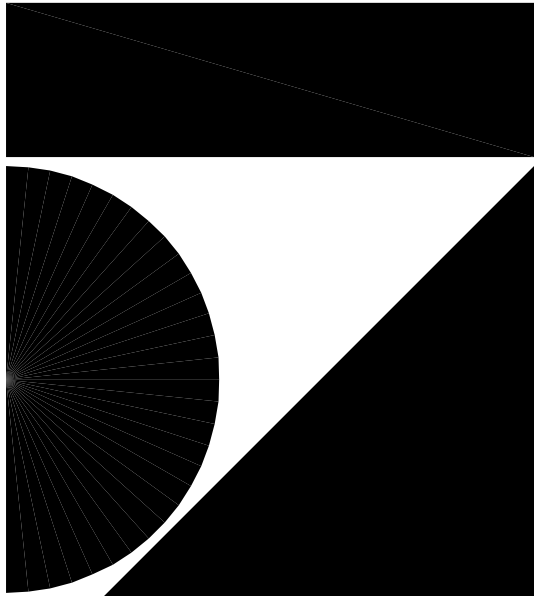
| DOOR TYPES                              |  |  | FRAME TYPES                                                            |  |  |
|-----------------------------------------|--|--|------------------------------------------------------------------------|--|--|
|                                         |  |  | <p>NOTE:<br/>SEE ELEVATIONS FOR EXTERIOR DOOR FRAME CONFIGURATIONS</p> |  |  |
|                                         |  |  |                                                                        |  |  |
|                                         |  |  |                                                                        |  |  |
| TYPE 1<br>DOOR W/ FULL<br>GLAZING       |  |  | TYPE A<br>DOOR FRAME W/<br>SIDELIGHT                                   |  |  |
| TYPE 2<br>DOUBLE DOOR<br>W/FULL GLAZING |  |  | TYPE B<br>TYP DOOR FRAME                                               |  |  |
| TYPE 3<br>SINGLE SWING<br>DOOR          |  |  | TYPE C<br>TYP EXT. DOOR<br>FRAME                                       |  |  |

| DOOR AND FRAME SCHEDULE |       |        |      |      |        |       |      |        |         |         |             |          |                          |
|-------------------------|-------|--------|------|------|--------|-------|------|--------|---------|---------|-------------|----------|--------------------------|
| No.                     | DOOR  |        |      |      |        | FRAME |      |        | DETAIL  |         | FIRE RATING | HARDWARE | REMARKS                  |
|                         | WIDTH | HEIGHT | TYPE | MATL | FINISH | TYPE  | MATL | FINISH | HEAD    | JAMB    |             |          |                          |
| 101A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 101B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 102A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 103A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 103B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 104A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 105A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 105B                    | 6'-0" | 7'-0"  | 2    | ALUM | ANOD   |       | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     | SEE PLANS AND ELEVATIONS |
| 106A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 107A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 107B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 108A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 109A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 109B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 110A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 111B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 111C                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 112A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 113A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 113B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 114A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 115A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 115B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 116A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 117A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 117B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 118A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |
| 119A                    | 3'-0" | 7'-0"  | 3    | H.M. | PAINT  | C     | H.M. | PAINT  | 1/A9.1  | 2/A9.1  |             | HS-2     |                          |
| 119B                    | 3'-0" | 7'-0"  | 1    | ALUM | ANOD   | A     | ALUM | ANOD   | 11/A9.1 | 12/A9.1 |             | HS-1     |                          |
| 120A                    | 3'-0" | 7'-0"  | 3    | WOOD | PAINT  | B     | H.M. | PAINT  | 6/A9.1  | 7/A9.1  |             | HS-3     | PAINT RESTROOM SIDE ONLY |

| HARDWARE SETS                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HS-1 (DOUBLE ALUM. EXTERIOR DOORS)<br>PIN HINGES<br>PANIC DEVICE W/ PULL & EXT. KEY CYLINDER<br>- (INTERNAL RODS W/ TOP & BOTTOM PINS)<br>CLOSURE<br>THRESHOLD & WEATHERSTRIPPING |
| HS-2 (SINGLE EXTERIOR H.M. DOORS)<br>1-1/2 PAIR B.B. HINGES<br>RIM MOUNTED PANIC DEVICE W/ NO EXTERIOR HARDWARE<br>CLOSURE<br>THRESHOLD & WEATHERSTRIPPING                        |
| HS-3 (RESTROOM HARDWARE)<br>1-1/2 PAIR BUTT HINGES<br>PRIVACY LOCK SET                                                                                                            |
| **GENERAL NOTE: PROVIDE DOOR BUMPERS OR STOPS AT EACH NON-CLOSURE DOOR                                                                                                            |

| SCHEDULES LEGEND                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------|
| H.M. HOLLOW METAL<br>ALUM ALUMINUM<br>ANOD ANODIZED<br>C.T. CERAMIC TILE<br>EXP EXPOSED<br>ACT ACOUSTICAL CEILING TILE |

| ROOM FINISH SCHEDULE |             |       |      |       |       |         |       |
|----------------------|-------------|-------|------|-------|-------|---------|-------|
| ROOM                 | FLOOR       | WALLS |      |       |       | REMARKS |       |
| No                   | NAME        | MAT'L | BASE | NORTH | EAST  | SOUTH   | WEST  |
| 101                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 102                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 103                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 104                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 105                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 106                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 107                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 108                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 109                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 110                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 111                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 112                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 113                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 114                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 115                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 116                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 117                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 118                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |
| 119                  | TENANT      | EXP   | EXP  | EXP   | EXP   | EXP     | EXP   |
| 120                  | TOILET ROOM | CT    | CT   | PAINT | PAINT | PAINT   | PAINT |



7707 Harwood Avenue  
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Revisions

Sheet

SCHEDULES & DOOR DETAILS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

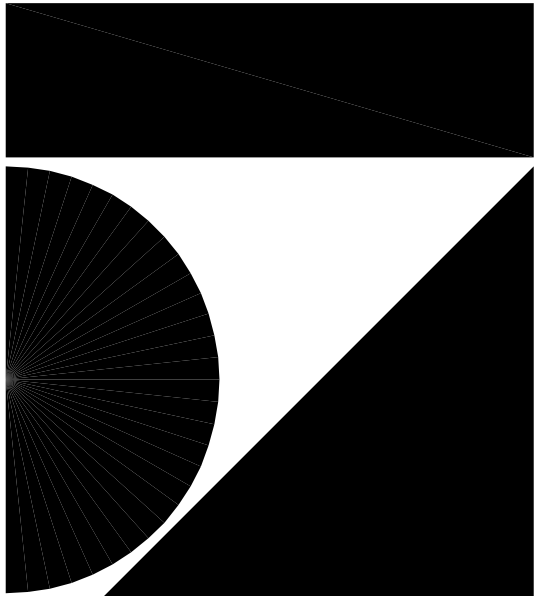
Project Number

060033.00

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A9.1





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PE Project 00192

Revisions

Sheet  
FOUNDATION PLAN

Project  
PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

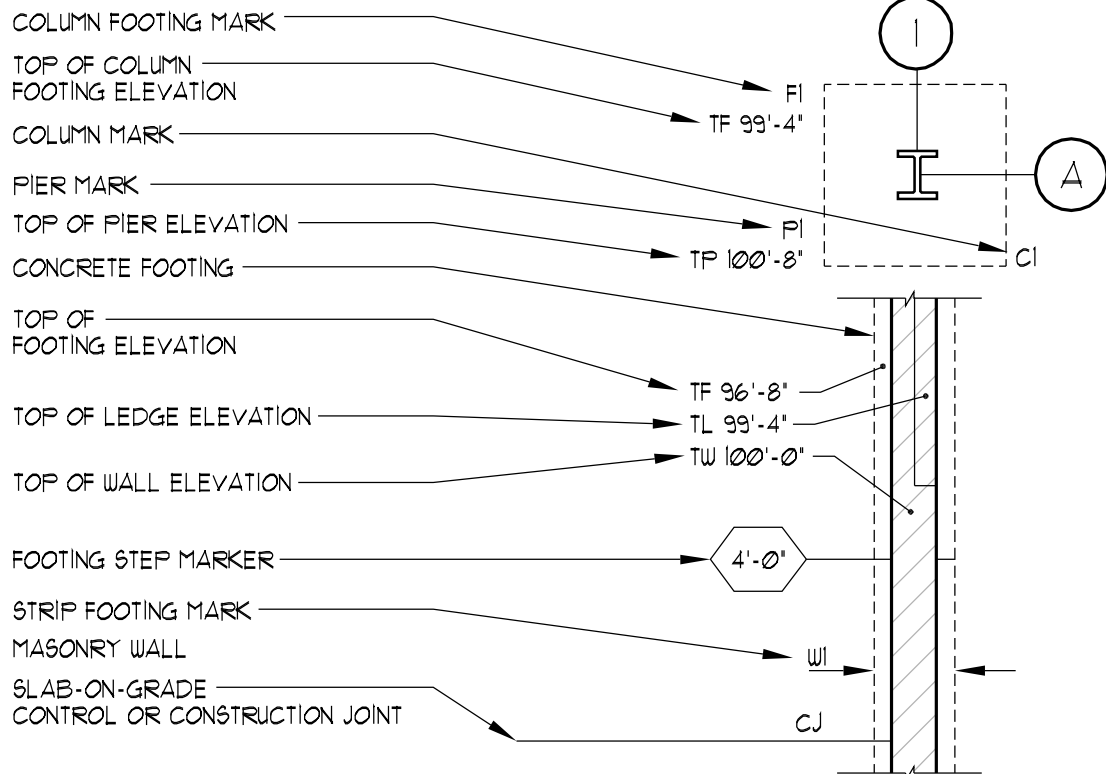
Date  
06.14.06

Project Number  
060033.00

Sheet Number

**S1.0**

## FOUNDATION LEGEND



## FOUNDATION PLAN NOTES

- CONTRACTOR SHALL PROVIDE FROST AND MOISTURE PROTECTION FOR FOOTINGS EXPOSED DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL DRAWINGS OR PLUMBING DRAWINGS FOR SPECIFIC FLOOR DRAIN LOCATIONS & ELEVATIONS.
- REFER TO S3.0 FOR MISCELLANEOUS DETAILS NOT CUT ON PLAN.
- FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER TO CONFIRM THAT THE SOILS AT THE BOTTOM OF THE EXCAVATION ARE CAPABLE OF PROVIDING FOR 3000 psf BEARING PRESSURE. CONTACT ARCH-ENGINEER IF UNABLE TO ATTAIN THIS SOIL BEARING PRESSURE.
- NO PROVISION HAS BEEN MADE FOR FUTURE EXPANSION.
- VERIFY SIZES OF ALL STOOFS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- INDICATES METAL STUD SHEARWALL  $\frac{w}{4}$  APA RATED, FIRE RETARDENT TREATED, WOOD SHEATHING ATTACHED TO FACE OF 6" METAL STUDS  $\frac{w}{8}$  SCREWS @ 4" O.C. EDGES & 12" O.C. FIELD. ALL PANEL EDGES MUST BE BLOCKED. SEE DETAILS & COLD-FORMED FRAMING NOTES FOR REQUIRED INFORMATION.

## DESIGN DATA

|                                                                                                  |                                         |
|--------------------------------------------------------------------------------------------------|-----------------------------------------|
| DESIGN CODE: WISCONSIN ENROLLED COMMERCIAL BUILDING CODE 2002                                    |                                         |
| <b>WIND LOAD INFORMATION:</b>                                                                    |                                         |
| BASIC WIND SPEED                                                                                 | 90 MPH                                  |
| BUILDING CATEGORY                                                                                | 100                                     |
| WIND LOAD IMPORTANCE FACTOR ( $I_w$ )                                                            | B                                       |
| WIND EXPOSURE                                                                                    | +18                                     |
| INTERNAL PRESSURE COEFFICIENTS                                                                   |                                         |
| <b>WIND LOADS:</b>                                                                               |                                         |
| MAIN FORCE WIND RESISTING SYSTEM                                                                 | 15 psf                                  |
| WALLS                                                                                            | 25 psf                                  |
| PARAPET                                                                                          | -15 psf (GROSS)                         |
| ROOF UPLIFT                                                                                      |                                         |
| WALLS                                                                                            | 10 psf                                  |
| PARAPET                                                                                          | 40 psf                                  |
| ROOF UPLIFT                                                                                      | -20 psf (GROSS)                         |
| ROOF POSITIVE PRESSURE                                                                           | 10 psf                                  |
| <b>SEISMIC LOAD INFORMATION:</b>                                                                 |                                         |
| SEISMIC USE GROUP                                                                                | 1                                       |
| SEISMIC LOAD IMPORTANCE FACTOR ( $I_e$ )                                                         | 1.00                                    |
| SPECTRAL RESPONSE COEFFICIENT ( $S_{ds}$ )                                                       | 0.094                                   |
| SPECTRAL RESPONSE COEFFICIENT ( $S_{d1}$ )                                                       | 0.052                                   |
| SEISMIC SITE CLASS                                                                               | C                                       |
| SEISMIC DESIGN CATEGORY                                                                          | A                                       |
| SEISMIC FORCE RESISTING SYSTEM                                                                   | ORDINARY REINFORCED MASONRY SHEAR WALLS |
| DESIGN BASE SHEAR                                                                                | 0.038W                                  |
| ANALYSIS PROCEDURE                                                                               | EQUIVALENT LATERAL-FORCE                |
| <b>SNOW LOAD INFORMATION:</b>                                                                    |                                         |
| GROUND SNOW ( $P_g$ )                                                                            | 30 psf                                  |
| SNOW EXPOSURE FACTOR ( $C_e$ )                                                                   | 1.00                                    |
| SNOW LOAD IMPORTANCE FACTOR ( $I_s$ )                                                            | 1.00                                    |
| THERMAL FACTOR ( $C_t$ )                                                                         | 1.00 (12 AT OVERHANG)                   |
| BALANCED SNOW LOAD ( $P_f$ )                                                                     | 21 psf + DRIFT                          |
| (LOAD APPLIED TO ENTIRE BLDG.)                                                                   | (SEE SNOW DRIFT PLAN, SXXX)             |
| <b>SOIL LOAD INFORMATION:</b>                                                                    |                                         |
| SOIL BEARING PRESSURE                                                                            | P = 3000 psf (TO BE FIELD VERIFIED)     |
| SOILS INFORMATION FROM GILES ENGINEERING ASSOCIATES, INC. REPORT #16-0605045 DATED MAY 31, 2006. |                                         |
| <b>LIVE LOADS:</b>                                                                               |                                         |
| STAIRWAYS, CORRIDORS, LOBBIES, COMMON AREAS                                                      | 100 psf                                 |
| MECHANICAL / ELECTRICAL ROOMS                                                                    | 100 psf                                 |
| RETAIL SPACE:                                                                                    |                                         |
| FIRST FLOOR                                                                                      | 100 psf                                 |
| ROOF                                                                                             | SEE SNOW LOAD INFO                      |

## REINFORCING NOTES

- REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 318 (CURRENT EDITION).
- ALL LAPS SHALL BE CLASS 'B' PER ACI 318 UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS, OR UNLESS THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS. USE TOP BAR LAP LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 12 INCHES DEEP.
- LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
- CORNER BARS WITH CLASS 'B' PER ACI 318. LAPS SHALL BE PROVIDED AT ALL WALL CORNERS AND INTERSECTIONS.
- HORIZONTAL BARS, EXCEPT FOR CONTINUOUS STRINGS FROM ONE CORNER OF OPENING TO ANOTHER SHALL BE DETAILED TO SHOW THE DISTANCE FROM AT LEAST ONE END OF THE BAR TO THE NEAREST BUILDING GRID LINE OF WALL.
- WELDED WIRE FABRIC SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP  $F_y$  PER ACI 318.
- PROVIDE MINIMUM COVER PER ACI 318, 7.1.1.
- PROVIDE ISOLATION BOARD WHERE SLABS ABUT VERTICAL SURFACES AS SHOWN IN DETAIL 4/53.0

## MATERIAL DESIGN PROPERTIES

|                                                               |                    |
|---------------------------------------------------------------|--------------------|
| <b>CONCRETE STRENGTHS:</b>                                    |                    |
| FOOTINGS                                                      | $f'_c = 3000$ psi  |
| CONCRETE WALLS                                                | $f'_c = 4000$ psi  |
| SLAB ON GRADE                                                 | $f'_c = 4000$ psi  |
| <b>MASONRY STRENGTHS:</b>                                     |                    |
| ASTM C 90, grade N (CMU)                                      | $f_m = 1800$ psi   |
| ASTM C 55, grade N (CONCRETE BRICK)                           | $f_m = 1800$ psi   |
| MORTAR (ASTM C 210):                                          |                    |
| TYPE M                                                        | $f_u = 2500$ psi   |
| TYPE S                                                        | $f_u = 1800$ psi   |
| GROUT (ASTM C 416):                                           |                    |
| BOND BEAMS (pea gravel)                                       | $f'_c = 3000$ psi  |
| MASONRY WALLS AND PIERS (pea gravel)                          | $f'_c = 3000$ psi  |
| <b>REINFORCING STEEL STRENGTHS:</b>                           |                    |
| BARS (ASTM A 615, grade 60)                                   | $F_y = 60,000$ psi |
| WUF (ASTM A 185)                                              | $F_y = 65,000$ psi |
| <b>STRUCTURAL STEEL STRENGTHS:</b>                            |                    |
| UP SHAPES (ASTM A 992)                                        | $F_y = 50,000$ psi |
| ANGLES, CHANNELS, PLATES, & BARS (ASTM A 36)                  | $F_y = 36,000$ psi |
| SQUARE & RECTANGULAR TS OR HSS SECTIONS (ASTM A 500, grade B) | $F_y = 46,000$ psi |
| ROUND HSS SECTIONS (ASTM A 500, grade B)                      | $F_y = 42,000$ psi |
| STEEL PIPE (ASTM A 53, grade B)                               | $F_y = 35,000$ psi |
| HIGH STRENGTH BOLTS (ASTM A 325)                              |                    |

## CMU WALL CONSTRUCTION NOTES

- CMU SHALL BE LAID IN RUNNING BOND WITH TYPE S MORTAR (TYPE M BELOW GRADE).
- ALL REINFORCED CELLS SHALL BE GROUTED WITH PEA GRAVEL, CONCRETE HAVING A MIN. COMPRESSIVE STRENGTH OF 3,000 psi.
- HORIZONTAL REINFORCING AND BOND BEAM REINFORCING AT CORNERS SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS, OR 24" INCHES, WHICHEVER IS LARGER.
- CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR, WHEN THE POUR HEIGHT EXCEEDS 5 FEET.
- GROUT LIFTS SHALL NOT EXCEED 5 FEET. CONSOLIDATE GROUT AT TIME OF PLACEMENT.
- FACE SHELLS AND WEB FORMING CELLS SHALL BE FULL-BEDDED IN THE STARTING COURSE ON FOUNDATIONS, AND IN ALL COURSES OF PIERS AND PILASTERS.
- PROVIDE HORIZONTAL JOINT REINFORCING AT 16" O.C. VERTICALLY (8" O.C. IN PARAPET WALLS) UNO.
- HORIZONTAL JOINT REINFORCING SHALL BE TERMINATED AT CONTROL JOINTS. BOND BEAM REINFORCING SHALL BE CONTINUOUS.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONTROL JOINT SPACINGS.
- SOLID OR SOLID GROUTED CMU SHALL BE PROVIDED IN COURSES IMMEDIATELY ABOVE AND BELOW ANY CHANGES IN WT. THICKNESS.

## FOOTING SCHEDULE

| MARK | DIMENSIONS |        |       | REINFORCEMENT      | REMARKS |
|------|------------|--------|-------|--------------------|---------|
|      | WIDTH      | LENGTH | DEPTH |                    |         |
| F1   | 3'-6"      | 3'-6"  | 1'-0" | 3 - #5 E.W.        |         |
| F2   | 5'-0"      | 5'-0"  | 1'-2" | 5 - #6 E.W.        |         |
| F3   | 4'-4"      | 4'-4"  | 1'-0" | 4 - #6 E.W.        |         |
| W1   | 2'-0"      | CONT.  | 1'-0" | 2 - #5 x CONT.     |         |
| W2   | 1'-8"      | CONT.  | 1'-0" | 2 - #5 x CONT.     |         |
| W3   | 3'-6"      | CONT.  | 1'-3" | 4 - #5 x CONT. TAB |         |

FOOTING SCHEDULE NOTES:  
1. E.W. = EACH WAY  
T = TOP  
B = BOTTOM  
CONT. = CONTINUOUS

## COLUMN SCHEDULE

| MARK | SIZE          | BASE IE & ANCHOR BOLTS             | REMARKS |
|------|---------------|------------------------------------|---------|
| C1   | HSS 6x6x5/16" | 1E 1"x12"x1'-0" w/ 4 - 3/4" A.B.'s |         |

## MILD REINFORCING STEEL MINIMUM CLEAR COVER

CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH:  
FOOTINGS: 3"

CONCRETE EXPOSED TO EARTH OR WEATHER:  
WALLS, COLUMNS, BEAMS:

UP THROUGH #5 BARS  
#6 THRU #8 BARS

1 1/2"  
2"

CONCRETE NOT EXPOSED TO EARTH OR WEATHER:  
WALLS:

UP THROUGH #11 BARS  
#14 AND #18 BARS

3/4"  
1 1/2"

ELEVATED SLABS:

TOP

3/4"

BOTTOM

1"

BEAMS:

TOP/BOTTOM/SIDE

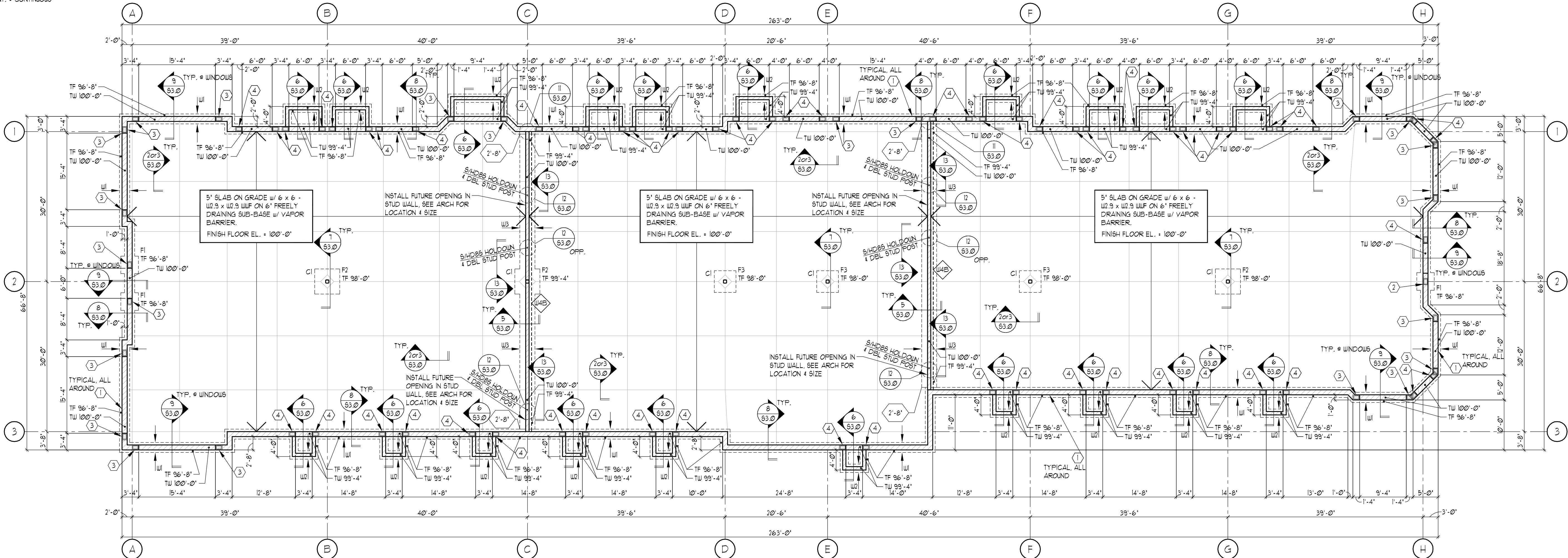
1 1/2"

COLUMNS:

SIDES

1 1/2"

(DIMENSIONS ABOVE ARE MINIMUMS, UNLESS NOTED OTHERWISE IN DETAILS)



## FOUNDATION PLAN

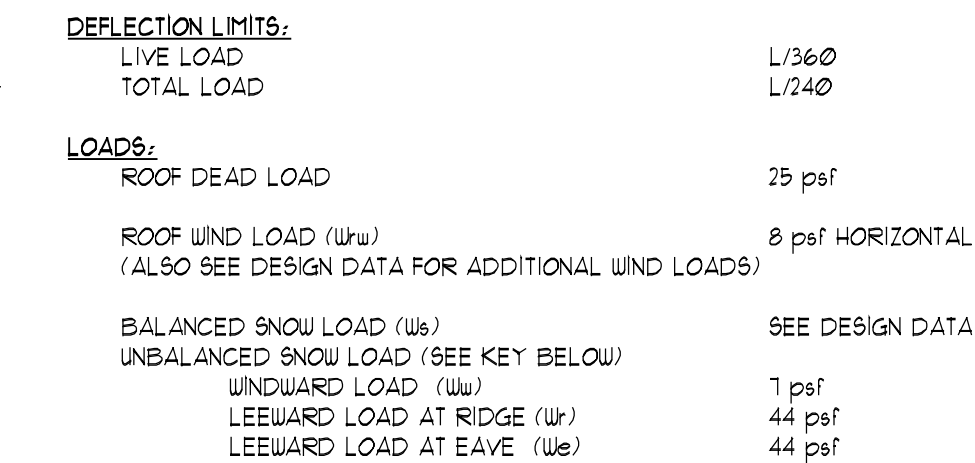
SCALE: 3/32" = 1'-0"

NOTES:

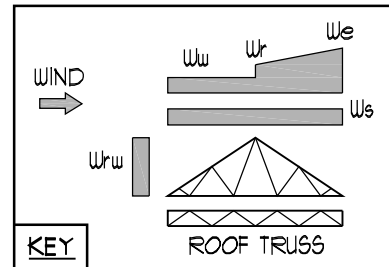
- SEE SHEET S3.0 FOR MASONRY WALL & PIER SCHEDULE



NOTE: ROOF TRUSS DESIGNER TO VERIFY MINIMUM DESIGN LOADS.



APPLY DESIGN DRIFT LOADS TO ROOF TRUSSES WHERE REQUIRED BY WISCONSIN BUILDING CODE, CURRENT EDITION. SEE SNOW DRIFT PLAN 5/52.0.



1. JOIST MFR. SHALL DESIGN JOISTS FOR ALL APPLICABLE DEAD, LIVE, WIND, AND SEISMIC LOADS.  
FOR SPECIAL JOIST LOADING SEE ROOF PLAN & DRIFT DIAGRAM.

2. JOISTS SHALL BE DESIGNED FOR A MIN. 25 PSF DL AND 25 PSF SL, (BALANCED) ROOF LOAD.
3. THE EFFECTS OF UNBALANCED SNOW LOAD SHALL BE CONSIDERED PER ASCE 7, SECTION 16.
4. JOIST MFR. SHALL COORDINATE ALL EQUIPMENT LOADS WITH APPROPRIATE MANUFACTURER, SUCH AS: CEILING, HUNG EQUIPMENT, RTU's, ETC.
5. JOIST MFR. SHALL COORDINATE WITH MECHANICAL THE WEIGHTS AND LOCATIONS OF MECHANICAL EQUIPMENT AND LOCATION OF DUCT RUNS SO THEY DO NOT CONFLICT WITH JOIST MEMBERS, PRIOR TO FABRICATION OF JOISTS.
6. STEEL JOISTS AND BRIDGING AS SHOWN ON THE DRAWINGS SHALL BE DESIGNED FOR GROSS WIND UPLIFT OF 20 psf. OR A MINIMUM NET WIND UPLIFT OF 9psf, WHICHEVER CAUSES THE GREATEST EFFECT.
7. BRIDGING CONNECTION TO WALLS AND STEEL FRAMING BY JOIST MFR.
8. JOISTS AND SEAT CONNECTION SHALL BE DESIGNED TO RESIST AXIAL SEISMIC LOADS AS NOTED, OR TO RESIST A HORIZONTAL FORCE ACTING PARALLEL TO THE JOIST, NOT LESS THAN 5 PERCENT OF THE DEAD PLUS LIVE LOAD REACTION (IBC 1620.1.4), WHICHEVER IS GREATER.
9. REINFORCE JOISTS WHERE CONCENTRATED LOADS DO NOT OCCUR AT A PANEL POINT.
10. JOIST BRIDGING, WHERE SHOWN, IS A SCHEMATIC REPRESENTATION FOR GENERAL INFORMATIONAL PURPOSES ONLY. JOIST SUPPLIER SHALL BE RESPONSIBLE FOR PROVIDING DESIGN, WHICH COMPLIES WITH S.I. REQUIREMENTS, INCLUDING LOCATION SIZE AND CONFIGURATION EXCEPT WHERE SPECIAL REQUIREMENTS ARE SPECIFICALLY NOTED. SUPPLIER SHALL GIVE DUE CONSIDERATION TO THE RELATIVE STIFFNESSES OF JOISTS AND ADJACENT STRUCTURAL ELEMENTS.

Diagram illustrating various beam-to-column connections and their corresponding designations:

- BEAM CANTILEVER
- BEAM FRAMED OVER BEAM
- COLUMN SIZE / MARK
- BEAM FRAMED OVER WF COLUMN
- BEAM FRAMED OVER TS COLUMN
- BEAM SPlice
- BEAMS FRAMED INTO SIDE OF WF COLUMN
- BEAM - TO - COLUMN MOMENT CONNECTION REACTION
- BEAMS FRAMED INTO SIDE OF BEAM
- BEAM SIZE / DESIGNATION w/ TOP OF STEEL ELEVATION
- BEAM FRAMED INTO SIDE OF TS COLUMN

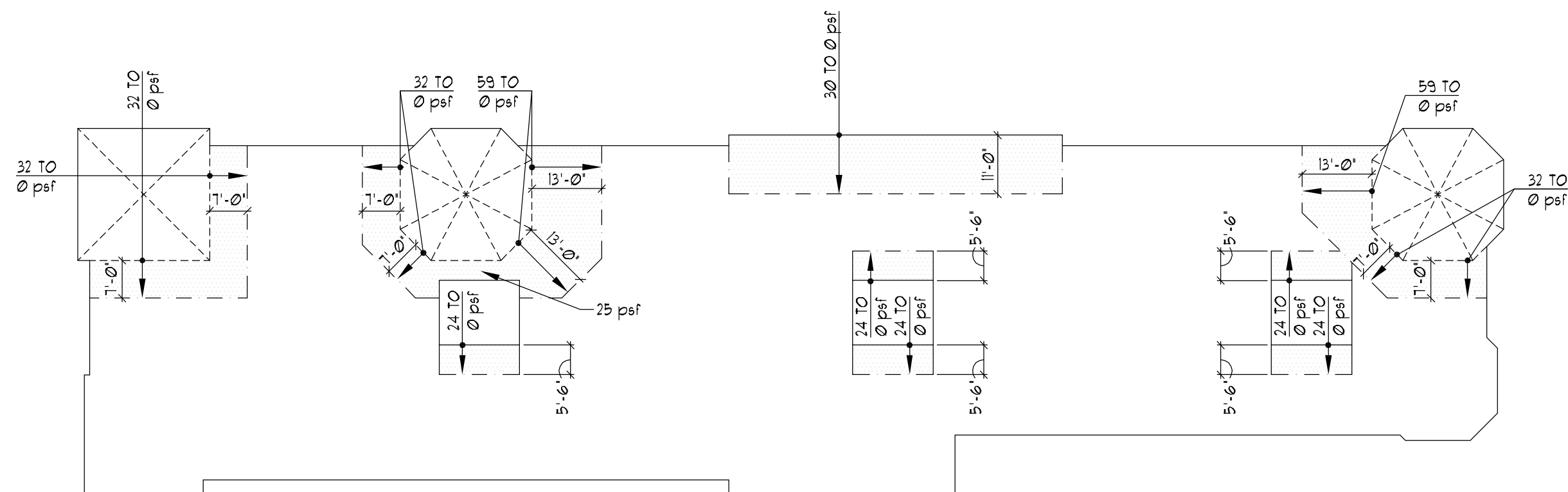
Additional details shown in the diagram include:

- Column size: 14x24
- Beam size: 14x24
- Angle: 30°
- Orientation: (12-0°)

1. TOP OF STEEL: JOIST BEARING

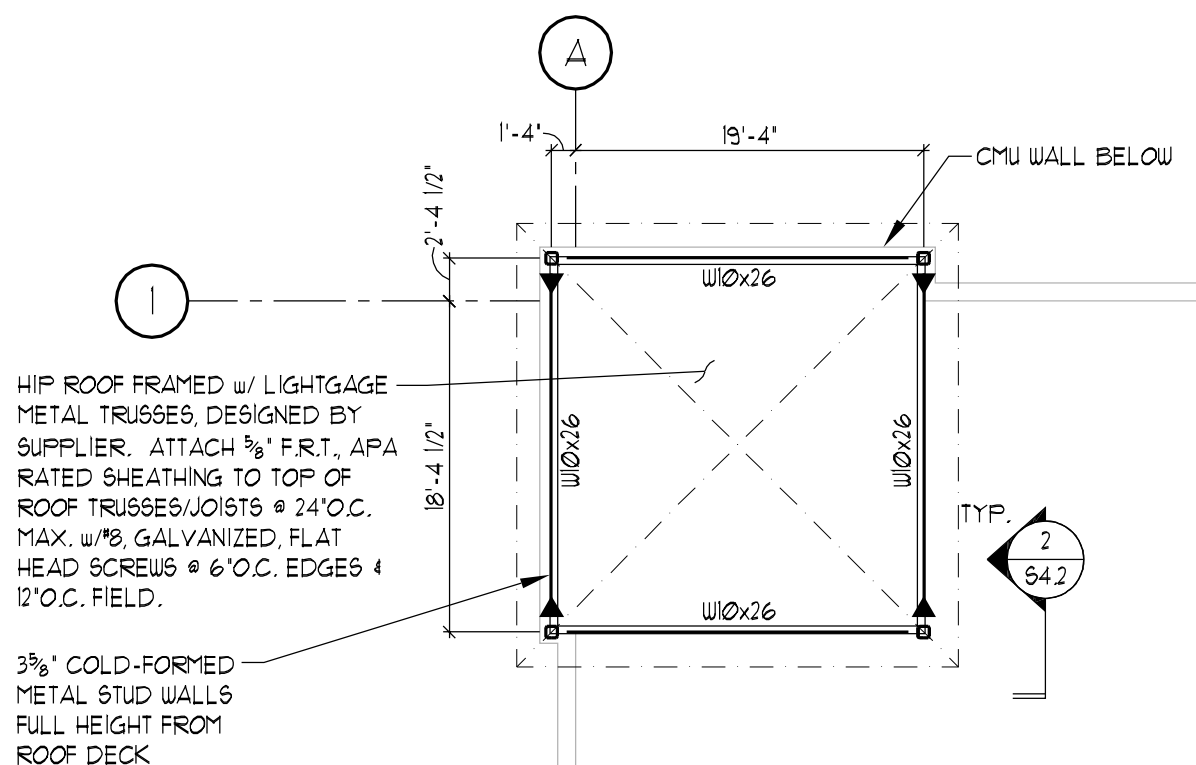
2. UNLESS OTHERWISE NOTED ON PLANS, ROOF DECK SHALL BE 1½" 20GA TYPE B GALV. DECK INSTALLED IN A MANNER SUCH THAT IT IS CONTINUOUS OVER A MINIMUM OF THREE SPANS, SHEET END AND SHEET TO STRUCTURE FASTENERS SHALL BE WELDED USING 5/8" RUDDELE WELDS. SIDELAP FASTENERS SHALL BE 100 WEX HEAD SCREWS, AS A MINIMUM, AND PATTERN W/1 SIDELAP FASTENERS. PERMETER FASTENING SHALL CORRESPOND TO INTERIOR FASTENING AS A MINIMUM. PARTIAL PANELS SHALL BE WELDED IN EVERY VALLEY.
3. WHERE DECK MAY BE DISCONTINUOUS DUE TO CHANGE IN DIRECTION OR ROOF PITCH, PROVIDE 22 GA CLOSURE/CONTINUITY PL. FASTENED TO DECK @ 8' O.C.
4. PROVIDE FOR DECK SUPPORT BRACING AT RTU SHAFTS, ROOF HATCH, AND EXHAUST FANS WEIGHING LESS THAN 250 LBS. PROVIDE SIMILAR FRAMING AT ROOF DRAINS, AND ALL DECK PENETRATIONS GREATER THAN 12" (SEE ARCH. AND MECH. DUGS).
5. BEAM CONNECTIONS SHALL BE DESIGNED FOR END REACTIONS AS DEFINED ON P. 4-9 OF THE AISC MANUAL, 9TH ED. UNLESS NOTED OTHERWISE, CONNECTION SCHEDULE ON 8/54/0 SHOULD BE USED AS A MINIMUM.
6. STRUCTURAL STEEL/JOIST FRAMING NOT DIMENSIONED ON PLAN SHALL BE SPACED EQUALLY BETWEEN DIMENSIONED MEMBERS.
1. SEE SHEET 53.0 FOR LINTEL SCHEDULE.
7. "SH" INDICATES "METAL STUD HEADER"; SEE DETAIL 1/54/1 FOR INFO.
8. "\*" DENOTES 1/3x3/4" DIAG. BRACE FROM BOTTOM FLANGE TO JOIST TOP CHORD PANEL POINT OR TOP CHORD OF ADJ. JOIST AS APPLICABLE.
10. SEE DETAIL 6/54/2 FOR SPECIAL JOIST DIAGRAM.

| MARK | DESCRIPTION                                                                              |
|------|------------------------------------------------------------------------------------------|
| ①    | 1/2" ROD W/CLIP & TURNBUCKLE "X" BRACING, TYP. UNO. FROM TOP OF POST TO BOTTOM OF PANEL. |
| ②    | C10X20" LAID IN FLUTE DECK W/FLANGES DOWN 1" FIELD WELD TO TOP CHORD THRU DECK.          |
| ③    | 6" SPIRE COLUMN OVER JOIST, TYP. OFFSET (SHOW FOR CLARITY)                               |
| ④    | ROOF SCREEN, TOP OF SCREEN ELEVATION SEE ARC.                                            |
| ⑤    | 1"x4"x0'-0" BEARING E.W.2'- 1/2"x4" HEADED STUDS, 0' BEARING, T.E. EL. = III-54'-        |
| ⑥    | 1"x2"x0'-0" BEARING E.W.4'- 1/2"x4" HEADED STUDS, 0' BEARING, T.E. EL. = III-3'-         |

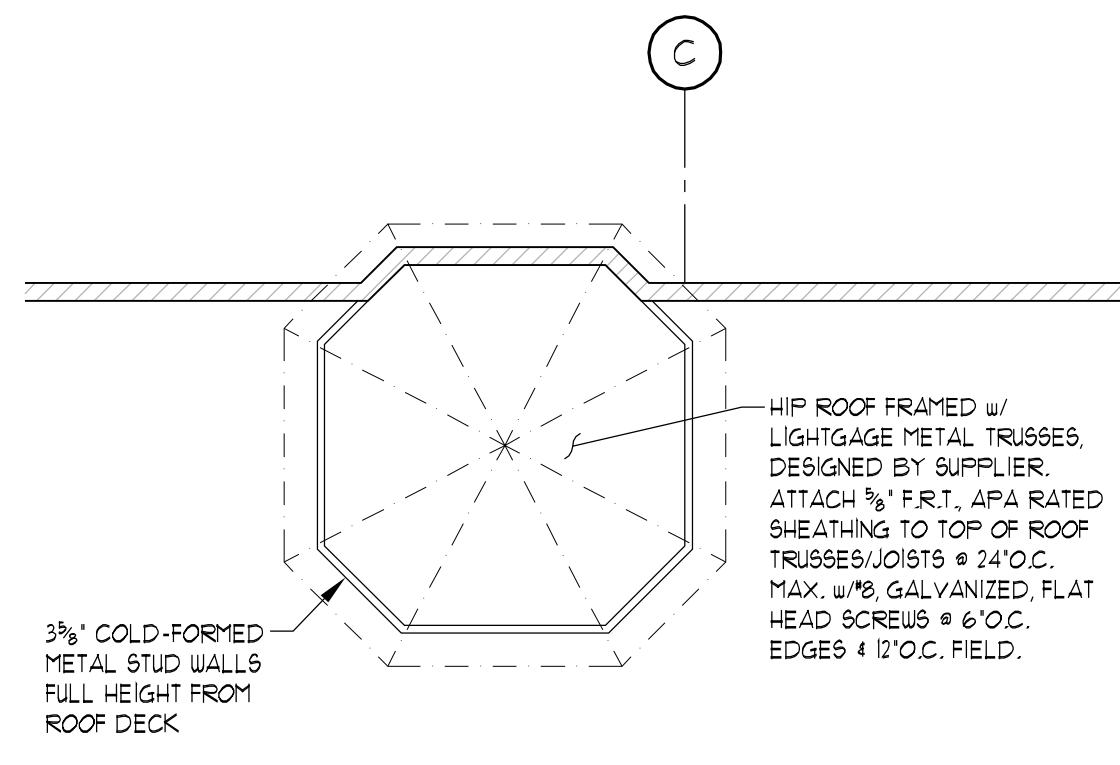


S2.0

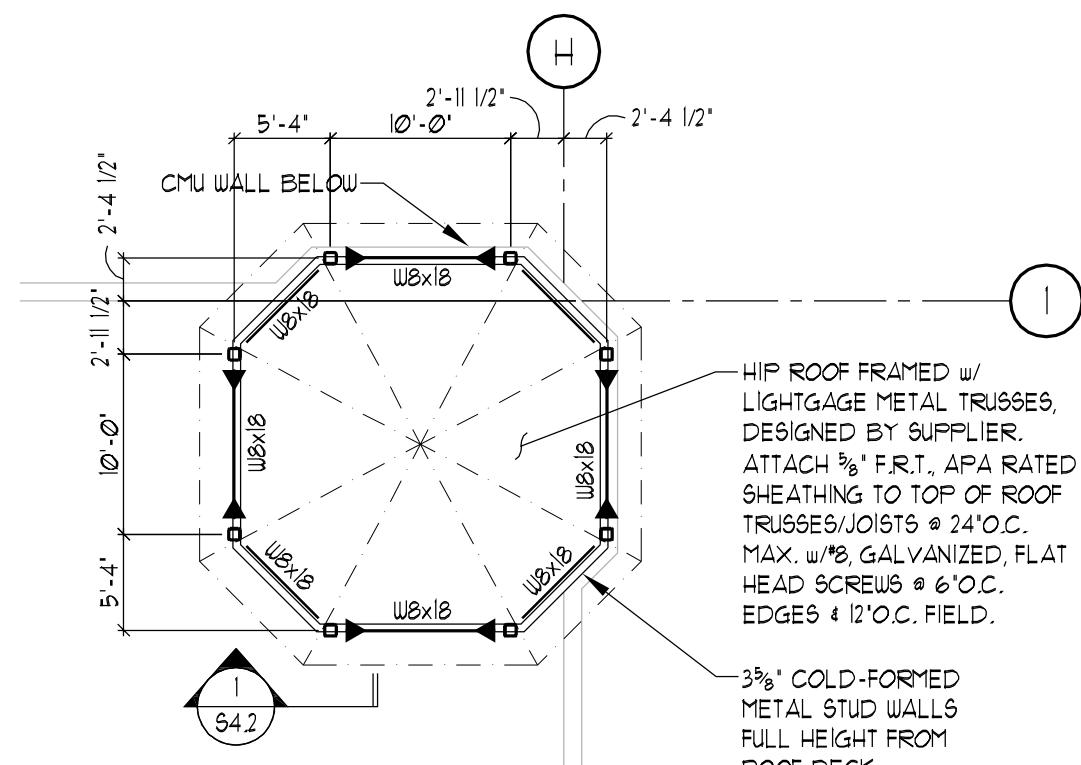
SCALE: N.T.S.



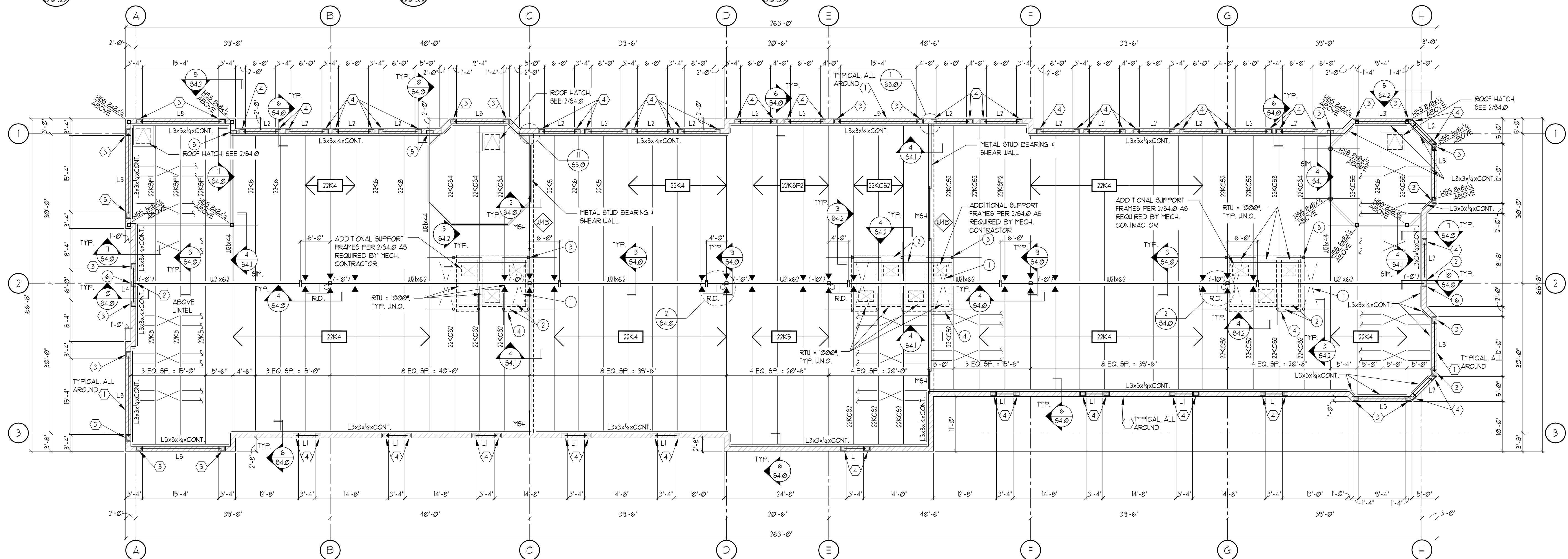
SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

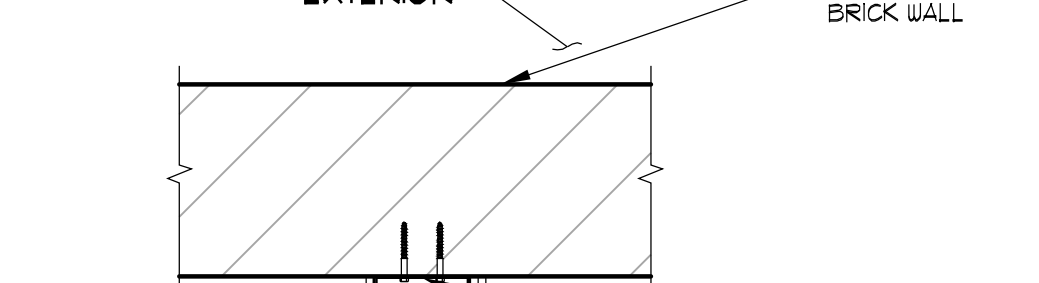


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SCALE: 3/32" = 1'-0"



| MARK | SIZE/REINFORCING                                                                       | COMMENTS                                                                                                                                                                         |
|------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ①    | 12" CMU/CONCRETE<br>BRICK w/ 4 BARS<br>VERTICAL @ 48" O.C.                             | CENTER REINFORCING IN WALL, U.N.O. REINFORCING AT PIERS<br>SUBSTITUTES FOR WALL REINFORCING. ADJUST SPACING ABOVE &<br>BELOW OPENINGS TO ENSURE MAXIMUM BAR SPACING @ 4'-0" O.C. |
| ②    | 12"x16" CMU/CONCRETE<br>BRICK PIER w/ 4- 1/2<br>BARS VERTICAL @ 12"<br>TIES @ 16" O.C. | 4- 1/2 BARS FULL HEIGHT<br>                                                                     |
| ③    | 12"x16" CMU/CONCRETE<br>BRICK PIER w/ 4- 1/2<br>BARS VERTICAL                          | BAR BETWEEN LINTEL<br>BRG & FOUNDATION<br>2- 1/2 FULL HEIGHT<br>                                |
| ④    | 12"x16" CMU/CONCRETE<br>BRICK PIER w/ 1- 1/2<br>BARS VERTICAL                          | GROUT CORE SOLID FOR<br>3 COURSES BELOW BRG.<br>1- 1/2 FULL HEIGHT<br>                          |

- 
- A cross-sectional diagram of a metal stud sheathing detail. The diagram shows a vertical metal stud with a horizontal metal flange at the top. The flange is attached to a horizontal CMU/Concrete Brick Wall. The wall is labeled 'EXTERIOR' on the left and 'CMU/CONCRETE BRICK WALL' on the right. The interior side of the wall is labeled 'INTERIOR'. The metal stud is labeled '6" METAL STUDS'. The sheathing is labeled '1/2" SHEATHING'. The edge nail sheathing is labeled 'EDGE NAIL SHEATHING TO END STUD'. The attachment is labeled 'ATTACH END STUD DIRECTLY TO INSIDE FACE OF CMU WALL w/ 1/2" x 1/4" LONG TARPON SCREWS @ 6" O.C. FULL HEIGHT OF STUD'.

SCALE: N.T.S.

1/2" ISOLATION BOARD

SEE FOUNDATION PLAN FOR SLAB THICKNESS AND REINFORCING

PROVIDE HORIZ. JOINT REINF. @ 16" O.C.

SEE FDN. PLAN FOR FOOTING SIZE & REINF.

TOP OF SLAB EL.  
SEE PLAN

REINFORCING IN SOLID GROUTED CELLS SEE PLAN FOR SIZE AND SPACING

DOUELS w/ STD. 90° HOOK TO MATCH SIZE & SPACING OF VERTICAL BARS. EXTEND 24" MIN INTO MASONRY WALL

TOP OF FTG. EL.  
SEE PLAN

3" CLEAR

Technical drawing showing a plan view of a column base plate and a section A-A.

