



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

**COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, September 15, 2025
6:30 PM**

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

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. Consent Agenda
 - 3.1 Approve Common Council Meeting Minutes Dated August 18, 2025
 - 3.2 Approve Common Council Meeting Minutes Dated August 4, 2025
 - 3.3 Approve Common Council Meeting Minutes Dated July 21, 2025
 - 3.4 Approve Common Council Meeting Minutes Dated July 7, 2025
 - 3.5 Approve Common Council Meeting Minutes Dated June 16, 2025
 - 3.6 Approve Accounts Payable Listing Dated September 15, 2025
4. Miscellaneous Items
 - 4.1 Discussion and Possible Action to Reconsider Trick-or-Treat Hours [Dziwulski]
 - 4.2 Discussion and Possible Action to Appoint Jim Blackwood to the Public Works Committee [Wagner / Mayor Bierce]
 - 4.3 Discussion and Possible Action to Rebrand the City of Pewaukee and Create a New Logo [Fuchs]
 - 4.4 Discussion and Possible Action to Approve **Resolution 25-09-28** Requesting Exemption from the Waukesha County Library Levy 2025 for 2026 Purposes [Klein]
5. Plan Commission Reports and Recommendations
 - 5.1 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 Smokeexpress LLC / Cloud 9 (Public Hearing Held on July 7, 2025) [Fuchs]
6. Engineering
 - 6.1 Discussion and Possible Action to Reconsider the Duplainville Road Assessment for PWC 0867-995 in the Amount of \$3,005 per Mr. Lindenstruth's Request. [Wagner]

- 6.2 Discussion and Possible Action Establishing the 2026 Garbage and Recycling Collection Rates with Johns Disposal. [Wagner]
- 6.3 Discussion and Possible Action Regarding the First Amendment to Cedar Gables Developers Agreement. [Wagner]
7. 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.
8. Adjournment

Kelly Tarczewski
Clerk/Treasurer
September 11, 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.

In Attendance:

Mayor S. Bierce, Aldermen C. Brown, B. Dziwulski, R. Reinbold, S. Tabbert, P. Vetterkind and J. Wamser.

Also in Attendance:

Attorney S. Riffle, Administrator S. Klein, DPW Director M. Wagner, City Planner & Community Development Director N. Fuchs, Parks & Recreation Director N. Phalin and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

Mayor Bierce called the meeting to order at 6:30 p.m. and asked everyone to stand for the Pledge of Allegiance.

2. Public Comment - None.

3. Miscellaneous Items

3.1 Proclamation Presentation to donors of the all-inclusive playground and Garrison's Splash Pad project at the Pewaukee Sports Complex

Mr. Fuchs read the proclamation out loud. It recognized the following donors who gave \$10,000 or more to the all-inclusive playground and splash pad project.

- The Wisconsin Department of Natural Resources Land and Water Conservation Fund
- Mr. Rick Fuhry
- Friends of the Parks of Pewaukee
- The Stackner Family Foundation
- Bryon Riesch Paralysis Foundation
- Froedtert and the Medical College of Wisconsin
- Chris and Natalie Kappl
- Bubba's
- Pewaukee Firefighter's Auxiliary

Mr. Fuhry was the only donor in attendance. Mr. Phalin voiced his appreciation to Mr. Fuhry and personally thanked him for his support. He stated Mr. Fuhry was the first person to believe in the project and to donate. He stated Mr. Fuhry also gave his time, energy and effort to make sure the project succeeded.

3.2 Discussion and Possible Action to Either Cancel or Reschedule the First Meeting of September Due to Falling on Labor Day

Mayor Bierce stated he was in favor of cancelling the meeting.

A motion was made and seconded (C. Brown, R. Reinbold) to cancel the first meeting in September due to the holiday. Motion Passed: 6-For, 0-Against.

3.3 Discussion and Possible Action to Approve the Accounts Payable Listing Dated August 18, 2025

A motion was made and seconded (C. Brown, S. Tabbert) to approve the accounts payable

listing. Motion Passed: 6-For, 0-Against.

4. Plan Commission Reports and Recommendations

- 4.1 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)

Mayor Bierce stated the applicant requested this item be moved to the September 15, 2025 Council meeting. No discussion took place.

5. Engineering

- 5.1 Discussion and Possible Action Regarding support Waukesha County's proposed CTH F (Redford Boulevard) reconstruction projects

1. **Resolution 25-08-23** Support of Waukesha County for the Pavement Replacement, Intersection Improvements, and Bike/Pedestrian Accommodations on CTH F (Redford Boulevard) between Interstate Highway 94 and Duplainville Road.
2. **Resolution 25-08-24** Support of Waukesha County for the Pavement Replacement, Intersection Improvements, and Bike/Pedestrian Accommodations on CTH F (Redford Boulevard) between Interstate Highway 94 and Moreland Boulevard.

Ms. Wagner stated Waukesha County will be repaving Redford Boulevard from Duplainville Road south to Moreland Boulevard and intends to apply for federal funding. She stated this project will include bike and pedestrian accommodations to an off trail system that would connect Waukesha Frame Park to Fox River Trail. She said the trail head is off of Watertown Road. Ms. Wagner stated Waukesha County asked if we would support their efforts by approving these resolutions.

Ms. Wagner stated the City's support is important because Waukesha County is competing against Milwaukee County for this funding and their scoring is currently more favorable. She stated Waukesha County typically only receives ten percent of available grant funding.

A motion was made and seconded (C. Brown, R. Reinbold) to approve Resolutions 25-08-23 and 25-08-24 supporting Waukesha County's pavement replacement project and bike and pedestrian accommodations. Motion Passed: 6-For, 0-Against.

- 5.2 Discussion and Possible Action Regarding Quiet Zone Crossings

1. **Resolution 25-08-25** For The Designation of a Quiet Zone at the CN Railroad Crossing at Weyer Road (692244T)
2. **Resolution 25-08-26** For The Designation of a Quiet Zone at the CN Railroad Crossing at Watertown Road (692232Y)
3. **Resolution 25-08-27** For The Designation of a Quiet Zone at the CN Railroad Crossing at Green Road (692237H)

Ms. Wagner stated these resolutions are required in order to submit a quiet zone request to the railroads. She stated Weyer Road has been under review for approximately 13 to 14 months, and we should be getting FRA approval soon. She stated the City plans on submitting a quiet zone request for the entire corridor and that is typically done when

improvements are made to those intersections. She said these resolutions are basically only supporting moving forward with planning for those quiet zones, and no funding is being requested at this time.

Ms. Brown inquired about the anticipated financial impact of these projects. Ms. Wagner estimated Weyer Road would cost approximately \$100,000 to add a curb section and additional pavement along the roadside. Watertown Road would cost between \$100,000 to \$150,000 because the County requires 12-foot lanes and curb sections. She stated the signals might have to be moved. She said Green Road technically doesn't need any improvements, but with the potential reconstruction of Watertown Road it may kick out both crossings from the quiet zone. There may be some work done at the crossing which may cost between \$25,000 to \$50,000.

Ms. Brown asked if this was currently in the budget. Ms. Wagner stated it is not an allocated item in the capital budget and it will be proposed in the 2026 general capital road budget. Ms. Wagner stated the costs will not be shared with the County since these improvements don't benefit the whole County and only a handful of residents.

Mr. Dziwulski stated Watertown Road is a County Road, but it would be the City's responsibility to pay for the improvements to make the crossing a quiet zone. Ms. Wagner stated he was correct. She said the County would give the City a permit to construct the improvements needed for the quiet zone, but we would be responsible for the upkeep. He asked if there was any talk from the County to widen that road. Ms. Wagner stated it is in their long-range plan, but there is nothing anticipated in the next five to ten years since the road was repaved last year.

A motion was made and seconded (B. Dziwulski, P. Vetterkind) to pass Resolutions 25-08-25, 25-08-26 and 25-08-27 supporting quiet zones at the CN railroad crossings at Weyer Road, Watertown Road, and Green Road. Motion Passed: 6-For, 0-Against.