**Plan View:**

- Column: 12" MIN. (TYP.)
- Base Plate: 12" MIN. (TYP.)
- Isolation Board: 1/2" ISOLATION BOARD
- Construction or Control Joint: CONSTRUCTION OR CONTROL JOINT, TYP.
- Column Pier: COLUMN PIER, SEE PLAN
- Section A-A: SECTION A-A

**Section A-A:**

- Column: 12" MIN. (TYP.)
- Base Plate: 12" MIN. (TYP.)
- Isolation Board: 1/2" ISOLATION BOARD
- Construction Joint: CONSTRUCTION JOINT SEE TYP. DETAILS, RUN WUF THROUGH JOINT
- Column Pier: COL. PIER OR WALL

4  
63.0

TYPICAL SLAB ON GRADE  
ISOLATION JOINTS @ COLUMN

SCALE: N.T.S.

| MARK | SIZE                        | CONFIGURATION                                                                                                                                                                      | REMARKS                    |
|------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| L1   | 1 1/8" x 1 3/8" PC          |  2 - #3 TOP<br>2 - #4 BOTTOM                                                                    | PROVIDE 1 1/2" CLEAR COVER |
| L2   | 1 1/8" x 1 3/8" PC          |  3 - #3 TOP<br>3 - #5 BOTTOM                                                                    | PROVIDE 1 1/2" CLEAR COVER |
| L3   | W8x18 w/ E 5/16xØ-11"xCONT. | EQUAL  INFL FOLLOWING<br>ERECTION |                            |
| L4   | W8x24 w/ E 5/16xØ-11"xCONT. | EQUAL  INFL FOLLOWING<br>ERECTION |                            |
| L5   | W6x24 w/ E 5/16xØ-11"xCONT. | EQUAL  INFL FOLLOWING<br>ERECTION |                            |

3. CENTER BEAMS WITHIN WIDTH OF BLOCK UNLESS NOTED OTHERWISE.
4. PROVIDE HORIZONTAL REINFORCING IN THE JOINT ABOVE THE LINTEL, AND EXTEND 24" BEYOND EDGE OF OPENING.
5. REFER TO ARCHITECTURAL DRAWINGS FOR OPENING LOCATIONS, ELEVATIONS, & SIZES.
6. EXTEND BOTTOM PLATES FULL LENGTH.
7. BOTTOM REIN BAR IS NARROWER THAN NOMINAL TOTAL WALL THICKNESS, UNLESS NOTED OTHERWISE. WRAP ENDS OF STEEL LINTEL W/ BUILDING PAPER AND GROUT SOLID.

COLUMN, SEE PLAN  
 SLAB ON GRADE, SEE PLAN  
 1/4"  $\phi$   
 4" COLUMN AND FOOTING UNLESS NOTED OTHERWISE  
 CONSTRUCTION JOINT, SEE TYPICAL DETAILS  
 NON-SHRINK GROUT  
 TOP OF SLAB EL., SEE PLAN  
 TOP OF FTG. EL., SEE PLAN  
 1/4" SETTING IE ON 3/4" GROUT  
 4" ANCHOR BOLTS  
 FOOTING, SEE PLAN  
 3'

Diagram illustrating the construction of a concrete slab joint, showing reinforcement details and notes.

**Notes:**

1. SEE THE FOUNDATION PLAN FOR SLAB THICKNESS, REINFORCEMENT, AND JOINT LOCATIONS.
2. SLAB SHALL BE PLACED USING 'STRIP' OR 'LANE' CONSTRUCTION.
3. FILL JOINTS WITH SEMI-RIGID EPOXY MATERIAL.

**Diagram Labels:**

- REMOVABLE PLASTIC OR HARDBOARD PRE-FORMED STRIP OR SAWCUT JOINT AS SOON AS SAWCUT WILL NOT RAVEL CONCRETE, WITHIN 12 HOURS
- 15'-0" O.C. MAX.
- 15'-0" O.C. MAX.
- DEPTH TO BE THE SMALLER OF 1/4 THE SLAB THICKNESS OR 2'-0"
- W/UF CUT EVERY OTHER WIRE AT JOINT
- TOP OF SLAB EL. SEE PLAN
- 6" FREELY DRAINING SUB-BASE

SLAB ON  
GRADE CONTROL JOINT

3  
630

SCALE: N.T.S.


**HOLDOWN**  
**ELEVATION @ SHEARWALL**  
 SCALE: N.T.S.

The diagram illustrates a cross-section of a concrete slab joint. A horizontal line represents the top of the slab, with a dimension line indicating a distance of  $\frac{3}{4} \times 1'-4"$  from the left edge to the first reinforcement bar. The reinforcement consists of smooth, greased bars with a diameter of  $\frac{1}{2}"$  O.C. (On Center). The bars are located at mid-height of the slab and are placed level and perpendicular to the joint. A note specifies that the WUF (Welded Wire Fabric) shall not be continuous across the joint, except for column isolation joints. The slab is supported by a 6" freely draining sub-base. A dimension line indicates a distance of  $\frac{1}{2}$  from the top of the slab to the reinforcement bars. A note points to the top of the slab elevation, stating "TOP OF SLAB EL. SEE PLAN".

3/4" x 1'-4" SMOOTH, GREASED  
REINFORCING BARS @ 1/2" O.C.  
LOCATED @ MID-HEIGHT OF  
SLAB, PLACED LEVEL &  
PERPENDICULAR TO JOINT.

WUF SHALL NOT BE CONTINUOUS  
ACROSS THE JOINT, EXCEPT @  
COLUMN ISOLATION JOINTS

1/2

TOP OF SLAB EL.  
SEE PLAN

6" FREELY DRAINING  
SUB-BASE

**NOTES:**

1. SEE THE FOUNDATION PLAN FOR SLAB THICKNESS, REINFORCEMENT, AND JOINT LOCATIONS.
2. SLAB SHALL BE PLACED USING 'STRIP' OR 'LANE' CONSTRUCTION.
3. FILL JOINTS WITH SEMI-RIGID EPOXY MATERIAL.
4. SMOOTH DOUFL BARS SHALL BE SAUN, NOT SHEARED.

SLAB ON  
GRADE CONSTRUCTION JOINT

SCALE: N.T.S.

12  
63.0

PLAN OF HOLDDOWN @ SHEARWALL

SCALE: N.T.S.

SEE FOUNDATION PLAN FOR SLAB THICKNESS AND REINFORCING  
 PROVIDE HORIZ. JOINT REINF. @ 16" O.C.  
 EQ.  
 SEE FDN. PLAN FOR FOOTING SIZE & REINF.  
 0' 11" 1/2"  
 TOP OF WALL EL. SEE PLAN  
 12" BOND BEAM w/2 - 5XCONT.  
 REINFORCING IN SOLID GROUTED CELLS SEE PLAN FOR SIZE AND SPACING  
 DOUELS w/ STD. 90° HOOK TO MATCH SIZE & SPACING OF VERTICAL BARS. EXTEND 34" MIN INTO MASONRY WALL  
 TOP OF FIG. EL. SEE PLAN

**COLD-FORMED METAL SHEAR WALL. SEE PLAN FOR LOCATION.**

**ATTACH BOTTOM TRACK OF WALL TO SOLID GROUTED CMU w/ ½"x½" LONG TAPCON SCREWS w/ HUB @ 8" O.C., CENTER IN WALL.**

**½" ISOLATION BOARD EACH SIDE.**

**SEE FOUNDATION PLAN FOR SLAB THICKNESS AND REINFORCING.**

**TOP OF WALL EL. SEE PLAN**

**TOP OF FTG. EL. SEE PLAN**

**¾" FIRE RETARDANT TREATED APA RATED SHEATHING.**

**ATTACH TO STUDS @ ¼" GALV. SCREWS @ 4' O.C. EDGES & 12" O.C. FIELD. BLOCK ALL PANEL EDGES PER NOTE 6.**

**COLD-FORMED METAL SHEARWALL NOTES**

**USE MIN. 60096(2-43/33kaf) METAL STUDS @ 16" O.C., INSTALL BRIDGING PER DETAIL 4(SH) TO STUD ON OPPOSITE SIDE OF SHEATHING.**

**SINGLE COURSE OF 8" CMU GROUTED SOLID w/ 1 - 5 BAR CONT. BELOW WALL, 4 # BARS DOUELS INTO FTG. @ 48" O.C.**

**3" CLR.**

**E.G. 8" E.G.**

**SEE FON. PLAN FOR FOOTING SIZE & REINF.**

**1'-2" 8"**

530

SCALE: N.T.S.

LAP = 2'-4"

3'-0"

0'-0"

0'-0"

HEAVY DUTY PREFAB CORNERS AT 16" O.C. VERTICAL

HEAVY DUTY WALL REINF. AT 16" O.C. VERTICAL

2'-8"

2'-8"

HEAVY DUTY WALL REINF. AT 16" O.C. VERTICAL

HEAVY DUTY PREFAB TEE AT 16" O.C. VERTICAL

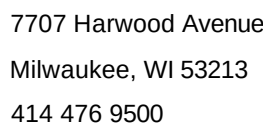
NOTES:

- USE LADDER TYPE HORIZ REINF. AT MULTI-WYTHE AND/OR BRICK AND BLOCK CONSTRUCTION

HORIZONTAL  
MASONRY WALL REINFORCEMENT

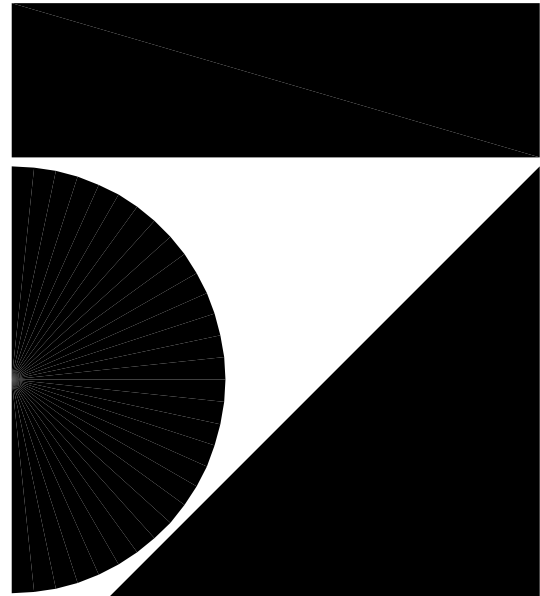
SCALE: N.T.S.





THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.





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Revisions

Sheet

FRAMING DETAILS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

Project Number

060033.00

Sheet Number

S4.1

## COLD-FORMED METAL SHEARWALL NOTES

ALL WALLS USED AS SHEAR WALLS FOR RESISTING WIND & SEISMIC LATERAL FORCES SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS PER THE UECBC 2007, SECTION 2211.

- FOR SCREWED CONNECTIONS SCREWS SHALL BE OF SUFFICIENT LENGTH TO PENETRATE THROUGH THE COLD-FORMED STEEL FRAMING MEMBER BY AT LEAST THREE EXPOSED THREADS.
- STUDS SHALL BE A MINIMUM 1 3/8"x3 1/2" WITH A 1/8" RETURN LIP. AS A MINIMUM STUDS SHALL BE DOUBLED (BACK TO BACK) AT SHEAR WALL ENDS.
- TRACK SHALL BE A MINIMUM 1 1/4"x3 1/2", SAME GAUGE AS STUD.
- BOTH STUDS AND TRACK SHALL HAVE A MINIMUM UNCOATED BASE METAL THICKNESS OF 0.033 INCH (0.84mm) AND SHALL BE OF THE FOLLOWING GRADES OF STRUCTURAL QUALITY STEEL: A57M A653 55 GRADE 33, A57M A792 55 GRADE 33, OR A57M A875 55 GRADE 33.
- FASTENERS ALONG THE EDGES IN SHEAR PANELS SHALL BE PLACED NOT LESS THAN 3/8" IN FROM PANEL EDGES.
- ALL PANEL EDGES SHALL BE FULLY BLOCKED. WHERE HORIZONTAL STRAPPING IS USED TO PROVIDE SUCH BLOCKING, IT SHALL BE A MINIMUM 1 1/2" WIDE AND OF THE SAME MATERIAL & THICKNESS AS THE TRACK & STUDS. PANELS LESS THAN 12" WIDE SHALL NOT BE USED.
- WOOD STRUCTURAL PANEL SHEATHING:
  - LIGHT FRAMED COLD FORMED STEEL WALL SYSTEMS SHEATHED WITH WOOD STRUCTURAL PANELS ARE PERMITTED TO RESIST HORIZONTAL FORCES PROVIDED BY WIND OR SEISMIC LOADS.
  - WOOD STRUCTURAL PANELS SHALL COMPLY WITH DOC P91 OR P92.
  - STRUCTURAL PANELS ARE PERMITTED TO BE APPLIED WITH LONG DIMENSION EITHER VERTICAL OR HORIZONTAL TO FRAMING. SCREWS USED TO ATTACH PLYWOOD AND OSB SHALL BE APPROVED AND SHALL BE A MINIMUM NO. 8 FLAT-HEAD, SELF-DRILLING TAPPING SCREWS WITH A MINIMUM HEAD DIAMETER OF 0.231" (1.4mm) IN ACCORDANCE w/SAE J18.
  - GYPSON BOARD PANEL SHEATHING:
    - COLD-FORMED STEEL STUD WALL SYSTEMS SHEATHED WITH GYPSON BOARD ARE PERMITTED TO RESIST HORIZONTAL FORCES PRODUCED BY WIND LOADS ONLY.
    - GYPSON BOARD MUST BE DIRECTLY ATTACHED TO BOTH SIDES OF METAL STUDS WITHOUT THE USE OF RESILIENT CHANNELS.
    - GYPSON BOARD SHALL BE APPLIED TO STUDS WITH THE LONG DIMENSION HORIZONTAL ONLY. END JOINTS OF ADJACENT COURSES OF GYPSON BOARD SHEETS SHALL NOT OCCUR OVER THE SAME STUD.
    - SCREWS USED TO ATTACH GYPSON BOARD SHALL BE A MINIMUM NO. 6 IN ACCORDANCE WITH ASTM C954.

## COLD-FORMED METAL MATERIAL NOTES

- ALL COLD-FORMED METAL FRAMING SHALL CONFORM TO:  
PAINTED SECTIONS: 10, 12, 14 & 16 GA - A510 FY:50,000 PSI  
PAINTED SECTIONS: 18 & 20 GA - A618 GD C FY:33,000 PSI  
GALVANIZED SECTIONS: 10, 12, 14 & 16 GA - A446 GD D FY:50,000 PSI  
GALVANIZED SECTIONS: 18 & 20 GA - A446 GD A FY:33,000 PSI
- REFER TO PLANS AND DETAILS FOR GAUGE AND SIZE REQUIREMENTS OF COLD-FORMED METAL FRAMING MEMBERS.
- ALL FRAMING PRODUCTS SHALL BE FORMED FROM STEEL POSSESSING A COATING CORRESPONDING TO THE MINIMUM REQUIREMENTS OF ASTM C955.
- ALL SIDE CLIPS, SUPPORT CLIPS, AND CLIP ANGLES ARE 50 ksi, UNLESS NOTED OTHERWISE.
- NOMENCLATURE: CONFORMS TO SSMA STANDARDS, PRODUCT TECHNICAL INFORMATION, PAGE 5 ([www.ssma.com](http://www.ssma.com)), FOR "GENERIC" FRAMING MANUFACTURER.
- GALVANIZING: ALL FRAMING TO BE GALVANIZED, G60 COATING MINIMUM, UNLESS NOTED OTHERWISE.
- SUGGESTED WELD METAL AND PROCESS FOR SHOP WELDING ARE: 60 ksi WELD MATERIAL STRENGTH (MINIMUM), SUGGESTED METHODS FOR FIELD WELDING: 1/2" UNLESS NOTED OTHERWISE, E60XX (MINIMUM) ELECTRODE - SMAW - OR "GASLESS" MIG, MINIMUM WELD THROAT THICKNESS (1) MUST MATCH OR EXCEED THE BASE STEEL THICKNESS OF THE THINNEST CONNECTED PART UNLESS NOTED OTHERWISE.
- ZINC RICH PAINT: FOR WELD TOUCH-UP USE PAINT 20 TYPE II ORGANIC ZINC RICH.
- FASTENERS: SHALL BE CORROSION-RESISTANT CADMIUM OR ZINC PLATED SCREWS, NUTS, BOLTS, WASHERS AND OTHER FASTENERS.
- UNLESS NOTED OTHERWISE, REFER TO LITERATURE PUBLISHED BY HILTI FASTENING SYSTEMS, INC. FOR EXPANSION BOLT, OR POWDER ACTUATED FASTENER (P.A.F.) INFORMATION AND HILTI BUILDEX, INC. FOR TENS SCREW DATA. ALTERNATE MANUFACTURER'S FASTENERS OF COMPARABLE SPECIFICATIONS AND LOAD CAPACITIES ARE ACCEPTABLE WITH APPROVAL. ALL FASTENERS SUBJECT TO TENSION SHALL HAVE 1/8" (MINIMUM) DIAMETER STEEL WASHERS.
- ALL CONCRETE SCREW FASTENERS SHALL BE THOSE AS MANUFACTURED AND TESTED BY TAPCON CONCRETE ANCHORS OR APPROVED EQUAL, OR AS INDICATED ON THE DRAWINGS.

## COLD-FORMED METAL PRODUCT IDENTIFICATION

PRODUCT GEOMETRIES MUST MEET OR EXCEED THE MINIMUM PROPOSED BY THE STEEL STUD MANUFACTURERS ASSOCIATION FOR INDUSTRY STANDARDIZATION. FOR SSMA DESIGNATIONS SEE TABLES BELOW.

### MEMBER SECTION TABLE

| SECTION             | SSMA IDENTIFICATION | FLANGE WIDTH |
|---------------------|---------------------|--------------|
| S-SECTIONS (STUDS)  | S31                 | 1 3/4"       |
|                     | S162                | 1 3/4"       |
|                     | S200                | 2"           |
|                     | S250                | 2 1/2"       |
| T-SECTIONS (TRACKS) | T125                | 1 1/4"       |
|                     | T200                | 2"           |

### MEMBER THICKNESS TABLE

| MILS GAUGE | MINIMUM DELIVERED THICKNESS | DESIGN THICKNESS |
|------------|-----------------------------|------------------|
| 33         | 20                          | 0.033"           |
| 43         | 18                          | 0.042"           |
| 54         | 16                          | 0.053"           |
| 68         | 14                          | 0.061"           |
| 91         | 12                          | 0.076"           |
| 118        | 10                          | 0.102"           |

### MEMBER DEPTH (WEB SIZE) TABLE

| SSMA IDENTIFICATION | MEMBER DEPTH |
|---------------------|--------------|
| 600                 | 6"           |
| 800                 | 8"           |
| 1000                | 10"          |

### SSMA PRODUCT IDENTIFICATION

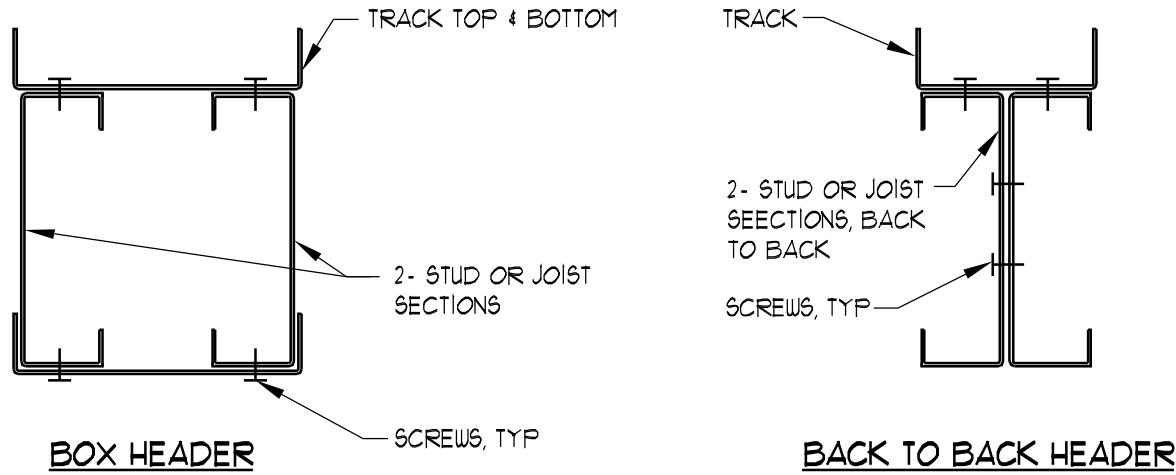
800S162-43 (50ksi)

MEMBER DEPTH SHAPE  
MIL THICKNESS  
FLANGE WIDTH  
YIELD STRENGTH (IF GREATER THAN 33ksi)

## COLD-FORMED METAL FRAMING NOTES

\*\*\* NOTE TO CONTRACTOR \*\*\*

- STUDS LISTED ARE MINIMUM SIZES AND ARE TO BE USED ONLY AS AN AID IN BIDDING. EXACT SIZES AND SPACINGS OF ALL COLD-FORMED METAL FRAMING SHALL BE DETERMINED BY THE COLD-FORMED FRAMING DESIGNER. SHOP DRAWINGS AND SUPPORTING CALCULATIONS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER IN THE STATE OF WISCONSIN. SEE COLD-FORMED METAL FRAMING NOTES FOR ADDITIONAL INFORMATION.
- THE COLD-FORMED METAL FRAMING SHALL BE COMPLETELY DESIGNED AND SUPPLIED BY THE CONTRACTOR FOR ALL GRAVITY, LATERAL, AND OTHER LOADS INDUCED BY THE BUILDING MATERIALS SHOWN ON THE PROJECT DRAWINGS, AND THE DESIGN LOADS APPLIED IN ACCORDANCE WITH THE BUILDING CODE LISTED IN THE DESIGN DATA.
- MEMBER SECTION PROPERTIES AND ALLOWABLE STRESSES SHALL BE CALCULATED IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE AISC 1.1, "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
- SHOP DRAWINGS AND SUPPORTING CALCULATIONS FOR THE COLD-FORMED METAL FRAMING SYSTEM, INCLUDING ALL STUDS, JOISTS, HEADERS, JAMBS, SILLS, AND ASSOCIATED CONNECTION DETAILS, SHALL BE SEALED & SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WISCONSIN.
- HEADERS AND JAMBS AT OPENINGS MAY CONSIST OF BUILT-UP COLD-FORMED METAL SECTIONS OR HOT ROLLED STEEL SECTIONS (TUBES, ANGLES, ETC.). SOME CONDITIONS MAY NECESSITATE HOT-ROLLED STEEL SECTIONS, AND ARE TO BE SUPPLIED AND INSTALLED BY THE COLD-FORMED METAL CONTRACTOR.
- MECHANICAL BRIDGING SHALL BE INSTALLED PRIOR TO THE ATTACHMENT OF FACING MATERIALS AND SHALL BE SECURED IN A MANNER TO PREVENT STUD ROTATION AND BE SPACED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. MAXIMUM SPACING SHALL BE 6'-0" ON CENTER FOR Laterally LOADED WALLS AND 4'-0" ON CENTER FOR AXIALLY LOADED WALLS.
- PROVIDE WEB STIFFENERS AT HORIZONTAL AND VERTICAL REACTION POINTS.
- PROVIDE ALL HORIZONTAL AND VERTICAL ATTACHMENT MECHANISMS WHERE REQUIRED.
- PROVIDE JACK STUDS OR CRIPPLES BELOW WINDOW SILLS, AND ABOVE WINDOW AND DOOR HEADS. THESE SHALL BE SECURELY ATTACHED TO SUPPORTING MEMBERS.
- ALL WELDING SHALL BE PERFORMED BY AISC D13 CERTIFIED WELDERS IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF AISC D13, "SPECIFICATIONS FOR WELDING SHEET STEEL IN STRUCTURES."
- TEMPORARY BRACING SHALL BE PROVIDED AND REMAIN IN PLACE UNTIL THE STRUCTURE IS COMPLETELY STABILIZED. PRIOR TO ATTACHMENT OF WALL SHEATHING, PROVIDE TEMPORARY BRACING TO RESIST BUCKLING OF LOAD-BEARING STUDS. TEMPORARY X-BRACING TO RESIST LATERAL WIND AND SEISMIC LOADS AND ANY OTHER TEMPORARY BRACING DEEMED NECESSARY DURING CONSTRUCTION. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE COLD-FORMED METAL INSTALLER.
- ALL FIELD CUTTING OF STUDS MUST BE DONE BY SAWING OR SHEARING. TORCH CUTTING OF COLD-FORMED MEMBERS IS UNACCEPTABLE.
- STUDS SHALL NOT DEVIATE FROM PLUMB, LEVEL AND TRUE TO LINE OF 1/8" IN 10'-0" OR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- MAXIMUM DEFLECTIONS FOR STUDS BACKING UP EXTERIOR BUILDING SKIN MATERIALS SHALL BE LIMITED TO THE FOLLOWING:  
BRICK / STONE L/600  
EIFS / STUCCO L/360  
METAL PANELS / WOOD SIDING L/240

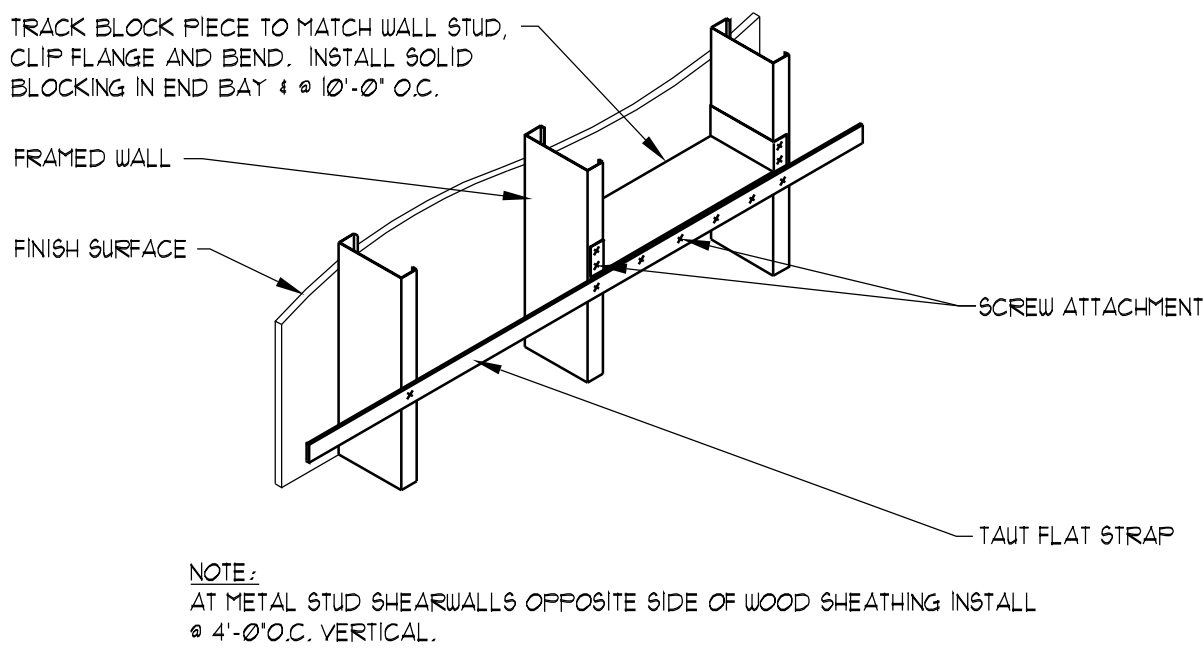


### NOTES:

- HEADER CONFIGURATIONS ARE SHOWN FOR INFORMATION PURPOSES ONLY. COLD-FORMED METAL FRAMING CONTRACTOR SHALL FULLY DESIGN ALL METAL STUD HEADERS (MSH) AS REQUIRED PER COLD-FORMED METAL FRAMING NOTES.
- STRUCTURAL STEEL HEADER MAY BE SUBSTITUTED IF REQUIRED BY DESIGN.
- ALL HEADER MEMBERS MUST BE UNFINISHED. IT IS CONTRACTOR'S RESPONSIBILITY TO SPECIFY UNFINISHED MEMBERS WHEN ORDERING MATERIALS.
- ALL HEADER SILL, & JAMB MEMBERS MUST BE FULL LENGTH. NO SPLICES ARE ALLOWED. WALL TOP TRACK MUST BE FULL LENGTH OVER ALL OPENINGS (NO SPLICES ALLOWED). JOIST RIM TRACK MUST BE FULL LENGTH (NO SPLICES) & ALL OPENINGS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT OPENING SIZE REQUIREMENTS.

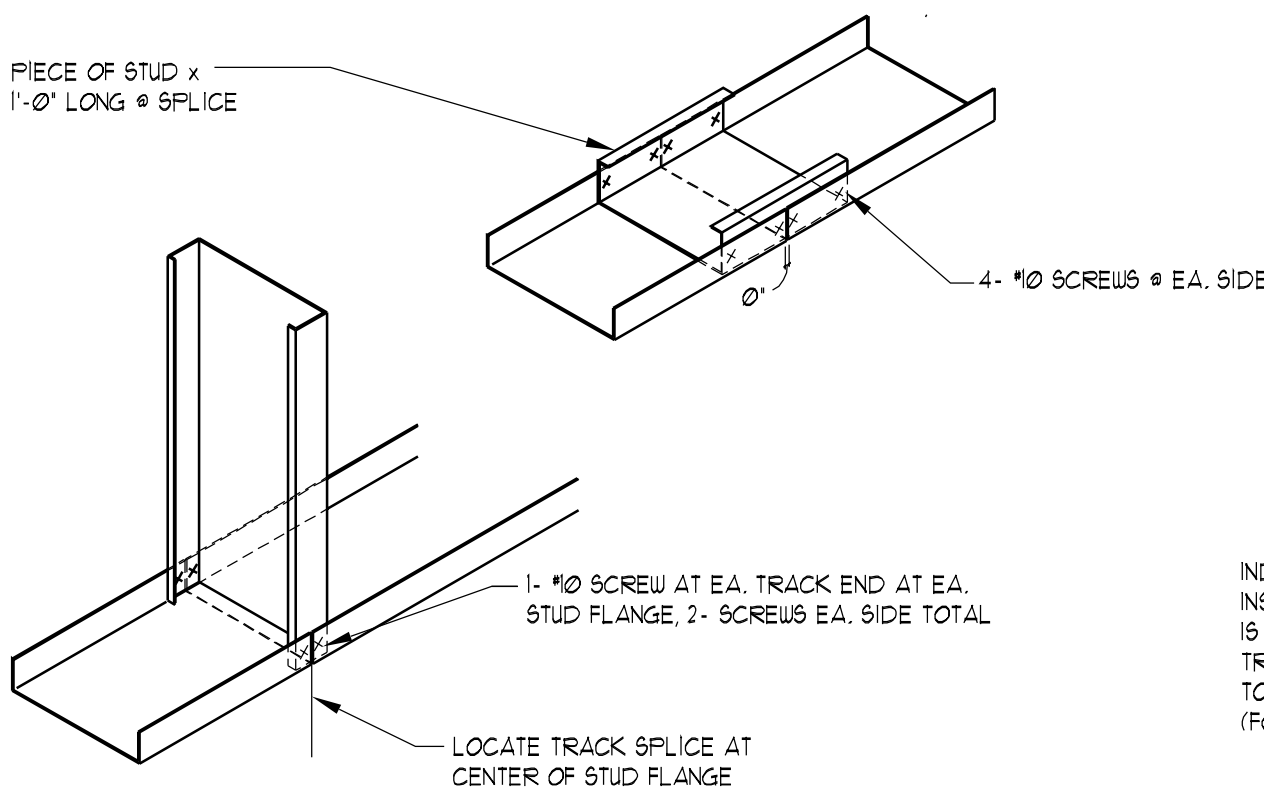
## MSH HEADER CONFIGURATIONS

SCALE: N.T.S.



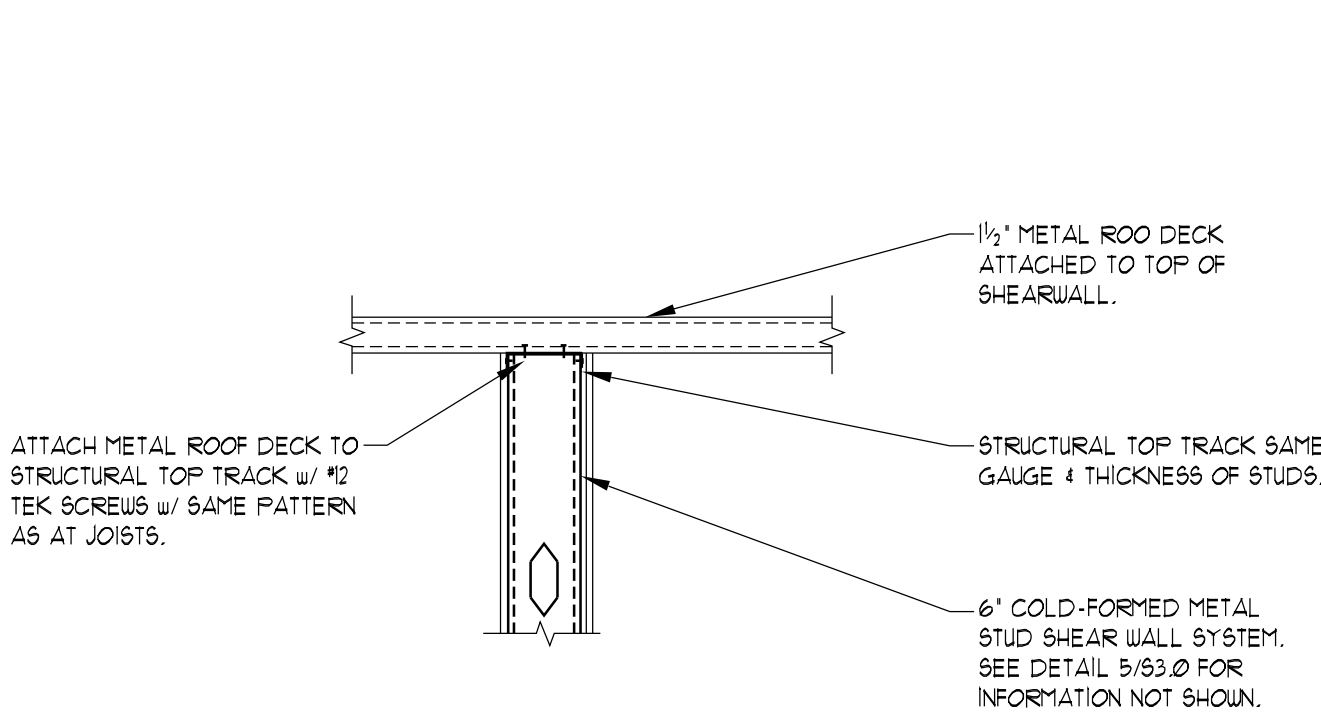
## SINGLE STRAP BRIDGING

SCALE: N.T.S.



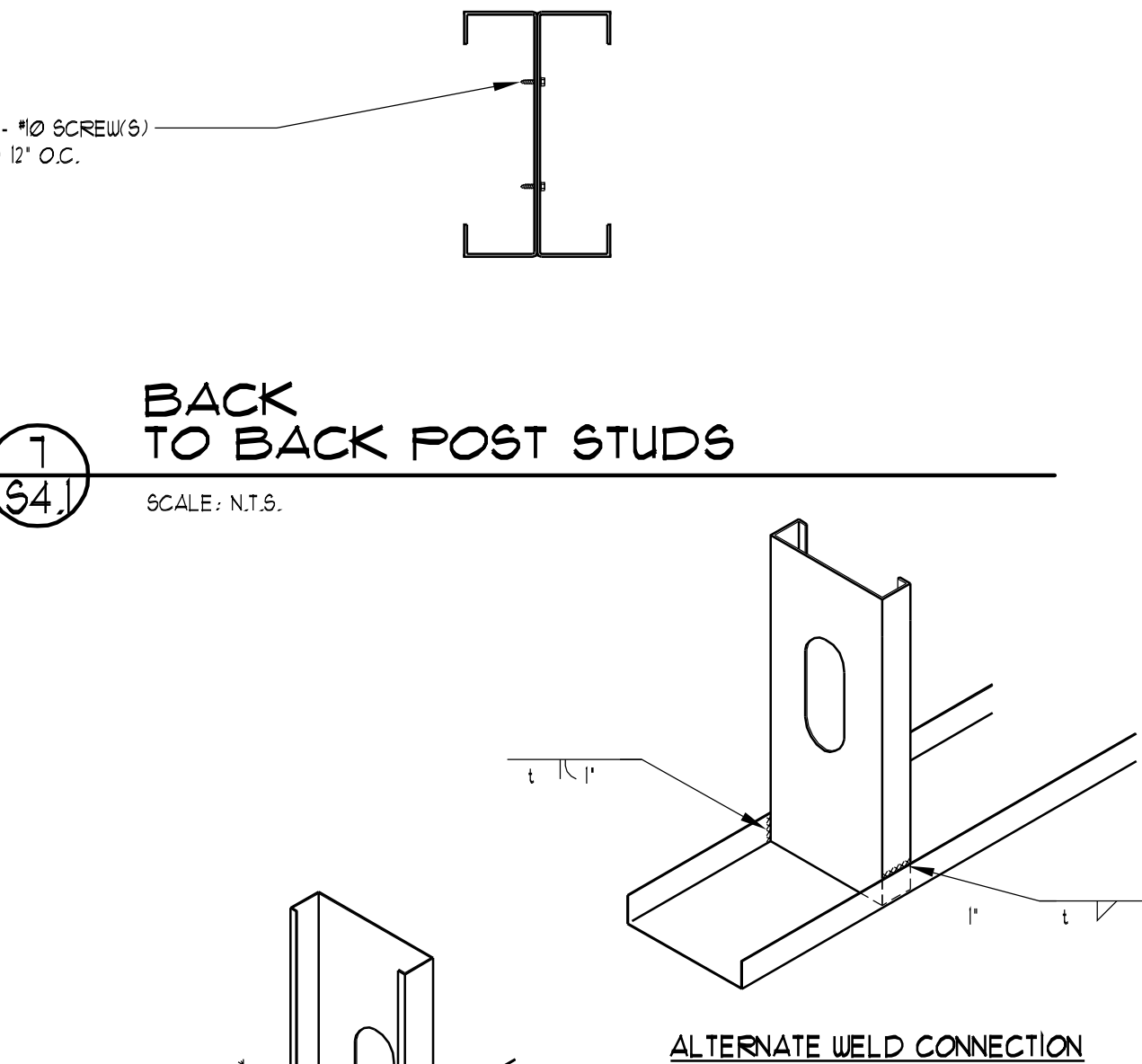
## TRACK SPLICE DETAILS

SCALE: N.T.S.



## ROOF SECTION AT INTERIOR SHEAR WALL

SCALE: N.T.S.

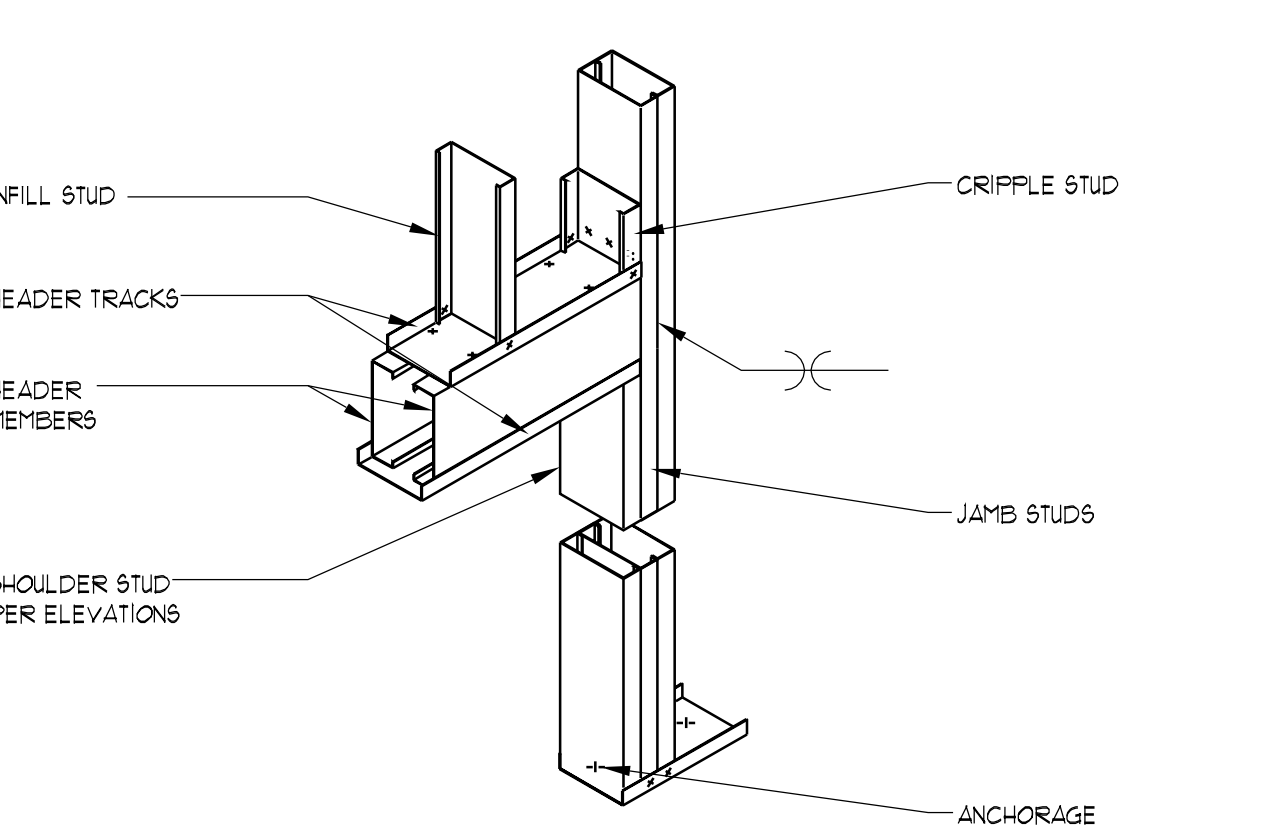


## BACK TO BACK POST STUDS

SCALE: N.T.S.

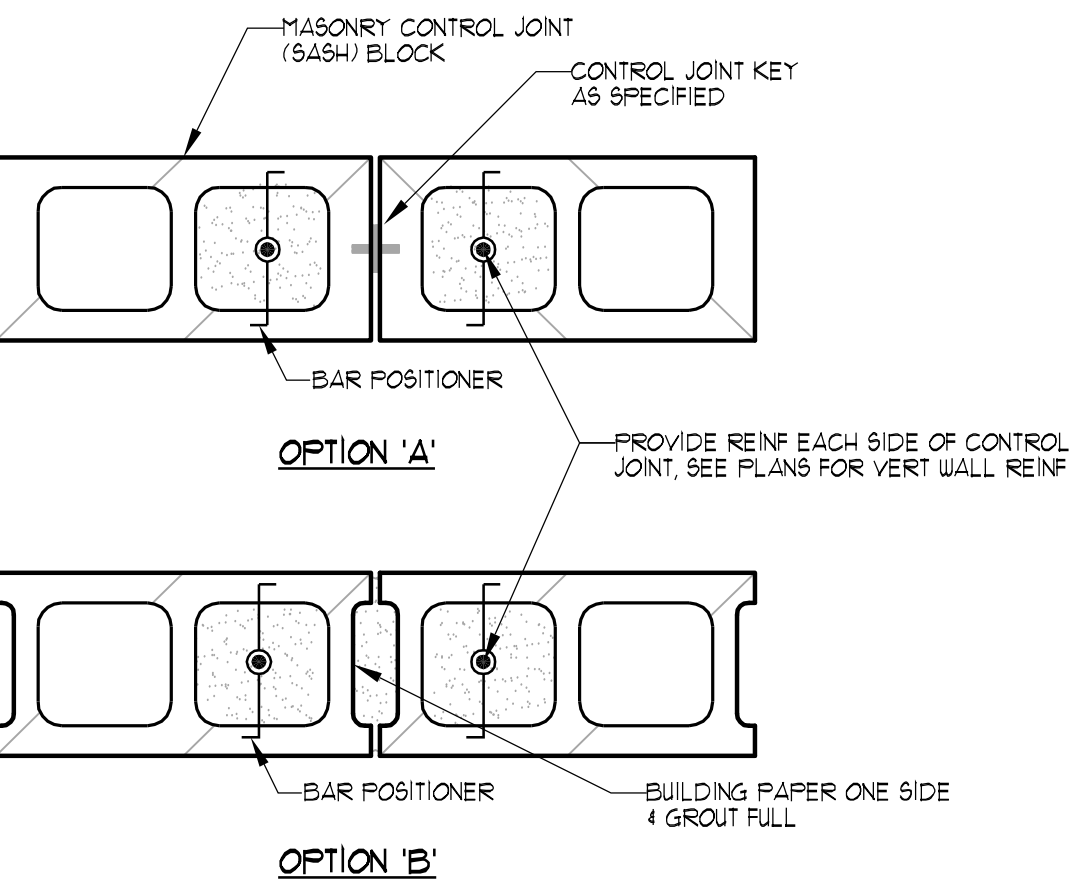
## STUD TO TRACK CONNECTION

SCALE: N.T.S.



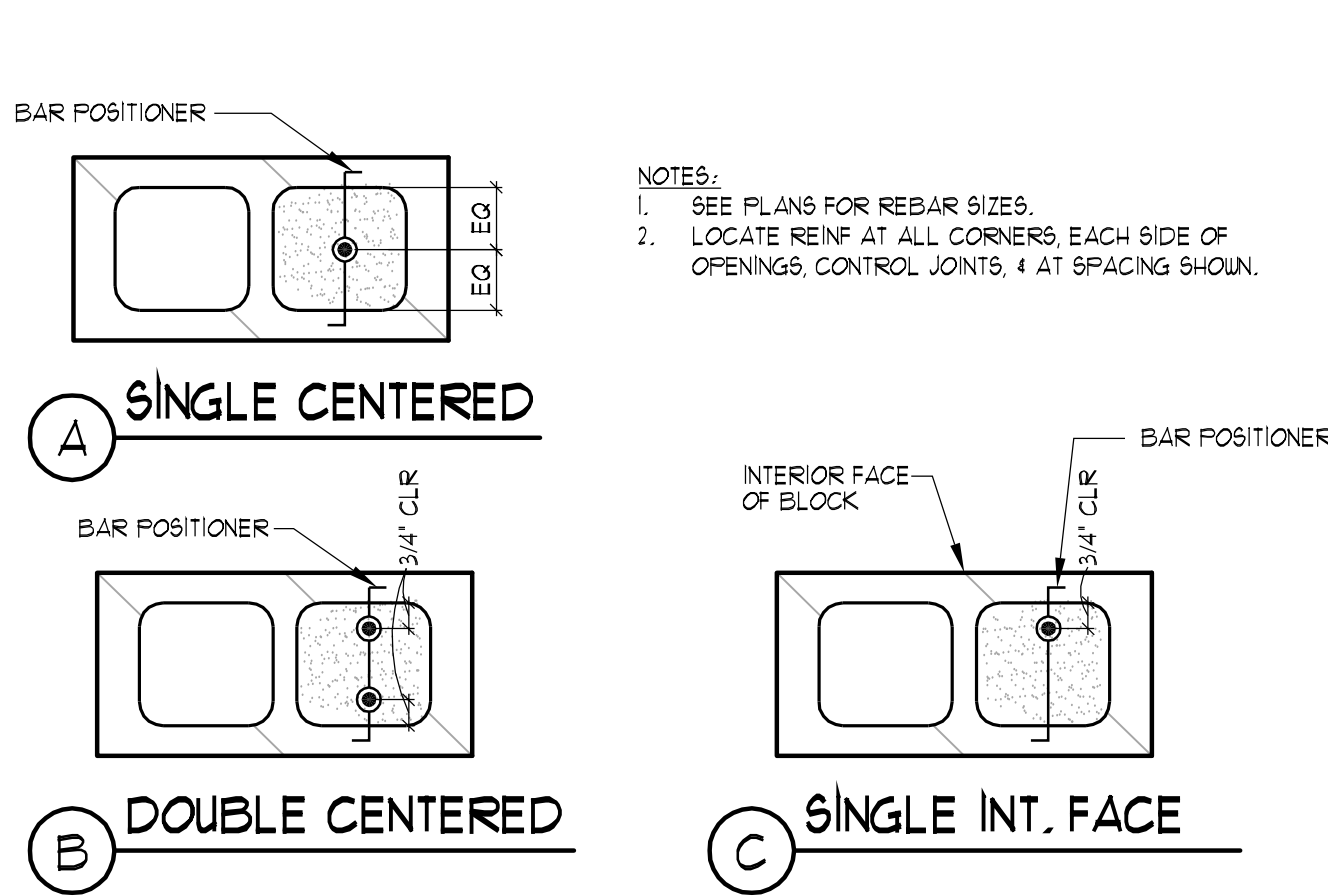
## LOAD BEARING DOOR BOXED HEADER

SCALE: N.T.S.



## TYPICAL CONTROL JOINT (CJ) @ MASONRY WALL

SCALE: N.T.S.



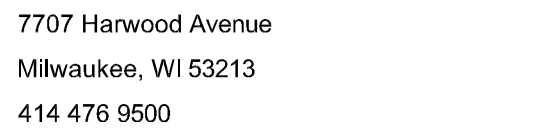
## TYPICAL VERTICAL WALL REINF.

SCALE: N.T.S.