6. Public Comment – No.

7. Adjournment

A motion was made and seconded (B. Dziwulski, C. Brown) to adjourn the meeting at 6:45 p.m.
Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

In Attendance:

Mayor S. Bierce, Alderpersons C. Brown, B. Dziwulski, R. Reinbold, P. Vetterkind and J. Wamser.
Alderman S. Tabbert was absent and excused.

Also In Attendance:

Attorney S. Riffle, Administrator S. Klein, DPW Director M. Wagner, IT Director B. Kewan, and
Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

Mayor Bierce called the meeting to order at 6:30 p.m. and asked everyone to stand for the
Pledge of Allegiance.

2. Public Comment - None.

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)

Mr. Fuchs stated this is a public hearing for a physical fitness center to take up two
tenant spaces taking up 4,783 square feet. He said one suite was a fitness center prior
to this, and they only utilized one of the spaces. Mr. Fuchs stated their hours of
operation will be Monday through Friday from 8:00 a.m. to 7:30 p.m. and Saturdays from
8:00 a.m. to 1:00 p.m. He said there are no concerns and both staff and the Plan
Commission recommend approval.

Mayor Bierce opened the public hearing. No one indicated an interest in speaking, so
the Public Hearing was immediately closed. When the discussion was turned over to
the Common Council no one voiced any concerns.

**A motion was made and seconded (B. Dziwulski, J. Wamser) to approve the
Conditional Use Permit for Hatch Fitness.** Motion Passed: 5-For, 0-Against.

**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)**

Mr. Fuchs stated this item was tabled at the July 7th meeting over question and concerns
regarding the products being sold. He stated an article from Harvard Health was
included in the packet which goes over the benefits and risks of CBD usage. He stated

this is existing tenant space taking up approximately 2,113 square feet. Mr. Fuchs stated their hours of operation would be Monday through Sunday from 9:00 a.m. to 10:00 p.m. There will be no exterior modifications. Mr. Fuchs stated staff recommended conditions for the Conditional Use Permit, and the City Attorney is also recommending the following additional conditions. "All products possessed by the applicant shall contain no more than .03 percent of Delta-9 THC by dry weight", "Applicant shall maintain current certified laboratory tests of Delta-8, Delta-9 and all products containing THC and shall provide copies to the City upon demand"

No representative from Cloud 9 was present.

Mayor Bierce stated he still has a number of questions.

Mr. Dziwulski stated the proposed business is in his district and he has not received any calls for or against.

Ms. Brown stated she didn't see this in the paper, nor did she see it on Facebook.

Mr. Dziwulski stated the last time this type of proposal was attempted the neighbors did reach out to Council members.

Mr. Wamser stated this is a second go around, but it's not the same business, although it has similar products. Mayor Bierce stated that essentially both want to be headshops.

Mr. Reinbold asked if it was the same applicant but changed their business models. Mr. Fuchs stated they were different applicants.

Ms. Brown stated the gentleman that showed up for the Plan Commission meeting was part of the business model, but he was not going to run the business day-to-day because he is a doctor. He was well-spoken and very open and answered questions. She said whoever showed up to the public hearing didn't know how to talk about the business model and that it was worrisome. Ms. Brown said she doesn't feel they are serious about the business since no one was here this evening. She said she was very disappointed.

Mr. Dziwulski stated this item was placed on the agenda tonight because it fit within their schedule. Mr. Fuchs stated that was correct and was uncertain why they didn't show up this evening.

Ms. Brown thought it would be acceptable to deny or table this request because there was no representation present. She stated she didn't want to feel pressure to vote on this when there may be substantial evidence that we don't know.

Attorney Riffle stated this is a permitted use. The applicant will be selling legal products, and unless there is substantial evidence to the contrary that they will not meet our objective criteria, the law now presumes the Conditional Use Permit will be granted. He

said since the Council has more questions, we have the right to get those questions answered but it will not be as a public hearing.

A motion was made and seconded (B. Dziwulski, C. Brown) to table this item until the applicant can come back. Motion Passed: 4-For, 1-Against (J. Wamser).

- 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)

Mr. Fuchs stated the property owners want to build a single-family home. He said most of the land in this area is zoned B-3 however the future land use is designated at medium density residential, so the request fits with the land use and Comprehensive Master Plan. He said staff and the Plan Commission have recommended approval.

A motion was made and seconded (C. Brown, J. Wamser) to approve Ordinance 25-12. Motion Passed: 5-For, 0-Against.

- 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)

Mr. Fuchs stated Waukesha County owns these two properties. One is zoned Rs-3 and the other is A-1 and they want to use the land as County park land. He said the rezoning is consistent with the land use and Comprehensive Master Plan. They intend to put a sign on one of the parcels. Mr. Fuchs stated the Plan Commission and staff both recommend approval.

A motion was made and seconded (P. Vetterkind, R. Reinbold) to approve Ordinance 25-13. Motion Passed: 5-For, 0-Against.

4. Engineering

- 4.1 Discussion and Possible Action Regarding Glenwood Lane Road Rehabilitation
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.

Ms. Wagner stated Glenwood Lane is in the Springdale Estates subdivision, the project would be from Springdale Road to Ridgewood Court. The road has a Pazer rating of 3 out of 10. The project would include the removal of existing asphalt, with some drainage improvements, which possibly could include adding storm sewer

and inlets. Also included is utility rehab, such as manhole rehab and valve boxes. Ms. Wagner stated they have budgeted for the project design in 2025.

Ms. Wagner stated the resolution is an authorization to move forward and ultimately special assess for the project, and the comfort resolutions is to pay back the City for any money spent prior to the borrowing.

Mr. Dziwulski asked if this was coming off the north or the south, and Ms. Wagner Noted it was off the south. Mr. Dziwulski that asked about the Pazer rating of Glenwood Lane around the turn. Ms. Wagner stated it had a Pazer rating of as 6 and she noted that it was done as a different phase in the early 2000's.

A motion was made and seconded (B. Dziwulski, R. Reinbold) to approve Resolution 25-08-17 and Resolution 25-08-18. Motion Passed: 5-For, 0-Against.

4.2 Discussion and Possible Action Regarding Wethersfield Subdivision Road Rehabilitation

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.

Ms. Wagner stated the roads in the Wethersfield subdivision have a Pazer rating of 4. She said there are funds in the 2025 budget for design work, and she anticipated construction in 2026. She said the project would include the removal of asphalt, and repairs to curbs, manholes and valve boxes. She stated the Streets Department is currently repairing inlets.

Ms. Wagner asked the Council to approve the resolutions allowing her to move forward with the project and allowing the project to be assessed to the property owners. The comfort resolution would allow the City to be repaid for any expenses prior to borrowing the funds for the project.

A motion was made and seconded (P. Vetterkind, R. Reinbold) to approve Resolution 25-08-19 and Resolution 25-08-20. Motion Passed: 5-For, 0-Against.

4.3 Discussion and Possible Action Regarding Meadowbrook Farms Phase 2 Road Rehabilitation

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.

Ms. Wagner stated this project was done in 2022 but there were difficulties in getting the contractor to close out the punch list. She presented the final engineer's report

and final assessments and asked the Council to approve both.

A motion was made and seconded (B. Dziwulski, P. Vetterkind) to accept the final engineer's report and approve Resolution 25-08-21. Motion Passed: 5-For, 0-Against.

4.4 Discussion and Possible Action Regarding Roundys Industrial Park Phase 2 (Roundys and Paul) Road Rehabilitation

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.

Ms. Wagner stated the Roundys project took place during Covid and there were supply chain issues in 2021 and 2022 which delayed the project. She said the close-out punch list was approved in late 2024. She presented the final engineer's report and the final assessment numbers and asked Council to approve both.