Revisions

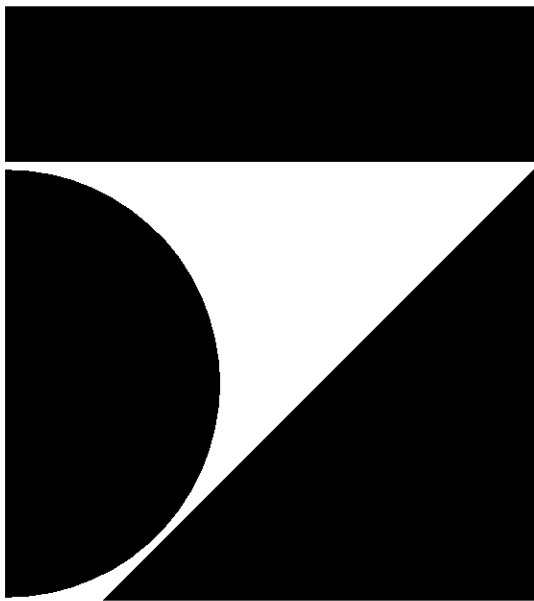
## L1.0

## (ASPHALT PAVEMENT)



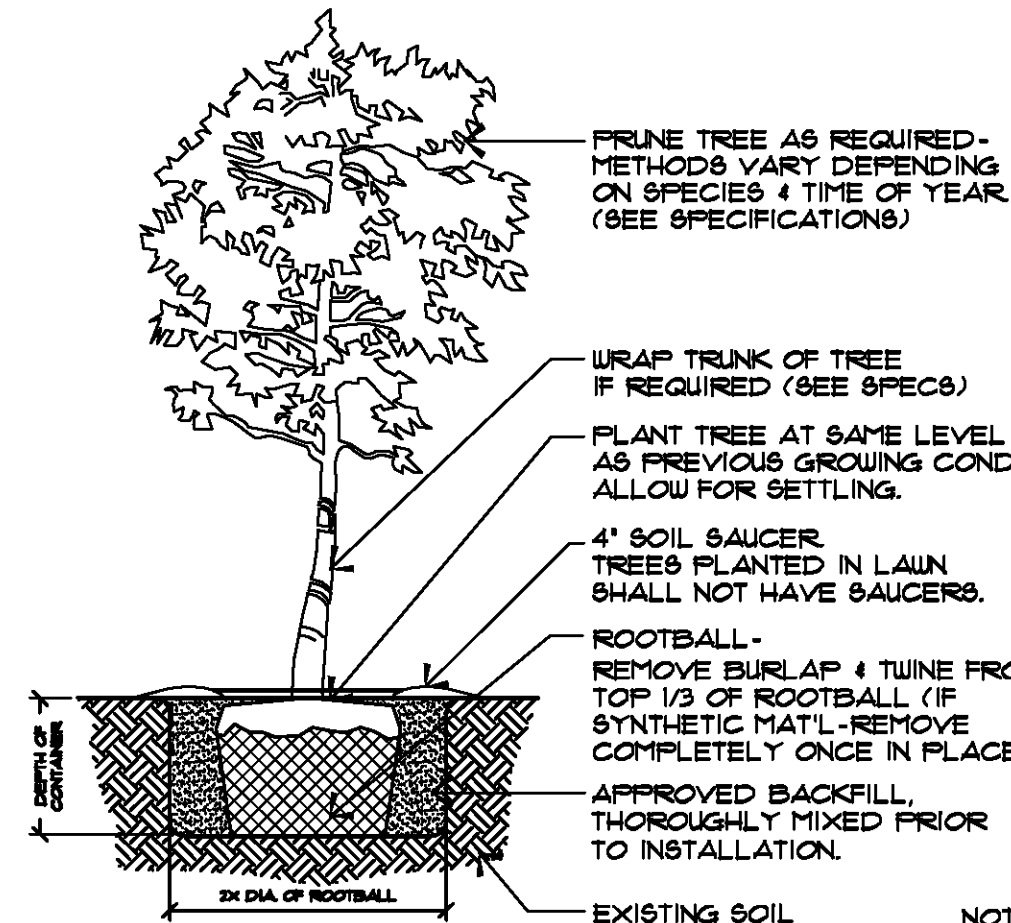
1. See Arch. site plan for pavement types & site calculations
2. See Civil paving plan for hardscape layout





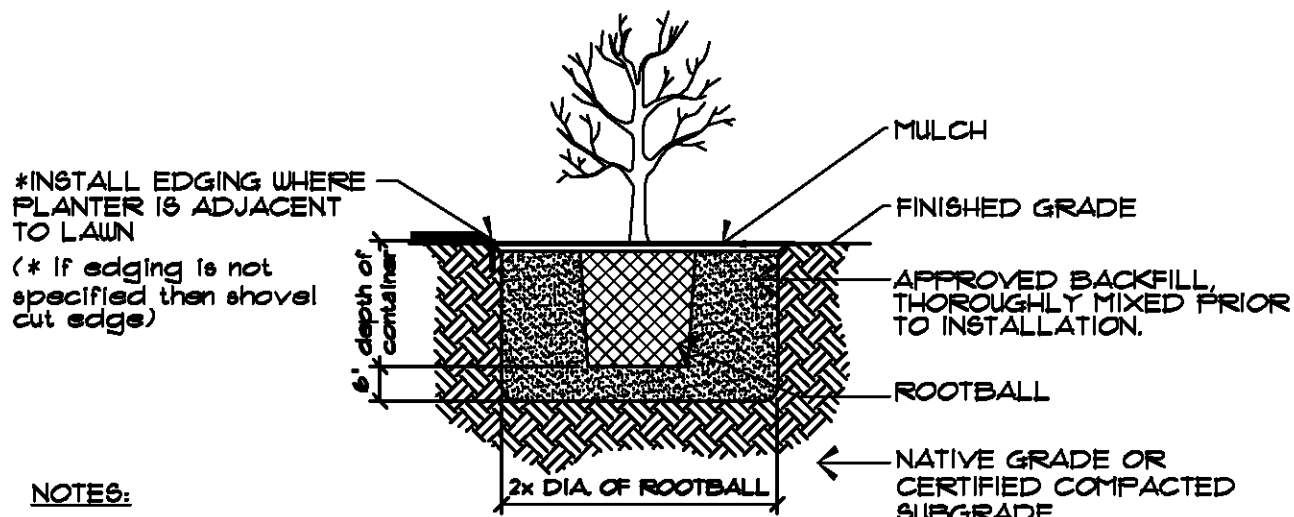
7707 Harwood Avenue  
Milwaukee, WI 53213  
414 476 9500

Revisions



TREE PLANTING  
NOT TO SCALE

NOTES:  
-SEE PLANTING SPECS PRIOR TO INSTALLATION OF PLANT MATERIALS.



NOTES:  
-SEE PLANTING SPECS PRIOR TO INSTALLATION OF PLANT MATERIALS.

SHRUB PLANTING  
NOT TO SCALE

## Plant Schedule

1. All written dimensions supercede scaled dimensions.
2. All dimensions are taken from face of curb, wall or existing building foundations.
3. The Contractor shall verify location of all underground utilities and additional information prior to commencement of site construction.
4. Rough grading and drainage is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
5. All work shall be in conformance with all applicable local codes & ordinances.
6. All areas disturbed by grading or site construction shall be fine graded and seeded. See plans for seed locations.
7. Contractor shall verify plant quantities shown on plan and provide a list to the Client identifying the species and sized to be used throughout the project. The Landscape Architect reserved the right to reject any sub-standard planting material. Such rejected material shall be removed from the project site immediately.
8. All planting beds shall receive a blended topsoil mix to a depth of 6". Contractor shall provide positive drainage away from all buildings for a minimum of 10'. Remove excessive clay, gravel & stones which would be detrimental to healthy plant growth. Roto-til new topsoil into existing soil.
9. All perennial and groundcover areas shall receive a blend of organic soil amendments prior to planting. Roto-til the amendments into the existing soil to a depth of 12". Avoid damage to existing tree roots where applicable by lightly working amendments into soil with pitch fork

Add per 100 square feet:  
1-2 c.f. bale of Peat Moss  
1/2 lb. of 5-10-5 garden fertilizer (Ozsmocote or Milorganite)  
1/2 lb. granular sulphur  
1/2 lb. Bone meal  
1/4 c.y. of mushroom compost
10. All perennial and groundcover areas shall receive a 1-2" layer of shredded bark mulch. Do not allow mulch to touch stems or leaves of perennials! All woody planting areas shall receive a 3" layer. Unless otherwise noted, no landscape fabric or weed barrier is to be installed.
11. Unless otherwise shown, all perennials & shrubs to be planted in a triangular arrangement. For plants not shown individually, refer to the spacing shown in the plant schedule.
12. Before 60-day maintenance period ends, Contractor to install a 6" shovel-cut bed edge wherever noted.

### SEEDING INSTALLATION

- Optimally, seeding shall be completed between 5/1 and 6/15, or between 9/1 and 10/1.
- No seeding shall occur if the wind exceeds 6 MPH.
- Prior to applying the seed, Contractor shall stake the seeding zones for approval by Landscape Architect
- Seeds shall be viable and will be mixed using a sand filler material
- Straw mulch shall be clean without seeds and blown onto seedbed at a rate of 55 bales per acre
- Based on availability, seed not available may be substituted following approval by Landscape Architect.

### SEED MIXES (See plans for locations)

MAINTAINED TURF:  
"Bluemound Top Quality Lawn Seed Mix."  
Available from Prince Seed Corp., Marshfield WI, 800-777-2486. Or approved equal.  
To be installed & maintained per supplier's specifications.

- 10% Apollo Kentucky Bluegrass
- 10% Midnight Kentucky Bluegrass
- 15% Viva Kentucky Bluegrass
- 15% Dragon Kentucky Bluegrass
- 20% Creeping Red Fescue
- 15% Palmer III Perennial Ryegrass
- 15% Panther Perennial Ryegrass

Apply @ 5 lbs per 1000 SF.

PRAIRIE MIX:  
"Short Prairie For Medium Soils."  
Available from Prairie Nursery, Westfield WI, 800-476-9453. Or approved equal.  
To be installed & maintained per supplier's specifications.

Apply @ 4 lbs per AC. Also apply Annual Ryegrass cover-crop @ 5 lbs per AC.

WETLAND MIX:  
"Detention Basin Wet Prairie Mix."  
Available from Prairie Nursery, Westfield WI. Or Approved equal.  
To be installed & maintained per supplier's specifications.

Apply @ 4 lbs per AC.

### SEEDING NOTES

1. The seedbed shall be prepared for optimal native seed germination after placement of the landscape trees.
2. This work shall consist of preparing the seedbeds and furnishing, sowing and mulching the required seed on the various seeded turf areas, as outlined in the site plans or other areas designated by the Landscape Architect, all in accordance with the requirements of this specification.
3. Grading and topsoiling shall be completed before sowing the seed mix. The area to be seeded shall be worked with discs, harrows, or other appropriate equipment until a reasonably even and loose seedbed is obtained immediately in advance of the seeding.
4. The seed mixture shall be sown by means of equipment adapted to the purpose, or it may be scattered uniformly over the areas to be seeded. Scattering seed by hand shall be done only with satisfactory hand seeders and only at such times when the air is sufficiently calm to prevent seeds from blowing away. If the area is hand sown, the soil surface must be raked following seeding.
5. Clean straw, free of debris and seeds, shall be applied as mulch on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre. Mulch material shall be chopped and blown into the seeded area.

## Plant Schedule

| P L A N T   L I S T |      |                |             |      |      |         |
|---------------------|------|----------------|-------------|------|------|---------|
| KEY                 | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |

### DECIDUOUS CANOPY TREES

|              |   |                              |                            |          |     |  |
|--------------|---|------------------------------|----------------------------|----------|-----|--|
| Acce. 'Aut.' | 4 | Acce. Freeman 'Autumn Blaze' | Autumn Blaze Maple         | 28' Cal. | B/B |  |
| Acce. 'Gra'  | 3 | Acce. snc. 'Green Mountain'  | Green Mountain Sugar Maple | 3' Cal.  | B/B |  |
| Gla. 'Gra'   | 8 | Gleditsia tr. 'bradcnaster'  | Bradcnaster Honeylocust    | 3' Cal.  | B/B |  |
| Til. 'Gra'   | 3 | Tilia ton. 'Sterling Silver' | Sterling Silver Linden     | 3' Cal.  | B/B |  |

### DECIDUOUS UNDERSTORY TREES

|            |    |                                 |                            |          |     |  |
|------------|----|---------------------------------|----------------------------|----------|-----|--|
| Cre. 'Un'  | 1  | Crataegus vtr. 'Unmarking'      | Unmarking Hawthorn         | 2' cal.  | B/B |  |
| Mal. 'Ada' | 1  | Malus 'Adams'                   | Adams Crabapple            | 28' Cal. | B/B |  |
| Py. 'Aut.' | 10 | Pyrus calleryana 'Autumn Blaze' | Autumn Blaze Pear          | 2' Cal.  | B/B |  |
| Sy. 'Ivo'  | 3  | Syringa ret. 'Ivory Silk'       | Ivory Silk Jap. Tree Lilac | 28' Cal. | B/B |  |

### CONIFEROUS SHRUBS

|             |    |                                 |                        |        |      |  |
|-------------|----|---------------------------------|------------------------|--------|------|--|
| Jun. 'Kali' | 55 | Juniperus chi. 'Kali's Compact' | Kali's Compact Juniper | 8 Gal. | Com. |  |
| Tax. 'Gem'  | 22 | Taxus x media 'Gem'             | Gem Dwarfform Tree     | 8 Gal. | Com. |  |

### DECIDUOUS SHRUBS

|             |    |                                 |                                |            |      |  |
|-------------|----|---------------------------------|--------------------------------|------------|------|--|
| Col. 'Luc'  | 24 | Coloreaster lucida              | Hedge Coloreaster              | 18-24" Ht. | Com. |  |
| Col. 'Van'  | 46 | Coloreaster x. 'Nivali'         | Hedge Coloreaster              | 15-18" Ht. | Com. |  |
| Euc. 'Com'  | 10 | Eucryphia alata 'Compacta'      | Compact Burning Bush           | 48-60" Ht. | B/B  |  |
| For. 'Hap'  | 21 | Forseythia 'Happy Centennial'   | Happy Centennial Forsythia     | 18' Ht.    | Com. |  |
| Hyd. 'Ank'  | 26 | Hydrangea arb. 'Annabelle'      | Annabelle Hydrangeas           | 36" Ht.    | Com. |  |
| Rhu. 'Gro'  | 29 | Rhus aromatica 'Viro Lox'       | Gro Lox Sumac                  | 18' Ht.    | Com. |  |
| Ros. 'CRU'  | 44 | Rosa 'Carefree Wonder'          | Carefree Wonder Rose           | 18' Ht.    | Com. |  |
| Spi. 'Pro'  | 40 | Spiraea jap. 'Proserpine'       | Proserpine Spirea              | 24-30' Ht. | Com. |  |
| Spi. 'Gra'  | 56 | Spiraea ch. 'Grafham'           | Grafham Spirea                 | 24-30' Ht. | Com. |  |
| Sy. 'Pali'  | 8  | Syringa major 'Pallidin'        | Pallidin Lilac                 | 36-36" Ht. | B/B  |  |
| Vib. 'Aut.' | 21 | Viburnum dentatum 'Autumn Jazz' | Autumn Jazz Arrowwood Viburnum | 48" Ht.    | B/B  |  |

### PERENNIALS & GRASSES

|              |    |                                 |                           |        |      |  |
|--------------|----|---------------------------------|---------------------------|--------|------|--|
| Hem. 'Hig'   | 32 | Hemerocallis 'Higdon'           | Higdon Daylily            | 1 Gal. | Com. |  |
| Mis. 'Flor.' | 10 | Miscanthus sin. 'Flaming Light' | Flaming Light Pampasgrass | 1 Gal. | Com. |  |

Sheet

LANDSCAPE DETAILS,  
SCHEDULES & NOTES

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &  
WATERTOWN ROAD  
PEWAUKEE, WI

Date

06.14.06

Project Number

060033.00

Sheet Number

L1.1

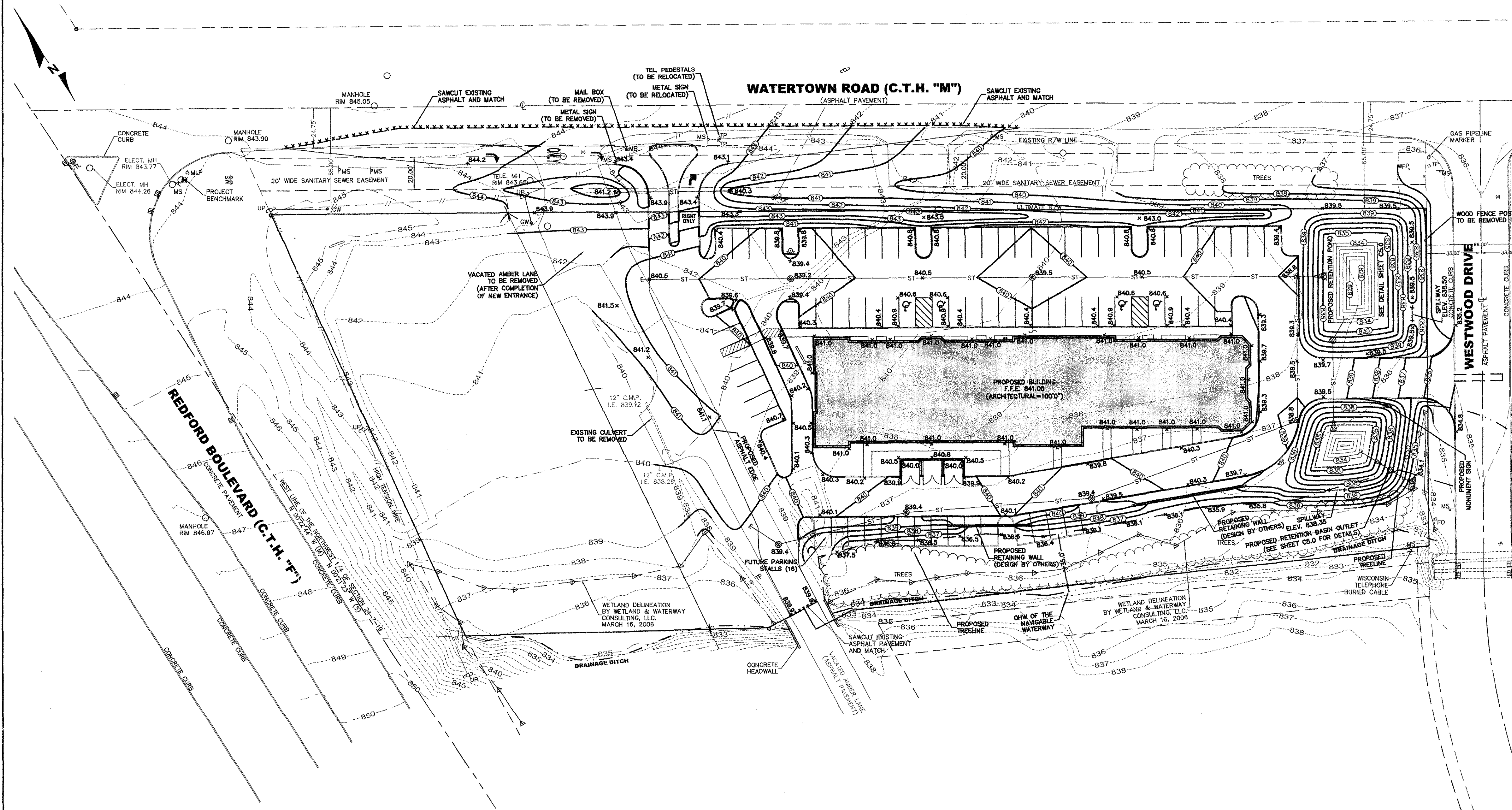


SITE GRADING PLAN  
**PEWAUKEE CROSSINGS**  
**C.T.H. "F" & C.T.H. "M"**  
PEWAUKEE, WI

DRAWN BY: N.G.K.  
CHECKED BY: M.A.B.  
DATE: 08/29/06  
JOB NUMBER: C05076R12

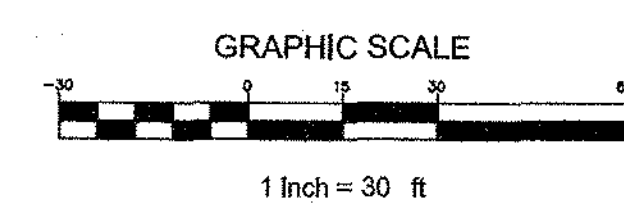
actually  
located on  
the  
waterway

**C1.0**  
SHEET 1 OF 5



TO OBTAIN LOCATIONS OF  
PARTICIPATING DISSEMINATION  
FACILITIES BEFORE YOU  
USE IN RECONSTRUCTION  
**DIGGERS HOTLINE**  
CALL DIGGERS HOTLINE  
1-800-242-8011  
TOLL FREE  
WIS. STATUTE (REG. 00000000)  
NEVER BEFORE THE PROJECT  
NEVER BEFORE THE PROJECT  
NEVER BEFORE THE PROJECT

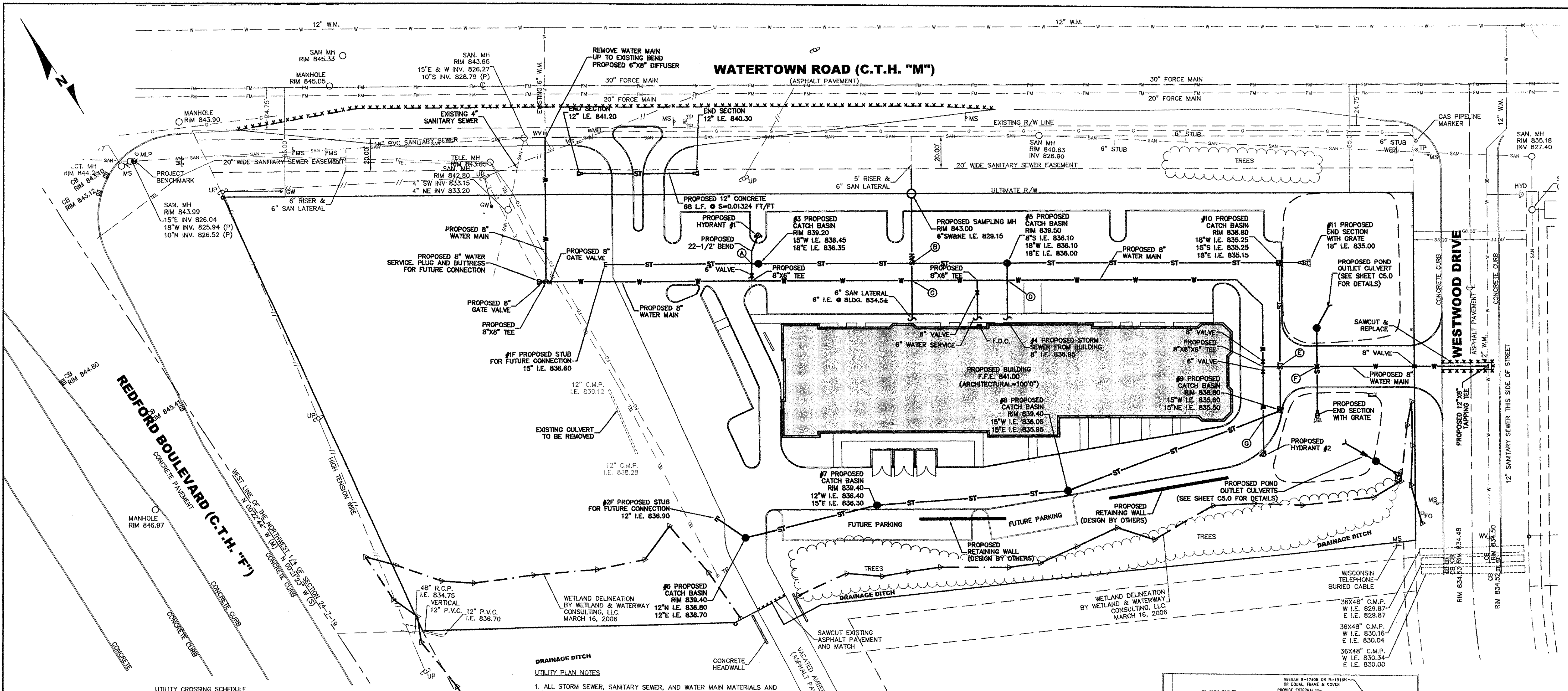
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS  
SHOWN ON THIS SHEET ARE THE PROPERTY OF THE  
PEWAUKEE CROSSINGS. THE PEWAUKEE CROSSINGS  
DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION  
PROVIDED ON THIS SHEET.



- GRADING NOTES:
- 1.) ALL ELEVATIONS ALONG PROPOSED CURB ARE AT THE BOTTOM OF CURB.
  - 2.) ALL WORK IN C.T.H. "M" (WATERTOWN ROAD) SHALL BE PERMITTED BY WAUKESHA COUNTY AND PERFORMED ACCORDING TO WAUKESHA COUNTY SPECIFICATIONS.
  - 3.) PROPOSED ENTRANCE DRIVE, RIGHT-TURN LANE, ACCELERATION LANE, AND DRAINAGE ALONG WATERTOWN ROAD SUBJECT TO CHANGE PER WAUKESHA COUNTY REVIEW.

| LEGEND  |                      |
|---------|----------------------|
| -----   | SAWCUT LINE MATCH    |
| -----   | EXISTING PAVEMENT    |
| -----   | EXISTING CONTOUR     |
| -----   | PROPOSED CONTOUR     |
| 836.5 x | PROPOSED ELEVATION   |
| -----   | EXISTING STORM SEWER |
| -----   | PROPOSED STORM SEWER |





UTILITY CROSSING SCHEDULE

|   |                                             |
|---|---------------------------------------------|
| A | 15" STM I.E. 836.47, 6" WAT I.E. 832.3±     |
| B | 18" STM I.E. 836.20, 6" SAN I.E. 833.8±     |
| C | 6" SAN I.E. 834.0±, 8" WAT I.E. 831.5±      |
| D | 8" STM I.E. 836.21, 8" WAT I.E. 832.8±      |
| E | 15" STM I.E. 835.43, 8" WAT I.E. 832.4±     |
| F | 14"x23" STM I.E. 834.68, 8" WAT I.E. 832.0± |
| G | 15" STM I.E. 835.62, 6" WAT I.E. 832.2±     |

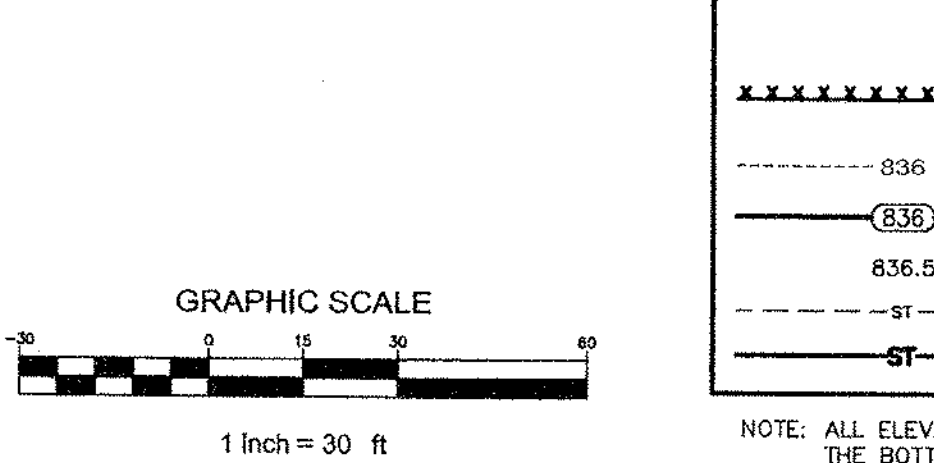
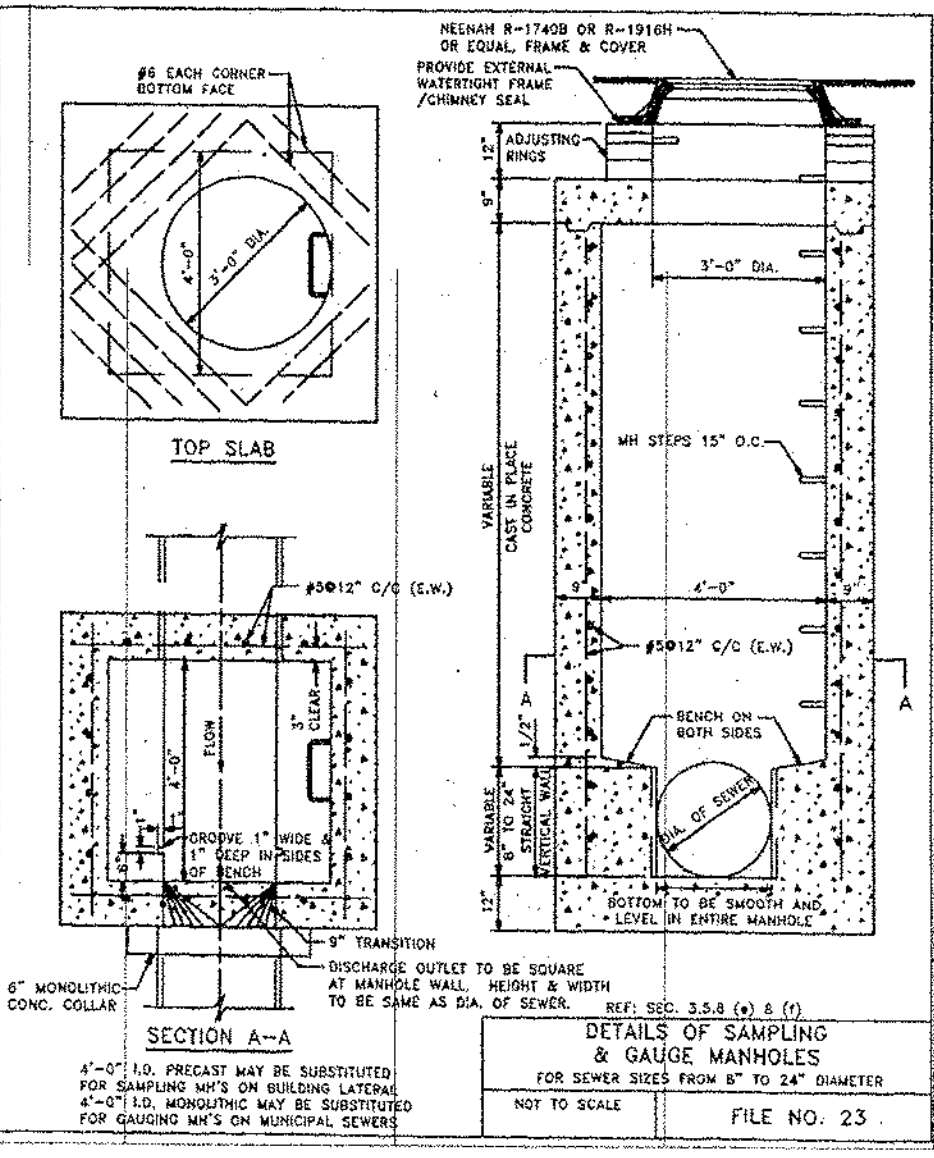
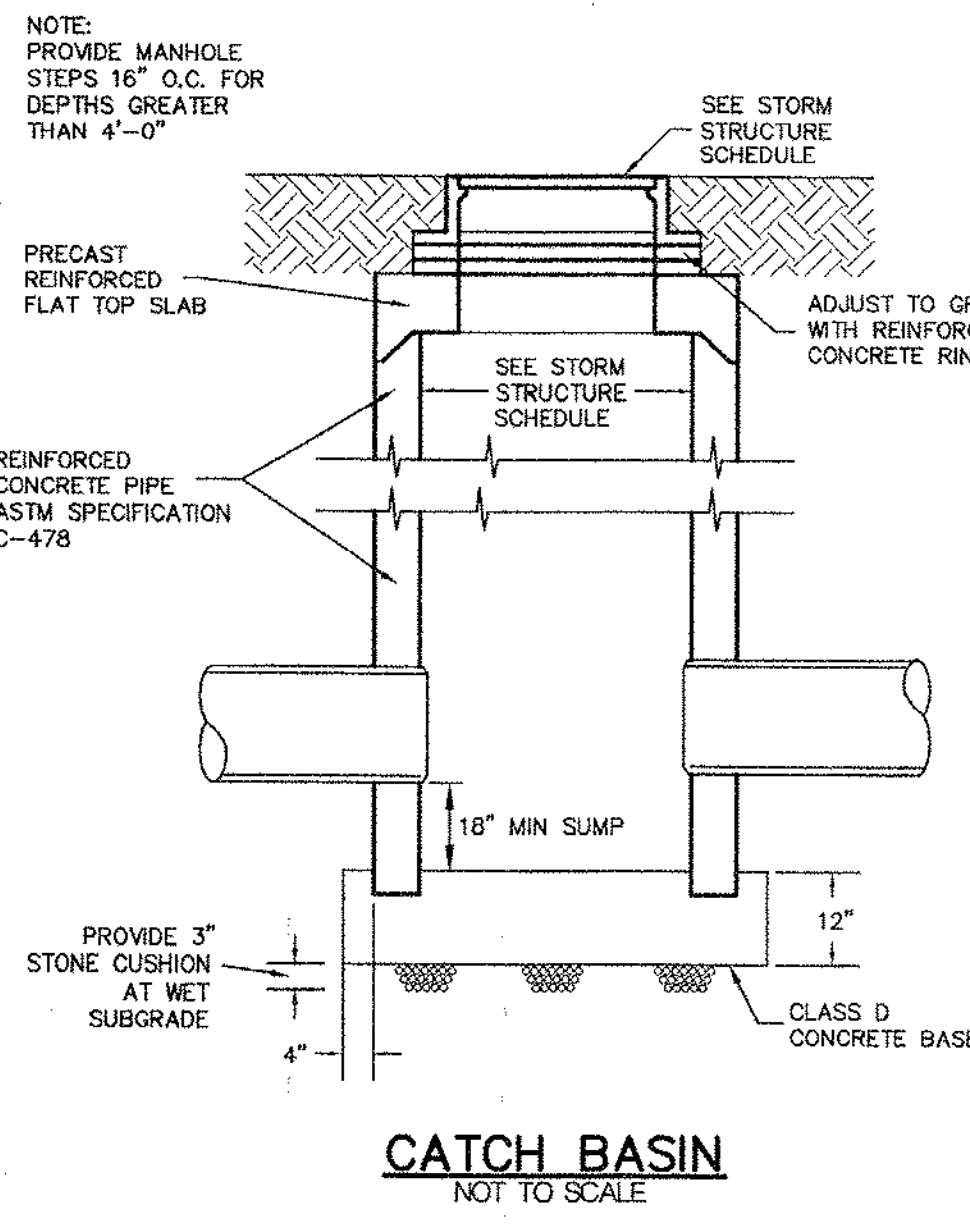
STORM WATER STRUCTURE SCHEDULE

| CODE | TYPE                     | COVER    | RIM ELEV. | SIZE (INCHES) | INVERT IN | INVERT OUT | REMARKS |
|------|--------------------------|----------|-----------|---------------|-----------|------------|---------|
| 3    | 42" DIAMETER CATCH BASIN | R-2501-A | 839.20    | 15            | 836.45    | 836.35     |         |
| 5    | 42" DIAMETER CATCH BASIN | R-2501-A | 839.50    | 8             | 836.10    | 836.10     |         |
| 6    | 42" DIAMETER CATCH BASIN | R-2501-A | 839.40    | 12            | 836.80    | 836.70     |         |
| 7    | 42" DIAMETER CATCH BASIN | R-3229-A | 839.10    | 12            | 836.40    | 836.30     |         |
| 8    | 42" DIAMETER CATCH BASIN | R-3229-A | 839.10    | 15            | 836.05    | 835.95     |         |
| 9    | 42" DIAMETER CATCH BASIN | R-3229-A | 838.80    | 15            | 835.60    | 835.50     |         |
| 10   | 42" DIAMETER CATCH BASIN | R-3229-A | 838.80    | 18            | 835.25    | 835.15     |         |

- UTILITY PLAN NOTES
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND WISCONSIN ADMINISTRATIVE PLUMBING CODE, UNLESS OTHERWISE SPECIFIED ON PLANS.
  2. PROPOSED WATER MAIN SHALL HAVE A MINIMUM OF 6' OF COVER.
  3. CONTRACTOR TO VERIFY ALL SEWER AND WATER CONNECTIONS BEFORE ANY CONSTRUCTION.
  4. ALL WORK IN THE RIGHT-OF-WAY SHALL BE DONE PER CITY OF PEWAUKEE, AND WAUKESHA COUNTY REQUIREMENTS AND SPECIFICATIONS.
  5. SEE INTERIOR PLUMBING PLANS FOR THE EXACT SIZE AND LOCATION OF PROPOSED WATER AND SANITARY CONNECTIONS TO THE PROPOSED BUILDING.
  6. ALL EXTERIOR UTILITY PIPE MATERIAL SHALL CONFORM TO WS. ADMIN. CODE COMM 84.30 AND THE CITY OF PEWAUKEE REQUIREMENTS.
  7. INVERT ELEVATIONS LISTED IN THE UTILITY CROSSING SCHEDULE PROVIDE MINIMUM SEPARATION FOR UTILITY CROSSINGS.
  8. ALL UTILITIES WITHIN THE RIGHT OF WAY TO 5 FEET BEHIND THE CURB AND GUTTER SHALL HAVE SLURRY BACKFILL.
  9. WATER UTILITY MUST BE NOTIFIED 48 HOURS IN ADVANCE FOR THE FOLLOWING ACTIVITIES: WATER MAIN TAP OR OPEN CUTTING, WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN SAMPLING, AND ANY OTHER TIME WATER WILL NEED TO BE UTILIZED. CONTACT JANE MUELLER AT 262 691 0804.
  10. ALL OPEN-ENDED PIPE OUTLETS FROM STORM SEWERS SHALL HAVE A GRATE TO SECURE THE OPEN END OF THE PIPE.

STORM WATER PIPE SCHEDULE

| FROM | TO | WATER DISCHARGE (CFS) | SIZE (DIA.) | LENGTH (FT.) | SLOPE (FT/FT) | MATERIAL                     |
|------|----|-----------------------|-------------|--------------|---------------|------------------------------|
| 1F   | 3  | 2.57                  | 15"         | 90           | 0.00167       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 2F   | 6  | 1.62                  | 12"         | 21           | 0.00476       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 3    | 5  | 4.25                  | 18"         | 145          | 0.00172       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 4    | 5  | 2.16                  | 8"          | 36           | 0.02361       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 5    | 10 | 7.13                  | 18"         | 160          | 0.00469       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 6    | 7  | 2.10                  | 12"         | 79           | 0.00380       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 7    | 8  | 2.80                  | 15"         | 112          | 0.00223       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 8    | 9  | 3.23                  | 15"         | 133          | 0.00263       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 9    | 10 | 3.46                  | 15"         | 87           | 0.00287       | H.D.P.E. (ADS N-12 OR EQUAL) |
| 10   | 11 | 10.94                 | 18"         | 12           | 0.01250       | H.D.P.E. (ADS N-12 OR EQUAL) |



LEGEND

|       |                      |
|-------|----------------------|
| ----- | SAW CUT LINE MATCH   |
| ----- | EXISTING CONTOUR     |
| ----- | PROPOSED CONTOUR     |
| ----- | PROPOSED ELEVATION   |
| ----- | EXISTING STORM SEWER |
| ----- | PROPOSED STORM SEWER |

NOTE: ALL ELEVATIONS ALONG PROPOSED CURB ARE AT THE BOTTOM OF CURB.

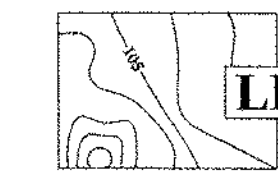
**LIS**  
LAND INFORMATION SERVICES, INC.  
ENGINEERS, SURVEYORS & CONSULTANTS  
9722 WATERTOWN PLANK ROAD  
BUILDING 5.4  
WATERTOWN, WI 53226  
T 414-302-8515 F 414-302-8516

**PEWAUKEE CROSSINGS**  
**C.T.H. "F" & C.T.H. "M"**  
PEWAUKEE, WI

DRAWN BY: N.G.K.  
CHECKED BY: M.A.B.  
DATE: 08/29/06  
JOB NUMBER: C05076R12

**C2.0**  
SHEET 2 OF 5





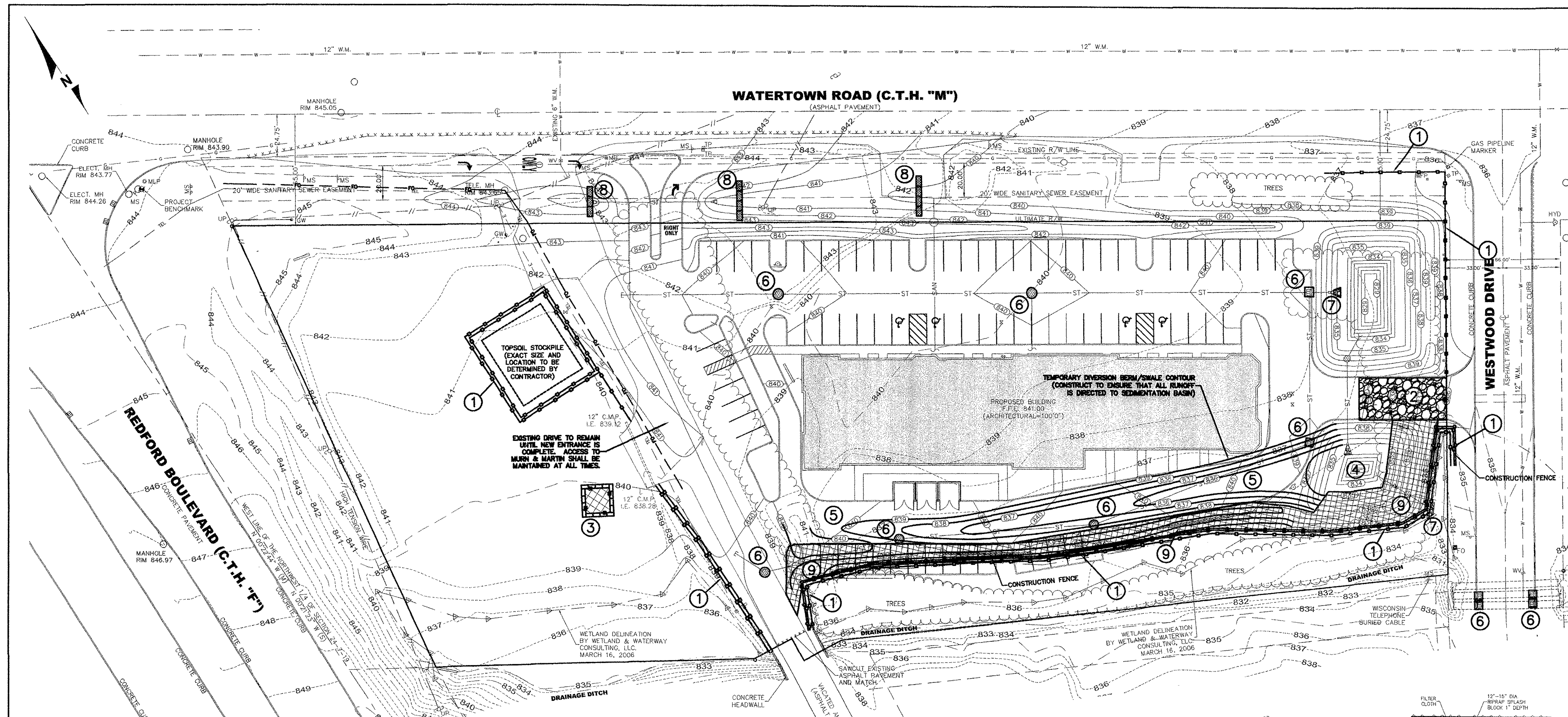
LAND INFORMATION SERVICES, INC.  
ENGINEERS, SURVEYORS & CONSULTANTS  
9022 WATERTOWN PLANK ROAD  
BUILDING 34  
WATERTOWN, WI 53226  
TEL: 480-9000 FAX: 480-9001

EROSION CONTROL PLAN  
**PEWAUKEE CROSSINGS**  
**C.T.H. "F" & C.T.H. "M"**  
PEWAUKEE, WI

DRAWN BY: N.G.K.  
CHECKED BY: M.A.B.  
DATE: 08/29/06  
JOB NUMBER: C05076R12

**C3.0**  
SHEET 3 OF 5

X:\CIVIL\2005\C05076R12.dwg, Mark Balch



**CONSTRUCTION SCHEDULE**

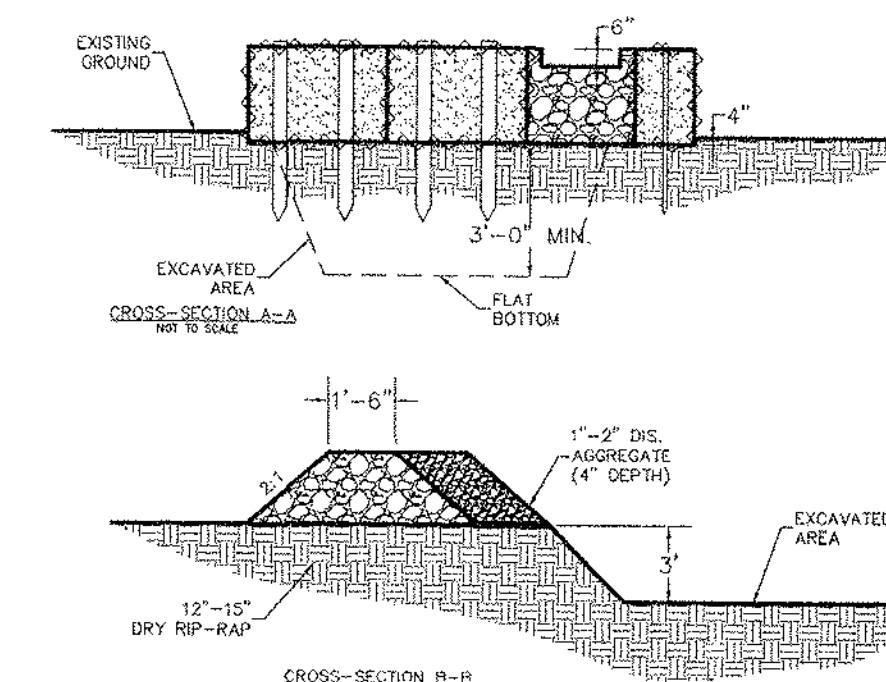
1. INSTALL SILT FENCE AND CONSTRUCTION FENCE (WDNR CONSERVATION PRACTICE STANDARD 1056).
2. INSTALL CONSTRUCTION EXIT (WDNR CONSERVATION PRACTICE STANDARD 1057).
3. INSTALL TEMPORARY DEWATERING BASIN.
4. CONSTRUCT PROPOSED SEDIMENTATION BASIN, IMMEDIATELY VEGETATE AND MULCH WITH A FAST-GROWING GRASS SEED MIXTURE (WDNR CONSERVATION PRACTICE STANDARD 1064, 1059 AND 1058) AND INSTALL EROSION MATTING ON ALL SLOPES OF 4:1 OR GREATER. ALL DEWATERING ACTIVITIES SHALL BE DIRECTED TO THE TEMPORARY DEWATERING BASIN.
5. CONSTRUCT PROPOSED DIVERSION SWALE/BERM FROM EAST TO WEST USING SOILS EXCAVATED FROM THE SEDIMENTATION BASIN. IMMEDIATELY VEGETATE AND MULCH WITH A FAST-GROWING GRASS SEED MIXTURE (WDNR CONSERVATION PRACTICE STANDARD 1064, 1059 AND 1058) AND INSTALL EROSION MATTING ON ALL SLOPES OF 4:1 OR GREATER, AS WORK ON THE BERM PROGRESSES WESTWARD.
6. REMOVE TEMPORARY DEWATERING BASIN AND RE-DIRECT ALL DEWATERING PRACTICES TO SEDIMENTATION BASIN.
7. STRIP TOPSOIL AND PERFORM ROUGH GRADING FOR THE REMAINDER OF THE SITE. STOCKPILE SOIL IN AREA INDICATED ON THE EROSION CONTROL PLAN AND SURROUND PILE WITH SILT FENCE AS SHOWN ON PLAN.
8. EXCAVATE FOR FOOTINGS.
9. CONSTRUCT PROPOSED BUILDING.
10. INSTALL UTILITIES TO BUILDING. INSTALL STORM SYSTEM IN PARKING LOT.
11. INSTALL INLET PROTECTION (WDNR CONSERVATION PRACTICE STANDARD 1060).
12. CONSTRUCT CONCRETE CURB AND GUTTER, ASPHALT AND CONCRETE PAVEMENT AREAS AND CONCRETE SIDEWALK AS SHOWN ON PLAN.
13. PERFORM FINAL GRADING OF SITE.
14. SEED/SOD THE DISTURBED AREA IMMEDIATELY UPON COMPLETION OF FINAL GRADING (WDNR CONSERVATION PRACTICE STANDARD 1059 AND 1058).
15. UPON COMPLETION OF CONSTRUCTION AND ONCE VEGETATION HAS BEEN ESTABLISHED, REMOVE TEMPORARY EROSION CONTROL MEASURES AND SEED/SOD DISTURBED AREAS.

**MAINTENANCE PLAN**

1. ALL CONSTRUCTION TRAFFIC TO ENTER/EXIT SITE AT THE SPECIFIED LOCATION VIA WESTWOOD DRIVE.
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
3. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 0.5 FEET DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
4. ALL SEEDING AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
5. ANY SEDIMENT REACHING A PUBLIC RIGHT OF WAY SHALL BE CLEANED (NOT FLUSHED) AT THE END OF EACH WORKDAY.
6. IMPLEMENT WINTER STABILIZATION PLAN PRIOR TO FREEZING ACTIVITIES.
7. FINAL STABILIZATION OF THE SITE IS APPROXIMATELY SIX MONTHS.
8. RESPONSIBILITY FOR FOLLOWING THE MAINTENANCE PLAN SHALL FALL ON THE GENERAL CONTRACTOR.

**WINTER STABILIZATION CONTINGENCY PLAN**

1. ALL DISTURBED AREAS TO BE STABILIZED AND/OR VEGETATED BY NOVEMBER 1, 2006.
2. IF SITE IS NOT STABILIZED BY NOVEMBER 1, 2006, THE FOLLOWING PROCEDURES SHOULD BE TAKEN:
  - A. INSPECT SILT FENCE AND REPAIR AS NECESSARY TO MAINTAIN A BARRIER.
  - B. INSPECT DIVERSION SWALE/BERM TO ENSURE SITE RUNOFF WILL BE DIRECTED TO SEDIMENTATION BASIN.
  - C. ENSURE EROSION MATTING PLACEMENT, RESEED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER, ONE MONTH PRIOR TO WINTER SEASON.
  - D. INSPECT SEDIMENTATION BASIN AND REGRADE AS NECESSARY.
  - E. ALL UNVEGETATED AREAS SHALL BE SPRAYED WITH A POLYMER/TACKIFIER TO STABILIZE FOR THE DURATION OF THE WINTER SEASON.



**③ TEMPORARY DEWATERING BASIN**  
NOT TO SCALE

**SITE DEWATERING NOTES**

1. ANY SITE DEWATERING MUST INCLUDE TREATMENT OF WATER TO REMOVE SEDIMENT PRIOR TO DISCHARGE TO THE WATERWAY.
2. ALL SITE RUNOFF SHALL BE DIRECTED TO THE SEDIMENTATION BASIN VIA THE DIVERSION SWALE/BERM, DURING CONSTRUCTION.
3. ALL DEWATERING SHALL BE DIRECTED TO THE SEDIMENTATION BASIN, DURING CONSTRUCTION.
4. NO SITE DEWATERING SHALL BE DISCHARGED DIRECTLY INTO THE WATERWAY.
5. PUMPING RATE INTO TEMPORARY DEWATERING BASIN SHALL NOT EXCEED 70 GPM.

**LEGEND**

|         |                      |
|---------|----------------------|
| XXXXXXX | SAWCUT LINE MATCH    |
| ---     | EXISTING CONTOUR     |
| ---     | PROPOSED CONTOUR     |
| 836.5 x | PROPOSED ELEVATION   |
| ---     | EXISTING STORM SEWER |
| ---     | PROPOSED STORM SEWER |

NOTE: ALL ELEVATIONS ALONG PROPOSED CURB ARE AT THE BOTTOM OF CURB.

**EROSION CONTROL PRACTICES SCHEDULE**

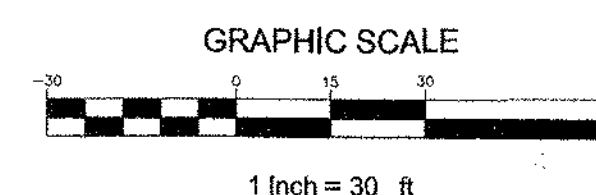
(DETAILS ON SHEET C5.0)

- ① SILT FENCE
- ② CONSTRUCTION EXIT
- ③ TEMPORARY DEWATERING BASIN
- ④ SEDIMENTATION BASIN
- ⑤ DIVERSION SWALE/BERM
- ⑥ INLET GRATE SCREEN
- ⑦ OUTLET PROTECTION FOR END APRON
- ⑧ STAKED STRAW BALES
- ⑨ EROSION MATTING

TO OBTAIN LOCATIONS OF  
PARADIGMS UNDERGROUND  
PRACTICES, SEE SHEET C5.0  
DO NOT DISTURB

**DIGGERS HOTLINE**  
CALL DIGGERS HOTLINE  
1-800-242-8881  
TOLL FREE  
MIS STATUTE 182.02(2)(7)  
REQUIRES MIN. 5 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE  
MILW. AREA 255-1101

THE LOCATIONS OF EXISTING UTILITIES SHOWN  
HEREON ARE NOT GUARANTEED. IT IS THE  
USER'S RESPONSIBILITY TO VERIFY THE  
LOCATION AND DEPTH OF ALL UTILITIES  
BEFORE ANY EXCAVATION WORK.





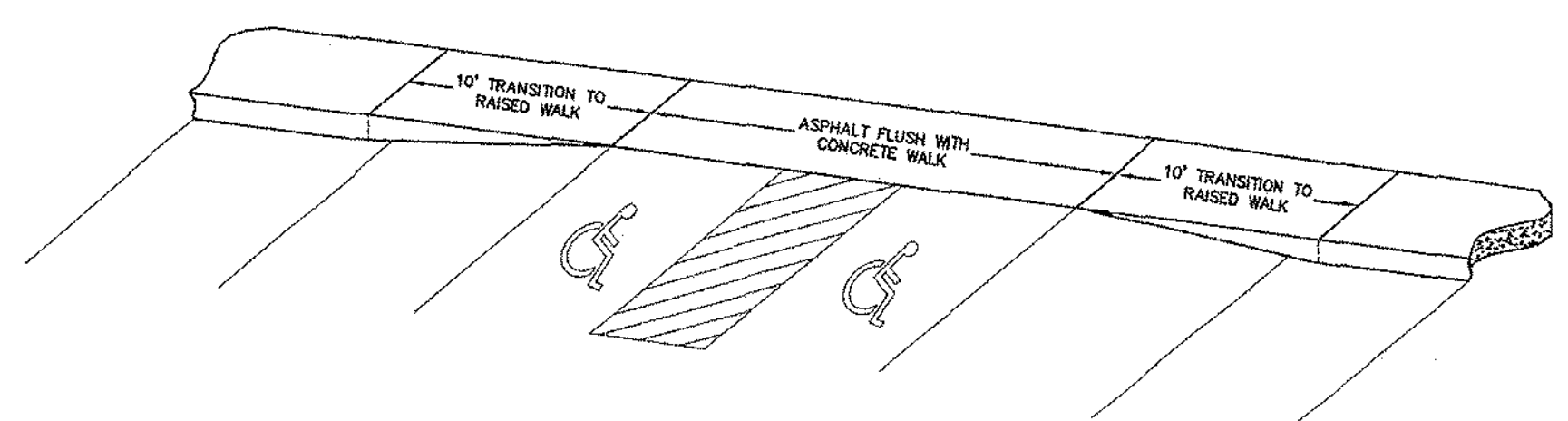
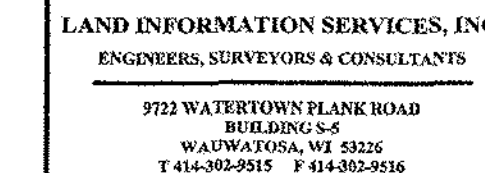
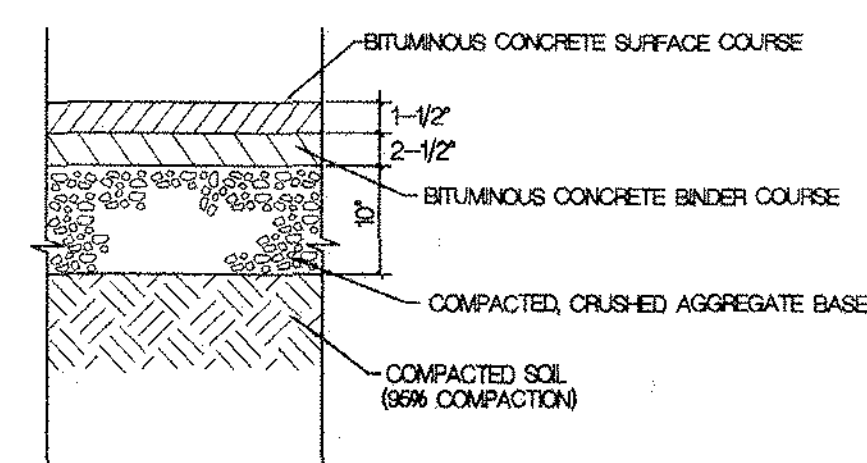


Figure 1: Typical cross-section of a concrete curb and gutter. The diagram shows a concrete curb with a top width of 6 inches and a base width of 12 inches. The curb height is 13 1/2 inches. The curb face has a radius  $R = 1/4$  inch. The gutter is 18 inches wide at the base and 20 inches wide at the top. The gutter depth is 1 1/4 inches. The gutter is filled with a material having a slope of 1/2 inch per foot. The gutter is adjacent to an asphalt pavement surface.

The diagram illustrates a typical cross-section of a concrete curb and gutter. Key dimensions include a curb height of 12 inches, a top width of 8 inches, and a base width of 12 inches. A sloped face is defined by a radius  $R = \frac{1}{4}$  inch. The gutter section has a depth of 6 inches and a bottom width of 12 inches. An asphalt pavement layer is indicated on the right side of the gutter.

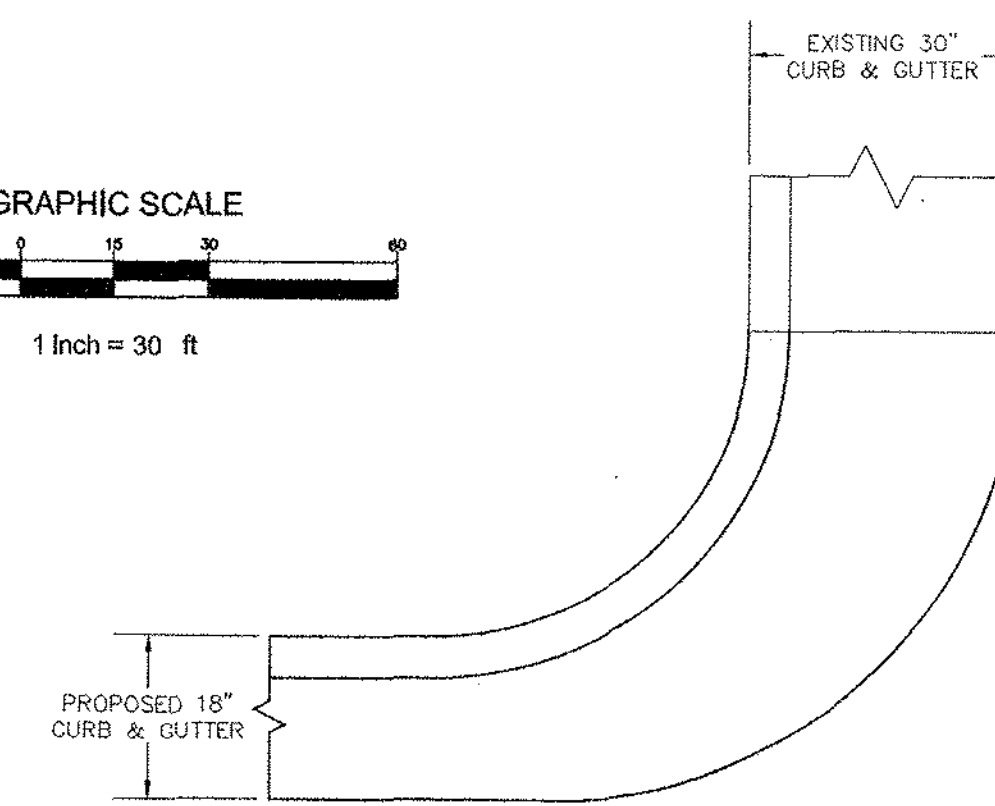
## PAYING NOTES

- 1.) ALL DIMENSIONS TAKEN TO FACE OF CURB  
UNLESS OTHERWISE NOTED. B.O.C.=BACK OF CURB.
- 2.) ALL WORK IN C.T.H. "M" (WATERTOWN ROAD)  
SHALL BE PERFORMED ACCORDING TO WAUKESHA  
COUNTY SPECIFICATIONS.
- 3.) PROPOSED ENTRANCE DRIVE, RIGHT-TURN LANE,  
AND ACCELERATION LANE SUBJECT TO CHANGE PER  
WAUKESHA COUNTY.



GRAPHIC SCALE

1 Inch = 30 ft



5 CONCRETE CURB TRANSITION DETAIL  
C4.0 NOT TO SCALE

TO OBTAIN LOCATIONS OF  
PARTICIPANTS UNDERGROUND  
FACILITIES BEFORE YOU  
DIG IN WISCONSIN

**DIGGERS HOTLINE**

**CALL DIGGERS HOTLINE**  
1-800-242-5511  
TOLL FREE  
MIS STATUTE 182.0175(1974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE  
MR.W. AREA 259-1181

UNDERGROUND POWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF HANDMADEITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE SURVEY AREA.

## SITE PAVING PLAN

**SITE PAVING PLAN**

PEWAUKEE, WI

|             |           |
|-------------|-----------|
| DRAWN BY:   | N.G.K.    |
| CHECKED BY: | M.A.B.    |
| DATE:       | 08/29/06  |
| JOB NUMBER: | C05076R12 |

**C4.0**

SHEET 4 OF

X:\CIVIL\2005\C05076\dwg\C05076R12.dwg Mark Bal





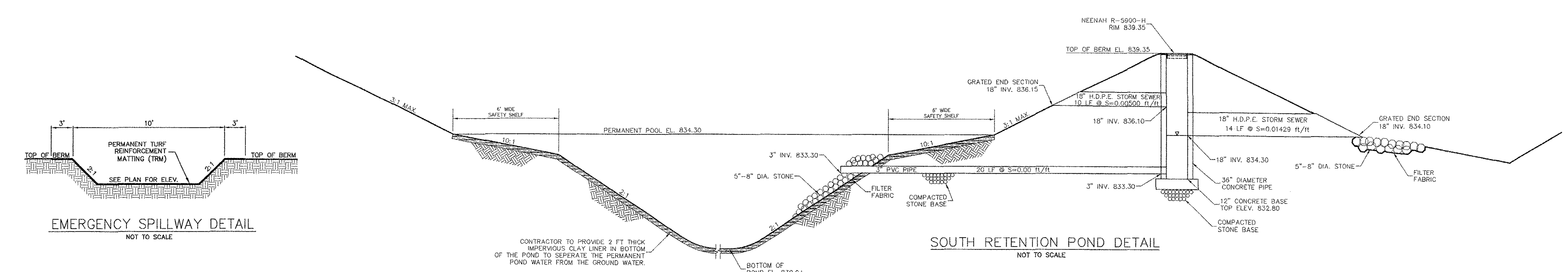
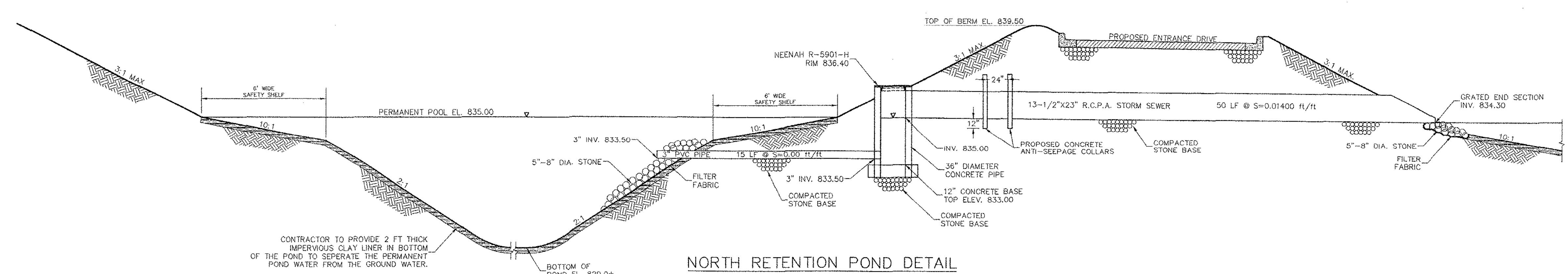
LAND INFORMATION SERVICES, INC.  
ENGINEERS, SURVEYORS & CONSULTANTS  
9722 WATERTOWN PLANK ROAD  
BUILDING 545  
WADSWORTH, WI 53226  
TEL: 414-303-9515 FAX: 414-303-9516

SITE GRADING & EROSION CONTROL DETAILS  
**PEWAUKEE CROSSINGS**  
**C.T.H. "F" & C.T.H. "M"**  
PEWAUKEE, WI

DRAWN BY: N.G.K.  
CHECKED BY: M.A.B.  
DATE: 08/29/06  
JOB NUMBER: C05076R12

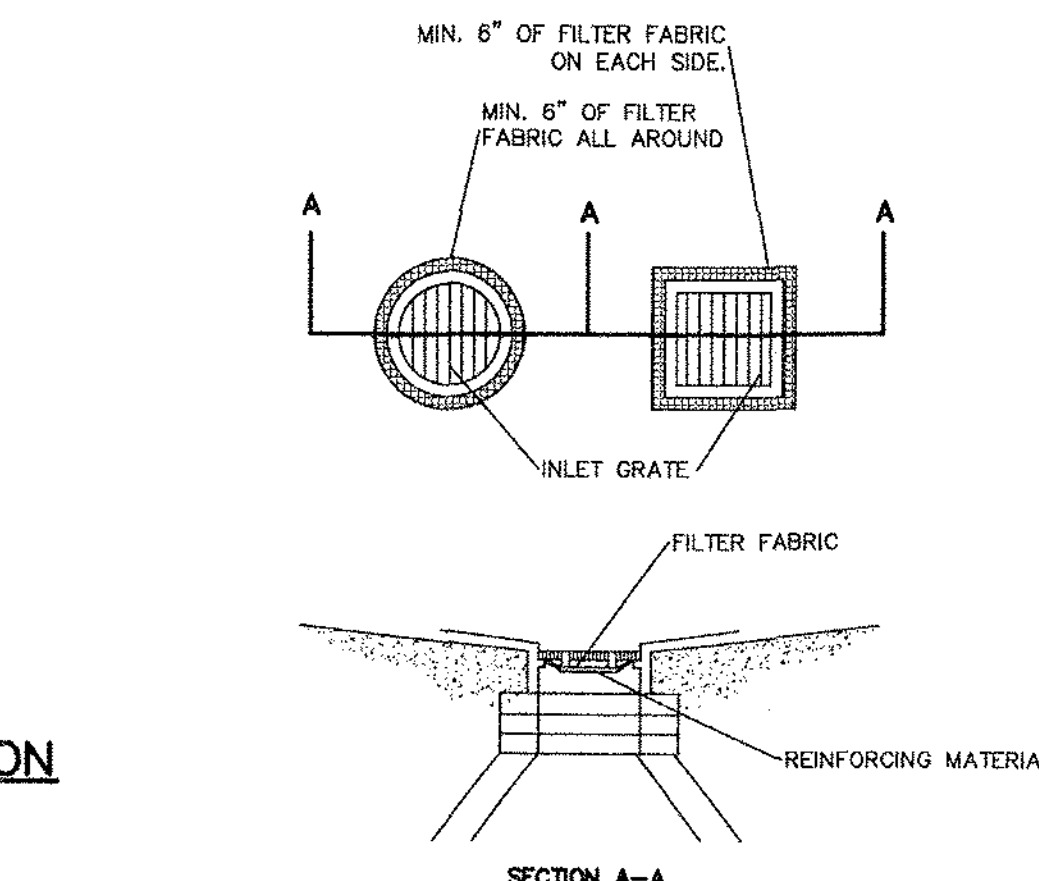
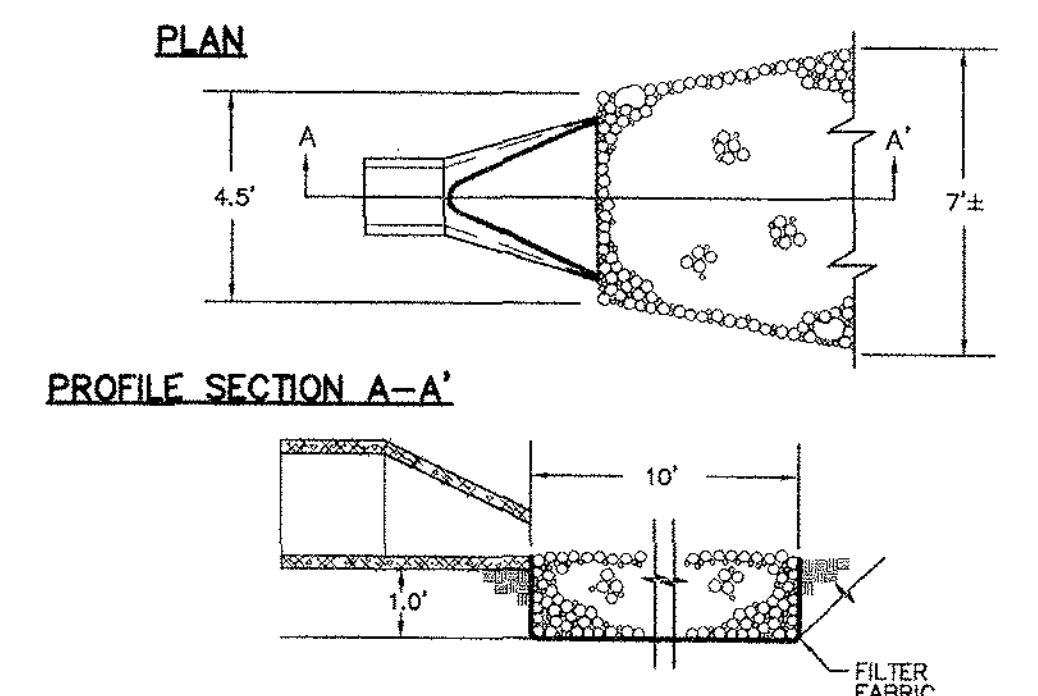
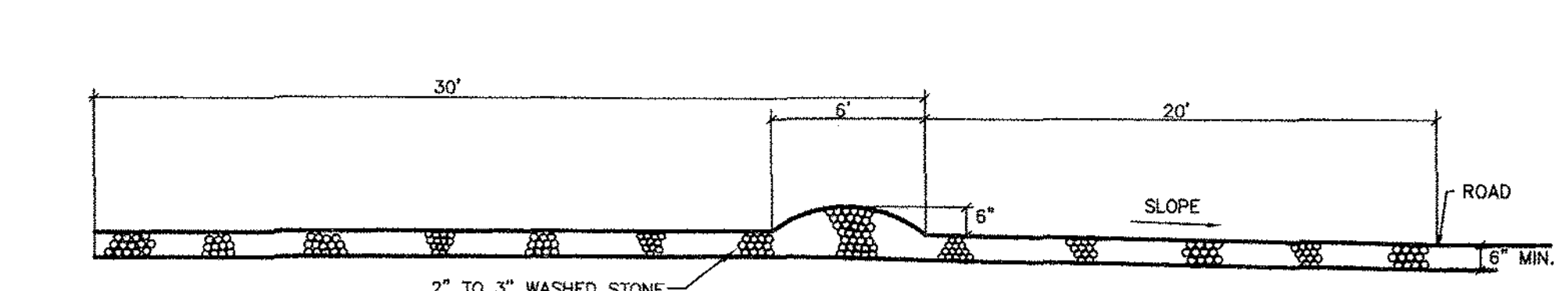
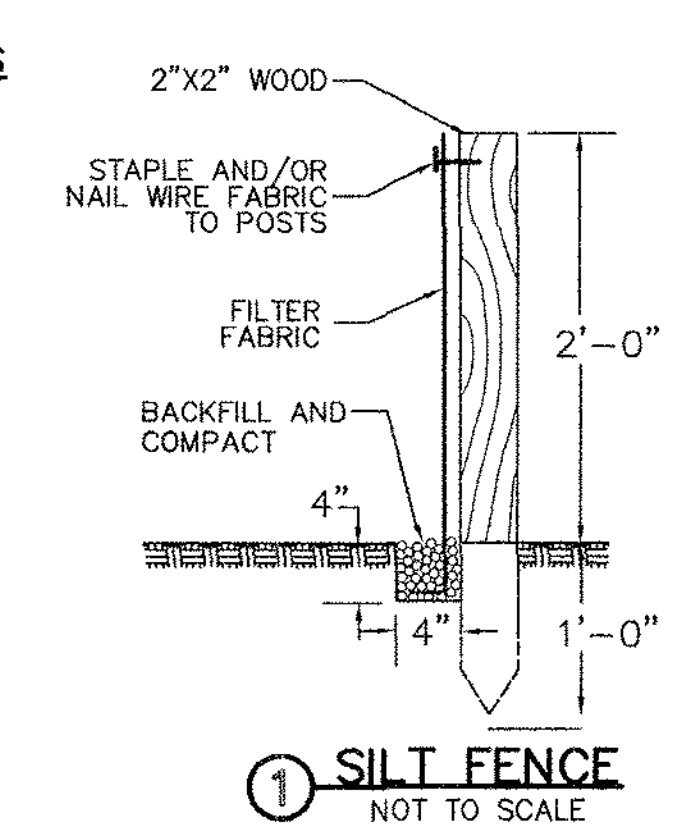
**C5.0**  
SHEET 5 OF 5

X:\CIVIL\2005\C05076\dwg\C05076R12.dwg, Mark Balchin



**SILT FENCE CONSTRUCTION SPECIFICATIONS**

1. CONSTRUCT SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM.
2. LOCATE POSTS DOWNSLOPE OF FABRIC TO HELP SUPPORT FENCING.
3. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FABRIC AT A SUPPORT POST WITH OVER LAP TO THE NEXT POST.
4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH - 100 LB/LIN. IN. (MINIMUM) - AND WITH A FLOW RATE OF 10 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS REACHING A STABILITY OF 90 PERCENT USING TEST METHOD ASTM D-4355.
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4\"/>
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS, USING AT LEAST 0.5 INCH STAPLES.
7. POST TO BE 2X2\"/>

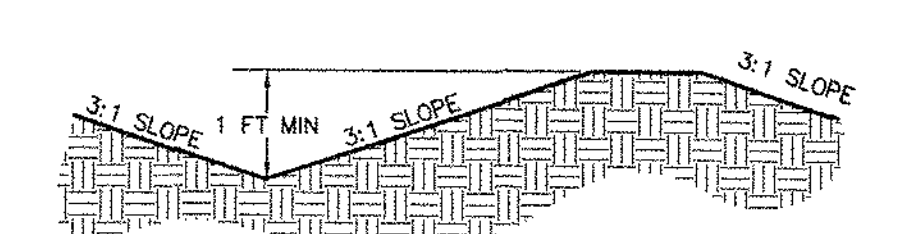
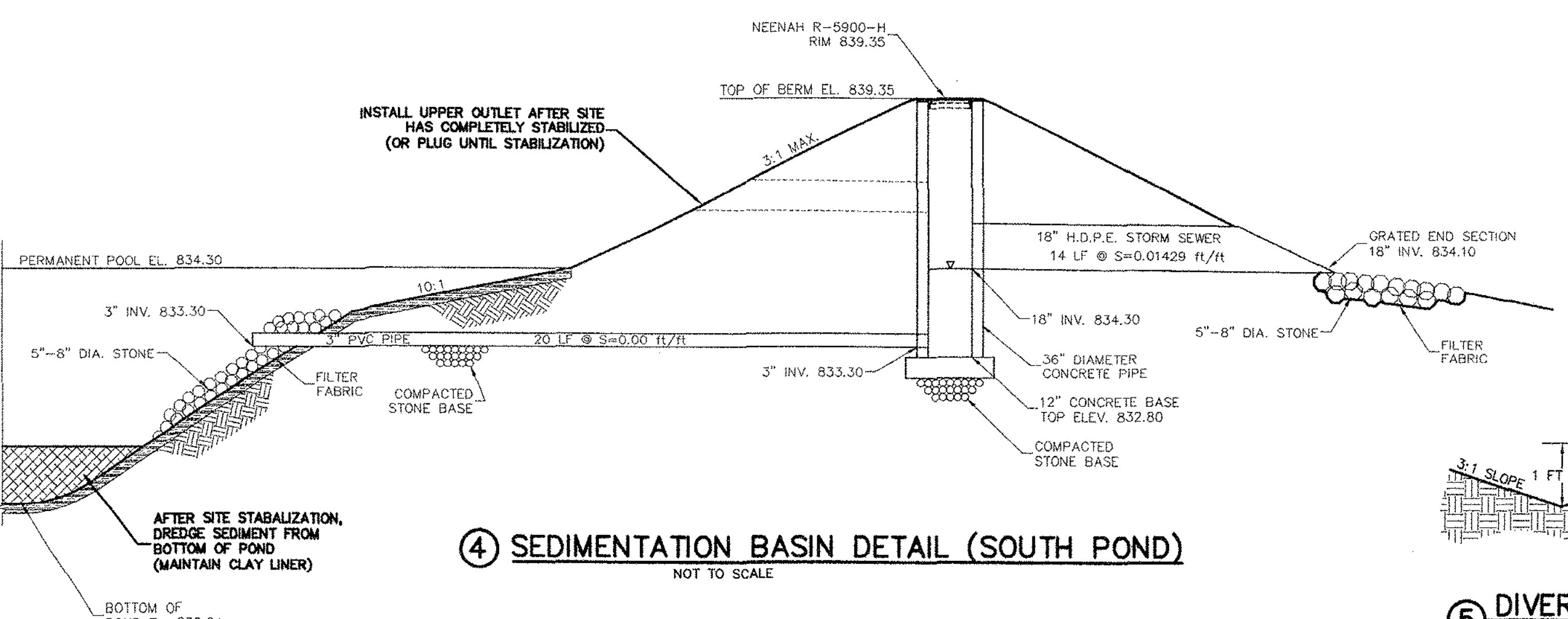
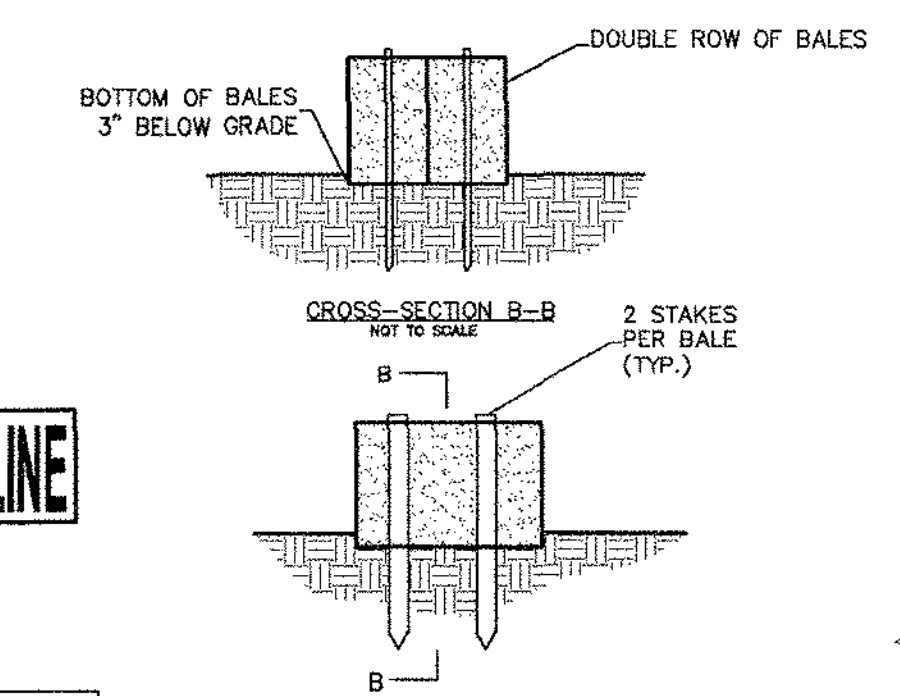


**CONSTRUCTION SPECIFICATIONS**

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIPRAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIPRAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIPRAP ON ZERO GRADE - TOP OF RIPRAP TO BE LEVEL WITH EXISTING OUTLET - NO OVERFALL AT ENDS.
5. RIPRAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5\"/>
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

**INLET GRATE SCREEN CONSTRUCTION SPECIFICATIONS**

1. REMOVE INLET GRATE AND PLACE A SINGLE SHEET OF FILTER FABRIC ACROSS THE OPENING. THE FABRIC SHOULD EXTEND AT LEAST 6\"/>
2. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR AT A DEPTH OF 1\"/>
3. FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:  
A. GRAB STRENGTH: 100LBS. (ASTM D-3786)  
B. MULLEN BURST: 200 PSI (ASTM D-3786)  
C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE, BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.  
D. WATER FLOW RATE OF 10 GAL./MIN./SQ.FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)  
E. ULTRAVIOLET RADIATION STABILITY OF 90% F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT.



**DIGGERS HOTLINE**  
1-800-342-4851  
TOLL FREE  
MIS. STATUTE: 90.02(2)(27A)  
NEEDS 48 HRS. NOTICE  
NORTH SIDE: 100 LOCATIONS  
MILW. AREA: 250-1181  
  
UNDESIGNED CUTOFFS ARE ONLY INFORMATION AS SHOWN  
ON THIS PLAN. THEY ARE NOT TO BE CONSIDERED AS  
PART OF THE DESIGN. THE DESIGNER SHALL BE RESPONSIBLE  
FOR THE PROPER DESIGN OF ANY CUTOFFS.  
  
THE INFORMATION ON THIS PLAN IS BASED ON THE DATA  
PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR  
THE PROPER DESIGN OF ANY CUTOFFS.

## **Cloud 9 Smoke Shop – Response to Staff Comments**

### **1. Do you have a floor plan designed yet for the tenant space? If so, that should be provided with your submission to Plan Commission.**

**Response:** Yes, we do have a preliminary floor plan for the tenant space. We will include it with our upcoming submission to the Plan Commission.

### **2. What are your proposed hours of operations?**

**Response:** Our preferred hours are **9:00 AM to 10:00 PM**. However, if staying open past 9:00 PM would require an amendment that could delay the approval process, we're absolutely fine with operating from **8:00 AM to 9:00 PM** instead. We're open to either option—please advise which would be most efficient at this stage.

### **3. How many employees are anticipated?**

**Response:** We anticipate employing 4 to 5 team members, made up of both full-time and part-time staff to ensure consistent coverage and high-quality customer service throughout all business hours.

Staff responsibilities will include:

- Stocking and organizing inventory
- Cleaning and maintaining store appearance
- Operating the register and handling customer transactions
- Assisting customers with product information and general inquiries

This staffing structure allows us to maintain a clean, organized, and customer-focused environment while ensuring flexible coverage for weekends, sick days, and peak hours.

Employee 1 (Full-Time):

Monday – Friday | 9:00 AM – 4:00 PM

Employee 2 (Full-Time):

Monday – Friday | 4:00 PM – 10:00 PM

Employee 3 (Part-Time):

Saturday & Sunday | 9:00 AM – 4:00 PM

Employee 4 (Part-Time):

Saturday & Sunday | 4:00 PM – 10:00 PM

Employee 5 (Part-Time/Flex): Available as needed for weekend coverage, sick days, and additional support during peak hours or special events.

**4. Please confirm there are no beer or liquor sales proposed.**

**Response:** Confirmed! There will be absolutely no beer or liquor sales at Cloud 9. We will only be offering tobacco and related products as permitted.

**5. Staff anticipates recommending the following conditions:**

**5.1 “Applicant shall obtain all other governmental approvals, permits, licenses and the like, required for and applicable to the proposed use and sale of tobacco products, including but not limited to the State of Wisconsin Department of Revenue.”**

**Response:** We fully understand and support this condition. We have already obtained our sales permit through the Wisconsin Department of Revenue, and we have submitted the City of Pewaukee tobacco permit application as part of our Conditional Use materials. If anything additional is needed to complete our approval package, please let us know—we’re eager to make sure everything is properly in order.

**Seller’s Permit:** 456-1032003553-04

**Legal Name:** SMOKEEXPRESS LLC

**5.2 “Hours of operations shall not extend past 9:00 p.m. without an amendment to this Conditional Use Permit.”**

**Response:** Understood—we accept this condition. If possible, we would like to request an amendment to allow operation until 10:00 PM, but only if this does **not** delay the approval process. If it does, we are happy to proceed with the 9:00 AM to 9:00 PM schedule.

**5.3 “This Conditional Use Permit shall be subject to periodic review to ensure ongoing compliance with applicable City, County and State standards and regulations.”**

**Response:** We are completely supportive of this and welcome periodic reviews. We’re committed to staying fully compliant with all regulations.

**5.4 “No lighting or promotional displays shall be affixed to or displayed on the exterior surface of windows or affixed to the interior surface of windows if visible from the exterior.”**

**Response:** We understand and will comply with this guideline. The only visible displays we anticipate include modest items such as an “Open” sign and small decals indicating product types (e.g., “Vape,” “CBD,” “Cigars”). We would like to discuss appropriate options for exterior signage visibility, especially since the plaza becomes quite dark in the evenings. If neon signs are not preferred, we’re open to using LED signage with controlled brightness or other city-approved alternatives.



**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-25-6-1**

**PWC 0958982004**

**LEGAL DESCRIPTION:**

UNIT 1 PEWAUKEE CROSSINGS CONDOMINIUM & UNDIV  
INTEREST IN THE COMMON AREAS CREATED UNDER  
DECLARATION RECORDED AS DOC #4436009 :: LOCATED IN  
LOT 1 CSM #10295 VOL 97/229 PT NW1/4 & SW1/4 OF NW1/4  
SEC 24 T7N R19E

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

SmokeXpress LLC/Cloud 9

Recording area

Name & Return Address

City of Pewaukee  
W240N3065 Pewaukee Rd  
Pewaukee, WI 53072

**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 June 12, 2025; has reviewed the various elements of the petitioner's 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 on July 7, 2025.

**NOW, THEREFORE,** let it be known that the City Common Council by its action on July 7, 2025 has, hereby, granted a Conditional Use Permit for the following use(s):

Operating a smoke and vape retail store.

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

1. Applicant shall obtain all other governmental approvals, permits, licenses and the like, required for and applicable to the proposed use and sale of tobacco products, including but not limited to the State of Wisconsin Department of Revenue.
2. Hours of operation shall not extend past 10:00pm without an amendment to this Conditional Use Permit.
3. This Conditional Use Permit shall be subject to periodic review to ensure ongoing compliance with applicable City, County and State standards and regulations.
4. Window signage shall be allowed in accordance with Section 340-9.6E. of the Zoning Code. No other lighting, signage, promotional displays, or advertisements shall be affixed to or displayed on the exterior surface of windows or placed within the interior of the store with the intent or for the purpose of being visible through the windows to the exterior of the storefront. All internal lighting, signage, promotional displays, and advertisements must be positioned and directed such that they are not visible through the windows to the exterior.

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 \_\_\_\_\_, 2025 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

\_\_\_\_\_  
Ami Hurd  
My Commission expires \_\_\_\_\_

This instrument was drafted by Ami Hurd, Deputy Clerk

## RECENT ARTICLES



Swimming lessons save lives: What parents should know



Preventing and treating iliotibial (IT) band syndrome: Tips for pain-free...

## STAYING HEALTHY

# Cannabidiol (CBD): What we know and what we don't

April 4, 2024

By **Peter Grinspoon, MD**, Contributor; Editorial Advisory Board Member, Harvard Health Publishing





Cannabidiol (CBD) is often covered in the media, and you may see it touted as an add-in booster to your post-workout smoothie or morning coffee. You can even buy a CBD-infused sports bra. But what exactly is CBD? And why is it so popular?

## How is cannabidiol different from marijuana, cannabis, and hemp?

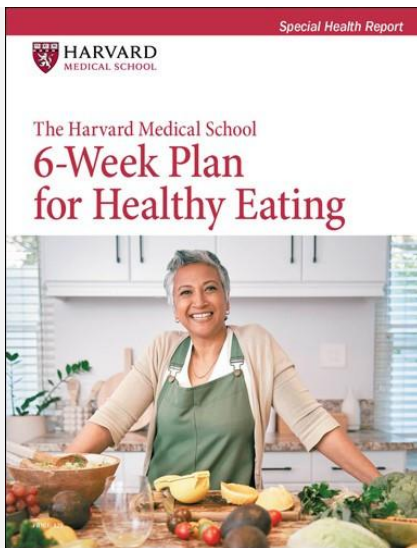
**CBD**, or cannabidiol, is the second most prevalent active ingredient in cannabis (marijuana). While CBD is an essential component of **medical marijuana**, it is derived directly from the hemp plant, a cousin of marijuana, or manufactured in a laboratory. One of hundreds of components in marijuana, CBD does not cause a high by itself.

According to a report from the World Health Organization, "In humans, CBD exhibits no effects indicative of any abuse or dependence potential.... To date, there is no evidence of public health related problems associated with the use of pure CBD." A recent **study** in the journal *Neuropsychopharmacology* concluded that "acute CBD alone is unlikely to significantly impair daily functioning or workplace performance."

## Is cannabidiol legal?

CBD is readily obtainable in most parts of the United States, though its exact legal status has been in flux. All 50 states have laws legalizing CBD with varying degrees of restriction. In December 2015, the FDA eased the regulatory requirements to allow researchers to conduct CBD trials. In 2018, the Farm Bill made hemp legal in the United States, making it virtually impossible to keep CBD illegal — that would be like making oranges legal, but keeping orange juice illegal.

**You might also be interested in...**



## Harvard Health Publishing's 6-Week Plan for Healthy Eating

This week-by-week plan, The Harvard Medical School 6-Week Plan for Healthy Eating, will help you transform your eating habits into a program of nutritious and delicious food choices that can last a lifetime. Applying the latest results from nutrition science, Harvard experts take you by the hand and guide you to create an eating plan to improve heart health, longevity, energy, and vitality.

LEARN MORE →

The Farm Bill removed all hemp-derived products, including CBD, from the Controlled Substances Act, which criminalizes the possession of drugs. In essence, this means that CBD is legal if it comes from hemp, but not if it comes from cannabis (marijuana) – even though it is the exact same molecule. Currently, many people obtain CBD online without a medical marijuana license, which is legal in most states.

## The evidence for cannabidiol health benefits

CBD has been touted for a wide variety of health issues, but the strongest scientific evidence is for its effectiveness in treating some of the cruelest childhood epilepsy syndromes, such as Dravet syndrome and Lennox-Gastaut syndrome (LGS), which typically don't respond well to antiseizure medications. In numerous studies, CBD was able to reduce the number of seizures, and, in some cases, stop them altogether. Epidiolex, which primarily consists of CBD, is the **first cannabis-derived medicine** approved by the FDA for these conditions.

Animal studies, and self-reports or research in humans, suggest CBD may also help with:

- **Anxiety**: Studies and clinical trials are exploring the common report that CBD can reduce anxiety.

- **Insomnia:** Studies suggest that CBD may help with both falling asleep and staying asleep, in part by helping address chronic pain and anxiety.
- **Chronic pain:** Increasingly, human studies are substantiating the claims that CBD helps control pain. One animal study from the *European Journal of Pain* suggests CBD could help lower pain and **inflammation** due to **arthritis** when applied to skin. Other research identifies how CBD may inhibit inflammatory and neuropathic pain, which are difficult to treat.
- **Addiction:** CBD can help lower cravings for tobacco and heroin under certain conditions, according to some research in humans. Animal models of addiction suggest it may also help lessen cravings for other addictive substances such as alcohol, cannabis, opiates, and stimulants.

## Is CBD safe?

Side effects of CBD could include nausea, fatigue, and irritability. CBD can increase the level of blood thinning and other medicines in your blood by competing for the liver enzymes that break down these drugs. Grapefruit has a similar effect with certain medicines. This interaction is particularly important if you are taking a blood thinner, an anti-epileptic, or an immunosuppressant medication, all of which need to have stable levels in your blood.

People taking high doses of CBD may show abnormalities in liver-related blood tests. Many nonprescription drugs, such as acetaminophen (Tylenol), have this same effect. You should let your doctor know if you are regularly using CBD so that he or she can check your liver enzymes periodically.

A significant safety concern with CBD is that it is primarily marketed and sold as a supplement, not a medication. Currently, the FDA does not regulate the safety and purity of dietary supplements, and no one, really, is regulating the CBD market. So you cannot be sure that the product you buy has **active ingredients at the dose listed on the label**.

In addition, the product may contain other unknown elements. If you buy CBD, it is safest to make sure that there is independent laboratory testing as attested to by a COA (certificate of analysis) that should accompany every CBD product.



## How can CBD be taken?

CBD comes in many forms, including oils, tinctures, capsules, patches, vapes, and topical preparations for use on skin. If you're hoping to reduce inflammation and relieve muscle and joint pain, a topical CBD-infused oil, lotion or cream — or even a bath bomb — may be the best option. Alternatively, a CBD patch or a tincture or spray designed to be placed under the tongue allows CBD to directly enter the bloodstream. Doctors don't recommend smoking anything, including CBD.

Outside of the US, the prescription drug Sativex, which uses CBD as an active ingredient, is approved for muscle spasticity associated with multiple sclerosis and for cancer pain. Within the US, Epidiolex is approved for certain types of epilepsy and tuberous sclerosis.

## The bottom line on cannabidiol

Some CBD manufacturers have come under government scrutiny for wild, indefensible claims — such as that CBD is a cure-all for cancer or [COVID-19](#), which it is not. We need more research, but CBD is proving to be a helpful, relatively nontoxic option for managing anxiety, insomnia, and chronic pain. Without sufficient high-quality evidence in human studies, we can't pinpoint effective doses, and because CBD currently is typically available as an unregulated supplement, it can be difficult to know exactly what you are getting, or to conduct studies.

If you decide to try CBD, make sure you are getting it from a reputable source. Again, please discuss your use of CBD or any other supplements with your doctor to make sure that it won't affect any other medicines you take.

### About the Author



**Peter Grinspoon, MD**, Contributor; Editorial Advisory Board Member, Harvard Health Publishing

Dr. Peter Grinspoon is a primary care physician, educator, and cannabis specialist at Massachusetts General Hospital; an instructor at Harvard Medical School; and a certified health and wellness coach. He is the author of *Seeing Through the ...* [See Full Bio](#)

[View all posts by Peter Grinspoon, MD](#)**Disclaimer:**

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## Related Topics

**HHO+****PAIN**

**Sleeping better when you have pain**

**MIND & MOOD**

**How to avoid catastrophic thinking**

**MIND & MOOD**

## Anxiety and stress weighing heavily at night? A new blanket might help

[ANXIETY](#)[MARIJUANA / CBD](#)[SLEEP](#)

### You might also be interested in...

#### Medical Marijuana: Facts about cannabis, THC, and CBD

Medical cannabis is available in more delivery methods than ever before, such as gummy bears, dried flowers, pills, lotions, drops and a variety of edibles, *but what exactly does it do?*

With so much misinformation and junk-science on the internet, it is important to get solid facts from doctors and scientists you can trust before deciding if medical marijuana could help you.

Now leading experts at Harvard Medical School are here to help you separate fact from frightening fiction about medical cannabis so you can make informed decisions. There are benefits for some conditions, and no benefit for others. And, while there is a lot of positive talk about cannabis, there are risks—especially if you're over 55.

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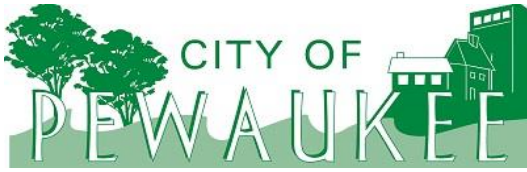
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**Office of the Planner & Community Development Director**  
W240 N3065 Pewaukee Road  
Pewaukee, Wisconsin 53072  
Phone (262) 691-0770 Fax (262) 691-1798  
[fuchs@pewaukee.wi.us](mailto:fuchs@pewaukee.wi.us)

## REPORT TO THE PLAN COMMISSION

Meeting of July 17, 2025

---

**Date:** June 27, 2025

**Project Name:** Strand Rezoning

**Project Address/Tax Key No.:** PWC 0935029

**Applicant:** Ronnie Strand

**Property Owner:** Ronnie & Karen Strand

**Current Zoning:** B-3 General Business District and SO Shoreland Overlay District

**2050 Land Use Map Designation:** Medium Density Residential (6,500 Sq. Ft. - 1/2 Ac. / D.U.)

**Use of Surrounding Properties:** Single-family residential to the north, south, east, and west

---

### Project Description/Analysis

The applicant filed a Rezoning Application requesting approval to change the zoning of the property bearing Tax Key No. PWC 0935029 from B-3 General Business District to Rs-7 Single-Family Residential District.

The property is surrounded by B-3 District zoning to the north, east, and west. There is also a Rs-6 District zoned property to the east. To the south is a Rm-3 District zoned property. The surrounding uses consist of single-family residential homes. Note the B-3 District permits “Existing residential structures and any conforming and compatible residential additions.”



The future land use designation of this property is Medium Density Residential, which is shown as orange on the map below. This is the same designation of the adjacent properties to the north, east and west. The property to the south is designated as Retail/Service Commercial.



The property has an area of 5,585 square feet. The Rs-7 District allows existing parcels to be placed in the district when no other residential districts are appropriate. The Rs-7 District is meant for older areas of development particularly surrounding Pewaukee Lake and within the shoreland areas of the city. As such, the requested rezoning is compatible with the Rs-7 District.

The development of this parcel in the future is subject to the Rs-7 District and Shoreland Overlay District standards. These standards will be further reviewed upon submission of a development plan; however, staff finds that a single-family home is feasible. With that said, the lot is substandard relative to lot size and the applicant may consider applying for a variance related to setbacks and lot coverage.

A private well will be needed for water and the applicant will be required to contact the Lake Pewaukee Sanitary District for sanitary sewer service.

### **Recommendation**

Recommendation of approval to change the zoning of the property bearing Tax Key No. PWC 0935029 from B-3 General Business District to Rs-7 Single-Family Residential District.



Mayor and Common Council of City of Pewaukee

Nick Fuchs – Development Director  
W240 N3065 Pewaukee Road  
Pewaukee, Wisconsin 53072  
Phone: 262.691.0770  
fuchs@pewaukee.wi.us

---

Dear Mayor & Common Council:

I am writing this request to ask for the rezoning of the property we purchased last year. The lot we bought in Pewaukee is currently listed as B3 and we would like the council to change it to Rs-7 zoning to make it ready for residential building.

Address is: Lot1 Edgewood Avenue Pewaukee WI 53072.

Legal Description: Lot S 39 and 40 of the Plat of Edgewood station. A subdivision of part of the southwest ¼ of Section 18. Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin. Excepting and reserving therefrom those portions of said lots conveyed by warranty deeds on 314252, 311640 and 313000. Containing 5,585 square feet, .01282 Acres more or less.

We would also like to know what kind of resident homes you can build on the property once changed.

Are there any restrictions? Our plan is to build a vacation home so we can visit family and friends.

We thank you in advance. Included in this digital PDF are the following:

1. Application Form
2. Application Fee
3. Written Project Narrative
4. Rezoning Exhibit
5. Legal Description of proposed zoning changes
6. Building and Site Plans – Survey
7. Application Material – emailed to [hurd@pewaukee.wi.us](mailto:hurd@pewaukee.wi.us)

Sincerely,  
Ronnie and Karen Strand

---

# Strand – Pewaukee Lot

Re-Zoning Exhibit (Existing – B3)



\*\* Need Well

Re-Zoning Exhibit (Proposed – Rs7)



\*\* Need Well / Adhere to Shoreland Overlay District



# Strand – Pewaukee Lot

\*\* Issue / Adhere to Shoreland Overlay District



Structure including eaves, setback from side lot line 10

Structure setback from ROW of other public roads 30

**ISSUE:** Rs7 and Shoreland Overlay District – Different setbacks

**Solution:** Variance for Shoreland Overlay setbacks to adhere to Rs7

| Number of Bedrooms Per Dwelling Unit | Minimum Total Area<br>(square feet) | Minimum First Floor Area<br>(square feet) |
|--------------------------------------|-------------------------------------|-------------------------------------------|
| 1                                    | 1,100                               | 900                                       |
| 2                                    | 1,200                               | 900                                       |
| 3                                    | 1,300                               | 900                                       |
| 4 or more                            | 1,400                               | 900                                       |



STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

**ORDINANCE 25-12**

**TO AMEND THE ZONING MAP OF  
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: **B-3 GENERAL BUSINESS**

TO: **RS-7 SINGLE FAMILY RESIDENTIAL**

**SECTION 1 - DESCRIPTION**

**Common Description:**

PT LOTS 39 & 40 EDGEWOOD STATION PT SW1/4 SEC 18 T7N R19E :: EX DOC #311640 & EX DOC #313000 & EX DOC #313001 & EX DOC #314252

**Tax Key Number:** PWC 0935-029

**Property Address:** Lot 1 vacant land on Edgewood Avenue

**This Amendment to the Zoning Map** (Change in zoning) is being proposed for the purpose of: constructing a residential home.

**SECTION 2 –SEVERABILITY**

The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

**SECTION 3 - ACTION**

This Ordinance shall take effect upon passage and posting.

Dated this 4<sup>th</sup> day of August, 2025.

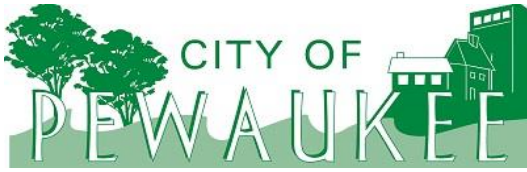
COMMON COUNCIL OF THE CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

Attest:

\_\_\_\_\_  
Steve Bierce, Mayor

\_\_\_\_\_  
Kelly Tarczewski, Clerk/Treasurer



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

## REPORT TO THE PLAN COMMISSION

Meeting of July 17, 2025

---

**Date:** June 27, 2025

**Project Name:** Waukesha County Rezoning

**Project Address/Tax Key No.:** Approximately W262N4656 Ryan Road/PWC 088199900 1 and PWC 0878998

**Applicant:** WAUKESHA COUNTY AND PARKS & LAND USE

**Property Owner:** WAUKESHA COUNTY AND PARKS & LAND USE

**Current Zoning:** Rs-3 Single Family Residential District (Tax Key No. 0881999900 I) and A- I Agricultural District (Tax Key No. 0878998)

**2050 Land Use Map Designation:** Public or Private Park and Recreation

**Use of Surrounding Properties:** Waukesha County land to the north, agricultural property and single- family residential to the south, Waukesha County and agricultural land to the east and the Christian Education Leadership Academy to the west

---

### **Project Description/Analysis:**

The applicant has filed a Rezoning Application requesting to change the zoning of property located at W262N4656 Ryan Road (PWC 0881999001) from Rs-3 Single-Family Residential District to P-1 Park and Open Space District and property bearing Tax Key No. 0878998 from A-1 Agricultural District to P-1 Park and Open Space District.