A motion was made and seconded (B. Dziwulski, R. Reinbold) to accept the final engineer's report and approve Resolution 25-08-22. Motion Passed: 5-For, 0-Against.

5. **New Business:**

5.1 Discussion and Possible Action Regarding Reallocation of IT Capital Funds for Common Council Microphone Upgrade.

Mr. Kewan stated he has budgeted to replace the microphones in 2030 but he said he'd like to move that up and replace them this year. He said the problems seem to be how the microphones are mounted to the dais. The replacements will be able to be moved and will have a longer neck and cord.

A motion was made and seconded (B. Dziwulski, P. Vetterkind) to reallocate the funds in the capital budget to replace the microphones in 2025 and any remaining funds would remain in the capital budget for future use. Motion Passed: 5-For, 0-Against.

5.2 Discussion and Possible Action Regarding Reallocating IT Capital Funds for Network Backup Replacement.

Mr. Kewan stated in 2025 he set up a capital fund to replace the City's network back up. The original quote was \$20,119.30 but the vendor recently contacted him with a lower cost option for the same system. It requires monthly installments over 36-months at a set price. In doing this the savings are approximately \$7,000 over three years for the same network backup system. Mr. Kewan asked the Council to consider reallocating the

capital budget funds into the IT annual budget to be able to make monthly installments. He added that he did reach out to the auditor, and they had no concerns.

A motion was made and seconded (R. Reinbold, B. Dziwulski) to reallocate the capital funds for the network backup replacement into the IT annual budget. Motion Passed: 5-For, 0-Against.

5.3 Discussion and Possible Action to Reaffirm Previous Decision to Sell the Village of Butler a Liquor License

Ms. Tarczewski stated she was approached by the Administrator from the Village of Butler with renewed interest in purchasing one of the City of Pewaukee's reserve liquor licenses. She stated this was previously discussed and at that time the amount the Council was willing to sell one for was \$30,000. She stated she was just making sure the Council was still interested in selling the license since it was months ago when it was last discussed.

A motion was made and seconded (B. Dziwulski, C. Brown) to sell the Village of Butler a reserve liquor license in the amount of \$30,000. Motion Passed: 5-For, 0-Against.

5.4 Discussion and Possible Action to Establish the 2025 Trick-or-Treat Date and Hours

Mayor Bierce stated in the past we have set the date for the closest Saturday before Halloween, which this year doesn't make sense. After a brief discussion, it was thought best to do it on Halloween this year.

A motion was made and seconded (B. Dziwulski, C. Brown) to set trick or treat for Friday, October 31st from 4-7. Motion Passed: 5-For, 0-Against.

5.5 Discussion and Possible Action to Approve the Accounts Payable Listing Dated August 4, 2025

A motion was made and seconded (P. Vetterkind, B. Dziwulski) to approve the accounts payable listing. Motion Passed: 5-For, 0-Against.

5.6 Discussion Related to the 2026 Budgeting Process

Mr. Fuchs supplied a calendar with the anticipated dates related to the 2026 budget preparation. He said the schedule is similar to what was done in previous years.

Ms. Brown asked that the schedule gets passed to the library.

6. **Public Comment** - None.

7. **Adjournment**

A motion was made and seconded (P. Vetterkind, C. Brown) to adjourn the meeting at 7:06 p.m. Motion Passed: 5-For, 0-Against.

Respectfully Submitted

Kelly Tarczewski
Clerk/Treasurer

In Attendance: Mayor S. Bierce, Alderpersons C. Brown, B. Dziwulski, S. Tabbert, P. Vetterkind and J. Wamser. Alderman R. Reinbold was absent and excused.

Also In Attendance:

Attorney S. Riffle, Administrator S. Klein, DPW Director M. Wagner, City Planner & Community Development Director N. Fuchs, and Clerk/Treasurer K. Tarczewski.

1. **Call to Order and Pledge of Allegiance**

Mayor Bierce called the meeting to order at 6:30 p.m. and asked everyone to stand for the Pledge of Allegiance.