Both properties are designated as Public or Private Park and Recreation on the City's Year 2050 Land Use/Transportation Plan map. As such, the proposed zoning is consistent with the City's Comprehensive Master Plan.

The P-1 District requires the minimum lot area below. The Rs-3 District parcel is slightly over 5-acres. The A-1 property is about 40-acres.

Lot area and width.

(1) Lots in the P-1 District shall provide sufficient area for any principal structure or accessory structures as well as necessary off-street parking and loading areas.

(2) Lots shall not be less than 80 feet in width at the principal street access.

Following the rezoning, the County intends to apply for a Sign Permit to install a Ryan Park sign adjacent to Ryan Road. Sign plans have been included with their submission.

### **Recommendation:**

A motion to approve the proposed rezoning of property located at W262N4656 Ryan Road (PWC 0881999001) from Rs-3 Single-Family Residential District to P-1 Park and Open Space District and property bearing Tax Key No. 0878998 from A- I Agricultural District to P-1 Park and Open Space District.

Drawing File: 2025-03-11 RYA Secondary Entrance Sign.dwg  
Waukesha Co. CAD Sheet - NEW-ENGLISH-PAN-PROF



ELEVATION

## Entrance Sign Rendering



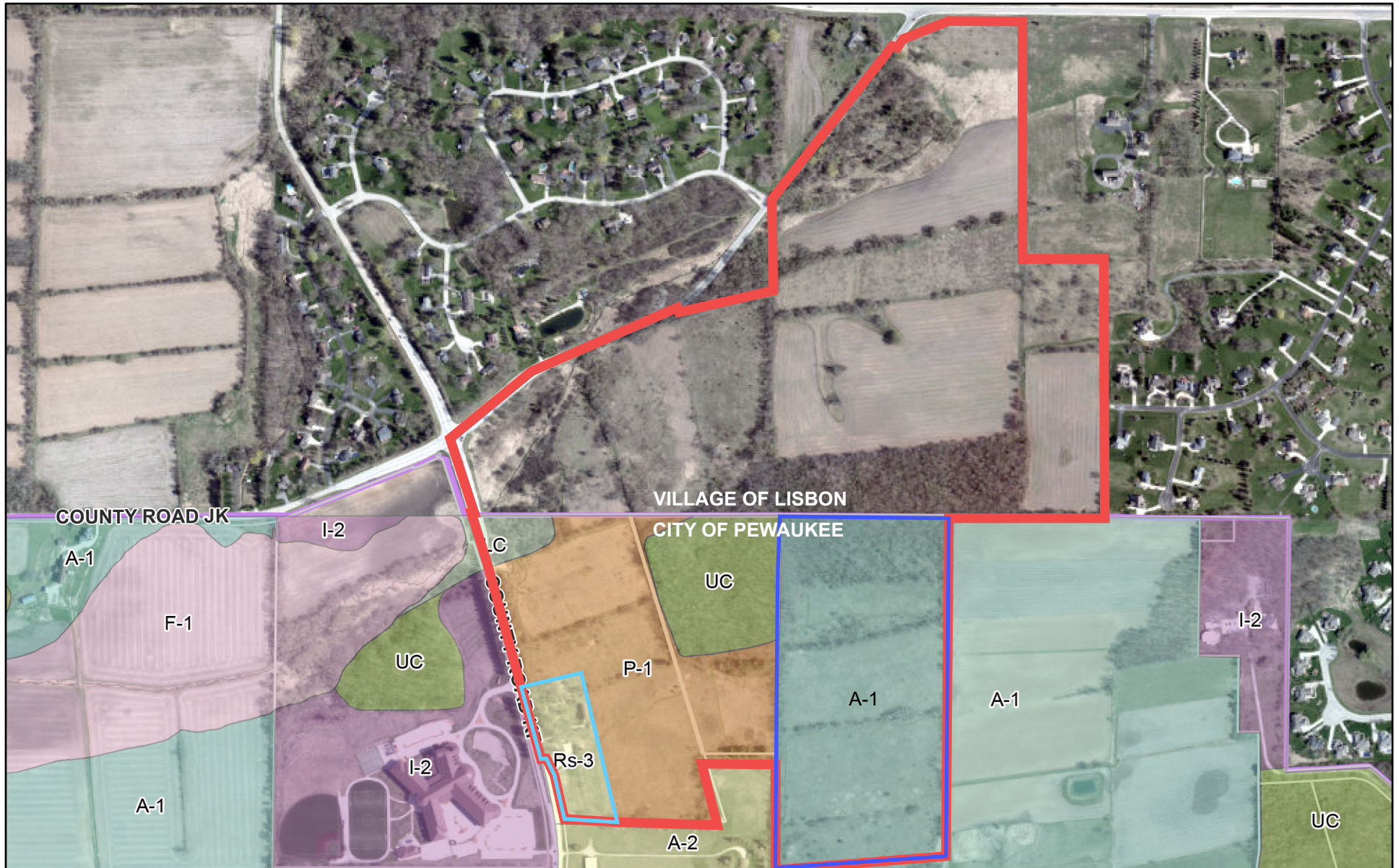
Waukesha County  
Park System

1/4" = 1'-0"



# REZONING EXHIBIT

City of Pewaukee



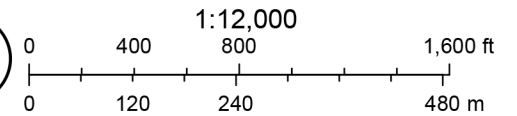
## Legend

- |                    |      |                    |
|--------------------|------|--------------------|
| Ryan Park boundary | I-2  | UC                 |
| A-1                | LC   | Tax Parcels        |
| A-2                | P-1  | Municipal boundary |
| F-1                | Rs-2 |                    |
|                    | Rs-3 |                    |

- Property boundary (Parcel 1) being proposed for a rezoning district map amendment from Rs-3 Single-Family Residential District to P-1 Park and Recreation District
- Property boundary (Parcel 2) being proposed for a rezoning district map amendment from A-1 Agricultural District to P-1 Park and Recreation District

Legal description of property: PT NE1/4 SEC 5 T7N R19E COM CTR HY KF 20 FT S OF SWLY COR OF BARN N TO PT 130 FT N OF NE COR OF HOME E TO PT 20 FT E OF SHED S TO S PROPERTY LI W TO CTR HY N TO BGN 5 AC DOC# 3778144

Legal description of property: W1/3 OF NW1/4 SEC 4 T7N R19E EX CS 17/96 37 AC REM R225/689 (RYAN PARK)



SEWRPC, Maxar, WC Land Information Office, WLIP, SEWRPC, Ayres Associates



## Waukesha County—

### *Department of Parks and Land Use*

#### **PETITION FOR A REZONING DISTRICT MAP AMENDMENT**

**Legal Description of Property—Parcel 1:** PT NE1/4 SEC 5 T7N R19E COM CTR HY KF 20 FT S OF SWLY COR OF BARN N TO PT 130 FT N OF NE COR OF HOME E TO PT 20 FT E OF SHED S TO S PROPERTY LI W TO CTR HY N TO BGN 5 AC DOC# 3778144

**Legal Description of Property—Parcel 2:** W1/3 OF NW1/4 SEC 4 T7N R19E EX CS 17/96 37 AC REM R225/689 (RYAN PARK)

**Project Narrative:** This petition for a rezoning district map amendment seeks to rezone two parcels—parcel 1 to be rezoned from Rs-3 Single-Family Residential zoning district to P-1 Park and Recreation zoning district and parcel 2 to be rezoned from A-1 Agricultural zoning district to P-1 Parks and Recreation zoning district. Both parcels are part of Ryan Park, an undeveloped Waukesha County Park located at W262 N4656 Ryan Road. Ryan Park encompasses 217.1 acres of open agricultural fields, prairie, and a large, wooded area with maintained trails for active and passive recreation.

Parcel 1 to be rezoned consists of 5.2-acres. There is a small gravel parking lot and trailhead for park users. This is the only existing entrance into the park. This land is already used for park purposes.

Parcel 2 to be rezoned consists of 39.7-acres. This land has a history of agricultural farming. In 2007, Waukesha County entered this land into the Conservation Reserve Program (CRP) with a 10-year contract. The CRP is a voluntary program designed to convert sensitive agricultural land into vegetation cover with conservation plans in order to improve water quality, control soil erosion, enhance wildlife, and contribute to overall environmental health and sustainability. Since the CRP contract end in 2017, there have been no cropland leases in Parcel 2 or the City of Pewaukee portion of the park. Waukesha County seeks to maintain this land as naturalized and used for park purposes.

The rezoning of these parcels is compatible with surrounding uses including the larger Ryan Park context consisting of predominantly Park and Recreation zoning districts. The rezoning to Park and Recreation district aligns with its definition to provide areas where active and passive recreation needs, both public and private, can be met without undue disturbance of natural resources and adjacent uses. The intention is to keep Ryan Park as an undeveloped park for now.

#### **Park System**

515 W Moreland Blvd., AC 230 • Waukesha, Wisconsin 53188-3878  
Phone: (262) 548-7790 • Fax: (262) 896-8071 • [www.waukeshacountyparks.com](http://www.waukeshacountyparks.com)

Future site improvements include a permanent ground sign along Ryan Road upon the issuance of a permit—see attachments for more information.

Link to CRP Program: [Conservation Reserve Program \(CRP\) | Farm Service Agency](#)





0 800.00 Feet

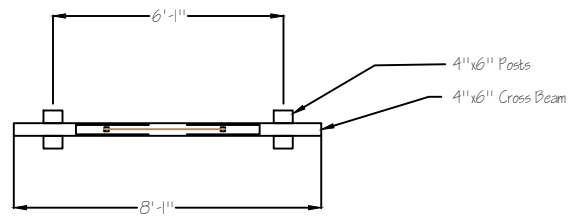
Notes:

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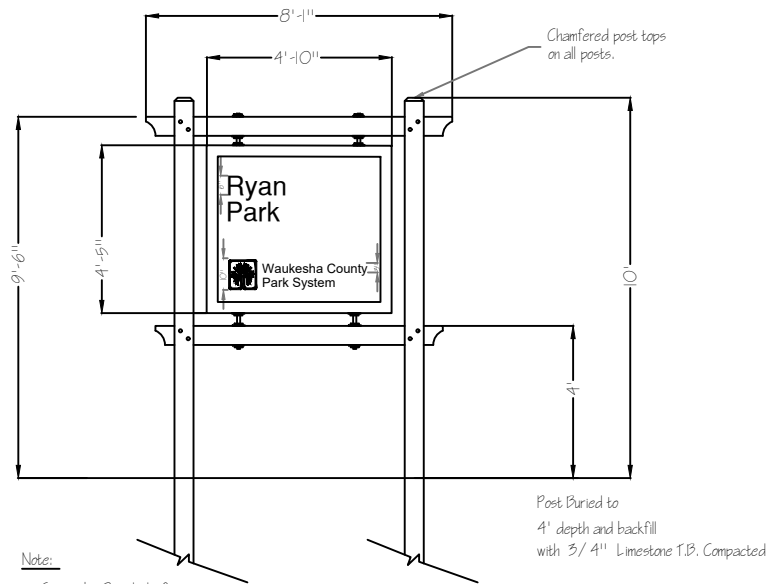


Printed: 5/17/2023

Drawing File: 2025-03-11 RYA Secondary Entrance Sign.dwg  
Waukesha Co. CAD Sheet - NEW-ENGLISH-PAN-PROF



PLAN VIEW



ELEVATION

## Entrance Sign



Waukesha County  
Park System

1/4" = 1'-0"



STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

**ORDINANCE 25-13**

**TO AMEND THE ZONING MAP OF  
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: **RS-3 SINGLE FAMILY & A-1 AGRICULTURAL**

TO: **P-1 PARK & RECREATION**

**SECTION 1 - DESCRIPTION**

**Common Description:**

**PWC 0881-999-001**

PT NE1/4 SEC 5 T7N R19E COM CTR HY KF 20 FT S OF SWLY COR OF BARN N TO PT 130 FT N OF NE COR OF HOME E TO PT 20 FT E OF SHED S TO S PROPERTY LI W TO CTR HY N TO BGN 5 AC DOC# 3778144

**PWC 0878-998**

W1/3 OF NW1/4 SEC 4 T7N R19E EX CS 17/96 37 AC REM R225/689 (RYAN PARK)

**Tax Key Numbers:** PWC 0881-888-001 and PWC 0878-998

**Property Address:** W262 N4656 Ryan Road

**This Amendment to the Zoning Map** (Change in zoning) is being proposed for the purpose of: making the land compatible with surrounding park and recreation uses.

**SECTION 2 –SEVERABILITY**

The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

**SECTION 3 - ACTION**

This Ordinance shall take effect upon passage and posting.

Dated this 4<sup>th</sup> day of August, 2025.

COMMON COUNCIL OF THE CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

Attest:

\_\_\_\_\_  
Steve Bierce, Mayor



---

Kelly Tarczewski, Clerk/Treasurer

## City of Pewaukee - New Agenda Item

### Agenda Language:

Discussion and Possible Action Regarding Glenwood Lane Road Rehabilitation  
[Wagner]

1. Preliminary **Resolution 25-08-17** Intent to Exercise Special Assessment Powers, Authorizing the Construction of Glenwood Lane Road Pavement Rehabilitation, Drainage, Utility and Related Facilities Under Section 66.0703, Wisconsin Statutes.
2. Comfort **Resolution 25-08-18** Intent to Reimburse Borrowed Funds for Glenwood Lane Reconstruction, Drainage Improvements and Utility Improvement Expenditures.

### Sub Item Agenda Language:

### Background Provided By:

Magdelene Wagner

### Background:

Glenwood Lane from Springdale Road (CTH SR) to Ridgewood Court in Springdale Estates pavement is in need of rehabilitation. The pavement has a PASER rating of 3 (Recall a PASER rating of 10 is a new road and a PASER rating of 1 is severely cracked roadway). The 2025 budget included design funds for this project which is anticipated to be constructed in 2026. The preliminary resolution authorize the work and the future special assessments for the project. The comfort resolution allow expenditures to be reimbursed by borrowing in the future.

This project will be a pavement rehabilitation, utility rehabilitation (manhole & valve boxes), and possible storm sewer inlets additions to improve drainage.

### Fiscal Impact:

The 2025 authorized \$70,000 for the design of this project.

### Recommended Motion:

Council adopt the resolutions.

**RESOLUTION 25-08-17****PRELIMINARY RESOLUTION****DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS  
AUTHORIZING THE CONSTRUCTION OF GLENWOOD LANE ROAD PAVEMENT  
REHABILITATION, DRAINAGE, UTILITY AND RELATED FACILITIES  
UNDER SECTION 66.0703, WISCONSIN STATUTES**

**WHEREAS,** The Common Council of the City of Pewaukee has determined that the pavement of Glenwood Lane is in need of rehabilitation, drainage improvement, and utility repairs; and

**WHEREAS,** The Common Council of the City of Pewaukee has determined that all property owners abutting Glenwood Lane should share in the cost of such improvements.

**NOW, THEREFORE, BE IT HEREBY RESOLVED:** That the Common Council of the City of Pewaukee determines that it is in the best interest of the City and in the exercise of its police power under Section 66.0703, Wisconsin Statutes, to levy special assessments upon the following described property for special benefits conferred upon such properties by the improvements of the pavement reconditioning:

Glenwood Lane, from CTH SR northwesterly to Ridgewood Court, approximately 3,330 feet, and,

Before such improvements are made, the City Engineer is directed to prepare a report consisting of:

- a. Preliminary plans and specifications for said improvements.
- b. An estimate of the entire cost of the proposed reconstruction improvements
- c. A schedule of the proposed assessment against each affected parcel and a statement that all property is benefited.
- d. The formula for assessing.

The exact amount of the assessment and the method of permitted payments will be determined at the public hearing, prior to the Final Resolution.

Upon receiving the report of the City Engineer, the Clerk shall publish a Class I notice to be given stating the nature of the proposed work, the general boundary lines of the proposed assessment district, a small map and the place and time at which the report can be inspected and the time of the public hearing for interested parties to appear and comment. The Clerk shall also mail the notices to the post-office address of every interested party at least 10 days before the



hearing. The public hearing shall be held at the City Hall, W240N3065 Pewaukee Road not less than 10 and not more than 40 days after such publication.

SEVERABILITY

The several sections of this Resolution shall be declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Resolution.

ADOPTED THIS 4<sup>th</sup> Day of August, 2025.

CITY OF PEWAUKEE

ATTEST:

\_\_\_\_\_  
Steve Bierce, Mayor

\_\_\_\_\_  
Kelly Tarczewski, Clerk/Treasurer

## RESOLUTION 25-08-18

**RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES  
GLENWOOD LANE RECONSTRUCTION, DRAINAGE IMPROVEMENTS, AND  
UTILITY IMPROVEMENTS**

**WHEREAS**, the City of Pewaukee, Waukesha County, Wisconsin (the "City") owns and operates a roadway system, drainage system, water main system, and sanitary sewer system (the "System") as a public entity; and

**WHEREAS**, the City expects to receive a loan (the "Loan") to finance the Project and expects to issue tax-exempt bonds (the "Bonds") to the Program in evidence of the Loan; and

**WHEREAS**, it is necessary, desirable, and in the best interests of the city to seek interim financing to fund project costs until the Loan becomes available and the Bonds can be issued.

Section 1. Expenditure of Funds. The City shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2. Declaration of Official Intent. The City hereby officially declares its intent to reimburse said expenditures with proceeds of the Bonds for the Glenwood Lane Reconstruction Project.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonably expected to be reserved, allocated on a long-term basis, or otherwise set aside by the City pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the City office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts, including Subchapter II of Chapter 19, and shall remain available for public inspection until the bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

Adopted this 4<sup>th</sup> day of August 2025.

CITY OF PEWAUKEE

ATTEST:

\_\_\_\_\_  
Steve Bierce, Mayor

\_\_\_\_\_  
Kelly Tarczewski, Clerk/Treasurer

## City of Pewaukee - New Agenda Item

### Agenda Language:

Discussion and Possible Action Regarding Wethersfield Subdivision Road Rehabilitation [Wagner]

1. Preliminary **Resolution 25-08-19** Intent to Exercise Special Assessment Powers Authorizing the Construction of Wethersfield Subdivision Rehabilitation, Drainage, Utility and Related Facilities Under Section 66.0703, Wisconsin Statutes.
2. Comfort **Resolution 25-08-20** Intent to Reimburse Borrowed Funds for Wethersfield Subdivision Expenditures Related to Road Rehabilitation, Drainage and Utility Improvements.

### Sub Item Agenda Language:

### Background Provided By:

Magdelene Wagner

### Background:

Wethersfield Subdivision pavement is in need of rehabilitation. This includes Long Valley Ct, Long Valley Road, Ridgeside Ct and Wethersfield Road. The pavement has a PASER rating of 4 (Recall a PASER rating of 10 is a new road and a PASER rating of 1 is severely cracked roadway). The 2025 budget included design funds for this project which is anticipated to be constructed in 2026. The preliminary resolution authorize the work and the future special assessments for the project. The comfort resolution allow expenditures to be reimbursed by borrowing in the future.

This project will be a pavement rehabilitation, utility rehabilitation (manhole & valve boxes), and storm sewer inlets rehabilitation.

### Fiscal Impact:

The 2025 approved \$50,000 for this project.

### Recommended Motion:

Council approve the resolutions.



**RESOLUTION 25-08-19**  
**PRELIMINARY RESOLUTION**  
**DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS**  
**AUTHORIZING THE CONSTRUCTION OF WETHERSFIELD SUBDIVISION**  
**REHABILITATION, DRAINAGE, UTILITY AND RELATED FACILITIES**  
**UNDER SECTION 66.0703, WISCONSIN STATUTES**

**WHEREAS,** The Common Council of the City of Pewaukee has determined that the pavement within the Wethersfield Subdivision are in need of rehabilitation, drainage improvements, and utility repairs; and

**WHEREAS,** The Common Council of the City of Pewaukee has determined that all property owners abutting the roadways within Wethersfield Subdivision project should share in the cost of such improvements.

**NOW, THEREFORE, BE IT HEREBY RESOLVED:** That the Common Council of the City of Pewaukee determines that it is in the best interest of the City and in the exercise of its police power under Section 66.0703, Wisconsin Statutes, to levy special assessments upon the following described property for special benefits conferred upon such properties by the improvements of the pavement reconditioning:

Long Valley Court, from Ridgeside Court northerly to its termini, approximately 710 feet and;

Long Valley Road, from Long Valley Court westerly to the western boundary of the Wethersfield subdivision plat, approximately 1,490 feet and;

Ridgeside Court, from Long Valley Road circling around to Long Valley Court, approximately 1,665 feet and;

Wethersfield Road, from Long Valley Road southerly to the STH 190 right-of-way, approximately 1,370 feet, and,

Before such improvements are made, the City Engineer is directed to prepare a report consisting of:

- a. Preliminary plans and specifications for said improvements.
- b. An estimate of the entire cost of the proposed reconstruction improvements
- c. A schedule of the proposed assessment against each affected parcel and a statement that all property is benefited.
- d. The formula for assessing.

The exact amount of the assessment and the method of permitted payments will be determined at the public hearing, prior to the Final Resolution.

Upon receiving the report of the City Engineer, the Clerk shall publish a Class I notice to be given stating the nature of the proposed work, the general boundary lines of the proposed assessment district, a small map and the place and time at which the report can be inspected and the time of the public hearing for interested parties to appear and comment. The Clerk shall also mail the notices to the post-office address of every interested party at least 10 days before the hearing. The public hearing shall be held at the City Hall, W240N3065 Pewaukee Road not less than 10 and not more than 40 days after such publication.

#### SEVERABILITY

The several sections of this Resolution shall be declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Resolution.

Adopted this 4th day of August 2025.

CITY OF PEWAUKEE

ATTEST:

\_\_\_\_\_  
Steve Bierce, Mayor

\_\_\_\_\_  
Kelly Tarczewski, Clerk/Treasurer

## RESOLUTION 25-08-20

**RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES  
WETHERSFIELD SUBDIVISION REHABILITATION, DRAINAGE  
IMPROVEMENTS, AND UTILITY IMPROVEMENTS**

**WHEREAS**, the City of Pewaukee, Waukesha County, Wisconsin (the "City") owns and operates a roadway system, drainage system, water main system, and sanitary sewer system (the "System") as a public entity; and

**WHEREAS**, the City expects to receive a loan (the "Loan") to finance the Project and expects to issue tax-exempt bonds (the "Bonds") to the Program in evidence of the Loan; and

**WHEREAS**, it is necessary, desirable, and in the best interests of the city to seek interim financing to fund project costs until the Loan becomes available and the Bonds can be issued.

Section 1. Expenditure of Funds. The City shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2. Declaration of Official Intent. The City hereby officially declares its intent to reimburse said expenditures with proceeds of the Bonds for the Wethersfield Subdivision Road Rehabilitation and Utility Project.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonably expected to be reserved, allocated on a long-term basis, or otherwise set aside by the City pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the City office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts, including Subchapter II of Chapter 19, and shall remain available for public inspection until the bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

Adopted this 4th day of August 2025.

CITY OF PEWAUKEE

ATTEST:

\_\_\_\_\_  
Steve Bierce, Mayor

\_\_\_\_\_  
Kelly Tarczewski, Clerk/Treasurer



## City of Pewaukee - New Agenda Item

### Agenda Language:

Discussion and Possible Action Regarding Meadowbrook Farms Phase 2 Road Rehabilitation [Wagner]

1. Accept the Final Engineer's Report.
2. Adopt the Final **Resolution 25-08-21** Levying the Final Special Assessments for Meadowbrook Farms Phase 2 Subdivision Pavement Reconditioning and Related Facilities Pursuant to Section 66.0703, Wisconsin Statutes.

### Sub Item Agenda Language:

### Background Provided By:

Magdelene Wagner

### Background:

In 2022, the Meadowbrook Farms Phase 2 Road rehabilitation was bid, a public hearing was held, and the project was awarded. The construction was completed largely in 2022. However, the final punchlist and closeout of the project occurred in 2025. As such, we have completed the Final Engineers Report and the Final Resolution for the project assessments.

### Fiscal Impact:

The requested action will finalize and adopt the special assessments and attendant Engineers Report.

### Recommended Motion:

Council approve the Final Engineers Report and adopt the Final Resolution.

## **Final Report of the Engineer**

### **On the Proposed Meadowbrook Farms Phase 2**

#### **Pavement Rehabilitation Assessments**

#### **In the City of Pewaukee**

In accordance with the resolution passed by the Common Council of the City of Pewaukee, we herewith submit our report on assessments for the rehabilitation of Cattail Court, Sawgrass Court, and Sawgrass Lane, drainage improvements along Cattail Court and Sawgrass Lane, sanitary improvements along Cattail Court, Sawgrass Court, and Sawgrass Lane, and water main improvements along Cattail Court and Sawgrass Lane to be made in the City of Pewaukee. All data shown here is based on final prices.

The report consists of the following Schedules:

Schedule “A”: Summary of options for assessments and related costs.

Schedule “B”: Legal descriptions and maps, dated February 2022, of all parcels within the assessment districts.

Schedule “C”: Assessment for each parcel affected.

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

Magdelene J. Wagner, P.E.  
Director of Public Works/City Engineer  
City of Pewaukee  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
August 4, 2025

Prepared by:  
Brian G. Leightner, P.E.  
Civil Engineer  
July 11, 2025

## Schedule “A” – Meadowbrook Farms Phase 2

The City of Pewaukee completed the pavement rehabilitation of Cattail Court, Sawgrass Court, and Sawgrass Lane. The improvements consisted of road rehabilitation, curb repair, inlet and drainage repair, sanitary manhole repair, water valve repair, and related facilities.

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

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

Sanitary sewer repairs are paid by the Sewer Utility.

Water main repairs are paid by the Water Utility.

It is recommended that the costs for the improvements in Cattail Court, Sawgrass Court, and Sawgrass Lane be determined on a unit basis.

The capped road assessment for the outlot has been divided equally among the 100 residential lots within the Meadowbrook Farms Subdivision plat.



## UNIT RATE COMPUTATIONS

### Road Rehabilitation Unit Rate – Meadowbrook Farms Phase 2

|                                                          |               |
|----------------------------------------------------------|---------------|
| Final Road Reconstruction Costs (see attached breakdown) | \$ 299,277.34 |
| Engineering, Administration, & Contingencies             | \$ 60,877.18  |
| Total Final Road Reconstruction Assessable Costs         | \$ 360,154.52 |

$\frac{\$ 360,154.52}{55 \text{ units}} = \$ 6,548.26/\text{unit}$  as the road rehabilitation Unit Rate<sup>1</sup>.

### Storm Water Management – Meadowbrook Farms Phase 2

|                                                    |               |
|----------------------------------------------------|---------------|
| Final Storm Utility Costs (see attached breakdown) | \$ 438,725.58 |
| Engineering, Administration, & Contingencies       | \$ 89,242.89  |
| Total Final Storm Utility Costs                    | \$ 527,968.47 |

### Sanitary Sewer Utility – Meadowbrook Farms Phase 2

|                                                     |              |
|-----------------------------------------------------|--------------|
| Final Sanitary Sewer Costs (see attached breakdown) | \$ 55,058.65 |
| Engineering, Administration, & Contingencies        | \$ 11,199.70 |
| Total Final Sanitary Sewer Costs                    | \$ 66,258.35 |

### Water Utility – Meadowbrook Farms Phase 2

|                                              |              |
|----------------------------------------------|--------------|
| Water Utility Costs (see attached breakdown) | \$ 8,909.10  |
| Engineering, Administration, & Contingencies | \$ 1,812.23  |
| Total Water Utility Costs                    | \$ 10,721.33 |

### 2022 Outlot Per Lot Rate

|                                      |         |          |
|--------------------------------------|---------|----------|
| 2022 Outlot Assessment over 100 Lots | PER LOT | \$ 30.05 |
|--------------------------------------|---------|----------|

---

<sup>1</sup> A maximum assessment of \$ 3,005.00 (2022 Pavement Cap) is assessed to single-family, duplex residential, and condominium residential properties.

## **COST SUMMARY**

### **Cost Summary**

|                                      |                 |
|--------------------------------------|-----------------|
| Total Project Costs                  | \$ 965,102.67   |
| Total Road Assessable Costs (deduct) | \$ (165,275.00) |
| Sanitary Sewer Costs (deduct)        | \$ (66,258.35)  |
| Storm Utility Costs (deduct)         | \$ (527,968.47) |
| Water Utility Costs (deduct)         | \$ (10,721.33)  |
| Net non-assessable and City Costs    | \$ 194,879.52   |

Computation of Costs  
Total Rehabilitation Project Costs

| <u>Item No.</u> | <u>Description</u>                                       | <u>Unit</u> | <u>Final<br/>Quantity</u> | <u>Bid Unit<br/>Price</u> | <u>Bid Price</u> |
|-----------------|----------------------------------------------------------|-------------|---------------------------|---------------------------|------------------|
| 1               | Mobilization                                             | L.S.        | 1                         | \$15,660.00               | \$ 15,660.00     |
| 2               | Traffic control                                          | L.S.        | 1                         | \$ 1,250.00               | \$ 1,250.00      |
| 3               | Inlet sediment guards type "C"                           | EA.         | 24                        | \$ 60.00                  | \$ 1,440.00      |
| 4               | Dust control using water (Ordered<br>by Engineer)        | 1000<br>GAL | 0                         | \$ 100.00                 | \$ -             |
| 5               | Full-depth saw-cut pavement                              | L.F.        | 68                        | \$ 2.25                   | \$ 153.00        |
| 6               | Full-depth pavement milling                              | S.Y.        | 10782.78                  | \$ 2.60                   | \$ 28,035.23     |
| 7               | 1 1/4-inch crushed limestone T.B.<br>base aggregate      | TON         | 150.54                    | \$ 21.00                  | \$ 3,161.34      |
| 8               | 3/4-inch crushed limestone T.B.<br>base aggregate        | TON         | 0                         | \$ 30.00                  | \$ -             |
| 9               | Excavation below subgrade                                | C.Y.        | 115                       | \$ 17.80                  | \$ 2,047.00      |
| 10              | Excavation below subgrade<br>backfill                    | TON         | 165.48                    | \$ 18.90                  | \$ 3,127.57      |
| 11              | Geo-grid subgrade stabilization<br>material.             | S.Y.        | 339.4                     | \$ 6.00                   | \$ 2,036.40      |
| 12              | 3 1/4-inch asphaltic concrete binder<br>course           | TON         | 1958.9                    | \$ 64.20                  | \$125,761.38     |
| 13              | Tack coat                                                | GAL         | 700                       | \$ 3.00                   | \$ 2,100.00      |
| 14              | 1 3/4-inch asphaltic concrete<br>surface course          | TON         | 1240.02                   | \$ 68.80                  | \$ 85,313.38     |
| 15              | Asphaltic concrete driveway<br>replacement               | S.F.        | 271                       | \$ 13.50                  | \$ 3,658.50      |
| 16              | 30-inch concrete curb and gutter<br>replacement          | L.F.        | 843                       | \$ 45.50                  | \$ 38,356.50     |
| 17              | 30" HES concrete curb and gutter<br>replacement          | L.F.        | 318                       | \$ 45.50                  | \$ 14,469.00     |
| 18              | Mountable concrete curb and gutter<br>replacement        | L.F.        | 422                       | \$ 45.50                  | \$ 19,201.00     |
| 19              | Topsoil, seed, fertilizer, and mulch                     | S.Y.        | 676                       | \$ 9.80                   | \$ 6,624.80      |
| 20              | Repair Storm Structure 20.2-138<br>Sawgrass Lane         | EA.         | 1                         | \$ 1,390.00               | \$ 1,390.00      |
| 21              | Repair Storm Structure 20.2-096<br>Sawgrass Lane         | EA.         | 1                         | \$ 1,850.00               | \$ 1,850.00      |
| 22              | Repair Storm Structure 20.2-137<br>Sawgrass Lane         | EA.         | 1                         | \$ 620.00                 | \$ 620.00        |
| 23              | Repair Storm Structure 20.2-135<br>Sawgrass Lane         | EA.         | 1                         | \$ 1,420.00               | \$ 1,420.00      |
| 24              | Repair Storm Structure 20.2-163<br>Northwest end of pond | EA.         | 1                         | \$ 820.00                 | \$ 820.00        |

Total Rehabilitation Project Costs – Continued

| <u>Item No.</u> | <u>Description</u>                                                                     | <u>Unit</u> | <u>Final</u><br><u>Quantity</u> | <u>Bid Unit</u><br><u>Price</u> | <u>Bid Price</u> |
|-----------------|----------------------------------------------------------------------------------------|-------------|---------------------------------|---------------------------------|------------------|
| 25              | Repair Storm Structure 20.2-162<br>Northeast end of pond                               | EA.         | 1                               | \$ 820.00                       | \$ 820.00        |
| 26              | Repair Storm Structure 20.2-126<br>Northeast end of pond                               | EA.         | 1                               | \$ 820.00                       | \$ 820.00        |
| 27              | Repair Storm Structure 20.2-164<br>Sawgrass Lane                                       | EA.         | 1                               | \$ 820.00                       | \$ 820.00        |
| 28              | Repair Storm Structure 20.2-125A<br>Sawgrass Lane                                      | EA.         | 1                               | \$ 1,390.00                     | \$ 1,390.00      |
| 29              | Repair Storm Structure 20.2-125<br>Sawgrass Lane                                       | EA.         | 1                               | \$ 1,390.00                     | \$ 1,390.00      |
| 30              | Repair Storm Structure 20.2-075<br>Sawgrass Lane                                       | EA.         | 1                               | \$ 1,390.00                     | \$ 1,390.00      |
| 31              | Repair Storm Structure 20.2-074<br>Sawgrass Lane                                       | EA.         | 1                               | \$ 1,390.00                     | \$ 1,390.00      |
| 32              | Repair Storm Structure 20.2-073<br>Sawgrass Lane                                       | EA.         | 1                               | \$ 1,850.00                     | \$ 1,850.00      |
| 33              | Repair Storm Structure 20.2-124<br>Sawgrass Lane                                       | EA.         | 1                               | \$ 620.00                       | \$ 620.00        |
| 34              | Repair Storm Structure 20.2 161<br>Sawgrass Lane                                       | EA.         | 1                               | \$ 1,245.00                     | \$ 1,245.00      |
| 35              | Repair Sanitary Manhole 20.2-017<br>Cattail Court                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 36              | Repair Sanitary Manhole 20.2-016<br>Cattail Court                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 37              | Repair Sanitary Manhole 20.2-015<br>Cattail Court                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 38              | Repair Sanitary Manhole 20.2-014<br>Cattail Court                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 39              | Repair Sanitary Manhole 20.2-008<br>Sawgrass Lane                                      | EA.         | 1                               | \$ 1,240.00                     | \$ 1,240.00      |
| 40              | Repair Sanitary Manhole 20.2-009<br>Sawgrass Lane                                      | EA.         | 1                               | \$ 1,770.00                     | \$ 1,770.00      |
| 41              | Repair Sanitary Manhole 20.2-012<br>Sawgrass Lane                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 42              | Repair Sanitary Manhole 20.2-013<br>Intersection of Cattail Court and<br>Sawgrass Lane | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 43              | Repair Sanitary Manhole 20.2-020<br>Sawgrass Lane                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 44              | Repair Sanitary Manhole 20.2-021<br>Sawgrass Lane                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |



Total Rehabilitation Project Costs – Continued

| <u>Item No.</u> | <u>Description</u>                                                            | <u>Unit</u> | <u>Final</u><br><u>Quantity</u> | <u>Bid Unit</u><br><u>Price</u> | <u>Bid Price</u> |
|-----------------|-------------------------------------------------------------------------------|-------------|---------------------------------|---------------------------------|------------------|
| 45              | Repair Sanitary Manhole 20.2-022<br>Sawgrass Lane                             | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 46              | Repair Sanitary Manhole 20.2-023<br>Sawgrass Lane                             | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 47              | Televised Sewer Pipe Cleaning and<br>Inspection                               | L.F.        | 3255.3                          | \$ 7.25                         | \$ 23,600.93     |
| 48              | 12-inch Diameter CIPP lining                                                  | L.F.        | 754                             | \$ 77.00                        | \$ 58,058.00     |
| 49              | 15-inch Diameter CIPP lining                                                  | L.F.        | 416                             | \$ 56.00                        | \$ 23,296.00     |
| 50              | 24-inch Diameter CIPP lining                                                  | L.F.        | 652                             | \$ 126.00                       | \$ 82,152.00     |
| 51              | 27-inch Diameter CIPP lining                                                  | L.F.        | 0                               | \$ 165.00                       | \$ -             |
| 52              | 24×35-inch Diameter CIPP lining                                               | L.F.        | 0                               | \$ 195.00                       | \$ -             |
| 53              | 30-inch Diameter CIPP lining                                                  | L.F.        | 686                             | \$ 195.00                       | \$133,770.00     |
| 54              | Remove and Replace 18-inch<br>Storm Sewer from EOP 20.2-161<br>to MH 20.1-036 | L.F.        | 175                             | \$ 127.00                       | \$ 22,225.00     |
| 55              | Remove and Replace 15-inch<br>Storm Sewer from INL 20.1-035 to<br>MH 20.1-036 | L.F.        | 215                             | \$ 127.00                       | \$ 27,305.00     |
| 56              | Repair Water Valve 20.2-022                                                   | EA.         | 1                               | \$ 500.00                       | \$ 500.00        |
| 57              | Repair Water Valve 20.2-020                                                   | EA.         | 1                               | \$ 500.00                       | \$ 500.00        |
| 58              | Repair Water Valve 20.2-017                                                   | EA.         | 1                               | \$ 500.00                       | \$ 500.00        |
| 59              | Repair Water Valve 20.2-019                                                   | EA.         | 1                               | \$ 925.00                       | \$ 925.00        |
| 60              | Repair Water Valve 20.2-019A                                                  | EA.         | 1                               | \$ 925.00                       | \$ 925.00        |
| 61              | Repair Water Valve 20.2-013                                                   | EA.         | 1                               | \$ 500.00                       | \$ 500.00        |
| 62              | Repair Water Valve 20.2-014                                                   | EA.         | 1                               | \$ 1,195.00                     | \$ 1,195.00      |
| 63              | Repair Water Valve 20.2-021                                                   | EA.         | 1                               | \$ 1,195.00                     | \$ 1,195.00      |
| MA-1A           | Sanitary Manhole Inspection-<br>Remove Internal Seal for<br>Inspection        | EA.         | 5                               | \$ 470.00                       | \$ 2,350.00      |
| MA-2A           | Sanitary Manhole Inspection-<br>Reinstall Internal Seal                       | EA.         | 2                               | \$ 470.00                       | \$ 940.00        |
| MA-3A           | Sanitary Manhole Inspection-<br>Install Internal/External Seal                | EA.         | 14                              | \$ 850.00                       | \$ 11,900.00     |
| MA-4A           | Sanitary Manhole Inspection-<br>Chimney Repair                                | VI          | 72.03                           | \$ 165.00                       | \$ 11,884.95     |
| MA-5A           | Sanitary Manhole Inspection- New<br>Frame and Cover                           | EA.         | 2                               | \$ 1,145.00                     | \$ 2,290.00      |
| CO1             | Asphalt Density Disincentive Pay<br>Reduction                                 | TON         | 1883.81                         | \$ (1.284)                      | \$ (2,418.81)    |
| WCD-2           | Water Valve Box Adjustment                                                    | EA.         | 5                               | \$ 500.00                       | \$ 2,500.00      |

Total Rehabilitation Project Costs – Continued

| <u>Item No.</u>                              | <u>Description</u>                                          | <u>Unit</u> | <u>Final</u><br><u>Quantity</u> | <u>Bid Unit</u><br><u>Price</u> | <u>Bid Price</u> |
|----------------------------------------------|-------------------------------------------------------------|-------------|---------------------------------|---------------------------------|------------------|
| CO2                                          | Heavy Cleaning & Televising<br>Segment 20.2-089 to 20.2-090 | HR          | 3.5                             | \$ 325.00                       | \$ 1,137.50      |
| Subtotal of Contract                         |                                                             |             |                                 |                                 | \$801,970.67     |
| Engineering, Administration, & Contingencies |                                                             |             |                                 |                                 | \$163,132.00     |
| Total Project Costs                          |                                                             |             |                                 |                                 | \$965,102.67     |

Total Project Costs = \$ 965,102.67

Total Road Rehabilitation & Assessable Costs

| <u>Item</u>                                  |                                                  |             | <u>Final</u>    | <u>Bid Unit</u> |                  |
|----------------------------------------------|--------------------------------------------------|-------------|-----------------|-----------------|------------------|
| <u>No.</u>                                   | <u>Description</u>                               | <u>Unit</u> | <u>Quantity</u> | <u>Price</u>    | <u>Bid Price</u> |
| 1                                            | Mobilization                                     | L.S.        | 0.37            | \$15,660.00     | \$ 5,794.20      |
| 2                                            | Traffic control                                  | L.S.        | 0.37            | \$ 1,250.00     | \$ 462.50        |
| 3                                            | Inlet sediment guards type "C"                   | EA.         | 12              | \$ 60.00        | \$ 720.00        |
| 4                                            | Dust control using water (Ordered by Engineer)   | 1000 GAL    | 0               | \$ 100.00       | \$ -             |
| 5                                            | Full-depth saw-cut pavement                      | L.F.        | 68              | \$ 2.25         | \$ 153.00        |
| 6                                            | Full-depth pavement milling                      | S.Y.        | 10782.78        | \$ 2.60         | \$ 28,035.23     |
| 7                                            | 1 1/4-inch crushed limestone T.B. base aggregate | TON         | 150.54          | \$ 21.00        | \$ 3,161.34      |
| 8                                            | 3/4-inch crushed limestone T.B. base aggregate   | TON         | 0               | \$ 30.00        | \$ -             |
| 9                                            | Excavation below subgrade                        | C.Y.        | 115             | \$ 17.80        | \$ 2,047.00      |
| 10                                           | Excavation below subgrade backfill               | TON         | 165.48          | \$ 18.90        | \$ 3,127.57      |
| 11                                           | Geo-grid subgrade stabilization material.        | S.Y.        | 339.4           | \$ 6.00         | \$ 2,036.40      |
| 12                                           | 3 1/4-inch asphaltic concrete binder course      | TON         | 1958.9          | \$ 64.20        | \$125,761.38     |
| 13                                           | Tack coat                                        | GAL         | 700             | \$ 3.00         | \$ 2,100.00      |
| 14                                           | 1 3/4-inch asphaltic concrete surface course     | TON         | 1240.02         | \$ 68.80        | \$ 85,313.38     |
| 15                                           | Asphaltic concrete driveway replacement          | S.F.        | 271             | \$ 13.50        | \$ 3,658.50      |
| 16                                           | 30-inch concrete curb and gutter replacement     | L.F.        | 421.5           | \$ 45.50        | \$ 19,178.25     |
| 17                                           | 30" HES concrete curb and gutter replacement     | L.F.        | 159             | \$ 45.50        | \$ 7,234.50      |
| 18                                           | Mountable concrete curb and gutter replacement   | L.F.        | 211             | \$ 45.50        | \$ 9,600.50      |
| 19                                           | Topsoil, seed, fertilizer, and mulch             | S.Y.        | 338             | \$ 9.80         | \$ 3,312.40      |
| CO1                                          | Asphalt Density Disincentive Pay Reduction       | TON         | 1883.81         | \$ (1.28)       | \$ (2,418.81)    |
| Subtotal of Contract                         |                                                  |             |                 |                 | \$299,277.34     |
| Engineering, Administration, & Contingencies |                                                  |             |                 |                 | \$ 60,877.18     |
| Total Project Costs                          |                                                  |             |                 |                 | \$360,154.52     |

Total Road Rehabilitation & Assessable Costs = \$ 360,154.52

Total Units abutting the Road = 55 units

## Total Road Rehabilitation & Assessable Costs – Continued

Computation of Unit Cost:  $\frac{\$ 360,154.52}{55 \text{ units}} = \$ 6,548.26/\text{unit}$

Use \$ 6,548.26/unit as the road rehabilitation Unit Rate<sup>1</sup>.

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<sup>1</sup> A maximum assessment of \$ 3,005.00 (2022 Pavement Cap) will be assessed to single-family, duplex residential, and condominium residential properties.



Total Storm Water Utility Costs

| <u>Item</u> |                                                       |             | <u>Final</u>    | <u>Bid Unit</u> |                  |
|-------------|-------------------------------------------------------|-------------|-----------------|-----------------|------------------|
| <u>No.</u>  | <u>Description</u>                                    | <u>Unit</u> | <u>Quantity</u> | <u>Price</u>    | <u>Bid Price</u> |
| 1           | Mobilization                                          | L.S.        | 0.55            | \$15,660.00     | \$ 8,613.00      |
| 2           | Traffic control                                       | L.S.        | 0.55            | \$ 1,250.00     | \$ 687.50        |
| 3           | Inlet sediment guards type "C"                        | EA.         | 12              | \$ 60.00        | \$ 720.00        |
| 16          | 30-inch concrete curb and gutter replacement          | L.F.        | 421.5           | \$ 45.50        | \$ 19,178.25     |
| 17          | 30" HES concrete curb and gutter replacement          | L.F.        | 159             | \$ 45.50        | \$ 7,234.50      |
| 18          | Mountable concrete curb and gutter replacement        | L.F.        | 211             | \$ 45.50        | \$ 9,600.50      |
| 19          | Topsoil, seed, fertilizer and mulch                   | S.Y.        | 338             | \$ 9.80         | \$ 3,312.40      |
| 20          | Repair Storm Structure 20.2-138 Sawgrass Lane         | EA.         | 1               | \$ 1,390.00     | \$ 1,390.00      |
| 21          | Repair Storm Structure 20.2-096 Sawgrass Lane         | EA.         | 1               | \$ 1,850.00     | \$ 1,850.00      |
| 22          | Repair Storm Structure 20.2-137 Sawgrass Lane         | EA.         | 1               | \$ 620.00       | \$ 620.00        |
| 23          | Repair Storm Structure 20.2-135 Sawgrass Lane         | EA.         | 1               | \$ 1,420.00     | \$ 1,420.00      |
| 24          | Repair Storm Structure 20.2-163 Northwest end of pond | EA.         | 1               | \$ 820.00       | \$ 820.00        |
| 25          | Repair Storm Structure 20.2-162 Northeast end of pond | EA.         | 1               | \$ 820.00       | \$ 820.00        |
| 26          | Repair Storm Structure 20.2-126 Northeast end of pond | EA.         | 1               | \$ 820.00       | \$ 820.00        |
| 27          | Repair Storm Structure 20.2-164 Sawgrass Lane         | EA.         | 1               | \$ 820.00       | \$ 820.00        |
| 28          | Repair Storm Structure 20.2-125A Sawgrass Lane        | EA.         | 1               | \$ 1,390.00     | \$ 1,390.00      |
| 29          | Repair Storm Structure 20.2-125 Sawgrass Lane         | EA.         | 1               | \$ 1,390.00     | \$ 1,390.00      |
| 30          | Repair Storm Structure 20.2-075 Sawgrass Lane         | EA.         | 1               | \$ 1,390.00     | \$ 1,390.00      |
| 31          | Repair Storm Structure 20.2-074 Sawgrass Lane         | EA.         | 1               | \$ 1,390.00     | \$ 1,390.00      |
| 32          | Repair Storm Structure 20.2-073 Sawgrass Lane         | EA.         | 1               | \$ 1,850.00     | \$ 1,850.00      |
| 33          | Repair Storm Structure 20.2-124 Sawgrass Lane         | EA.         | 1               | \$ 620.00       | \$ 620.00        |
| 34          | Repair Storm Structure 20.2 161 Sawgrass Lane         | EA.         | 1               | \$ 1,245.00     | \$ 1,245.00      |
| 47          | Televised Sewer Pipe Cleaning and Inspection          | L.F.        | 3255.3          | \$ 7.25         | \$ 23,600.93     |

Total Storm Water Utility Costs – Continued

| <u>Item</u>                                  |                                                                                |             | <u>Final</u>    | <u>Bid Unit</u> |                  |
|----------------------------------------------|--------------------------------------------------------------------------------|-------------|-----------------|-----------------|------------------|
| <u>No.</u>                                   | <u>Description</u>                                                             | <u>Unit</u> | <u>Quantity</u> | <u>Price</u>    | <u>Bid Price</u> |
| 48                                           | 12-inch Diameter CIPP lining                                                   | L.F.        | 754             | \$ 77.00        | \$ 58,058.00     |
| 49                                           | 15-inch Diameter CIPP lining                                                   | L.F.        | 416             | \$ 56.00        | \$ 23,296.00     |
| 50                                           | 24-inch Diameter CIPP lining                                                   | L.F.        | 652             | \$ 126.00       | \$ 82,152.00     |
| 51                                           | 27-inch Diameter CIPP lining                                                   | L.F.        | 0               | \$ 165.00       | \$ -             |
| 52                                           | 24×35-inch Diameter CIPP lining                                                | L.F.        | 0               | \$ 195.00       | \$ -             |
| 53                                           | 30-inch Diameter CIPP lining                                                   | L.F.        | 686             | \$ 195.00       | \$133,770.00     |
| 54                                           | Remove and Replace 18-inch Storm<br>Sewer from EOP 20.2-161 to MH 20.1-<br>036 | L.F.        | 175             | \$ 127.00       | \$ 22,225.00     |
| 55                                           | Remove and Replace 15-inch Storm<br>Sewer from INL 20.1-035 to MH 20.1-<br>036 | L.F.        | 215             | \$ 127.00       | \$ 27,305.00     |
| CO2                                          | Heavy Cleaning & Televising Segment<br>20.2-089 to 20.2-090                    | HR          | 3.5             | \$ 325.00       | \$ 1,137.50      |
| Subtotal of Contract                         |                                                                                |             |                 |                 | \$438,725.58     |
| Engineering, Administration, & Contingencies |                                                                                |             |                 |                 | \$ 89,242.89     |
| Total Project Costs                          |                                                                                |             |                 |                 | \$527,968.47     |

Total Storm Water Utility Costs = \$ 527,968.47

Total Sanitary Sewer Utility Costs

| <u>Item</u><br><u>No.</u>                    | <u>Description</u>                                                                     | <u>Unit</u> | <u>Final</u><br><u>Quantity</u> | <u>Bid Unit</u><br><u>Price</u> | <u>Bid Price</u> |
|----------------------------------------------|----------------------------------------------------------------------------------------|-------------|---------------------------------|---------------------------------|------------------|
| 1                                            | Mobilization                                                                           | L.S.        | 0.07                            | \$15,660.00                     | \$ 1,096.20      |
| 2                                            | Traffic control                                                                        | L.S.        | 0.07                            | \$ 1,250.00                     | \$ 87.50         |
| 35                                           | Repair Sanitary Manhole 20.2-017<br>Cattail Court                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 36                                           | Repair Sanitary Manhole 20.2-016<br>Cattail Court                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 37                                           | Repair Sanitary Manhole 20.2-015<br>Cattail Court                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 38                                           | Repair Sanitary Manhole 20.2-014<br>Cattail Court                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 39                                           | Repair Sanitary Manhole 20.2-008<br>Sawgrass Lane                                      | EA.         | 1                               | \$ 1,240.00                     | \$ 1,240.00      |
| 40                                           | Repair Sanitary Manhole 20.2-009<br>Sawgrass Lane                                      | EA.         | 1                               | \$ 1,770.00                     | \$ 1,770.00      |
| 41                                           | Repair Sanitary Manhole 20.2-012<br>Sawgrass Lane                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 42                                           | Repair Sanitary Manhole 20.2-013<br>Intersection of Cattail Court and<br>Sawgrass Lane | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 43                                           | Repair Sanitary Manhole 20.2-020<br>Sawgrass Lane                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 44                                           | Repair Sanitary Manhole 20.2-021<br>Sawgrass Lane                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 45                                           | Repair Sanitary Manhole 20.2-022<br>Sawgrass Lane                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| 46                                           | Repair Sanitary Manhole 20.2-023<br>Sawgrass Lane                                      | EA.         | 1                               | \$ 2,150.00                     | \$ 2,150.00      |
| MA-1A                                        | Sanitary Manhole Inspection-<br>Remove Internal Seal for Inspection                    | EA.         | 5                               | \$ 470.00                       | \$ 2,350.00      |
| MA-2A                                        | Sanitary Manhole Inspection-<br>Reinstall Internal Seal                                | EA.         | 2                               | \$ 470.00                       | \$ 940.00        |
| MA-3A                                        | Sanitary Manhole Inspection- Install<br>Internal/External Seal                         | EA.         | 14                              | \$ 850.00                       | \$11,900.00      |
| MA-4A                                        | Sanitary Manhole Inspection-<br>Chimney Repair                                         | VI          | 72.03                           | \$ 165.00                       | \$11,884.95      |
| MA-5A                                        | Sanitary Manhole Inspection- New<br>Frame and Cover                                    | EA.         | 2                               | \$ 1,145.00                     | \$ 2,290.00      |
| Subtotal of Contract                         |                                                                                        |             |                                 |                                 | \$55,058.65      |
| Engineering, Administration, & Contingencies |                                                                                        |             |                                 |                                 | \$11,199.70      |
| Total Project Costs                          |                                                                                        |             |                                 |                                 | \$66,258.35      |

Total Sanitary Sewer Utility Costs = \$ 66,258.35

Total Water Utility Costs

| <u>Item</u>                                  |                              | <u>Unit</u> | <u>Final</u>    | <u>Bid Unit</u> |                  |
|----------------------------------------------|------------------------------|-------------|-----------------|-----------------|------------------|
| <u>No.</u>                                   | <u>Description</u>           |             | <u>Quantity</u> | <u>Price</u>    | <u>Bid Price</u> |
| 1                                            | Mobilization                 | L.S.        | 0.01            | \$15,660.00     | \$ 156.60        |
| 2                                            | Traffic control              | L.S.        | 0.01            | \$ 1,250.00     | \$ 12.50         |
| 56                                           | Repair Water Valve 20.2-022  | EA.         | 1               | \$ 500.00       | \$ 500.00        |
| 57                                           | Repair Water Valve 20.2-020  | EA.         | 1               | \$ 500.00       | \$ 500.00        |
| 58                                           | Repair Water Valve 20.2-017  | EA.         | 1               | \$ 500.00       | \$ 500.00        |
| 59                                           | Repair Water Valve 20.2-019  | EA.         | 1               | \$ 925.00       | \$ 925.00        |
| 60                                           | Repair Water Valve 20.2-019A | EA.         | 1               | \$ 925.00       | \$ 925.00        |
| 61                                           | Repair Water Valve 20.2-013  | EA.         | 1               | \$ 500.00       | \$ 500.00        |
| 62                                           | Repair Water Valve 20.2-014  | EA.         | 1               | \$ 1,195.00     | \$ 1,195.00      |
| 63                                           | Repair Water Valve 20.2-021  | EA.         | 1               | \$ 1,195.00     | \$ 1,195.00      |
| WCD-2                                        | Water Valve Box Adjustment   | EA.         | 5               | \$ 500.00       | \$ 2,500.00      |
| Subtotal of Contract                         |                              |             |                 |                 | \$ 8,909.10      |
| Engineering, Administration, & Contingencies |                              |             |                 |                 | \$ 1,812.23      |
| Total Project Costs                          |                              |             |                 |                 | \$10,721.33      |

Total Water Utility Costs = \$ 10,721.33

Total 2022 Outlot Costs Per Lot (Meadowbrook Farms Plat only)

2022 Outlot

|             |    |   |             |             |
|-------------|----|---|-------------|-------------|
| PWC 0942140 | EA | 1 | \$ 3,005.00 | \$ 3,005.00 |
| Total       |    |   |             | \$ 3,005.00 |

Total Units in Meadowbrook Farms Plat = 100 units

Computation of Unit Cost:  $\frac{\$ 3,005.00}{100 \text{ units}} = \$30.05/\text{unit}$

Use \$ 30.05/unit as the 2022 Outlot Unit Rate per lot.



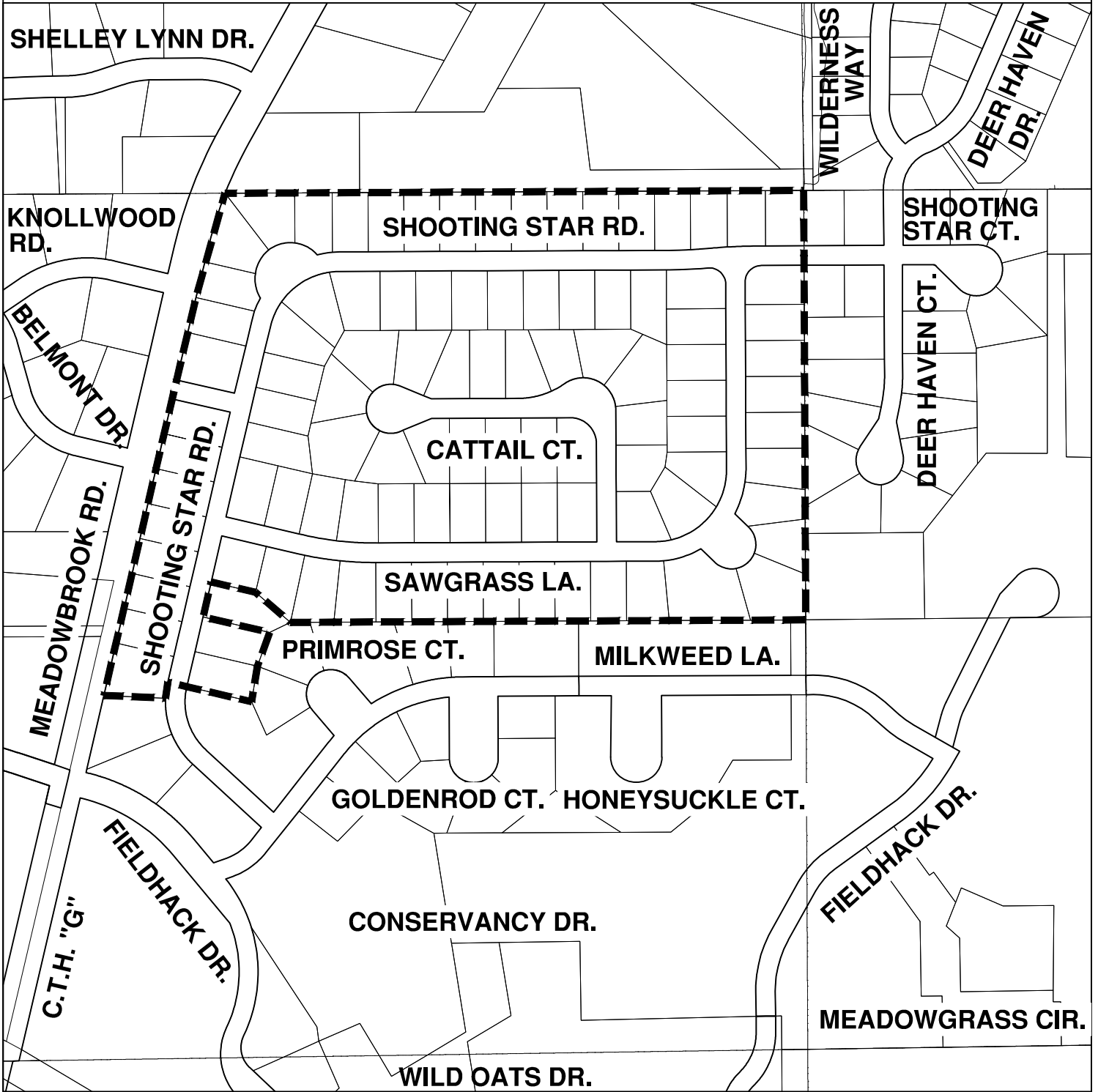
February 22, 2022

All that part of the NW ¼ of Section 20, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin. Bound and Described as Follows:

Commencing at the SE corner of Lot 27 Block 3 of Phase III Meadowbrook Farms of Meadowbrook Estates Subdivision, Also Being a Point on the East Line of the NW ¼ of Section 20, T.7N., R19E, 1316.52 feet North of the SE corner of Said NW ¼, also being the point of beginning of parcel to be described; thence N0°16'15"W Along the East Line of said NW 1/4, 1319.53 Feet to the NE Corner of said NW ¼; Thence N 89°43'04" W Along the North Line of Said NW ¼, 1777.06 Feet to a point on the East R/W Line of C.T.H. "G"; Thence SW Along Said East R/W Line Along the Arc of a Curve Whose Center is to the SE, Whose Cord Bears S17°35'10"W, 192.81 Feet; Thence S13°05'04"W, Along the Said East R/W Line, 1395.58 Feet, to the SW Corner of Lot 8 Block 4 Phase II Meadowbrook Farms of Meadowbrook Estates; Thence S 87°24'34" E, Along the South Line of Said Lot 8, 189.52 Feet, to the SE corner of Said Lot 8, Also Being a Point in the west R/W Line of Shooting Star Rd.; Thence Along Said West R/W Line Along the Arc of a curve, Whose Center is to the SE, Whose Cord Bears N7°50'15"E, 49.59 Feet; Thence S76°54'56"E, 284.22 Feet, To the SE Corner of Lot 14 Block 3 of Phase II Meadowbrook Farms of Meadowbrook Estates; Thence N 9°24'40" E 110.23 Feet to the SE Corner of Lot 13 of said Subdivision; Thence N 19°49'28" E, to the NE Corner of Said Lot 13; Thence N 76°54'56" W, 210.00 Feet to the NW Corner of Said Lot 13, Also being a point on the East R/W Line of Shooting Star Rd.; Thence N 13°05'04" E, Along Said East R/W Line, 110.00 Feet, to the SW Corner of Lot 1 Block 3 of Phase I of Meadowbrook Farms of Meadowbrook Estates; Thence S 76°54'56" E, 140.00 Feet, To The SW Corner of Lot 2 Block 3 of Said Subdivision; Thence S49°19'15"E 141.60 Feet to the SE corner of said Lot 2, also being the South line of Phase I Meadowbrook Farms of Meadowbrook Estates Subdivision; Thence N89°43'04"E 1584.27 Feet, Along Said South Line to the SE Corner of Lot 27 Block 3 of Phase III Meadowbrook Farms of Meadowbrook Estates, Being the point of Beginning.

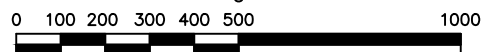
Dave Geis  
Senior Engineering Technician  
City of Pewaukee

MEADOWBROOK FARMS PHASE 2  
 ROAD RESURFACING  
 RD-22-57552  
 ROAD ASSESSMENT  
 CITY OF PEWAUKEE  
 WAUKESHA COUNTY, WISCONSIN



**LEGEND**

■■■■■ ROAD ASSESSMENT  
 AREA BOUNDARY



SCALE IN FEET

DATE: FEBRUARY 22, 2022

SCHEDULE C  
FINAL ASSESSMENT ROLL  
MEADOWBROOK FARMS PHASE 2 2022 PAVING  
RD-22-57552

\*\*Outlots are divided equally among all lots in the Meadowbrook Farms Subdivision per the plat.

| NO. | OWNER'S NAME AND ADDRESS                                                                       | TAX KEY NO. | DESCRIPTION                        | UNIT   | COST/UNIT               | COST                    | ASSESSMENT CAP          | TOTAL ASSESSMENT |
|-----|------------------------------------------------------------------------------------------------|-------------|------------------------------------|--------|-------------------------|-------------------------|-------------------------|------------------|
| 1   | JAMES L STEIN AND JUDITH A STEIN<br>W268N2161 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5467       | PWC 0942013 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 2   | RICHARD WILKINSON AND HEIDI C GUTENKUNST<br>W268N2152 SHOOTING STAR RD<br>PEWAUKEE WI 53072    | PWC 0942014 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 3   | MICHELE PUNZO AND MARY JO PUNZO<br>W268N2134 SHOOTING STAR RD<br>PEWAUKEE WI 53072             | PWC 0942015 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 4   | CHRISTOPHER ANDRESKI AND JEAN ANDRESKI<br>W268N2114 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5466 | PWC 0942016 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 5   | JAMES HOBICK AND DAWN HOBICK<br>W268N2110 SHOOTING STAR RD<br>PEWAUKEE WI 53072                | PWC 0942017 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 6   | MICHAEL J ROMMES AND LEAH A ROMMES<br>N20W26792 SAWGRASS LN<br>PEWAUKEE WI 53072               | PWC 0942018 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 7   | YANNICK M RATNAYAKE AND MAUREEN A RATNAYAKE<br>N20W26786 SAWGRASS LN<br>PEWAUKEE WI 53072      | PWC 0942019 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 8   | TROY S LUCEY AND BETH K LUCEY<br>N20W26758 SAWGRASS LN<br>PEWAUKEE WI 53072                    | PWC 0942020 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 9   | KEVIN J MOSER AND NICOLE M MOSER<br>N20W26738 SAWGRASS LN<br>PEWAUKEE WI 53072-5459            | PWC 0942021 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 10  | JAY ANTCAK AND JEANINE ANTCAK<br>N20W26724 SAWGRASS LN<br>PEWAUKEE WI 53072                    | PWC 0942022 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 11  | TIMOTHY ALFT AND KELLY ACKMANN<br>N20W26698 SAWGRASS LN<br>PEWAUKEE WI 53072-5458              | PWC 0942023 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 12  | JAMES COTTRILL AND MARY COTTRILL<br>N20W26676 SAWGRASS LN<br>PEWAUKEE WI 53072                 | PWC 0942024 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |

SCHEDULE C  
FINAL ASSESSMENT ROLL  
MEADOWBROOK FARMS PHASE 2 2022 PAVING  
RD-22-57552

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| NO. | OWNER'S NAME AND ADDRESS                                                                                | TAX KEY NO. | DESCRIPTION                        | UNIT   | COST/UNIT               | COST                    | ASSESSMENT CAP          | TOTAL ASSESSMENT |
|-----|---------------------------------------------------------------------------------------------------------|-------------|------------------------------------|--------|-------------------------|-------------------------|-------------------------|------------------|
| 13  | DANIEL R KIEFFER AND KATHRINE S KIEFFER<br>N20W26654 SAWGRASS LN<br>PEWAUKEE WI 53072-5458              | PWC 0942025 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 14  | ZACHARY BILLINGS AND KARI BILLINGS<br>W266N2109 CATTAIL CT<br>PEWAUKEE WI 53072-5461                    | PWC 0942026 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 15  | ROBERT J WELCENBACH AND LATHDAVONE LEAH WELCENBACH<br>N21W26633 CATTAIL CT<br>PEWAUKEE WI 53072-5464    | PWC 0942027 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 16  | SCOTT WILDMAN AND KAREN WILDMAN<br>N21W26651 CATTAIL CT<br>PEWAUKEE WI 53072                            | PWC 0942028 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 17  | KEVIN P OBRIEN AND LESLIE L OBRIEN<br>N21W26677 CATTAIL CT<br>PEWAUKEE WI 53072                         | PWC 0942029 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 18  | DANIEL F WILKINSON AND ELIZAVETH A WILKINSON<br>N21W26693 CATTAIL CT<br>PEWAUKEE WI 53072-5464          | PWC 0942030 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 19  | MICHAEL J GREGUSKA<br>N21W26719 CATTAIL CT<br>PEWAUKEE WI 53072                                         | PWC 0942031 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 20  | DANIEL T AND RACHEL O'CONNOR REVOCABLE TRUST<br>N21W26759 CATTAIL CT<br>PEWAUKEE WI 53072               | PWC 0942032 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 21  | MARK A AND MARIAN E GRUSZKOWSKI JOINT REVOCABLE TRUST<br>N21W26773 CATTAIL CT<br>PEWAUKEE WI 53072-5465 | PWC 0942033 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 22  | SHARON C HATHAWAY REVOCABLE TRUST<br>N21W26781 CATTAIL CT<br>PEWAUKEE WI 53072-5465                     | PWC 0942034 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 23  | GREGORY MORODER AND KATHERIN MORODER<br>N21W26756 CATTAIL CT<br>PEWAUKEE WI 53072                       | PWC 0942035 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 24  | JOSEPH I SARIC AND REBECCA SARIC<br>N21W26724 CATTAIL CT<br>PEWAUKEE WI 53072-5465                      | PWC 0942036 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |



SCHEDULE C  
FINAL ASSESSMENT ROLL  
MEADOWBROOK FARMS PHASE 2 2022 PAVING  
RD-22-57552

\*\*Outlots are divided equally among all lots in the Meadowbrook Farms Subdivision per the plat.

| NO. | OWNER'S NAME AND ADDRESS                                                                                  | TAX KEY NO. | DESCRIPTION                        | UNIT   | COST/UNIT               | COST                    | ASSESSMENT CAP          | TOTAL ASSESSMENT |
|-----|-----------------------------------------------------------------------------------------------------------|-------------|------------------------------------|--------|-------------------------|-------------------------|-------------------------|------------------|
| 25  | LOWELL H BEEDE<br>N21W26712 CATTAIL CT<br>PEWAUKEE WI 53072-5465                                          | PWC 0942037 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 26  | JOHN & CAROL SCHAEFER TRUST<br>N21W26682 CATTAIL CT<br>PEWAUKEE WI 53072                                  | PWC 0942038 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 27  | WLODEK ZAWADZKI AND ELIZABETH ZAWADZKI<br>N21W26666 CATTAIL CT<br>PEWAUKEE WI 53072                       | PWC 0942039 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 28  | RUE H HAMMON<br>N21W26644 CATTAIL CT<br>PEWAUKEE WI 53072-5463                                            | PWC 0942040 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 29  | BLASER LIVING TRUST<br>N21W26622 CATTAIL CT<br>PEWAUKEE WI 53072                                          | PWC 0942041 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 30  | MATTHEW PAPALA AND KELSEY B PAPALA 2022 REVOCABLE TRUST<br>W266N2150 CATTAIL CT<br>PEWAUKEE WI 53072-5462 | PWC 0942042 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 31  | CRAIG M WAHLGREN<br>W266N2138 CATTAIL CT<br>PEWAUKEE WI 53072                                             | PWC 0942043 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 32  | ROSEMARY TOBIASZ<br>W266N2118 CATTAIL CT<br>PEWAUKEE WI 53072-5462                                        | PWC 0942044 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 33  | BENJAMIN BRUSKO AND ELIZABETH BRUSKO<br>W266N2106 CATTAIL CT<br>PEWAUKEE WI 53072-5462                    | PWC 0942045 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 34  | OLIVER DEGNAN AND DEBORAH DEGNAN<br>N20W26797 SAWGRASS LN<br>PEWAUKEE WI 53072-5460                       | PWC 0942046 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 35  | FRANKLIN RITTER AND WANDA RITTER<br>N20W26795 SAWGRASS LN<br>PEWAUKEE WI 53072                            | PWC 0942047 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 36  | ELAINE L ERICKSON<br>N20W26783 SAWGRASS LN<br>PEWAUKEE WI 53072                                           | PWC 0942048 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |

SCHEDULE C  
FINAL ASSESSMENT ROLL  
MEADOWBROOK FARMS PHASE 2 2022 PAVING  
RD-22-57552

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| NO. | OWNER'S NAME AND ADDRESS                                                                                              | TAX KEY NO. | DESCRIPTION                        | UNIT   | COST/UNIT               | COST                    | ASSESSMENT CAP          | TOTAL ASSESSMENT |
|-----|-----------------------------------------------------------------------------------------------------------------------|-------------|------------------------------------|--------|-------------------------|-------------------------|-------------------------|------------------|
| 37  | STEWART AMELL AND CHERYL AMELL<br>N20W26757 SAWGRASS LN<br>PEWAUKEE WI 53072-5460                                     | PWC 0942049 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 38  | LIVA J EDWARDS AND CRAIG A NILSEN<br>N20W26731 SAWGRASS LN<br>PEWAUKEE WI 53072-5460                                  | PWC 0942050 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 39  | MICHELE TAYLOR<br>N20W26713 SAWGRASS LN<br>PEWAUKEE WI 53072                                                          | PWC 0942051 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 40  | SHELTON TRUST DATED JUNE 30, 1998<br>N20W26699 SAWGRASS LN<br>PEWAUKEE WI 53072-5457                                  | PWC 0942052 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 41  | JASON R OVERMIER<br>N20W26681 SAWGRASS LN<br>PEWAUKEE WI 53072                                                        | PWC 0942053 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 42  | LEE CLEMENT AND ROSANNE CLEMENT<br>N20W26669 SAWGRASS LN<br>PEWAUKEE WI 53072                                         | PWC 0942054 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 43  | JASON E & RACHEL A BARTLEY REVOCABLE LIVING TRUST<br>N20W26657 SAWGRASS LN<br>PEWAUKEE WI 53072                       | PWC 0942055 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 44  | ROY BRENT AND DEBORAH BRENT<br>N20W26623 SAWGRASS LN<br>PEWAUKEE WI 53072                                             | PWC 0942056 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 45  | JAMES NEVERMANN AND JUDITH NEVERMANN<br>N20W26611 SAWGRASS LN<br>PEWAUKEE WI 53072-5457                               | PWC 0942057 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 46  | THOMAS FISCHER AND DEBRA FISCHER<br>W268N2091 SHOOTING STAR RD<br>PEWAUKEE WI 53072                                   | PWC 0942058 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 47  | DAVID L BERLOWSKI AND CLARE L SCHAEFFER<br>W268N2089 SHOOTING STAR RD<br>PEWAUKEE WI 53072                            | PWC 0942059 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 48  | BRIAN AND CHRISTINE YEHLE REVOCABLE TRUST DATED APRIL 9, 2014<br>W268N2065 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5468 | PWC 0942060 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |

SCHEDULE C  
FINAL ASSESSMENT ROLL  
MEADOWBROOK FARMS PHASE 2 2022 PAVING  
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| NO. | OWNER'S NAME AND ADDRESS                                                                                          | TAX KEY NO. | DESCRIPTION | UNIT | COST/UNIT | COST     | ASSESSMENT CAP | TOTAL ASSESSMENT |
|-----|-------------------------------------------------------------------------------------------------------------------|-------------|-------------|------|-----------|----------|----------------|------------------|
| 49  | MARTIN VANHULLE AND CHRISTINE VANHULLE<br>W268N2043 SHOOTING STAR RD<br>PEWAUKEE WI 53072                         | PWC 0942061 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 50  | JASON M AND HEIDI S SCHRADER JOINT REVOCABLE LIVING TRUST<br>W268N2021 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5468 | PWC 0942062 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 51  | EDWARD DOW AND STEFANIE DOW<br>W268N1988 SHOOTING STAR RD<br>PEWAUKEE WI 53072                                    | PWC 0942063 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 52  | RUSSEL J BOIE AND PAULETTE A BOIE<br>W268N1964 SHOOTING STAR RD<br>PEWAUKEE WI 53072                              | PWC 0942064 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 53  | RAMANI RAMCHANDRAN<br>W268N1999 SHOOTING STAR RD<br>PEWAUKEE WI 53072                                             | PWC 0942078 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 54  | BARBARA SWEET<br>W268N1983 SHOOTING STAR RD<br>PEWAUKEE WI 53072                                                  | PWC 0942079 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 55  | KELLY M MCRAE REVOCABLE TRUST<br>W268N1961 SHOOTING STAR RD<br>PEWAUKEE WI 53072                                  | PWC 0942080 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 56  | KEVAN G TOBY AND ALEXIS A TOBY<br>W268N2205 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5494                            | PWC 0942095 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 57  | RICHARD FENGER<br>W268N2221 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5494                                            | PWC 0942096 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 58  | NEIL KELLER AND LYNN KELLER<br>W268N2223 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5494                               | PWC 0942097 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 59  | JAMES J LINDLAU<br>N22W26794 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5493                                           | PWC 0942098 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 60  | JASON M SCHAAK AND ANN E SCHAAK<br>N22W26788 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5493                           | PWC 0942099 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |

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FINAL ASSESSMENT ROLL  
MEADOWBROOK FARMS PHASE 2 2022 PAVING  
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| NO. | OWNER'S NAME AND ADDRESS                                                                                     | TAX KEY NO. | DESCRIPTION | UNIT | COST/UNIT | COST     | ASSESSMENT CAP | TOTAL ASSESSMENT |
|-----|--------------------------------------------------------------------------------------------------------------|-------------|-------------|------|-----------|----------|----------------|------------------|
| 61  | PHILLIP J KUEHL AND LISA A KUEHL REVOCABLE TRUST<br>N22W26772 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5493     | PWC 0942100 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 62  | KATHARINA IKUSZ REVOCABLE LIVING TRUST<br>N22W26746 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5493               | PWC 0942101 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 63  | JENNIFER A EDWARDSSEN<br>N22W26732 SHOOTING STAR RD<br>PEWAUKEE WI 53072                                     | PWC 0942102 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 64  | RONALD WISNIEWSKI AND CRISTI WISNIEWSKI<br>N22W26696 SHOOTING STAR RD<br>PEWAUKEE WI 53072                   | PWC 0942103 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 65  | GRETCHEN ZIPPERER SURVIVORS TRUST<br>N22W26684 SHOOTING STAR RD<br>PEWAUKEE WI 53072                         | PWC 0942104 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 66  | JAMES A HORMAN AND SUSAN A HORMAN<br>N22W26672 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5492                    | PWC 0942105 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 67  | TRUST AGREEMENT OF JAMES AND KATHLEEN KEES<br>N22W26648 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5492           | PWC 0942106 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 68  | DONNA SCHOESSOW<br>N22W26624 SHOOTING STAR RD<br>PEWAUKEE WI 53072                                           | PWC 0942107 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 69  | JOEL P AND KATIE A SUSLER 2024 LIVING TRUST<br>N22W26590 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5492          | PWC 0942108 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 70  | CHRISTOPHER G AND ROSEMARY T LESKO 2021 LIVING TRUST<br>N22W26570 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5492 | PWC 0942109 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 71  | DAVID SCHILL AND JODIE SCHILL<br>N22W26550 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5492                        | PWC 0942110 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |
| 72  | DANIEL G ZIMMER AND CARLA A ZIMMER<br>N22W26520 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5474                   | PWC 0942111 | 2022 Outlot | 1    | \$ 30.05  | \$ 30.05 | \$ 30.05       | \$ 30.05         |



SCHEDULE C  
FINAL ASSESSMENT ROLL  
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|-----|-----------------------------------------------------------------------------------------------|-------------|------------------------------------|--------|-------------------------|-------------------------|-------------------------|------------------|
| 73  | DENNIES E SCHENDEL AND BRENDA M SCHENDEL<br>N22W26500 SHOOTING STAR RD<br>PEWAUKEE WI 53072   | PWC 0942112 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 74  | PATRICIA M SCOTT<br>W265N2083 SAWGRASS LN<br>PEWAUKEE WI 53072-5428                           | PWC 0942113 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 75  | JOHN E DWYER AND ANN M DWYER<br>W265N2121 SAWGRASS LN<br>PEWAUKEE WI 53072-5428               | PWC 0942114 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 76  | N BRUCE CLEMENT AND SHARON CLEMENT<br>W265N2145 SAWGRASS LN<br>PEWAUKEE WI 53072              | PWC 0942115 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 77  | DEAN M NATTERSTAD AND KAREN R NATTERSTAD<br>W265N2179 SAWGRASS LN<br>PEWAUKEE WI 53072-5428   | PWC 0942116 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 78  | ADNAN ARIF AND SHEHLA GULL<br>W265N2197 SAWGRASS LN<br>PEWAUKEE WI 53072-5428                 | PWC 0942117 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 79  | WILLIAM MANN JR AND AMY MANN<br>W265N2227 SAWGRASS LN<br>PEWAUKEE WI 53072                    | PWC 0942118 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 80  | NORMAN G MACKOWEY<br>N22W26579 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5492                     | PWC 0942119 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 81  | ROBERT D HALVERSON AND ANN HALVERSON<br>N22W26593 SHOOTING STAR RD<br>PEWAUKEE WI 53072       | PWC 0942120 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 82  | JOHNNY SANTIAGO AND LYNDIA L SANTIAGO<br>N22W26619 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5492 | PWC 0942121 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 83  | NEIL & SHARON HAWES LIVING TRUST<br>N22W26649 SHOOTING STAR RD<br>PEWAUKEE WI 53072           | PWC 0942122 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 84  | MELISSA R BAUER<br>N22W26663 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5492                       | PWC 0942123 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |

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|-----|---------------------------------------------------------------------------------------------------------------------------|-------------|------------------------------------|--------|-------------------------|-------------------------|-------------------------|------------------|
| 85  | CHRISTOPHER LEBRECK AND JACQUELIN LEBRECK<br>N22W26677 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5492                         | PWC 0942124 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 86  | ROBERT J & CHERYL L BURGER REVOCABLE TRUST DATED OCTOBER 15, 2014<br>N22W26691 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5492 | PWC 0942125 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 87  | JOANNE CARPENTIER-KASNER<br>N22W26727 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5493                                          | PWC 0942126 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 88  | CHRISTIE JOINT REVOCABLE TRUST<br>N22W26739 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5493                                    | PWC 0942127 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 89  | WAYNE W KRAUSE AND ELLA M KRAUSE JOINT IRREVOCABLE LIVING TRUST<br>N22W26761 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5493   | PWC 0942128 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 90  | THE MICHAEL R BEST AND DONNA L BEST LIVING TRUST<br>W268N2220 SHOOTING STAR RD<br>PEWAUKEE WI 53072-5494                  | PWC 0942129 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 91  | ANTHONY J GONZALEZ AND JOANNA L GROH<br>W268N2208 SHOOTING STAR RD<br>PEWAUKEE WI 53072                                   | PWC 0942130 | 2022 Outlot                        | 1      | \$ 30.05                | \$ 30.05                | \$ 30.05                | \$ 30.05         |
| 92  | WILLIAM D LAU AND LINDA D LAU REVOCABLE TRUST<br>W265N2038 SAWGRASS LN<br>PEWAUKEE WI 53072-5428                          | PWC 0942131 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 93  | STEVEN M BAUDO AND SUSAN M BAUDO<br>W265N2086 SAWGRASS LN<br>PEWAUKEE WI 53072-5428                                       | PWC 0942132 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 94  | KENNETH A MILLER AND YVONNE M MILLER<br>W265N2094 SAWGRASS LN<br>PEWAUKEE WI 53072                                        | PWC 0942133 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |
| 95  | JESSICA LYNN KLINKOSH AND ANDREW THOMAS PASZKIEWICZ<br>W265N1222 SAWGRASS LN<br>PEWAUKEE WI 53072-5428                    | PWC 0942134 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05      |

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| NO.                                                            | OWNER'S NAME AND ADDRESS                                                                  | TAX KEY NO. | DESCRIPTION                        | UNIT   | COST/UNIT               | COST                    | ASSESSMENT CAP          | TOTAL ASSESSMENT  |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------|------------------------------------|--------|-------------------------|-------------------------|-------------------------|-------------------|
| 96                                                             | DAVID M RIPLEY AND LAURIE A DULITZ<br>W265N2144 SAWGRASS LN<br>PEWAUKEE WI 53072-5428     | PWC 0942135 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05       |
| 97                                                             | NICHOLAS JOHNSON<br>W265N2184 SAWGRASS LN<br>PEWAUKEE WI 53072-5428                       | PWC 0942136 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05       |
| 98                                                             | SCOTT W DOWNEY AND MARY LYNN DOWNEY<br>W265N2196 SAWGRASS LN<br>PEWAUKEE WI 53072         | PWC 0942137 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05       |
| 99                                                             | SAAD AHMED SIROHEY AND AISHA MUNIR<br>W265N2224 SAWGRASS LN<br>PEWAUKEE WI 53072          | PWC 0942138 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05       |
| 100                                                            | THOMAS C PIACSEK AND KELLY L KARAU<br>N22W26515 SHOOTING STAR RD<br>PEWAUKEE WI 53072     | PWC 0942139 | Road Reconstruction<br>2022 Outlot | 1<br>1 | \$ 6,548.26<br>\$ 30.05 | \$ 6,548.26<br>\$ 30.05 | \$ 3,005.00<br>\$ 30.05 | \$ 3,035.05       |
| 101                                                            | LOT OWNERS OF PHASE III MEADOWBROOK FARMS OF<br>MEADOWBROOK ESTATES<br>N/A<br>N/A N/A N/A | PWC 0942140 | Road Reconstruction                | 1      | \$ 6,548.26             | \$ 6,548.26             | \$3,005.00              | \$ 3,005.00<br>** |
| TOTAL CONTRIBUTION IN AID OF 2022 ROAD RECONSTRUCTION          |                                                                                           |             |                                    | 55     |                         |                         |                         | \$ 165,275.00     |
| TOTAL CONTRIBUTION IN AID OF 2022 ROAD RECONSTRUCTION (OUTLOT) |                                                                                           |             |                                    | 100    |                         |                         |                         |                   |

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

**RESOLUTION 25-08-21****LEVYING SPECIAL ASSESSMENTS FOR MEADOWBROOK FARMS PHASE 2  
SUBDIVISION PAVEMENT RECONDITIONING AND RELATED FACILITIES  
(PURSUANT TO SECTION 66.0703, WISCONSIN STATUTES)**

WHEREAS, the Common Council has adopted a special assessment policy regarding the improvement of all streets, roads, and related facilities; and,

WHEREAS, the Common Council of the City of Pewaukee did authorize the cost of the road rehabilitation, drainage improvements, and appurtenances of Meadowbrook Farms Phase 2; and,

WHEREAS, the Common Council of the City of Pewaukee, Waukesha County, Wisconsin held a public hearing at City Hall Common Council Chambers, located at W240N3065 Pewaukee Road, Pewaukee, WI at 6:30 p.m. on the 7<sup>th</sup> day of March 2022 to receive comments from those property owners directly affected by such improvements; and,

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Pewaukee, to adopt this resolution as follows:

1. That the final report prepared by the City Engineer dated August 4, 2025, is hereby adopted and made a part of this resolution.
2. That the total cost of said improvement of \$ 965,102.67, including engineering and contingency fees, be paid by assessing the cost to the properties benefited as shown in the said report and based upon the adopted special assessment policies of the City of Pewaukee.
3. That the benefit shown in the report, as modified, is true and correct and has been determined on a reasonable basis and is hereby confirmed.
4. That this assessment is an exercise of the police power of the City of Pewaukee and has been determined on a reasonable basis and will result in a benefit to each property being assessed.
5. That the Common Council has previously determined that the bid for the drainage improvements and road rehabilitation of Meadowbrook Farms Phase 2 to Wolf Paving Company, Incorporated, based on the lowest qualified bid, be accepted, and that contract was thereupon let to said bidder in the bid amount of \$ 934,842.75.
6. That the payment for the debt incurred for the curb and road be made by assessing the cost to the property benefited, and on the following terms and conditions:



**a. Road Assessment:**

- i. The Road Assessment is \$ 6,548.26 per unit, which is capped at \$ 3,005.00 per unit for single-family, duplex residential, and residential condominium properties. That the assessments may be paid in cash in full on or before October 31, 2025, or in ten annual installments to the City Treasurer, installment payments to bear simple annual interest at the rate of 5.50% per annum on the unpaid balance and said first installment being due on the date when real estate taxes are due and annually by October 31<sup>st</sup> thereafter. All assessments are due in full at the time of sale. All assessments or installments that are not paid by the date specified shall be extended upon the tax roll as a delinquent tax against the property, and all proceedings concerning the collection, return, and sale of the property for delinquent real estate taxes shall apply to such assessment, except as otherwise provided by statute.

**b. Outlot Assessment:**

- i. The Outlot Assessment is \$30.05 per unit for the one hundred single-family lots within the Meadowbrook Farms Subdivision Plat. That the assessments may be paid in cash in full on or before October 31, 2025, or in ten annual installments to the City Treasurer, installment payments to bear annual simple interest at the rate of 5.50% per annum on the unpaid balance and said first installment being due on the date when real estate taxes are due and annually by October 31<sup>st</sup> thereafter. All assessments are due in full at the time of sale. All assessments or installments that are not paid by the date specified shall be extended upon the tax roll as a delinquent tax against the property, and all proceedings concerning the collection, return, and sale of the property for delinquent real estate taxes shall apply to such special assessment, except as otherwise provided by statute.

7. That the City Clerk shall publish this Final Resolution as a Class 1 Notice in the area upon which this assessment is levied and shall mail a copy of this Resolution and a statement of the final assessment against the benefited properties to each property owner who appears on the assessment roll, whose post office address is known or can, with reasonable diligence, be ascertained. In the notice published and mailed, a map shall be enclosed and shall be published and mailed with the notice as will reasonably describe the area upon which this assessment is being levied. This assessment is levied upon all properties within the project area having direct access to Meadowbrook Farms Phase 2. Each of said property owners shall be assessed in accordance with the Engineer's Report.

This Final Resolution is passed and adopted on the 4<sup>th</sup> day of August 2025.

CITY OF PEWAUKEE

ATTEST:

\_\_\_\_\_  
Steve Bierce, Mayor

\_\_\_\_\_  
Kelly Tarczewski, Clerk/Treasurer

## City of Pewaukee - New Agenda Item

### Agenda Language:

Discussion and possible action regarding Roundys Industrial Park Phase 2 (Roundys and Paul) Road Rehabilitation [Wagner]

1. Accept the Final Engineer's Report.
2. Adopt the Final **Resolution 25-08-22** Levying Special Assessments for the Construction of Paul Road and Roundys Business Park Road Pavement Reconditioning, Water Main Relay and Related Facilities Pursuant to Section 66.0703, Wisconsin Statutes.

### Sub Item Agenda Language:

### Background Provided By:

Magdelene Wagner

### Background:

In 2021, the Roundys Industrial Park Phase 2 Road Rehabilitation was bid, a public hearing was held, and the project was awarded. The project included Roundy Circle East, Roundy Circle West, Roundy Drive, and Paul Road. The construction was completed in 2021 and 2022 due to supply chain issues with the water main parts. However, the final close out of the project occurred in late 2024. With the contract finalization, we have completed the Final Engineers Report and Final Resolution levying the assessments for the project.

### Fiscal Impact:

The requested action will finalize and adopt the special assessments and attendant Engineers Report.

### Recommended Motion:

Council approve the Final Engineers Report and adopt the Final Resolution levying the assessments.

## **Final Report of the Engineer**

### **On the Proposed Paul Road, Roundy Circle East, Roundy Circle West, and Roundy Drive**

#### **Pavement Rehabilitation Assessments**

#### **In the City of Pewaukee**

In accordance with the resolution passed by the Common Council of the City of Pewaukee, we herewith submit our report on assessments for the rehabilitation of Paul Road, Roundy Circle East, Roundy Circle West, and Roundy Drive, water main relay improvements, drainage improvements, and sanitary improvements to be made in the City of Pewaukee. All data shown here is based on final prices.

The report consists of the following Schedules:

Schedule “A”: Summary of options for assessments and related costs.

Schedule “B”: Legal description and map, dated March 2021, of all parcels within the assessment district.

Schedule “C”: Assessment for each parcel affected.

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

Magdelene J. Wagner, P.E.  
Director of Public Works/City Engineer  
City of Pewaukee  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
August 4, 2025

Prepared by:  
Brian G. Leightner, P.E.  
Civil Engineer  
July 28, 2025



### Schedule “A” – Paul Road, Roundy Circle East, Roundy Circle West, and Roundy Drive

The City of Pewaukee completed the pavement rehabilitation of Paul Road, Roundy Circle East, Roundy Circle West, and Roundy Drive. The improvements consisted of road rehabilitation, curb repair, inlet and drainage repair, sanitary manhole repair, and water main replacement, and related facilities.

The cost of the road improvements and fifty percent of the curb repairs are apportioned to all property owners abutting the street with direct or indirect access. All non-residential properties shall pay the full road assessment.

Inlet repairs, fifty percent of the curb repairs, and drainage improvements are paid by the Storm Water Management Utility.

Sanitary sewer repairs are paid by the Sanitary Sewer Utility.

The water main relay, service replacements, and miscellaneous repairs are paid by the Water Utility.

It is recommended that the costs for the improvements in Paul Road, Roundy Circle East, Roundy Circle West, and Roundy Drive be determined on an acreage basis.

On April 16<sup>th</sup>, 2021, the City received a letter from the Windsor Executive Office Suites Condominium Association, Inc. The letter asks that the road assessment for the property be apportioned to each unit within the parcel proportional to the unit’s area within the total office area. The acreage area to each office unit in Schedule C reflects this apportionment.

## **UNIT RATE COMPUTATIONS**

### Road Rehabilitation Acreage Rate – Paul Road, Roundy Circle East, Roundy Circle West, and Roundy Drive

|                                                          |                 |
|----------------------------------------------------------|-----------------|
| Final Road Rehabilitation Costs (see attached breakdown) | \$ 1,253,213.78 |
| Engineering, Administration, & Contingencies             | \$ 298,707.30   |
| Total Final Road Rehabilitation Assessable Costs         | \$ 1,551,921.08 |

$$\frac{\$ 1,551,921.08}{153.9628 \text{ acres}} = \$ 10,079.84/\text{acre}$$

Use \$ 10,079.84/acre as the Road Reconstruction Acreage Rate.

### Storm Water Management – Paul Road, Roundy Circle East, Roundy Circle West, and Roundy Drive

|                                                           |               |
|-----------------------------------------------------------|---------------|
| Final Drainage Improvement Costs (see attached breakdown) | \$ 235,292.62 |
| Engineering, Administration, & Contingencies              | \$ 56,082.71  |
| Total Final Drainage Improvement Costs                    | \$ 291,375.33 |

### Sanitary Sewer Utility – Paul Road, Roundy Circle East, Roundy Circle West, and Roundy Drive

|                                                             |              |
|-------------------------------------------------------------|--------------|
| Final Sanitary Sewer Utility Costs (see attached breakdown) | \$ 71,107.92 |
| Engineering, Administration, & Contingencies                | \$ 16,948.79 |
| Total Final Sanitary Sewer Utility Costs                    | \$ 88,056.71 |

### Water Utility – Paul Road

|                                                    |               |
|----------------------------------------------------|---------------|
| Final Water Utility Costs (see attached breakdown) | \$ 644,045.13 |
| Engineering, Administration, & Contingencies       | \$ 153,510.10 |
| Total Final Water Utility Costs                    | \$ 797,555.23 |

## **COST SUMMARY**

### Cost Summary

|                                             |                   |
|---------------------------------------------|-------------------|
| Total Project Costs                         | \$ 2,728,908.35   |
| Total Road Assessable Costs (deduct)        | \$ (1,551,920.42) |
| Total Storm Water Utility Costs (deduct)    | \$ (291,375.33)   |
| Total Sanitary Sewer Utility Costs (deduct) | \$ (88,056.71)    |
| Total Water Utility Costs (deduct)          | \$ (797,555.23)   |
| Net Non-assessable and City Costs           | \$ 0.66           |

Computation of Costs

Total Project Costs

| <u>Item</u><br><u>No.</u> | <u>Description</u>                                     | <u>Unit</u>  | <u>Final</u><br><u>Quantity</u> | <u>Bid Unit</u><br><u>Price</u> | <u>Bid Price</u> |
|---------------------------|--------------------------------------------------------|--------------|---------------------------------|---------------------------------|------------------|
| 1                         | Mobilization                                           | L.S.         | 1.00                            | \$ 45,932.00                    | \$ 45,932.00     |
| 2                         | Traffic Control                                        | L.S.         | 1.00                            | \$ 14,832.00                    | \$ 14,832.00     |
| 4                         | Inlet Sediment Guard (Type D)                          | EA.          | 67.00                           | \$ 95.00                        | \$ 6,365.00      |
| 5                         | Full Depth Saw Cut                                     | L.F.         | 76.00                           | \$ 1.95                         | \$ 148.20        |
| 6                         | Dust Control Using Water                               | 1,000<br>GAL | 8.00                            | \$ 59.73                        | \$ 477.84        |
| 7                         | 12-inch Water Main Relay in Granular Backfill          | L.F.         | 1,586.00                        | \$ 110.30                       | \$ 174,935.80    |
| 8                         | 12-inch Water Main in Casing Pipe in Granular Backfill | L.F.         | 13.00                           | \$ 486.00                       | \$ 6,318.00      |
| 9                         | Abandon Existing 12-inch Water Main                    | L.F.         | 1,677.00                        | \$ 6.72                         | \$ 11,269.44     |
| 10                        | 6-inch Hydrant Lead in Granular Backfill               | L.F.         | 68.00                           | \$ 105.97                       | \$ 7,205.96      |
| 11                        | Hydrant Assembly including 6-inch Hydrant Valve        | EA.          | 4.00                            | \$ 9,855.69                     | \$ 39,422.76     |
| 12                        | Remove Existing Hydrant                                | EA.          | 4.00                            | \$ 558.55                       | \$ 2,234.20      |
| 13                        | 12-inch Water Main Valve                               | EA.          | 7.00                            | \$ 2,466.41                     | \$ 17,264.87     |
| 14                        | Pipe Insulation                                        | L.F.         | 332.00                          | \$ 5.57                         | \$ 1,849.24      |
| 15                        | 2-inch HDPE Water Service in Granular Backfill         | L.F.         | 48.00                           | \$ 121.99                       | \$ 5,855.52      |
| 16                        | Abandon Existing 2-inch Water Service                  | L.F.         | 287.00                          | \$ 12.24                        | \$ 3,512.88      |
| 17                        | Abandon Existing 4-inch Water Service                  | L.F.         | 50.00                           | \$ 12.48                        | \$ 624.00        |
| 18                        | Abandon 6-inch Water Service                           | L.F.         | 19.00                           | \$ 12.48                        | \$ 237.12        |
| 19                        | 6-inch Water Service in Granular Backfill              | L.F.         | 83.75                           | \$ 150.76                       | \$ 12,626.15     |
| 20                        | 8-inch Water Service in Granular Backfill              | L.F.         | 95.00                           | \$ 142.31                       | \$ 13,519.45     |
| 21                        | Water Service - Abandon Existing 8-inch Water Service  | L.F.         | 81.00                           | \$ 9.48                         | \$ 767.88        |
| 22                        | 6-inch Water Service Valve                             | EA.          | 3.00                            | \$ 879.75                       | \$ 2,639.25      |
| 23                        | 8-inch Water Service Valve                             | EA.          | 3.00                            | \$ 1,758.37                     | \$ 5,275.11      |
| 24                        | 2-inch Tap and Corporation Stop                        | EA.          | 1.00                            | \$ 432.16                       | \$ 432.16        |
| 25                        | 2-inch Curb Valve and Curb Box                         | EA.          | 1.00                            | \$ 623.53                       | \$ 623.53        |
| 26                        | 12-inch to 24-inch Storm Sewer Clean and Televis       | L.F.         | 1,702.20                        | \$ 16.00                        | \$ 27,235.20     |

Total Project Costs – Continued

| <u>Item</u><br><u>No.</u> | <u>Description</u>                                                                           | <u>Unit</u> | <u>Final</u><br><u>Quantity</u> | <u>Bid Unit</u><br><u>Price</u> | <u>Bid Price</u> |
|---------------------------|----------------------------------------------------------------------------------------------|-------------|---------------------------------|---------------------------------|------------------|
| 27                        | 21-inch Diameter Storm Sewer CIPP Lining, Manhole 14.4-049 to 14.4-048 in Paul Road          | L.F.        | 93.00                           | \$ 88.00                        | \$ 8,184.00      |
| 28                        | 12-inch Diameter Storm Sewer CIPP Lining, Manhole 14.1-101 to 14.1-102 in Roundy Circle East | L.F.        | 69.00                           | \$ 75.50                        | \$ 5,209.50      |
| 29                        | 15-inch Diameter Storm Sewer CIPP Lining, Manhole 14.1-100 to 14.1-101 in Roundy Circle East | L.F.        | 30.00                           | \$ 157.00                       | \$ 4,710.00      |
| 30                        | 12-inch Diameter Storm Sewer CIPP Lining, Manhole 14.1-117 to 14.1-116 in Roundy Circle East | L.F.        | 35.00                           | \$ 75.50                        | \$ 2,642.50      |
| 31                        | 12-inch Diameter Storm Sewer CIPP Lining, Manhole 14.1-087 to 14.1-089 in Roundy Circle West | L.F.        | 52.00                           | \$ 75.50                        | \$ 3,926.00      |
| 32                        | 12-inch Diameter Storm Sewer CIPP Lining, Manhole 14.1-087 to 14.1-086 in Roundy Circle West | L.F.        | 32.00                           | \$ 75.50                        | \$ 2,416.00      |
| 34                        | 12-inch Diameter Storm Sewer CIPP Lining, Manhole 14.1-104 to 14.1-105 in Roundy Drive       | L.F.        | 39.00                           | \$ 75.50                        | \$ 2,944.50      |
| 35                        | 18-inch Diameter Storm Sewer CIPP Lining, Manhole 14.1-110 to 14.1-111 in Roundy Drive       | L.F.        | 34.00                           | \$ 174.00                       | \$ 5,916.00      |
| 36                        | 18-inch Diameter CIPP lining Manhole 14.1-112 to 14.1-113 in Roundy Drive                    | L.F.        | 20.90                           | \$ 174.00                       | \$ 3,636.60      |
| 37                        | 24-inch Diameter Storm Sewer CIPP Lining, Manhole 14.1-085 to 14.1-086 in Roundy Drive       | L.F.        | 44.00                           | \$ 104.00                       | \$ 4,576.00      |
| 38                        | Mortar pipe tapped in 14.6 feet                                                              | EA.         | 1.00                            | \$ 525.00                       | \$ 525.00        |
| 39                        | 27-inch Diameter Manhole 14.1-094 to 14.1-093 reattach end section in Roundy Drive           | EA.         | 1.00                            | \$ 1,900.00                     | \$ 1,900.00      |



Total Project Costs – Continued

| <u>Item No.</u> | <u>Description</u>                                                                                  | <u>Unit</u> | <u>Final Quantity</u> | <u>Bid Unit Price</u> | <u>Bid Price</u> |
|-----------------|-----------------------------------------------------------------------------------------------------|-------------|-----------------------|-----------------------|------------------|
| 40              | 24-inch Diameter Storm Sewer CIPP Lining, Manhole 14.1-086 to 14.1-090 in Roundy Drive              | L.F.        | 93.00                 | \$ 104.00             | \$ 9,672.00      |
| 41              | Construct Road to Subgrade                                                                          | L.S.        | 1.00                  | \$193,131.05          | \$ 193,131.05    |
| 42              | Excavation Below Subgrade                                                                           | C.Y.        | 560.28                | \$ 19.43              | \$ 10,886.24     |
| 43              | Excavation Below Subgrade (EBS) Backfill                                                            | TON         | 1,390.31              | \$ 16.11              | \$ 22,397.89     |
| 44              | Geogrid in EBS Area                                                                                 | S.Y.        | 1,582.13              | \$ 4.68               | \$ 7,404.37      |
| 45              | 10-inch Crushed Aggregate Base Course                                                               | TON         | 19,505.08             | \$ 12.82              | \$ 250,055.13    |
| 46              | 30-inch Concrete Curb and Gutter Remove and Replace                                                 | L.F.        | 3,813.00              | \$ 44.85              | \$ 171,013.05    |
| 47              | HES Concrete Curb and Gutter Remove and Replace                                                     | L.F.        | 2,192.00              | \$ 46.00              | \$ 100,832.00    |
| 48              | Integral Curb and Gutter Remove and Replace                                                         | L.F.        | 164.50                | \$ 46.00              | \$ 7,567.00      |
| 49              | Replace Concrete Bull Nose at Roundy Circle West, South End of Island                               | S.F.        | 90.30                 | \$ 14.00              | \$ 1,264.20      |
| 50              | 4-inch Asphaltic Concrete Binder Course                                                             | TON         | 6,530.60              | \$ 54.20              | \$ 353,958.52    |
| 51              | Tack Coat                                                                                           | GAL         | 948.30                | \$ 2.50               | \$ 2,370.75      |
| 52              | 2-inch Asphaltic Concrete Surface Course                                                            | TON         | 3,778.07              | \$ 58.00              | \$ 219,128.06    |
| 53              | Topsoil, Seed, Fertilizer, Mulch, and Erosion Mat                                                   | S.Y.        | 1,746.90              | \$ 18.00              | \$ 31,444.20     |
| 54              | Sinkhole exploration and repair, located at the intersection of Roundy Circle West and Roundy Drive | L.S.        | 1.00                  | \$ 10,000.00          | \$ 10,000.00     |
| 57              | Pavement Marking, Epoxy 8-Inch Solid White                                                          | L.F.        | 109.00                | \$ 8.50               | \$ 926.50        |
| 59              | Pavement Marking, Epoxy Arrow                                                                       | EA.         | 2.00                  | \$ 285.00             | \$ 570.00        |
| 99001.1         | Adjust Sanitary Manhole                                                                             | EA.         | 22.00                 | \$ 2,350.00           | \$ 51,700.00     |
| 99001.2         | Remove Paving Ring                                                                                  | EA.         | 20.00                 | \$ 155.00             | \$ 3,100.00      |
| 99001.3         | Remove Cover Gasket                                                                                 | EA.         | 13.00                 | \$ 245.00             | \$ 3,185.00      |
| 99001.4         | Clean Debris                                                                                        | EA.         | 1.00                  | \$ 650.00             | \$ 650.00        |
| 99001.5         | Install Channel Bench                                                                               | EA.         | 3.00                  | \$ 3,550.00           | \$ 10,650.00     |
| 99001.6         | Replace Valve Box Top Sections                                                                      | EA.         | 14.00                 | \$ 995.00             | \$ 13,930.00     |

Total Project Costs – Continued

| <u>Item</u>                                  |                            |             | <u>Final</u>    | <u>Bid Unit</u> |                  |
|----------------------------------------------|----------------------------|-------------|-----------------|-----------------|------------------|
| <u>No.</u>                                   | <u>Description</u>         | <u>Unit</u> | <u>Quantity</u> | <u>Price</u>    | <u>Bid Price</u> |
| 99001.7                                      | Straighten Valve Box       | EA.         | 7.00            | \$ 957.00       | \$ 6,699.00      |
| 99001.8                                      | Vacuum Valve Box for       | EA.         | 10.50           | \$ 782.00       | \$ 8,211.00      |
|                                              | Inspection                 |             |                 |                 |                  |
| 103A                                         | 6-inch Concrete Driveway   | S.F.        | 78.72           | \$ 7.40         | \$ 582.53        |
| 104A                                         | 4-inch asphaltic Concrete  | S.F.        | 3,483.00        | \$ 4.75         | \$ 16,544.25     |
|                                              | Driveway Replacement       |             |                 |                 |                  |
| CO2.0                                        | 2022 Concrete Upcharge     | L.S.        | 1.00            | \$ 4,453.50     | \$ 4,453.50      |
| CO3.0                                        | Paul Road Water Main Extra | L.S.        | 1.00            | \$132,059.49    | \$ 132,059.49    |
|                                              | Time & Material Costs      |             |                 |                 |                  |
| CO5.0                                        | Paul Road T&M Work Change  | L.S.        | 1.00            | \$ 56,644.81    | \$ 56,644.81     |
|                                              | Directives 4, 5, and 6     |             |                 |                 |                  |
| CO9.0                                        | Paul Road Water Main       | L.S.        | 1.00            | \$ 72,439.25    | \$ 72,439.25     |
|                                              | Additional Extra Time and  |             |                 |                 |                  |
|                                              | Material Costs             |             |                 |                 |                  |
|                                              | Milestone 1 Liquidated     | DAY         | 4.00            | \$ (1,200.00)   | \$ (4,800.00)    |
|                                              | Damages                    |             |                 |                 |                  |
|                                              | Milestone 2 Liquidated     | DAY         | 11.00           | \$ (1,200.00)   | \$ (13,200.00)   |
|                                              | Damages                    |             |                 |                 |                  |
| Subtotal of Contract                         |                            |             |                 |                 | \$2,203,659.45   |
| Engineering, Administration, & Contingencies |                            |             |                 |                 | \$ 525,248.90    |
| Total Project Costs                          |                            |             |                 |                 | \$2,728,908.35   |

Total Project Costs = \$ 2,728,908.35

Total Road Reconstruction & Assessable Costs

| <u>Item</u><br><u>No.</u> | <u>Description</u>                                                                                           | <u>Unit</u>  | <u>Final</u><br><u>Quantity</u> | <u>Bid Unit</u><br><u>Price</u> | <u>Bid Price</u> |
|---------------------------|--------------------------------------------------------------------------------------------------------------|--------------|---------------------------------|---------------------------------|------------------|
| 1                         | Mobilization                                                                                                 | L.S.         | 0.57                            | \$ 45,932.00                    | \$ 26,181.24     |
| 2                         | Traffic Control                                                                                              | L.S.         | 0.57                            | \$ 14,832.00                    | \$ 8,454.24      |
| 5                         | Full Depth Saw Cut                                                                                           | L.F.         | 76.00                           | \$ 1.95                         | \$ 148.20        |
| 6                         | Dust Control Using Water                                                                                     | 1,000<br>GAL | 8.00                            | \$ 59.73                        | \$ 477.84        |
| 41                        | Construct Road to Subgrade                                                                                   | L.S.         | 1.00                            | \$193,131.05                    | \$ 193,131.05    |
| 42                        | Excavation Below Subgrade                                                                                    | C.Y.         | 560.28                          | \$ 19.43                        | \$ 10,886.24     |
| 43                        | Excavation Below Subgrade<br>(EBS) Backfill                                                                  | TON          | 1,390.31                        | \$ 16.11                        | \$ 22,397.89     |
| 44                        | Geogrid in EBS Area                                                                                          | S.Y.         | 1,582.13                        | \$ 4.68                         | \$ 7,404.37      |
| 45                        | 10-inch Crushed Aggregate<br>Base Course                                                                     | TON          | 19,505.08                       | \$ 12.82                        | \$ 250,055.13    |
| 46                        | 30-inch Concrete Curb and<br>Gutter Remove and Replace                                                       | L.F.         | 1,906.50                        | \$ 44.85                        | \$ 85,506.53     |
| 47                        | HES Concrete Curb and Gutter<br>Remove and Replace                                                           | L.F.         | 1,096.00                        | \$ 46.00                        | \$ 50,416.00     |
| 48                        | Integral Curb and Gutter<br>Remove and Replace                                                               | L.F.         | 82.25                           | \$ 46.00                        | \$ 3,783.50      |
| 49                        | Replace Concrete Bull Nose at<br>Roundy Circle West, South End<br>of Island                                  | S.F.         | 90.30                           | \$ 14.00                        | \$ 1,264.20      |
| 50                        | 4-inch Asphaltic Concrete<br>Binder Course                                                                   | TON          | 6,530.60                        | \$ 54.20                        | \$ 353,958.52    |
| 51                        | Tack Coat                                                                                                    | GAL          | 948.30                          | \$ 2.50                         | \$ 2,370.75      |
| 52                        | 2-inch Asphaltic Concrete<br>Surface Course                                                                  | TON          | 3,778.07                        | \$ 58.00                        | \$ 219,128.06    |
| 54                        | Sinkhole exploration and repair,<br>located at the intersection of<br>Roundy Circle West and<br>Roundy Drive | L.S.         | 1.00                            | \$ 10,000.00                    | \$ 10,000.00     |
| 57                        | Pavement Marking, Epoxy 8-<br>Inch Solid White                                                               | L.F.         | 109.00                          | \$ 8.50                         | \$ 926.50        |
| 59                        | Pavement Marking, Epoxy<br>Arrow                                                                             | EA.          | 2.00                            | \$ 285.00                       | \$ 570.00        |
| 103A                      | 6-inch Concrete Driveway                                                                                     | S.F.         | 78.72                           | \$ 7.40                         | \$ 582.53        |
| 104A                      | 4-inch asphaltic Concrete<br>Driveway Replacement                                                            | S.F.         | 3,483.00                        | \$ 4.75                         | \$ 16,544.25     |
| CO2.0                     | 2022 Concrete Upcharge                                                                                       | L.S.         | 0.50                            | \$ 4,453.50                     | \$ 2,226.75      |

Total Road Reconstruction & Assessable Costs – Continued

| <u>Item</u><br><u>No.</u> | <u>Description</u>                           | <u>Unit</u> | <u>Final</u><br><u>Quantity</u> | <u>Bid Unit</u><br><u>Price</u> | <u>Bid Price</u> |
|---------------------------|----------------------------------------------|-------------|---------------------------------|---------------------------------|------------------|
|                           | Milestone 2 Liquidated Damages               | DAY         | 11.00                           | \$ (1,200.00)                   | \$ (13,200.00)   |
| <hr/>                     |                                              |             |                                 |                                 |                  |
|                           | Subtotal of Contract                         |             |                                 |                                 | \$1,253,213.78   |
|                           | Engineering, Administration, & Contingencies |             |                                 |                                 | \$ 298,707.30    |
| <hr/>                     |                                              |             |                                 |                                 |                  |
|                           | Total Project Costs                          |             |                                 |                                 | \$1,551,921.08   |

Total Road Reconstruction & Assessable Costs = \$ 1,551,921.08

Total Assessable Acres abutting the Roads = 153.9628 acres

Computation of Acreage Cost:  $\frac{\$ 1,551,921.08}{153.9628 \text{ acres}} = \$ 10,079.84/\text{acre}$

Use \$ 10,079.84/acre as the Road Reconstruction Acreage Rate.

Total Storm Water Utility Costs

| <u>Item</u><br><u>No.</u> | <u>Description</u>                                                                                  | <u>Unit</u> | <u>Final</u><br><u>Quantity</u> | <u>Bid Unit</u><br><u>Price</u> | <u>Bid Price</u> |
|---------------------------|-----------------------------------------------------------------------------------------------------|-------------|---------------------------------|---------------------------------|------------------|
| 1                         | Mobilization                                                                                        | L.S.        | 0.11                            | \$ 45,932.00                    | \$ 5,052.52      |
| 2                         | Traffic Control                                                                                     | L.S.        | 0.11                            | \$ 14,832.00                    | \$ 1,631.52      |
| 4                         | Inlet Sediment Guard (Type D)                                                                       | EA.         | 33.50                           | \$ 95.00                        | \$ 3,182.50      |
| 26                        | 12-inch to 24-inch Storm Sewer<br>Clean and Televis                                                 | L.F.        | 1,702.20                        | \$ 16.00                        | \$ 27,235.20     |
| 27                        | 21-inch Diameter Storm Sewer CIPP<br>Lining, Manhole 14.4-049 to 14.4-<br>048 in Paul Road          | L.F.        | 93.00                           | \$ 88.00                        | \$ 8,184.00      |
| 28                        | 12-inch Diameter Storm Sewer CIPP<br>Lining, Manhole 14.1-101 to 14.1-<br>102 in Roundy Circle East | L.F.        | 69.00                           | \$ 75.50                        | \$ 5,209.50      |
| 29                        | 15-inch Diameter Storm Sewer CIPP<br>Lining, Manhole 14.1-100 to 14.1-<br>101 in Roundy Circle East | L.F.        | 30.00                           | \$ 157.00                       | \$ 4,710.00      |
| 30                        | 12-inch Diameter Storm Sewer CIPP<br>Lining, Manhole 14.1-117 to 14.1-<br>116 in Roundy Circle East | L.F.        | 35.00                           | \$ 75.50                        | \$ 2,642.50      |
| 31                        | 12-inch Diameter Storm Sewer CIPP<br>Lining, Manhole 14.1-087 to 14.1-<br>089 in Roundy Circle West | L.F.        | 52.00                           | \$ 75.50                        | \$ 3,926.00      |
| 32                        | 12-inch Diameter Storm Sewer CIPP<br>Lining, Manhole 14.1-087 to 14.1-<br>086 in Roundy Circle West | L.F.        | 32.00                           | \$ 75.50                        | \$ 2,416.00      |
| 34                        | 12-inch Diameter Storm Sewer CIPP<br>Lining, Manhole 14.1-104 to 14.1-<br>105 in Roundy Drive       | L.F.        | 39.00                           | \$ 75.50                        | \$ 2,944.50      |
| 35                        | 18-inch Diameter Storm Sewer CIPP<br>Lining, Manhole 14.1-110 to 14.1-<br>111 in Roundy Drive       | L.F.        | 34.00                           | \$ 174.00                       | \$ 5,916.00      |
| 36                        | 18-inch Diameter CIPP lining<br>Manhole 14.1-112 to 14.1-113 in<br>Roundy Drive                     | L.F.        | 20.90                           | \$ 174.00                       | \$ 3,636.60      |
| 37                        | 24-inch Diameter Storm Sewer CIPP<br>Lining, Manhole 14.1-085 to 14.1-<br>086 in Roundy Drive       | L.F.        | 44.00                           | \$ 104.00                       | \$ 4,576.00      |
| 38                        | Mortar pipe tapped in 14.6 feet                                                                     | EA.         | 1.00                            | \$ 525.00                       | \$ 525.00        |
| 39                        | 27-inch Diameter Manhole 14.1-094<br>to 14.1-093 reattach end section in<br>Roundy Drive            | EA.         | 1.00                            | \$ 1,900.00                     | \$ 1,900.00      |



Total Storm Water Utility Costs – Continued

| <u>Item</u><br><u>No.</u>                    | <u>Description</u>                                                                     | <u>Unit</u> | <u>Final</u><br><u>Quantity</u> | <u>Bid Unit</u><br><u>Price</u> | <u>Bid Price</u> |
|----------------------------------------------|----------------------------------------------------------------------------------------|-------------|---------------------------------|---------------------------------|------------------|
| 40                                           | 24-inch Diameter Storm Sewer CIPP Lining, Manhole 14.1-086 to 14.1-090 in Roundy Drive | L.F.        | 93.00                           | \$ 104.00                       | \$ 9,672.00      |
| 46                                           | 30-inch Concrete Curb and Gutter Remove and Replace                                    | L.F.        | 1,906.50                        | \$ 44.85                        | \$ 85,506.53     |
| 47                                           | HES Concrete Curb and Gutter Remove and Replace                                        | L.F.        | 1,096.00                        | \$ 46.00                        | \$ 50,416.00     |
| 48                                           | Integral Curb and Gutter Remove and Replace                                            | L.F.        | 82.25                           | \$ 46.00                        | \$ 3,783.50      |
| CO2.0                                        | 2022 Concrete Upcharge                                                                 | L.S.        | 0.50                            | \$ 4,453.50                     | \$ 2,226.75      |
| Subtotal of Contract                         |                                                                                        |             |                                 |                                 | \$235,292.62     |
| Engineering, Administration, & Contingencies |                                                                                        |             |                                 |                                 | \$ 56,082.71     |
| Total Project Costs                          |                                                                                        |             |                                 |                                 | \$291,375.33     |

Total Storm Water Utility Costs = \$ 291,375.33

Total Sanitary Sewer Utility Costs

| <u>Item No.</u>                              | <u>Description</u>      | <u>Unit</u> | <u>Final Quantity</u> | <u>Bid Unit Price</u> | <u>Bid Price</u> |
|----------------------------------------------|-------------------------|-------------|-----------------------|-----------------------|------------------|
| 1                                            | Mobilization            | L.S.        | 0.03                  | \$ 45,932.00          | \$ 1,377.96      |
| 2                                            | Traffic Control         | L.S.        | 0.03                  | \$ 14,832.00          | \$ 444.96        |
| 99001.1                                      | Adjust Sanitary Manhole | EA.         | 22                    | \$ 2,350.00           | \$ 51,700.00     |
| 99001.2                                      | Remove Paving Ring      | EA.         | 20                    | \$ 155.00             | \$ 3,100.00      |
| 99001.3                                      | Remove Cover Gasket     | EA.         | 13                    | \$ 245.00             | \$ 3,185.00      |
| 99001.4                                      | Clean Debris            | EA.         | 1                     | \$ 650.00             | \$ 650.00        |
| 99001.5                                      | Install Channel Bench   | EA.         | 3                     | \$ 3,550.00           | \$ 10,650.00     |
| Subtotal of Contract                         |                         |             |                       |                       | \$ 71,107.92     |
| Engineering, Administration, & Contingencies |                         |             |                       |                       | \$ 16,948.79     |
| Total Project Costs                          |                         |             |                       |                       | \$ 88,056.71     |

Total Sanitary Sewer Utility Costs = \$ 88,056.71

Total Water Utility Costs

| <u>Item</u><br><u>No.</u> | <u>Description</u>                                     | <u>Unit</u> | <u>Final</u><br><u>Quantity</u> | <u>Bid Unit</u><br><u>Price</u> | <u>Bid Price</u> |
|---------------------------|--------------------------------------------------------|-------------|---------------------------------|---------------------------------|------------------|
| 1                         | Mobilization                                           | L.S.        | 0.29                            | \$ 45,932.00                    | \$ 13,320.28     |
| 2                         | Traffic Control                                        | L.S.        | 0.29                            | \$ 14,832.00                    | \$ 4,301.28      |
| 4                         | Inlet Sediment Guard (Type D)                          | EA.         | 33.50                           | \$ 95.00                        | \$ 3,182.50      |
| 7                         | 12-inch Water Main Relay in Granular Backfill          | L.F.        | 1,586.00                        | \$ 110.30                       | \$174,935.80     |
| 8                         | 12-inch Water Main in Casing Pipe in Granular Backfill | L.F.        | 13.00                           | \$ 486.00                       | \$ 6,318.00      |
| 9                         | Abandon Existing 12-inch Water Main                    | L.F.        | 1,677.00                        | \$ 6.72                         | \$ 11,269.44     |
| 10                        | 6-inch Hydrant Lead in Granular Backfill               | L.F.        | 68.00                           | \$ 105.97                       | \$ 7,205.96      |
| 11                        | Hydrant Assembly including 6-inch Hydrant Valve        | EA.         | 4.00                            | \$ 9,855.69                     | \$ 39,422.76     |
| 12                        | Remove Existing Hydrant                                | EA.         | 4.00                            | \$ 558.55                       | \$ 2,234.20      |
| 13                        | 12-inch Water Main Valve                               | EA.         | 7.00                            | \$ 2,466.41                     | \$ 17,264.87     |
| 14                        | Pipe Insulation                                        | L.F.        | 332.00                          | \$ 5.57                         | \$ 1,849.24      |
| 15                        | 2-inch HDPE Water Service in Granular Backfill         | L.F.        | 48.00                           | \$ 121.99                       | \$ 5,855.52      |
| 16                        | Abandon Existing 2-inch Water Service                  | L.F.        | 287.00                          | \$ 12.24                        | \$ 3,512.88      |
| 17                        | Abandon Existing 4-inch Water Service                  | L.F.        | 50.00                           | \$ 12.48                        | \$ 624.00        |
| 18                        | Abandon 6-inch Water Service                           | L.F.        | 19.00                           | \$ 12.48                        | \$ 237.12        |
| 19                        | 6-inch Water Service in Granular Backfill              | L.F.        | 83.75                           | \$ 150.76                       | \$ 12,626.15     |
| 20                        | 8-inch Water Service in Granular Backfill              | L.F.        | 95.00                           | \$ 142.31                       | \$ 13,519.45     |
| 21                        | Water Service - Abandon Existing 8-inch Water Service  | L.F.        | 81.00                           | \$ 9.48                         | \$ 767.88        |
| 22                        | 6-inch Water Service Valve                             | EA.         | 3.00                            | \$ 879.75                       | \$ 2,639.25      |
| 23                        | 8-inch Water Service Valve                             | EA.         | 3.00                            | \$ 1,758.37                     | \$ 5,275.11      |
| 24                        | 2-inch Tap and Corporation Stop                        | EA.         | 1.00                            | \$ 432.16                       | \$ 432.16        |
| 25                        | 2-inch Curb Valve and Curb Box                         | EA.         | 1.00                            | \$ 623.53                       | \$ 623.53        |
| 53                        | Topsoil, Seed, Fertilizer, Mulch, and Erosion Mat      | S.Y.        | 1,746.90                        | \$ 18.00                        | \$ 31,444.20     |
| 99001.6                   | Replace Valve Box Top Sections                         | EA.         | 14.00                           | \$ 995.00                       | \$ 13,930.00     |
| 99001.7                   | Straighten Valve Box                                   | EA.         | 7.00                            | \$ 957.00                       | \$ 6,699.00      |
| 99001.8                   | Vacuum Valve Box for Inspection                        | EA.         | 10.50                           | \$ 782.00                       | \$ 8,211.00      |
| CO3.0                     | Paul Road Water Main Extra Time & Material Costs       | L.S.        | 1.00                            | \$132,059.49                    | \$132,059.49     |

Total Water Utility Costs – Continued

| <u>Item</u>                                  |                                                               |             | <u>Final</u>    | <u>Bid Unit</u> |                  |
|----------------------------------------------|---------------------------------------------------------------|-------------|-----------------|-----------------|------------------|
| <u>No.</u>                                   | <u>Description</u>                                            | <u>Unit</u> | <u>Quantity</u> | <u>Price</u>    | <u>Bid Price</u> |
| CO5.0                                        | Paul Road T&M Work Change Directives 4, 5, and 6              | L.S.        | 1.00            | \$ 56,644.81    | \$ 56,644.81     |
| CO9.0                                        | Paul Road Water Main Additional Extra Time and Material Costs | L.S.        | 1.00            | \$ 72,439.25    | \$ 72,439.25     |
|                                              | Milestone 1 Liquidated Damages                                | DAY         | 4.00            | \$ (1,200.00)   | \$ (4,800.00)    |
| Subtotal of Contract                         |                                                               |             |                 |                 | \$644,045.13     |
| Engineering, Administration, & Contingencies |                                                               |             |                 |                 | \$153,510.10     |
| Total Project Costs                          |                                                               |             |                 |                 | \$797,555.23     |

Total Water Utility Costs = \$ 797,555.23

March 29, 2021

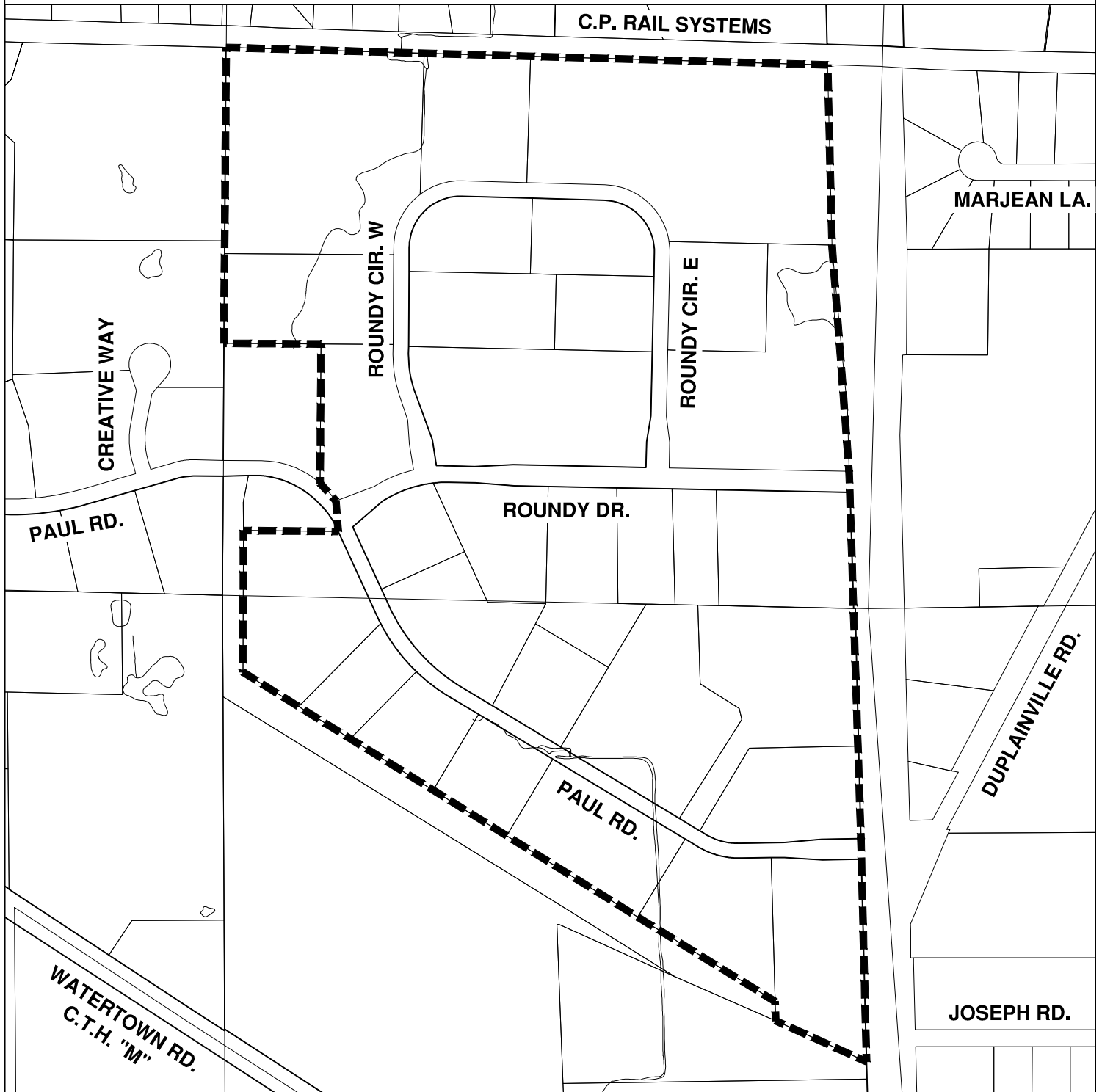
All that part of the NE ¼ and the SE ¼ of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin. Bound and Described as Follows:

Commencing at the SW corner of the NE ¼ of Section 14, T7N, R19E, Also Being the Point of Beginning of Area to be Described; Thence N01°37'14"E, Along the West Line of said NE ¼ 462.55 Feet, To the south R/W Line of Paul Road, Thence S88°22'46"E, Along Said South R/W line, 100.00 Feet, To the NW Corner of Lot 2 of C.S.M. #5786; Thence S12°55'50"W, Along the West line of Said Lot 2, 112.08 Feet; Thence S1°17'56"W, Along Said West Line of Said Lot 2, 110.00 Feet, To the SW Corner of said Lot 2; Thence S88°55'06"E Along the South line of Said Lot 2, 368.62 Feet, To the West R/W line of Paul Road; Thence N18°31'08"W, 202.93 Feet to the SE Corner of Parcel 4 C.S.M. #7877; Thence N1°37'14"E, Along the East Line of Said Parcel 4, 542.75 Feet, to the NE Corner of Said Parcel 4; Thence N88°22'46"W, Along the North Line of Said Parcel 4, 377.37 Feet, To the NW Corner of Said Parcel 4, Also being a point on the West Line of the NE ¼ of Section 14, T7N, R19E; Thence N1°37'14", Along Said West Line, 1446.31 Feet, to the South R/W Line of Chicago, Milwaukee, St. Paul and Pacific Railroad; Thence S87°06'30"E, Along said R/W Line, 2336.21 Feet, to the West R/W Line of C.T.F. "F"; Thence S0°09'11"E Along said West R/W, 709.314 Feet; Thence S04°13'18"E, Continuing Along Said West R/W, 634.25 Feet; Thence S0°09'11"E, Continuing Along West R/W, 238.46 Feet, to the North R/W Line of Roundy Dr.; Thence S01°13'59"E, Continuing Along Said West R/W, 530.58 Feet; Thence S0°09'11"E, Continuing Along Said West R/W, 1759.78 Feet; Thence N64°37'12"W, 814.16 Feet; Thence N56°58'34"W, 2062.99 Feet, To a point in the West Line of the SE ¼ of Section 14, T7N, R19E; Thence N0°58'03"E, Along Said West Line, 390.315 Feet to the point of beginning.

Dave Geis  
Senior Engineering Technician  
City of Pewaukee



PAUL ROAD RECONSTRUCTION  
ROAD RESURFACING  
RD-21-57422  
ROAD ASSESSMENT  
CITY OF PEWAUKEE  
WAUKESHA COUNTY, WISCONSIN



C.P. RAIL SYSTEMS

MARJEAN LA.

ROUNDY CIR. W

ROUNDY CIR. E

ROUNDY DR.

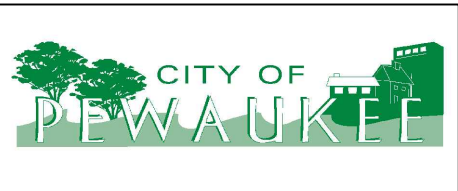
PAUL RD.

PAUL RD.

DUPLAINVILLE RD.

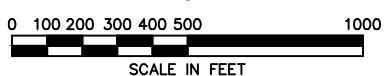
JOSEPH RD.

WATERTOWN RD.  
C.T.H. "M"



**LEGEND**

■■■■■■■■ ROAD ASSESSMENT  
AREA BOUNDARY



DATE: MARCH, 2021

Schedule C  
Final Assessment Roll  
Paul Road and Roundy's Road Reconditioning and Paul Road Water Main Relay

| No. | Owner's Name & Mailing Address                                                                                                         | Tax Key No.    | Description         | Acre    | Cost/acre    | Cost          | Total assessment |
|-----|----------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------|---------|--------------|---------------|------------------|
| 1   | ALL ONE STORAGE LLC<br>100 WILMONT DR<br>WAUKESHA WI 53189                                                                             | PWC 0917994003 | Road Reconstruction | 1.7583  | \$ 10,079.84 | \$ 17,723.38  | \$ 17,723.38     |
| 2   | HEAT AND FROST INSULATORS LOCAL UNION NO 19<br>N27W23155 ROUNDY DR<br>PEWAUKEE WI 53072                                                | PWC 0917994004 | Road Reconstruction | 2.2476  | \$ 10,079.84 | \$ 22,655.45  | \$ 22,655.45     |
| 3   | INTERNATIONAL UNION OF OPERATING ENG LOCAL #139<br>PO BOX 130<br>PEWAUKEE WI 53072-0130                                                | PWC 0917994007 | Road Reconstruction | 4.269   | \$ 10,079.84 | \$ 43,030.84  | \$ 43,030.84     |
| 4   | FISCHER PROPERTIES ROUNDY CIRCLE WEST LLC<br>903 N EVERGREEN CIR<br>HARTLAND WI 53029-8636                                             | PWC 0917994015 | Road Reconstruction | 3.8142  | \$ 10,079.84 | \$ 38,446.53  | \$ 38,446.53     |
| 5   | ROUNDY CIRCLE EAST INVESTMENT LLC<br>5055 MONCHES RD<br>COLGATE WI 53017-9789                                                          | PWC 0917994018 | Road Reconstruction | 3.6651  | \$ 10,079.84 | \$ 36,943.62  | \$ 36,943.62     |
| 6   | CRT RACING LLC<br>W254N4842 ABERDEEN CT<br>PEWAUKEE WI 53072-1328                                                                      | PWC 0917994022 | Road Reconstruction | 2.5413  | \$ 10,079.84 | \$ 25,615.90  | \$ 25,615.90     |
| 7   | BDMM LLC C/O BRIOHN PROPERTY MGMT LLC<br>3885 N BROOKFIELD RD #200<br>BROOKFIELD WI 53045-1983                                         | PWC 0917994023 | Road Reconstruction | 3.0086  | \$ 10,079.84 | \$ 30,326.21  | \$ 30,326.21     |
| 8   | T&D FLYNN IRON BRIDGE HOLDINGS LLC, ATTN MATTHEW O'REILLY<br>101 N KESTREL DR<br>COLLEGEVILLE PA 19426-2061                            | PWC 0917994024 | Road Reconstruction | 3.0087  | \$ 10,079.84 | \$ 30,327.21  | \$ 30,327.21     |
| 9   | BYRNE FAMILY LIMITED PARTNERSHIP, 3 RP LLC C/O BRIOHN PROPERTY MANAGEMENT LLC<br>3885 N BROOKFIELD RD #200<br>BROOKFIELD WI 53045-1983 | PWC 0917994025 | Road Reconstruction | 9.2448  | \$ 10,079.84 | \$ 93,186.10  | \$ 93,186.10     |
| 10  | BUCKY FAN LLC<br>W233N2847 ROUNDY CIR W<br>PEWAUKEE WI 53072                                                                           | PWC 0917994027 | Road Reconstruction | 5.2563  | \$ 10,079.84 | \$ 52,982.66  | \$ 52,982.66     |
| 11  | FLINT LLC C/O BRIHON MANAGEMENT LLC<br>3885 N BROOKFIELD RD #200<br>BROOKFIELD WI 53045-1983                                           | PWC 0917994029 | Road Reconstruction | 4.0855  | \$ 10,079.84 | \$ 41,181.19  | \$ 41,181.19     |
| 12  | TI INVESTORS OF PEWAUKEE LLC<br>710 N PLANKINTON AVE<br>MILWAUKEE WI 53203-2417                                                        | PWC 0917994030 | Road Reconstruction | 16.4753 | \$ 10,079.84 | \$ 166,068.39 | \$ 166,068.39    |
| 13  | CMBB LLC C/O BRIAN P BYRNE<br>3885 N BROOKFIELD RD STE 200<br>BROOKFIELD WI 53045-1983                                                 | PWC 0917994033 | Road Reconstruction | 4.7141  | \$ 10,079.84 | \$ 47,517.37  | \$ 47,517.37     |
| 14  | LARSON PROPERTIES FAMILY LIMITED PARTNERSHIP<br>10361 W INNOVATION DR STE 350<br>MILWAUKEE WI 53226-4813                               | PWC 0917994034 | Road Reconstruction | 13.446  | \$ 10,079.84 | \$ 135,533.53 | \$ 135,533.53    |

Schedule C  
Final Assessment Roll  
Paul Road and Roundy's Road Reconditioning and Paul Road Water Main Relay

| No. | Owner's Name & Mailing Address                                                                                  | Tax Key No.    | Description         | Acre     | Cost/acre    | Cost         | Total assessment |
|-----|-----------------------------------------------------------------------------------------------------------------|----------------|---------------------|----------|--------------|--------------|------------------|
| 15  | RL PEWAUKEE LLC ET AL<br>1820 PLOVER RD UNIT E<br>PLOVER WI 54467-3909                                          | PWC 0917994035 | Road Reconstruction | 5.377    | \$ 10,079.84 | \$ 54,199.30 | \$ 54,199.30     |
| 16  | ALOHA FLOAT & WELLNESS, LLC<br>N28W23000 ROUNDY DR STE 100<br>PEWAUKEE WI 53072-7300                            | PWC 0917994037 | Road Reconstruction | 0.390007 | \$ 10,079.84 | \$ 3,931.21  | \$ 3,931.21      |
| 17  | ALOHA FLOAT & WELLNESS, LLC<br>N28W23000 ROUNDY DR STE 100<br>PEWAUKEE WI 53072-7300                            | PWC 0917994038 | Road Reconstruction | 0.368805 | \$ 10,079.84 | \$ 3,717.49  | \$ 3,717.49      |
| 18  | WINDSOR EXECUTIVE DEVELOPMENT LLC C/O THOMSON COMPANIES<br>N28W23000 ROUNDY DR STE 20<br>PEWAUKEE WI 53072-7301 | PWC 0917994039 | Road Reconstruction | 0.401538 | \$ 10,079.84 | \$ 4,047.44  | \$ 4,047.44      |
| 19  | WINDSOR EXECUTIVE DEVELOPMENT LLC C/O THOMSON COMPANIES<br>N28W23000 ROUNDY DR STE 20<br>PEWAUKEE WI 53072-7301 | PWC 0917994040 | Road Reconstruction | 0.550883 | \$ 10,079.84 | \$ 5,552.81  | \$ 5,552.81      |
| 20  | GLO ENTERPRISES LLC<br>N28W23000 W ROUNDY DR UNIT 200<br>PEWAUKEE WI 53072-7300                                 | PWC 0917994043 | Road Reconstruction | 0.303339 | \$ 10,079.84 | \$ 3,057.61  | \$ 3,057.61      |
| 21  | DERKS REAL ESTATE PARTNERS LLC<br>2395 W WASHINGTON ST STE 106<br>WEST BEND WI 53095-2147                       | PWC 0917994044 | Road Reconstruction | 0.271722 | \$ 10,079.84 | \$ 2,738.91  | \$ 2,738.91      |
| 22  | TBSKB LLC<br>W138N6651 MANOR HILLS BLVD<br>MENOMONEE FALLS WI 53051-6066                                        | PWC 0917994045 | Road Reconstruction | 0.19863  | \$ 10,079.84 | \$ 2,002.16  | \$ 2,002.16      |
| 23  | DARBOY DEVELOPMENT LLC<br>PO BOX 347<br>LITTLE CHUTE WI 54140-0347                                              | PWC 0917994047 | Road Reconstruction | 0.916712 | \$ 10,079.84 | \$ 9,240.31  | \$ 9,240.31      |
| 24  | MSS PROPERTY LLC C/O JAMES STAPLES<br>N28W23050 W ROUNDY DR SUITE 100<br>PEWAUKEE WI 53072                      | PWC 0917994048 | Road Reconstruction | 1.0469   | \$ 10,079.84 | \$ 10,552.58 | \$ 10,552.58     |
| 25  | STAPLES & ASSOCIATES INC<br>N28W23050 ROUNDY DR UNIT 102<br>PEWAUKEE WI 53072-4095                              | PWC 0917994049 | Road Reconstruction | 0.262608 | \$ 10,079.84 | \$ 2,647.05  | \$ 2,647.05      |
| 26  | DARBOY DEVELOPMENT LLC<br>1700 STEPHEN ST<br>LITTLE CHUTE WI 54140-2550                                         | PWC 0917994051 | Road Reconstruction | 0.933078 | \$ 10,079.84 | \$ 9,405.28  | \$ 9,405.28      |
| 27  | DARBOY DEVELOPMENT LLC<br>1700 STEPHEN ST<br>LITTLE CHUTE WI 54140-2550                                         | PWC 0917994052 | Road Reconstruction | 0.160318 | \$ 10,079.84 | \$ 1,615.98  | \$ 1,615.98      |
| 28  | CAPUTO REAL ESTATE, LLC C/O ANGELA T CAMPION<br>4425 N PORT WASHINGTON RD STE 108<br>GLENDALE WI 53212-1083     | PWC 0917994054 | Road Reconstruction | 0.48709  | \$ 10,079.84 | \$ 4,909.79  | \$ 4,909.79      |

Schedule C  
Final Assessment Roll  
Paul Road and Roundy's Road Reconditioning and Paul Road Water Main Relay

| No. | Owner's Name & Mailing Address                                                                                  | Tax Key No.    | Description         | Acre     | Cost/acre    | Cost         | Total assessment |
|-----|-----------------------------------------------------------------------------------------------------------------|----------------|---------------------|----------|--------------|--------------|------------------|
| 29  | KAZTEX G2 LLC C/O JOHN C KASDORF<br>N28W23000 ROUNDY DR STE 203<br>PEWAUKEE WI 53072-7300                       | PWC 0917994057 | Road Reconstruction | 0.490624 | \$ 10,079.84 | \$ 4,945.41  | \$ 4,945.41      |
| 30  | WRIGHT HOLDINGS, LLC<br>N28W23050 ROUNDY DR STE 103<br>PEWAUKEE WI 53072-4001                                   | PWC 0917994058 | Road Reconstruction | 0.341651 | \$ 10,079.84 | \$ 3,443.79  | \$ 3,443.79      |
| 31  | BETTER ODDS LLC C/O MICHAEL SCHIEBLE<br>481 PARK AVE<br>PEWAUKEE WI 53072-3440                                  | PWC 0917994059 | Road Reconstruction | 0.230619 | \$ 10,079.84 | \$ 2,324.61  | \$ 2,324.61      |
| 32  | ROUNDY DRIVE STE 203 LLC<br>W274N5739 AUTUMN RUN<br>LISBON WI 53089-3331                                        | PWC 0917994060 | Road Reconstruction | 0.297015 | \$ 10,079.84 | \$ 2,993.87  | \$ 2,993.87      |
| 33  | TOPLINE PROPERTIES LLC<br>365 S FERRY DR<br>LAKE MILLS WI 53551-1526                                            | PWC 0917994062 | Road Reconstruction | 0.538608 | \$ 10,079.84 | \$ 5,429.08  | \$ 5,429.08      |
| 34  | GLO ENTERPRISES LLC<br>N28W23000 ROUNDY DR STE 200<br>PEWAUKEE WI 53072-7301                                    | PWC 0917994063 | Road Reconstruction | 0.045194 | \$ 10,079.84 | \$ 455.55    | \$ 455.55        |
| 35  | PEWAUKEE FAMILY CHIROPRACTIC SC<br>N28W23000 ROUNDY DR STE 101<br>PEWAUKEE WI 53072-7300                        | PWC 0917994064 | Road Reconstruction | 0.328446 | \$ 10,079.84 | \$ 3,310.69  | \$ 3,310.69      |
| 36  | WINDSOR EXECUTIVE DEVELOPMENT LLC C/O THOMSON COMPANIES<br>N28W23000 ROUNDY DR STE 20<br>PEWAUKEE WI 53072-7301 | PWC 0917994065 | Road Reconstruction | 0.276743 | \$ 10,079.84 | \$ 2,789.53  | \$ 2,789.53      |
| 37  | ATLAS SURVEY, LLC<br>2826 SAINT ANDREWS CT<br>WAUKESHA WI 53188-1373                                            | PWC 0917994066 | Road Reconstruction | 0.159016 | \$ 10,079.84 | \$ 1,602.85  | \$ 1,602.85      |
| 38  | CRIMSON HOLDINGS LLC<br>W160N8298 OLD ORCHARD CT<br>MENOMONEE FALLS WI 53051-3648                               | PWC 0917994067 | Road Reconstruction | 0.330864 | \$ 10,079.84 | \$ 3,335.06  | \$ 3,335.06      |
| 39  | DARBOY DEVELOPMENT LLC<br>1700 STEPHEN ST<br>LITTLE CHUTE WI 54140-2550                                         | PWC 0917994068 | Road Reconstruction | 0.233967 | \$ 10,079.84 | \$ 2,358.35  | \$ 2,358.35      |
| 40  | DINOBLE PROPERTIES LLC<br>15855 LEANING PINE LN<br>PUNTA GORDA FL 33982-2159                                    | PWC 0917994069 | Road Reconstruction | 0.342023 | \$ 10,079.84 | \$ 3,447.54  | \$ 3,447.54      |
| 41  | XYLEM INC<br>N27W23293 ROUNDY DR<br>PEWAUKEE WI 53072-4069                                                      | PWC 0917995001 | Road Reconstruction | 3.5403   | \$ 10,079.84 | \$ 35,685.66 | \$ 35,685.66     |
| 42  | ST MANAGEMENT LLC<br>N27W23310 ROUNDY DR<br>PEWAUKEE WI 53072-4099                                              | PWC 0917995002 | Road Reconstruction | 2.4414   | \$ 10,079.84 | \$ 24,608.92 | \$ 24,608.92     |

Schedule C  
Final Assessment Roll  
Paul Road and Roundy's Road Reconditioning and Paul Road Water Main Relay

| No. | Owner's Name & Mailing Address                                                             | Tax Key No.    | Description         | Acre   | Cost/acre    | Cost         | Total assessment |
|-----|--------------------------------------------------------------------------------------------|----------------|---------------------|--------|--------------|--------------|------------------|
| 43  | PIONEER HOLDINGS LLC C/O JENS CONSTRUCTION CORP<br>N26W23314 PAUL RD<br>PEWAUKEE WI 53072  | PWC 0917995005 | Road Reconstruction | 2.6403 | \$ 10,079.84 | \$ 26,613.80 | \$ 26,613.80     |
| 44  | DAILY BREAD, LLC<br>4420 N 184TH ST<br>BROOKFIELD WI 53045-1079                            | PWC 0917995006 | Road Reconstruction | 4.4449 | \$ 10,079.84 | \$ 44,803.88 | \$ 44,803.88     |
| 45  | JRPM PROPERTIES LLC<br>N1W33844 ABITZ RD<br>OCONOMOWOC WI 53066-9252                       | PWC 0917995007 | Road Reconstruction | 4.3818 | \$ 10,079.84 | \$ 44,167.84 | \$ 44,167.84     |
| 46  | MW DISTRIBUTION PROPERTY, LLC<br>5353 WAYZATA BLVD SUITE 2025<br>MINNEAPOLIS MN 55416-1316 | PWC 0920990    | Road Reconstruction | 7.3846 | \$ 10,079.84 | \$ 74,435.59 | \$ 74,435.59     |
| 47  | MW DISTRIBUTION PROPERTY, LLC<br>5353 WAYZATA BLVD SUITE 2025<br>MINNEAPOLIS MN 55416-1316 | PWC 0920991    | Road Reconstruction | 7.7213 | \$ 10,079.84 | \$ 77,829.47 | \$ 77,829.47     |
| 48  | RICHARD F LAYO<br>35500 PABST RD<br>OCONOMOWOC WI 53066-4518                               | PWC 0920993    | Road Reconstruction | 2.6576 | \$ 10,079.84 | \$ 26,788.18 | \$ 26,788.18     |
| 49  | OHM PAHSE II LLC<br>N26W23323 PAUL RD<br>PEWAUKEE WI 53072-4061                            | PWC 0920993002 | Road Reconstruction | 2.1297 | \$ 10,079.84 | \$ 21,467.04 | \$ 21,467.04     |
| 50  | PAUL RD LLC<br>3885 N BROOKFIELD RD STE 200<br>BROOKFIELD WI 53045-1983                    | PWC 0920993003 | Road Reconstruction | 6.1473 | \$ 10,079.84 | \$ 61,963.80 | \$ 61,963.80     |
| 51  | BUONA TERRA LLC<br>3691 RED OAK CT<br>HUBERTUS WI 53033-9695                               | PWC 0920993004 | Road Reconstruction | 2.6593 | \$ 10,079.84 | \$ 26,805.32 | \$ 26,805.32     |
| 52  | MILLS HOTEL WYOMING LLC<br>4011 80TH ST<br>KENOSHA WI 53142-4955                           | PWC 0920994    | Road Reconstruction | 4.8255 | \$ 10,079.84 | \$ 48,640.27 | \$ 48,640.27     |
| 53  | PAUL ROAD PROPERTIES LLC<br>157 N MILWAUKEE ST<br>MILWAUKEE WI 53202                       | PWC 0920995    | Road Reconstruction | 4.4981 | \$ 10,079.84 | \$ 45,340.13 | \$ 45,340.13     |
| 54  | NORTH CENTRAL REGIONAL COUNCIL OF CARPENTERS<br>700 OLIVE ST<br>ST PAUL MN 55130-4405      | PWC 0920996    | Road Reconstruction | 5.6725 | \$ 10,079.84 | \$ 57,177.89 | \$ 57,177.89     |

Total Contribution in aid of Road Construction 153.9628 acres \$ 1,551,920.42

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



**RESOLUTION 25-08-22**

**FINAL RESOLUTION FOR SPECIAL ASSESSMENTS FOR THE CONSTRUCTION  
OF PAUL ROAD AND ROUNDYS BUSINESS PARK ROAD PAVEMENT  
RECONDITIONING, WATER MAIN RELAY, AND RELATED FACILITIES  
(PURSUANT TO SECTION 66.0703, WISCONSIN STATUTES)**

WHEREAS, the Common Council has adopted a special assessment policy regarding the improvement of all streets, roads, and related facilities; and,

WHEREAS, the Common Council of the City of Pewaukee authorized the cost of the road rehabilitation, water main relay, drainage improvements, and appurtenances of Paul Road; and,

WHEREAS, the Common Council of the City of Pewaukee, Waukesha County, Wisconsin, held a public hearing at City Hall Common Council Chambers, located at W240N3065 Pewaukee Road, Pewaukee, WI, at 6:00 p.m. on the 19<sup>th</sup> day of April 2021, to receive comments from those property owners directly affected by such improvements; and

NOW, THEREFORE, BE IT HEREBY RESOLVED: That the Common Council of the City of Pewaukee, adopt this resolution as follows:

1. That the final report prepared by the City Engineer dated August 4, 2025, is hereby adopted and made a part of this resolution.
2. That the total cost of said improvement of \$ 2,728,908.35, including engineering and contingency fees, be paid by assessing the cost to the properties benefited as shown in the said report and based upon the adopted special assessment policies of the City of Pewaukee.
3. That the benefit shown on the report, as modified, is true and correct and has been determined on a reasonable basis and is hereby confirmed.
4. That this assessment is an exercise of the police power of the City of Pewaukee and has been determined on a reasonable basis and will result in a benefit to each and every property being assessed.
5. That the Common Council has previously determined that the bid for the improvements of Paul Road Reconstruction to Wolf Paving Company, Incorporated, based on the lowest qualified bid, be accepted and that the contract was thereupon let to aid the bidder in the bid amount of \$ 1,968,779.74.
6. That the payment for the debt incurred for the road be made by assessing the cost to the property benefited, and on the following terms and conditions:
  - a. Road Assessment:

- i. The Road Assessment is \$ 10,079.84/acre. That the assessment may be paid in cash in full on or before October 31, 2025, or in ten annual installments to the City Treasurer, installment payments to bear simple annual interest at the rate of 5.50% per annum on the unpaid balance and said first installment being due on the date when real estate taxes are due and annually be October 31<sup>st</sup> thereafter. All assessments are due in full at the time of sale. All assessments or installments that are not paid by the date specified shall be extended upon the tax roll as a delinquent tax against the property, and all proceedings concerning the collection, return, and sale of the property for delinquent real estate taxes shall apply to such special assessment, except as otherwise provided by statute.
7. That the City Clerk shall publish this Final Resolution as a Class 1 Notice in the area upon which this assessment is levied and shall mail a copy of this Resolution and a statement of the final assessment against the benefited properties to each property owner who appears on the assessment roll, whose post office address is known or can with reasonable diligence, be ascertained. In the notice published and mailed, a map shall be enclosed and shall be published and mailed with the notice as well as reasonably describe the area upon which this assessment is being levied. This assessment is levied upon all properties within the project area having direct access to the Roundy Circle, Roundy Drive, and Paul Road area. Each of said property owners shall be assessed in accordance with the Engineer's Report.

This Final Resolution passed and adopted on the 4<sup>th</sup> day of August 2025.

CITY OF PEWAUKEE

ATTEST:

\_\_\_\_\_  
Steve Bierce, Mayor

\_\_\_\_\_  
Kelly Tarczewski, Clerk/Treasurer

## City of Pewaukee - New Agenda Item

### Agenda Language:

IT budgeted to replace the Council Chamber microphones in 2030 as a capital project; the current balance for this project is \$35,000. Due to the current issues with the microphones, IT would like to replace the microphones this year, at a cost of \$20,468.25.

IT is asking to reallocate the current balance for this capital project from 2030 to the current year, 2025. IT also requests that the balance after this project stays in capital projects for "Common Council AV Upgrade" to plan for future upgrades.

### Sub Item Agenda Language:

### Background Provided By:

BobbyKewan

### Background:

### Fiscal Impact:

### Recommended Motion:

# Retail Sales Agreement



Reference Number: 1345077  
Date: July 29, 2025

City of Pewaukee - Council Chambers Microphones Replacement

Prepared By: Alec Nathan  
Phone:  
Email: alec.nathan@ourforte.com

FORTÉ  
3275 Intertech Drive, Suite 500, Brookfield, WI 53045  
Phone: (262)207-1300  
Fax: (262)207-1301

## COMPANY

Pewaukee, City of  
W240 N3065 Pewaukee Rd  
Pewaukee, WI 53072  
  
Contact: Bobby Kewan  
Phone: (262)691-0770  
Email: kewan@pewaukee.wi.us  
Account Number: 4437

## PROJECT SITE

Pewaukee, City of  
W240 N3065 Pewaukee Rd  
Pewaukee, WI 53072  
  
Contact: Bobby Kewan  
Phone: (262)691-6001  
Email: kewan@pewaukee.wi.us  
Account Number: 4437

## INVOICE TO

Pewaukee, City of  
W240 N3065 Pewaukee Rd  
Pewaukee, WI 53072  
  
Contact: Bobby Kewan  
Phone: (262)691-6001  
Email: kewan@pewaukee.wi.us  
Account Number: 4437

## COMMENTS

Pricing and Terms per DOA Contract #505ENT-M23-AUDIOVIDEO-04. Discount off equipment MSRP and FORTÉ Labor Rates.

No Charge for shipping.

## PRODUCTS AND SERVICES SUMMARY

|                     |                    |
|---------------------|--------------------|
| Equipment           | \$9,375.98         |
| Integration         | \$9,592.27         |
| PRO Support         | \$1,500.00         |
| Shipping & Handling | \$0.00             |
| Tax                 | \$0.00             |
| <b>Grand Total</b>  | <b>\$20,468.25</b> |

Unless otherwise specified. The prices quoted reflect a discount for a cash payment (i.e., check, wire transfer) made by Customer in full within the time stated for payment on each invoice. Discount only applies to new items included on the invoice, and only applies if the balance on the invoice is paid in full.

All returned equipment is subject to a restocking charge. The prices are valid for 15 days and may be locked in by signing this Retail Sales Agreement.

FORTÉ's prices/rates provided in this quote and/or agreement do not reflect any applicable tariffs imposed by foreign or domestic governmental authorities. FORTÉ's prices are subject to change should applicable tariffs result in any price increase to the equipment purchased under this agreement.

Overdue balances are subject to a finance charge of 1.5% per month, or interest at the highest rate permitted by applicable law. In the event FORTÉ must pursue collection of unpaid invoices, Customer agrees to pay all of FORTÉ's costs of collection, including its attorneys' fees.

## INVOICING AND PAYMENT TERMS

Customer and FORTÉ have agreed on the payment method of CHECK. Payment must be remitted by stated method. To the extent Customer seeks the use of any payment methods other than stated, and that payment method results in an increased transaction cost to FORTÉ, the new payment must be approved in writing. The Customer shall be responsible for paying the increased transaction cost to FORTÉ associated with the change in payment method. Payments shall be made 30 days from invoice date. So long as the invoice has been sent and the Customer's payment is made within the terms work will continue.

FORTÉ uses progress billing, and invoices for equipment and services allocated to the contract on a monthly basis. Unless otherwise specified, all items quoted (goods and services) as well as applicable out of pocket expenses (permits, licenses, shipping, etc.) are invoiced in summary (including applicable sales taxes due for each category of invoiced items).

Customer is to make payments to the following "Remit to" address:  
FORTÉ  
PO Box 842607  
Kansas City, MO 64184-2607

If Payment Method is ACH: Customer must make all payments in the form of bank wire transfers or electronic funds transfers through an automated clearinghouse with electronic remittance detail, in accordance with the payment instructions FORTÉ provides on its invoice to Customer.

A monthly summary of detailed equipment received is available upon request. Equipment received may be different than equipment billed based on agreed billing method.

**TAXES AND DELIVERY**

Unless stated otherwise in the Products and Services Summary above, FORTÉ will add and include all applicable taxes, permit fees, license fees, and delivery charges to the amount of each invoice. Taxes will be calculated according to the state law(s) in which the product(s) and/or service(s) are provided. Unless Customer provides a valid tax exemption certificate for any tax exemption(s) claimed, FORTÉ shall invoice for and collect all applicable taxes in accordance with state law(s), and Customer will be responsible for seeking a tax credit/refund from the applicable taxing authority.

**AGREEMENT TO QUOTE AND DOCUMENTS CONSTITUTING YOUR CONTRACT WITH FORTÉ**

Customer hereby accepts the above quote for goods and/or services from FORTÉ. When duly executed and returned to FORTÉ, FORTÉ's Credit Department will check Customer's credit and approve the terms. After approval by FORTÉ's Credit Department and signature by FORTÉ, this Retail Sales Agreement will, together with the FORTÉ General Terms & Conditions (which can be found at <https://www.ourforte.com/terms-and-conditions>) form a binding agreement between Customer and FORTÉ. This Retail Sales Agreement and the FORTÉ General Terms & Conditions of Sale (the T&Cs) are referred to collectively as the Agreement. If not defined in this Agreement, all capitalized terms shall have the meaning given to them in the T&Cs. Should FORTÉ's Credit Department determine at any point prior to FORTÉ commencing work that Customer's credit is not adequate, or should it otherwise disapprove of the commercial terms, FORTÉ reserves the right to terminate the Agreement without cause and without penalty to FORTÉ.

**AGREED AND ACCEPTED BY**

|              |              |
|--------------|--------------|
| <hr/>        | <b>FORTÉ</b> |
| Company      | Company      |
| <hr/>        | <hr/>        |
| Signature    | Signature    |
| <hr/>        | <hr/>        |
| Printed Name | Printed Name |
| <hr/>        | <hr/>        |
| Date         | Date         |

**CONFIDENTIAL INFORMATION**

The company listed in the "Prepared For" line has requested this confidential price quotation, and shall be deemed "Confidential Information" as that term is defined in the T&Cs. This information and document is confidential and is intended solely for the private use of the customer identified above. Customer agrees it will not disseminate copies of this quote to any third party without the prior written consent of FORTÉ. Sharing a copy of this quote, or any portion of the Agreement with any competitor of FORTÉ is a violation of this confidentiality provision. If you are not the intended recipient of this quote (i.e., the customer), you are not properly in possession of this document and you should immediately destroy all copies of it.



## PRODUCTS AND SERVICES DETAIL

### PRODUCTS:

| <u>Model #</u>                              | <u>Mfg</u> | <u>Description</u>                                                                                                                                        | <u>Qty</u> | <u>MSRP</u> | <u>Price</u> | <u>Extended</u>   |
|---------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|--------------|-------------------|
| TARIFF_SURCHARGE                            |            | Tariff Surcharge                                                                                                                                          | 1          | \$0.00      | \$276.38     | \$276.38          |
| <b>Sub-Total:</b>                           |            |                                                                                                                                                           |            |             |              | <b>\$276.38</b>   |
| <b>Wired Microphones</b>                    |            |                                                                                                                                                           |            |             |              |                   |
| MX418D/C                                    | SHURE      | Cardioid-18" Desktop Gooseneck Condenser Microphone, Attached 10 XLR Cable, Logic Functions, Programmable Switch and LED Indicator, Attached Desktop Base | 13         | \$526.00    | \$383.98     | \$4,991.74        |
| <b>Sub-Total: Wired Microphones</b>         |            |                                                                                                                                                           |            |             |              | <b>\$4,991.74</b> |
| <b>Wireless Microphone</b>                  |            |                                                                                                                                                           |            |             |              |                   |
| QLXD4=-G50                                  | SHURE      | Half-Rack, Single Channel Receiver                                                                                                                        | 1          | \$920.00    | \$671.60     | \$671.60          |
| QLXD2/SM58=-G50                             | SHURE      | Handheld Transmitter with SM58 Microphone                                                                                                                 | 1          | \$538.00    | \$416.88     | \$416.88          |
| <b>Sub-Total: Wireless Microphone</b>       |            |                                                                                                                                                           |            |             |              | <b>\$1,088.48</b> |
| <b>Assisted Listening System</b>            |            |                                                                                                                                                           |            |             |              |                   |
| LWS-02-A1                                   | LISTEN     | 2 CHANNEL WI-FI SYSTEM WITH 2 RECEIVERS                                                                                                                   | 1          | \$3,086.40  | \$2,407.39   | \$2,407.39        |
| LW-327                                      | LISTEN     | ListenWIFI 2 Channel Server Rack Mount                                                                                                                    | 1          | \$99.60     | \$77.69      | \$77.69           |
| LA-165                                      | LISTEN     | Stereo Headphones                                                                                                                                         | 2          | \$31.00     | \$24.18      | \$48.36           |
| LA-439                                      | LISTEN     | Advanced Neck Loop (Child)                                                                                                                                | 2          | \$102.00    | \$79.56      | \$159.12          |
| LA-482-01                                   | LISTEN     | Docking Station 4                                                                                                                                         | 1          | \$419.00    | \$326.82     | \$326.82          |
| <b>Sub-Total: Assisted Listening System</b> |            |                                                                                                                                                           |            |             |              | <b>\$3,019.38</b> |
| <b>Head-End Gear</b>                        |            |                                                                                                                                                           |            |             |              |                   |
| OFE                                         | OWNER      | OFE QSYS Core 110                                                                                                                                         | 1          | \$0.00      | \$0.00       | \$0.00            |
| OFE                                         | OWNER      | OFE Matrox Encoder                                                                                                                                        | 1          | \$0.00      | \$0.00       | \$0.00            |
| OFE                                         | OWNER      | OFE QSC CX108V                                                                                                                                            | 1          | \$0.00      | \$0.00       | \$0.00            |
| <b>Sub-Total: Head-End Gear</b>             |            |                                                                                                                                                           |            |             |              | <b>\$0.00</b>     |
| <b>Integration</b>                          |            |                                                                                                                                                           |            |             |              |                   |
|                                             |            | Engineering & Drawings                                                                                                                                    |            |             |              |                   |
|                                             |            | Project Management                                                                                                                                        |            |             |              |                   |
|                                             |            | On Site Integration                                                                                                                                       |            |             |              |                   |
|                                             |            | Testing & Acceptance                                                                                                                                      |            |             |              |                   |
|                                             |            | Travel                                                                                                                                                    |            |             |              |                   |
|                                             |            | Integration Cables & Connectors                                                                                                                           |            |             |              |                   |
|                                             |            | Travel Expense                                                                                                                                            |            |             |              |                   |
| <b>Sub-Total: Integration</b>               |            |                                                                                                                                                           |            |             |              | <b>\$9,592.27</b> |

**Total:**

**\$18,968.25**

**PRO SUPPORT:**

| <b><u>Model #</u></b> | <b><u>Mfg</u></b> | <b><u>Description</u></b>       | <b><u>Qty</u></b> | <b><u>Price</u></b> | <b><u>Extended</u></b> |
|-----------------------|-------------------|---------------------------------|-------------------|---------------------|------------------------|
| SSA1YR                | FORTE             | 1 Year System Support Agreement | 1                 | \$1,500.00          | \$1,500.00             |

*Refer to Page 1 for the Grand Total that includes Taxes, and Shipping & Handling.*

### INTEGRATION SERVICES

#### INTEGRATION SCOPE OF WORK

**A. SUMMARY:** The City of Pewaukee has an audio system for their City Council Chambers space. This system is outfitted with wired mics for the Dais seats and two additional tables, administration and public comment/presenter location. The microphones are starting to fail, and the current form-factor is preventing proper mic use which is causing problems during meetings. Because of this they are unable to capture quality audio for their recordings.

#### B. SYSTEM DESCRIPTION:

##### Council Chambers

- Functionality Description: The existing gooseneck microphones will be replaced with new desktop mounted mics that will allow flexibility in placement of the mics. This will allow users to bring the mics closer to them, which will provide a clearer signal for the speakers and the recording. The existing wireless microphone will be replaced with a new model. Finally, the Assisted Listening System will be upgraded to a Wi-Fi version that allows users to use either a handheld receiver/headphones or connect to the system using their phones through the existing Wi-Fi network.
- Audio:
  - o Wireless Microphone (qty. 1)
    - The existing wireless microphone will be replaced with an upgraded model.
    - The current antennas will remain in place and be reused with the new microphone.
  - o Wired Microphone Upgrade (qty. 13)
    - Thirteen new microphones will be installed to replace the existing thirteen gooseneck mics.
    - The mics will feature a mute button on the base that will be programmed to toggle the mic on/off.
    - Each microphone will have sufficient cable slack to allow for flexible movement and positioning along the tabletop.
    - The existing shock mounts on the dais (qty. 11) will be removed and substituted with wall plates equipped with brush plates to optimize cable management and aesthetics.
    - The (qty. 2) existing floor box connections will remain in place and be reused.
  - o Amplifier
    - FORTÉ will test and verify that the existing amplifier and in ceiling speakers are zoned correctly for proper audio and voice lift throughout the room.
  - o Assisted Listening System Upgrade
    - A new Wi-Fi assisted listening system will be implemented to replace and enhance the capabilities of the current ALS (Assisted Listening System).
    - The ALS kit includes:
      - Wi-Fi Server w/ rack mount kit
      - 2 Receiver packs
        - o NOTE: This is based off an assumed room capacity of 50 people. If room capacity exceeds 50 than an additional receiver pack is required to meet ADA standards.
      - 2 Ear Speakers & 2 Stereo Headphones
      - 2 Breakaway Lanyards
      - 2 Advanced Neck Loop (Adult) & 2 Advanced Neck Loop (Child)
      - Charging Dock
      - Hearing Assistance Signage
    - **Customer to** accept the ALS system onto their current Wi-Fi network and configure.
    - FORTÉ can provide the MAC and IP address prior to installation.
      - NOTE: If security is a concern for the City, the ALS system can be put on its own dedicated Wireless Access Point and network switch
- Controls:
  - o The existing Crestron touch panel will not be updated as no source code can be provided.
- Equipment Location:
  - o OFE Equipment Rack
    - The existing equipment rack will house all the new equipment being installed.

- The following equipment will be decommissioned from the rack and left for customer disposal or brought back to FORTÉ for recycling (whichever is preferred)
  - Listen ALS System
  - Shure Wireless Mic Receiver and Transmitter
  - Audio-Technica Goosenecks (qty. 13) and shock mounts (qty. 11)

**C. EXCLUSIONS:** The following work is **not included** in our Scope of Work:

- All conduits, high voltage, wiring panels, breakers, relays, boxes, receptacles, etc.
- Firewall, ceiling, roof, and floor penetration
- Necessary gypsum board replacement and/or repair
- Necessary ceiling tile or T-bar modifications, replacements, and/or repair
- Structural support of equipment \*FORTÉ is not responsible for building-related vibrations
- All millwork (moldings, trim, cutouts, etc.)
- Patching and Painting
- Permits (unless specifically provided for and identified within the contract)
- Unless otherwise stated, the pricing in this agreement does not include prevailing wage or union labor
- Unless specifically noted, lifts and scaffolding are not included

**D. CONSTRUCTION CONSIDERATIONS:** Intentionally Left Blank after the D.

**E. NOTICE: THIS SCOPE OF WORK IS DELIVERED ON THE BASIS OF THE FOLLOWING ASSUMPTIONS:**

- Site preparation by the Customer and their contractors includes electrical and data placement per FORTÉ specification.
- Site preparation will be verified by FORTÉ project manager or representative before the scheduling of the installation. All work areas should be clean and dust free prior to the beginning of the on-site integration of electronic equipment.
- Customer communication of readiness will be considered accurate and executable by FORTÉ project manager.
- In the event of any arrival to the site that FORTÉ is not able to execute work efficiently and definably progress, the Customer will be charged a fee to reimburse FORTÉ for all lost time and inefficiencies. At this time, the Customer will be presented with a Contract Change Order and will/may halt work until acceptance by the Customer and rescheduling of the integration effort is agreed upon.
- Rescheduling and redeployment of FORTÉ technicians due to unacceptable site preparation may cause scheduling delays of up to 10 business days.
- There is ready access to the building/facility and the room(s) for equipment and materials.
- There is secure storage for equipment during a multi-day integration.
- If Customer furnished equipment and existing cabling are to be used, FORTÉ assumes that these items are in good working condition at this time and will integrate into the designed solution. Any repair, replacement, and/or configuration of these items that may be necessary will be made at an additional cost.
- All Network configurations, including IP addresses, are to be provided, operational and functional before FORTÉ integration begins. FORTÉ will not be responsible for testing the LAN connections.
- Cable or Satellite drops must be in place with converter boxes operational before the completion of integration. Any delay resulting in extra work caused by the late arrival of these items will result in a change order for time and materials.
- Document review/feedback on drawings/correspondence will be completed by the Customer within two business days (unless otherwise noted).
- The documented Change Control process will be used to the maximum extent possible – the Customer will have an assigned person with the authority to communicate/approve project Field Directed Change Orders and Contract Change Orders (see Appendix).
- In developing a comprehensive proposal for equipment and integration services, FORTÉ Sales Representatives and Engineering teams must make some assumptions regarding the physical construction of your facility, the availability of technical infrastructure, and site conditions for installation. If any of the conditions we have indicated in the site survey form are incorrect or have changed for your project or project site, please let your Sales representative know as soon as possible. Conditions of the site found during the integration effort, which are different from those documented, may affect the price of the system solution, integration, or services. To ensure that you have an accurate proposal based on your facility and specific to the conditions of your project, please review all project documentation carefully.

**F. INTEGRATION PROJECT MANAGEMENT PROCESSES**

FORTÉ will follow a foundational project management process which may include the following actions/deliverables (based on the size/complexity/duration of the integration project):

- Site Survey – performed prior to Retail Sales Agreement and attached
- Project Welcome Notice – emailed upon receipt of Purchase Order
- Project Kick-Off meeting with Customer Representative(s) – either by phone or in-person
- Project Status reviews – informal or formal – either by phone or in person (based on the size/complexity/duration of the project)
- Project Change Control – comprised of Field Directed Change Order and/or Contract Change Order submittals (see Appendix)
- Notice of Substantial Completion (see Appendix) – at Customer walk-through – prior to Service Transition

**G. KNOWLEDGE TRANSFER (TRAINING)**

After the commissioning is complete, the field engineer will walk through the updates with the customer. No formal training is needed, and no training documentation will be provided as the functionality of the room will remain the same.

**H. FORTÉ INTEGRATION SERVICES RESPONSIBILITIES**

FORTÉ will provide services/work for the project as described above in the Scope of Work or per the attached separate Scope of Work document detailing the scope of work to be performed.

- Provide equipment, materials, and service items per the contract products and services detail.
- Provide systems equipment integration and supervisory responsibility for the equipment integration.
- Provide systems configuration, checkout, and testing.
- Provide project timeline schedules.
- Provide necessary information, as requested, to the owner or other parties involved with this project to ensure that proper AC electrical power and cableways and/or conduits are provided to properly integrate the equipment within the facilities.
- Provide manufacturer-supplied equipment documentation.
- Provide final documentation and “as built” system drawings (CAD) - if purchased.
- Provide system training following integration to the designated project leader or team.

**I. CUSTOMER INTEGRATION SERVICES RESPONSIBILITIES**

- Provide for the construction or modification of the facilities for soundproofing, lighting, electrical, HVAC, structural support of equipment, and decorating as appropriate. Includes installation of any ceiling-mounted projection screen.
- Provide for the ordering, provisioning, installation, wiring, and verification of any Data Network (LAN, WAN, T1, ISDN, etc.) and Telephone Line (Analog or Digital) equipment and services prior to on-site integration.
- Provide all necessary cableways and/or conduits required to facilitate AV systems wiring.
- Provide all necessary conduits, wiring, and devices for technical power to the AV systems equipment.
- Provide reasonable access of FORTÉ personnel to the facilities during periods of integration, testing, and training, including off hours and weekends.
- Provide a secure area to house all integration materials and equipment.
- Provide a project leader who will be available for consultation and meetings.
- Provide timely review and approval of all documentation (Technical Reports, Drawings, Contracts, etc.).

**ENGINEERING SERVICES**

Project Specifications Document – The final audiovisual systems designs will be compiled into a written project technical specifications document with equipment lists and any pricing not already included in the quote for complete integration. This document will include the following system diagrams and documents.

- AV Audio Flow
- Equipment lists as specified
- System infrastructure requirements, including cable and termination specifications
- System operational and post-operational requirements
- Project Scope of Work
- Project costs
- Project Integration Agreement

**SYSTEM SUPPORT**

System Support is FORTÉ’s fully entitled service and support package that focuses on keeping your Unified Collaboration (UC), Digital Media (DM) and Audiovisual (AV) systems working at their peak performance. Because FORTÉ focuses on the human impact of these systems, we not only support the equipment, but also the end users of your systems.

Customer Care is the most comprehensive and flexible of all our managed service packages. We can apply our expertise and our proven support processes to support your UC, DM, and AV ecosystems. FORTÉ will deliver our offered entitlements in a tiered workflow model that provides support cases at an entry level for initiated incidents. From there, FORTÉ will follow an ITIL based model for remote remediation and on-site dispatch, as necessary. Specific resolver groups and subject matter experts (SMEs) will be alerted for any issue that cannot be easily remedied with Tier 1 or Tier 2 support staff.

**SYSTEM SUPPORT AGREEMENT COVERAGE**

FORTÉ will perform the services below for covered systems:

| Entitlement Coverage       |                                                                                                                                                                                        |          |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Entitlement                | Definition                                                                                                                                                                             | Included |
| Incident Management        | Support to troubleshoot, remediate, and escalate all Incidents through to resolution.                                                                                                  | Yes      |
| Remote Support             | Remote Priority Support for supported systems to diagnose and address and attempt to resolve incidents.                                                                                | Yes      |
| Onsite Support             | Priority Support for technician dispatch to the customer location to diagnose and address and attempt to resolve an Incident within 8 Business hours or as available and/or scheduled. | Yes      |
| Advanced Parts Replacement | Advanced replacement of failed hardware components under warranty as available.                                                                                                        | Yes      |
| Software Update Assistance | Labor to implement updates of existing software to correct software errors and/or resolve incidents as scheduled.                                                                      | Yes      |



|                      |                                                                                                                                                                                                                   |        |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| System Training      | User training to cover general operation of the system and how to contact FORTÉ for support as scheduled.                                                                                                         | Yes    |
| System Health Checks | Perform a complete health check and diagnostic on the installed system. Includes cleaning, adjustments, functional tests, and replacement of parts to keep the system equipment in efficient operating condition. | Yearly |

| Additional Entitlement Coverage |                                                                                                                                                                                                                                            |          |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| Entitlement                     | Definition                                                                                                                                                                                                                                 | Included |
| Service Delivery Management     | FORTÉ will appoint a Service Delivery Manager (SDM) responsible for managing and coordinating services, ensuring communication, adhering to SLAs, reporting performance, handling escalations, and continuously improving service quality. | No       |

FORTÉ has a standard three level severity protocol and a single level for requests. Our severity levels are Critical (P1), Standard (P3), and Request (P4). Service Levels and response targets are based on Priority. Any needed information, feature enhancements, administrative inquiries are all classified as a request. The following is a severity summary and standard target percentages are listed in the table below.

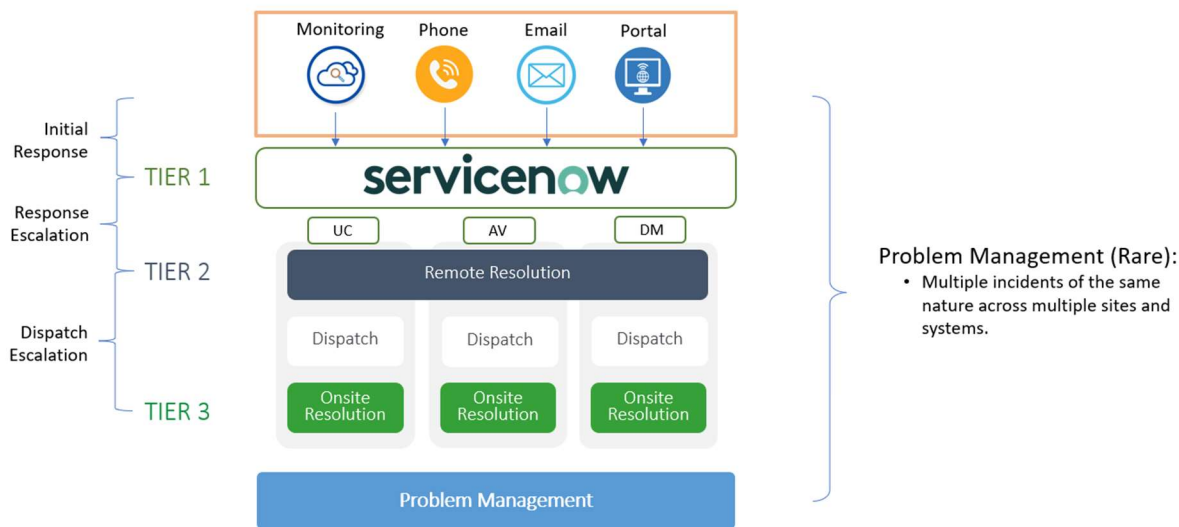
| Target Percentage for Standard Level Agreements (SLA) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                           |                         |                               |            |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------|-------------------------------|------------|
| Priority                                              | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Incident Management Response                                                              | Remote Support Response | Onsite Dispatch (if included) | Target (%) |
| Critical (P1)                                         | Multiple devices are down, unable to serve data, in a state of frequent or repeating "panic" or "hang," or is in a state of degraded performance sufficient to prevent normal business operations. At this severity, both FORTÉ and client must commit the appropriate personnel to restore the system to a functional state or until a mutually agreeable workaround is provided.<br><b>NOTE: Email support initiation does not apply – Urgent incidents should be coordinated and requested via phone. Email initiation is logged as Standard (P3).</b> | Calls: 60 Seconds for calls answered<br><br>Voicemail: 2 business hours<br><br>Email: N/A | 4 business hours        | 8 business hours              | 80         |
| Standard (P3)                                         | Device is experiencing and issue, anomaly, or cosmetic defect that inflicts little or no business impact. FORTÉ will provide a viable and mutually agreeable workaround until a more permanent                                                                                                                                                                                                                                                                                                                                                            | Calls: 60 Seconds for calls answered<br><br>Voicemail: 2 business hours                   | 8 business hours        | 8 business hours              | 80         |

|              |                                                                                                                                                                                                                                           |                                                                                                        |                   |                         |    |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------|-------------------------|----|
|              | hardware/software upgrade exists to mitigate the incident.                                                                                                                                                                                | Email: 4 business hours                                                                                |                   |                         |    |
| Request (P4) | Normal requests for information regarding the installation, configuration, use and maintenance of systems under management. This includes administrative inquiries. There is no impact to your production systems or business operations. | Calls: 60 Seconds for calls answered<br><br>Voicemail: 4 business hours<br><br>Email: 4 business hours | 16 business hours | Best Effort / Scheduled | 80 |

## SYSTEM SUPPORT WORKFLOW

FORTÉ follows an Information Technology Infrastructure Library (ITIL) framework with our approach to technology services. Generally, our tiered workflow approach will follow this structure:

1. Incident is reported via monitoring (when purchased), phone, email, or portal (when available)
2. Incident is logged in ServiceNow and triaged (Tier 1)
3. UC / AV / DM Troubleshooting and Remote Resolution (Tier 2)
  - a. Tier 2 remediation (and SLA) begins after Tier 1 triage has been completed.
4. Dispatch Escalation and Resolution (Tier 3)
  - a. Tier 3 Escalation (and SLA) begins after Tier 2 remediation has been attempted.



## SERVICE COVERAGE TIME & TIER LEVELS DESCRIPTION

Coverage hours for the ProSupport department are defined as:

|       |                                                                                                                     |
|-------|---------------------------------------------------------------------------------------------------------------------|
| 8 x 5 | FORTÉ will provide 8 x 5 coverage across the time zone locations of the systems under coverage (North America only) |
|-------|---------------------------------------------------------------------------------------------------------------------|

FORTÉ ProSupport department is the initial contact point for any incoming incident. Upon identification of an issue, the ProSupport team will attempt to restore the technology service back to normal operations. Remediation activities will take place at different tiers of service, but all following a specific workflow. A general description of what happens at each tier level is as follows:

### TIER 1 SERVICES:

Tier 1 services are the initial point of contact for any issue and are primarily made up of Incident Management responsibilities. Typical responsibilities for Tier 1 include:

- Taking ownership of incidents in our ServiceNow ITSM system for all issues reported or alerted on. Each incident request will have a unique reference number which is used to allow the support staff to quickly locate, add to or communicate the status of the user's issue or request.
- Assign a severity or update the severity of each incident (Critical, Standard, or Request)

- Provide electronic receipt notification for each incident.
- Provide rapid response and initial triage and technical support.
- Perform remote trouble isolation, resolution, or escalation to a Tier 2 Technician if needed.
- Ongoing status updates and case management through incident resolution.

## **TIER 2 SERVICES:**

Tier 2 services are made up of various remote resolver groups. Escalations will take place at this level. FORTÉ will engage with a remote resolver that specializes in the incident in question. Typical responsibilities for Tier 2 include:

- Specific fault isolation down to the component level.
- Perform specific hardware configuration changes.
- Perform overall system configuration changes.
- In-depth analysis, log analysis, fault tracking and tracing.
- In-depth understanding of the core technologies utilized for corrective action.
- Promote the incident to Tier 3 escalation as needed.

## **TIER 3 SERVICES (available as SSA master number - if included):**

Tier 3 services are made up of onsite resources that are available for dispatch. The ProSupport team will take the learnings from Tier 1 and Tier 2 teams and dispatch a site technician with the correct repair or replacement technology to fully resolve the incident. Typical responsibilities for Tier 3 include:

- Room repair and configuration changes.
- Control and audio system programming.
- Hardware swaps of on-hand critical components.
- Coordination of replacement parts.
- RMA or equipment returns to the manufacturer.
- Advanced diagnostic troubleshooting of cable paths and component level devices.
- Software and firmware updates, as well as identification of incompatible revisions.
- Acceptance testing of the resolved system.
- System health checks (preventative maintenance).
- System reimaging to correct OS/BIOS failures or to generally reconstruct a system back to functionality.

## **PROBLEM MANAGEMENT:**

FORTÉ has a proven problem management process aimed to resolve the root causes of any Tier 3 incidents that are unresolved. Unfortunately, there are occasions where multiple issues happen across multiple platforms. These issues are escalated into an ITIL Problem. A problem in this context is the unknown underlying cause of one or more incidents, and a known error is a problem that is successfully diagnosed and for which either a work-around or a permanent resolution has been identified. Problems can also be identified from a single significant incident, indicative of a single error, for which the cause is unknown, but for which the impact is significant.

A known error is a condition identified by successful diagnosis of the root cause of a problem, and the subsequent development of a work-around. Problem management differs from incident management in that Problem Management aims primarily to find and resolve the root cause of a problem and thus prevent further incidents while the purpose of Incident Management is to return the service to normal level as soon as possible, with the shortest possible business impact.

## **CONTACTS**

FORTÉ Service team can be reached by:

- National Support Phone: 800-488-4954
- email: [support@ourforte.com](mailto:support@ourforte.com)
- Portal: Contact your local FORTÉ representative for instructions.

## **SYSTEM SUPPORT DEFINITIONS**

**System** – Defined as the items listed in the Products and Services Detail section of this Agreement or listed on an attached Equipment List with the exception of Consumables, Owner Furnished Equipment, and Obsolete Equipment.

**Remote Support** – Means a service whereby remote calls made to communications and terminal equipment via Customer provided IP connection to determine failures and remedies. Only available where equipment is capable and configured by FORTÉ to provide same.

**Onsite Support** - Service level response assumes customer location is within 60 miles of an FORTÉ Service Center. Additional travel costs may apply if the customer location is beyond 60 miles of an FORTÉ Service Center.

**Consumables** – Means parts such as recording media, batteries, projection lamps and bulbs, etc. Consumables are parts that are not included under this Agreement.

**Obsolete Equipment** – Defined as items (though possibly still in use) that are outdated with no manufacturer support or parts availability, or products with formal end of life as defined by their manufacturer. Obsolete Equipment are parts that are not included under this Agreement.

Software Update Assistance – Defined as revisions of existing software which provide maintenance to correct software errors. Assumes software is provided at no charge by the manufacturer or covered under a valid manufacturer maintenance contract. Cascading software dependencies may impact ability to issue updates. Software and features which require additional licensing are not included under this Agreement. Changes to custom templates or scripts after initial deployment are available separate from this agreement.

## **SYSTEM SUPPORT TERMS**

Coverage Dates – Unless otherwise stated, the service coverage date will be effective as of substantial completion or System Support Agreement invoice date; whichever is applicable. Coverage will extend for the duration specified by the corresponding line item description found in the Product and Services Detail section of this Agreement. FORTÉ reserves the right to withhold services until the invoice is paid in full.

Exclusions – For situations where FORTÉ is providing service or support under this Agreement, no cost service, maintenance or repair shall not apply to the Equipment if any person other than an FORTÉ technician or other person authorized by FORTÉ, without FORTÉ prior written consent, improperly wires, integrates, repairs, modifies or adjusts the Equipment or performs any maintenance service on it during the term of this Agreement. Furthermore, any Equipment service, maintenance or repair shall not apply if FORTÉ determines, in its sole discretion, that the problems with the Equipment were caused by (a) Customer's negligence; or (b) theft, abuse, fire, flood, wind, lighting, unreasonable power line surges or brownouts, or acts of God or public enemy; or (c) use of any equipment for other than the ordinary use for which such equipment was designed or the purpose for which such equipment was intended, or (d) operation of equipment within an unsuitable operating environment, or (e) failure to provide a suitable operating environment as prescribed by equipment manufacturer specifications, including, without limitation, with respect to electrical power, air conditioning and humidity control.

Systems Support Terms are in addition to FORTÉ's General Terms and Conditions of Sale.

## City of Pewaukee - New Agenda Item

### Agenda Language:

IT budgeted in 2025 to replace the current network backup system as a capital project. The current balance for this project is \$33,400. The original quote for a new backup system came in at \$20,119.30. The vendor offered a lower-cost option for this same system using a monthly cost for a period of 36 months, which would result in a savings over 3 years of \$7,028.85. IT is asking to reallocate the capital project funds for this project to the current IT budget to cover the extra monthly costs and the hardware costs (which are about \$4,000), with the balance from this project being carried forward in the IT budget to 2026.

#### **Original Quote - annual renewal costs**

| Qty | Description                                 | Item Cost  | Total                     |
|-----|---------------------------------------------|------------|---------------------------|
| 1   | 1 Year subscription Cloud Storage 2 TB      | \$1,157.35 | \$1,157.35                |
| 4   | 1 Year subscription Cloud Storage 5 TB      | \$2,847.65 | \$11,390.60               |
| 4   | 1 Year Acronis Backup Advanced Virtual host | \$881.95   | \$3,527.80                |
|     | 1 Year costs                                |            | <b>\$16,075.75</b>        |
|     | Total for 3-year contract                   |            | <b><u>\$48,227.25</u></b> |

#### **Updated Quote - monthly costs**

| Qty | Description                          | Item Cost | Total                     |
|-----|--------------------------------------|-----------|---------------------------|
| 11  | Cloud Virtual Server Backup software | \$13.60   | \$149.60                  |
| 3   | Physical Server backup software      | \$13.60   | \$40.80                   |
| 72  | Cloud DR storage - 250 GB            | \$13.25   | \$954.00                  |
|     |                                      |           | <b>\$1,144.40</b>         |
|     | Yearly                               |           | <b>\$13,732.80</b>        |
|     | 36 month contract                    |           | <b><u>\$41,198.40</u></b> |
|     | Savings over 3 years                 |           | \$7,028.85                |

#### **Hardware - one-time cost**

|              |            |
|--------------|------------|
| Synology NAS | \$3,830.20 |
|--------------|------------|

### Sub Item Agenda Language:

Background Provided By:  
Bobby Kewan

Background:



Fiscal Impact:

Recommended Motion:



## Co-Managed Agreement

Quote # 002817  
Version 1

Prepared for:  
**City of Pewaukee**

Robert Kewan  
kewan@pewaukee.wi.us





## Order for Recurring/Support Services

This Order for Recurring/Support Services is executed and delivered by Gordon Flesch Company, Inc., d/b/a Elevity ("elevITy") and you as the Customer identified below, pursuant to the Master Services Agreement by and between Elevity and you, the defined terms therein being used in this Order with the same meaning. This Order is hereby incorporated into the MSA and are collectively referred to herein as the "Agreement."

"Customer" Name (also referred to herein as "You" and "Yours"):

City of Pewaukee  
W240 N3065 Pewaukee Rd  
Pewaukee WI, 53072

Start Date: Effective 60 days after signing OR when services are activated, whichever occurs first.  
Term: 36 months  
Locked or Unlocked Pricing: Locked

The customer hereby orders the following services from Elevity pursuant to the terms of the Agreement.

### Managed Services

| Product Details                                                                                                             | Qty | Recurring | Ext. Recurring |
|-----------------------------------------------------------------------------------------------------------------------------|-----|-----------|----------------|
| <b>Elite Server Package</b><br><a href="#">Fully Managed Server Package</a>                                                 | 11  | \$47.52   | \$522.72       |
| <b>Elevity Platform Tool-Only</b><br><a href="#">Elevity Platform Tool-Only</a>                                             | 1   | \$425.00  | \$425.00       |
| <b>Continuum Cyber Cloud Virtual Server Backup Software</b><br><a href="#">Cyber Cloud Virtual Backup</a>                   | 11  | \$13.60   | \$149.60       |
| <b>Continuum Cyber Cloud Physical Server Backup Software</b><br><a href="#">Cyber Cloud Physical Server Backup Software</a> | 3   | \$13.60   | \$40.80        |
| <b>Continuum Cyber Cloud DR Storage per 250GB</b><br><a href="#">Cyber Cloud Backup Storage per 250GB</a>                   | 72  | \$13.25   | \$954.00       |
| <b>Advanced Protection</b><br><a href="#">Cloud Gateway Advanced Protection</a>                                             | 145 | \$7.95    | \$1,152.75     |
| <b>Email Archiving</b><br><a href="#">Email Archiving</a>                                                                   | 145 | \$3.17    | \$459.65       |
| <b>Cloud Backup</b><br><a href="#">Cloud Backup</a>                                                                         | 145 | \$3.00    | \$435.00       |



## Managed Services

| Product Details                                                                                                               | Qty | Recurring  | Ext. Recurring |
|-------------------------------------------------------------------------------------------------------------------------------|-----|------------|----------------|
| <b>Monthly Support Pool</b><br>Service Desk: \$150/hour<br>Field Engineer: \$205/hour<br><a href="#">Monthly Support Pool</a> | 1   | \$1,500.00 | \$1,500.00     |

Monthly Subtotal: **\$5,639.52**

## Onboarding Fees

| Product Details                       | Qty | Price      | Ext. Price |
|---------------------------------------|-----|------------|------------|
| <b>Engineering Hours (Flat Rate)</b>  | 1   | \$4,920.00 | \$4,920.00 |
| <b>Project Management (Flat Rate)</b> | 1   | \$800.00   | \$800.00   |

Subtotal: **\$5,720.00**



## Co-Managed Terms

All EleviTy Hourly Services and travel time will be billed to Client according to the following rate structure:

- A Standard rate for each service (detailed in the description of each service). Standard rates apply when service is provided during EleviTy's normal business hours (8:30 AM to 5:00 PM, Mon-Fri, not including holidays).
- **After-Hours Services** : Services provided outside normal business hours which have been scheduled at least 2 business days before service is provided, will be billed at 150% of the applicable rate and includes a 1-hour minimum service charge.
- **Emergency Services**: When unscheduled service outside normal business hours is requested or when immediate service is requested, and an engineer must disengage from servicing another client, labor will be billed at 200% of the applicable rate and includes a two-hour minimum service charge.
- All Hourly Support Services will be billed with a 15-minute minimum and actual meter that.
- If no standard rate is listed or you are beyond the initial term of your agreement without a renewal and service is used you will be billed at the then current EleviTy posted rates for all service and round trip travel.

### Agreement Additional Terms:

- Invoices will be delivered electronically to an email address provided by you.
- All invoices will be paid via ACH on the due date. We will contact you via email to collect ACH information prior to services going live.
- If your agreement says anything other than "Locked" you are in an unlocked agreement which is subject to a 5.5% annual increase.
- At the end of the TERM identified on this order the TERM will be extended for successive month to month TERMS.

At that time, the following will apply:

- 10% increase to the contracted amount.
- Labor rates will default to the then current posted rates.

BY SIGNING BELOW, CUSTOMER ACKNOWLEDGES AND AGREES THAT IT HAS READ, APPROVED, AND AGREED TO THE SCHEDULES REFERENCED ABOVE.

IN WITNESS WHEREOF, the parties hereto have executed this Order as of the date first set forth above.





## Co-Managed Agreement

### Prepared by:

#### EleviTy

Leslie Moran  
248-921-8381  
LMoran@eleviTy.com

### Prepared for:

#### City of Pewaukee

W240 N3065 Pewaukee Rd  
Pewaukee, WI 53072  
Robert Kewan  
12626916001  
kewan@pewaukee.wi.us

### Quote Information:

#### Quote #: 002817

Version: 1  
Delivery Date: 07/29/2025  
Expiration Date: 08/21/2025

## Quote Summary

| Description     | Amount            |
|-----------------|-------------------|
| Onboarding Fees | \$5,720.00        |
| Total:          | <b>\$5,720.00</b> |

## Monthly Recurring Summary

| Description      | Amount            |
|------------------|-------------------|
| Managed Services | \$5,639.52        |
| Monthly Total:   | <b>\$5,639.52</b> |

## Payment Options

| Description      | Payments | Interval | Amount            |
|------------------|----------|----------|-------------------|
| Managed Services |          |          |                   |
| Three-Year       | 36       | Monthly  | <b>\$5,639.52</b> |

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

### EleviTy

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: 07/29/2025

### City of Pewaukee

Signature: \_\_\_\_\_  
Name: Robert Kewan  
Date: \_\_\_\_\_

Estimate



Sales Rep     **Leslie Moran**  
Date            Aug 15, 2024  
ORDER ID      **ELEQ20064**

|                           |                           |
|---------------------------|---------------------------|
| <b>Sold To</b>            | <b>Ship To</b>            |
| <b>City of Pewaukee</b>   | <b>City of Pewaukee</b>   |
| Robert Kewan              | Robert Kewan              |
| W240 N3065 Pewaukee Rd    | W240 N3065 Pewaukee Rd    |
| Pewaukee, WI 53072        | Pewaukee, WI 53072        |
| United States             | United States             |
| <b>Phone</b> 262-691-0770 | <b>Phone</b> 262-691-0770 |

Here is the quote you requested. This quote is valid for 7 days.

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Qty | Unit Price | Total       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|-------------|
| <b>Acronis Backup with Synology NAS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |            |             |
| 1Yr Subscription Cloud Storage License 2TB                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1   | \$1,157.35 | \$1,157.35  |
| 1Yr Subscription Cloud Storage License 5 TB                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4   | \$2,847.65 | \$11,390.60 |
| Acronis Backup Advanced Virtual Host - Subscription License - 1 - 1 Year                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4   | \$881.95   | \$3,527.80  |
| <b>Synology NAS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |            |             |
| Synology RS1221RP+ SAN/NAS Storage System - AMD Ryzen V1500B Quad-core (4 Core) 2.20 GHz - 8 x HDD Supported - 0 x HDD Installed - 8 x SSD Supported - 0 x SSD Installed - 4 GB RAM DDR4 SDRAM - Serial ATA Controller - RAID Supported 0, 1, 5, 6, 10, Basic, Hybrid RAID, JBOD - 8 x Total Bays - 8 x 2.5"/3.5" Bay - 1 x Total Slot(s) - Gigabit Ethernet - eSATA - 2 USB Port(s) - Network (RJ-45) - DiskStation Manager - CIFS, AFP, NFS, FTP, WEBDAV, SMB 1.0, SMB 2.0, SMB 3.0, NFSv3, NFSv4, NFSv4.1, . | 1   | \$1,994.35 | \$1,994.35  |
| Western Digital Red Pro WD6003FFBX 6 TB Hard Drive - 3.5" Internal - SATA (SATA/600) - Conventional Magnetic Recording (CMR) Method - Storage System, Desktop PC Device Supported - 7200rpm - 5 Year Warranty                                                                                                                                                                                                                                                                                                   | 7   | \$233.30   | \$1,633.10  |
| Synology Dual-Port 10GbE Adapter - PCI Express 3.0 x8 - 2 Port(s) - Optical Fiber - 10GBase-SR, 10GBase-LR - Plug-in Card                                                                                                                                                                                                                                                                                                                                                                                       | 1   | \$302.65   | \$302.65    |
| Synology Rail Kit RKS-02 - For Server - Rack-mountable                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1   | \$113.45   | \$113.45    |

|                                                      |                 |                    |
|------------------------------------------------------|-----------------|--------------------|
| Please contact me if I can be of further assistance. | <b>SubTotal</b> | \$20,119.30        |
|                                                      | <b>Shipping</b> | \$0.00             |
|                                                      | <b>Total</b>    | <b>\$20,119.30</b> |

Estimate



Sales Rep     Leslie Moran  
Date            Aug 15, 2024  
PO

Terms & Conditions

Pricing & Payment  
This is a time and materials estimate which means that the labor and equipment costs included in this document are just an estimate. Client will be charged according to the actual labor required to complete the work detailed in this estimate, including time for travel and travel expenses. Plus, given current market conditions, pricing is subject to change without notice. Service fees listed are for services provided during business hours (8AM - 5PM, M - F). All services provided outside Elevity's business hours or on holidays will be billed at 150% of the rates included in this estimate. All payments made to Elevity are non-refundable.

Equipment  
Elevity does not warrant any software or hardware products. All warranties for products are provided by the manufacturer of that product, not Elevity. Any costs for repairing, returning, reconfiguring, or otherwise remedying faulty equipment is not included in this estimate. Pricing on all other equipment is good for 7 days.

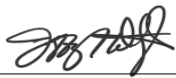
Additional Service  
Service provided for work outside the scope of this project that falls within Elevity's normal business hours (8AM - 5PM, M - F) will be billed in 6-minute increments at the customer's agreed upon rates based on their last signed Order Form and MSA.

Taxes  
All applicable sales taxes will be calculated and applied at time of invoicing.

Travel  
You will be charged travel based on your agreement status with Elevity. If no agreement is in place, standard rates will be billed for round trip travel with a 15-minute minimum and actual time thereafter.

Elevity

City of Pewaukee

\_\_\_\_\_  
Jeff Dotzler  
\_\_\_\_\_  
NAME  
President  
\_\_\_\_\_  
TITLE  
  
\_\_\_\_\_  
SIGNATURE  
Aug 15, 2024  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
\_\_\_\_\_  
NAME  
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TITLE  
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SIGNATURE  
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DATE

# OCTOBER / NOVEMBER 2025

| SUNDAY                                                                                                                                                                                                                                                                                                                                                                                     | MONDAY                                          | TUESDAY               | WEDNESDAY                                            | THURSDAY                                   | FRIDAY                                                                                                  | SATURDAY |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------------|------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------|----------|
|                                                                                                                                                                                                                                                                                                                                                                                            |                                                 |                       | 1                                                    | 2                                          | 3                                                                                                       | 4        |
| 5                                                                                                                                                                                                                                                                                                                                                                                          | 6<br>Common Council<br>Meeting 6:30 p.m.        | 7                     | 8<br>Joint Park &<br>Recreation Meeting<br>6:30 p.m. | 9                                          | 10                                                                                                      | 11       |
| 12                                                                                                                                                                                                                                                                                                                                                                                         | 13<br>Budget Workshop<br>6:00 p.m.              | 14<br>Court 7:30 a.m. | 15<br>Joint Library Board<br>Meeting 6:30 p.m.       | 16<br>Plan Commission<br>Meeting 6:00 p.m. | 17                                                                                                      | 18       |
| 19                                                                                                                                                                                                                                                                                                                                                                                         | 20<br>Common Council<br>Meeting 6:30 p.m.       | 21                    | 22                                                   | 23<br>Public Works<br>Meeting 4:00 p.m.    | 24                                                                                                      | 25       |
| 26<br> vs. <br>12:00 p.m.<br> vs. <br>7:20 p.m.    | 27<br>Budget Workshop<br>6:00 p.m.<br>If Needed | 28<br>Court 7:30 a.m. | 29                                                   | 30<br>.                                    | 31<br>HALLOWEEN<br> | 1        |
| 2<br> vs. <br>12:00 p.m.<br> vs. <br>3:25 p.m. | 3                                               | 4                     | 5                                                    | 6                                          | 7                                                                                                       | 8        |

**Subject:** Proposed 2026 Budget Development Timeline

As we begin preparations for the 2026 fiscal year budget, the following timeline outlines key dates and milestones in the budget development and review process.

The proposed timeline is as follows:

| Item                                                     | Month     | Date               |
|----------------------------------------------------------|-----------|--------------------|
| Deadline for Department Heads to Submit Proposed Budgets | August    | August 15, 2025    |
| Department Head Budget Meetings with Mayor               | September | September 10, 2025 |
| Finance Committee Budget Review Meeting                  | September | September 26, 2025 |
| Budget Workshop with Common Council                      | October   | October 13, 2025   |
| Additional Budget Workshop <i>(if necessary)</i>         | October   | October 27, 2025   |
| Public Hearing on Proposed Budget                        | November  | November 3, 2025   |

This schedule is designed to allow for ample review and discussion at both the staff, alderpersons, and mayor, as well as to provide an opportunity for public input before final budget adoption. Please note that dates are subject to adjustment as necessary to accommodate scheduling needs or unforeseen circumstances.

Should any members of the Council have questions or suggestions regarding the proposed timeline, please don't hesitate to reach out.