2. **Public Comment – None.**

3. **New Business**

3.1 PUBLIC HEARING, Discussion and Possible Action Regarding the Class B Beer and Liquor License for YORN Group LLC Doing Business as The Crossings Located at N20 W22951 Watertown Road and Naming Dolores Dominques as Agent

Ms. Tarczewski stated YORN Group is now the new owners of The Crossings and they want a beer and liquor license. She noted there were no concerns.

Mayor Bierce opened the public hearing. No one indicated an interest in speaking, so it was immediately closed.

Ms. Brown noticed that the application requested a beer and wine license. Ms. Tarczewski apologized, stating she must have scanned the document prior to the owners making the change.

A motion was made and seconded (B. Dziwulski, S. Tabbert) to approve the beer and liquor license for the YORN Group. Motion Passed: 5-For, 0-Against.

3.2 Discussion and Possible Action Regarding a Professional Services Agreement Between the City of Pewaukee and EPLEX, LLC (DBA E-Plan Exam) for Commercial Building, HVAC, Fire, and Plumbing Permit Plan Review Services

Mr. Fuchs stated this was a proposal with E-Plan Exam. It gives applicants the option to submit their plans either to E-Plan Exam or the State of Wisconsin. Typically, E-Plan can complete a review within 15 days. It is 3-year agreement in which the City receives 10% of application fees. The fee schedule will need to be revised but the proposed changes will be discussed in the next item.

Mr. Vetterkind asked how much more it would cost the applicant if they would have E-Plan do the review and Mr. Fuchs stated approximately 20% more.

Ms. Brown asked if there was a cost to the City and Mr. Fuchs stated there was no cost to the City.

A motion was made and seconded (C. Brown, P. Vetterkind) to approve the contract with E-Plan Exam. Motion Passed: 5-For, 0-Against.

- 3.3 Discussion and Possible Action Regarding **Resolution 25-07-15** Amending the Commercial Plan Review Fee Schedule

Mr. Fuchs stated the fee schedule is in the contract that was just approved. The only things changing are the commercial plan reviews.

A motion was made and seconded (C. Brown, J. Wamser) to approve the commercial plan review fees. Motion Passed: 5-For, 0-Against.

- 3.4 Discussion and Possible Action Regarding the Accounts Payable Listing Dated July 21, 2025

A motion was made and seconded (P. Vetterkind, C. Brown) to approve the accounts payable listing dated July 21, 2025. Motion Passed: 5-For, 0-Against.

4. **Engineering**

- 4.1 Discussion and Possible Action Regarding Resolution 25-07-16 Supporting SEWRPC Amendment to the 2050 Transportation Plan and VISION 2050 Arterial Street and Highway Network, Specifically Related to adding lanes to Lisbon Road (CTH K) between Lyndale Road (CTH JK) and Brookfield Road.

Ms. Wagner stated the County approached surrounding municipalities regarding their desire to add additional lanes and improvements on County Trunk Highway K. She said technically this is outside of Pewaukee but could potentially impact our residents and some of our roads, such as Weyer Road, Lindsay Road, and Duplainville Road. Ms. Wagner stated the County is currently working through a study, which could include four lanes, grade separation and safety improvements at intersections. Ms. Wagner said the project could cost up to \$10 million. The County is anticipating applying for some grants to help offset the costs, but in order to apply for the grants their plan must line up with SEWRPC's transportation plan for the area. The County is asking municipalities to provide resolutions of support for the needed changes.

Ms. Brown stated she was concerned that more people would be funneled down Lindsay Road to bypass construction. She said the City already considers that to

be a dangerous intersection to the point where we had asked the County to put a traffic light on Lindsay Road. Mr. Vetterkind concurred with Ms. Brown.

Ms. Wagner stated Lindsay Road will not be the posted detour but people familiar with the area no doubt would be using it to get to where they want to go. She said the project could potentially help the City get a traffic light at Lindsay Road and CTH F. She said the City would advocate for the traffic light.

Mr. Dziwulski asked what “grade separation” was. Ms. Wagner stated there would be a bridge or tunnel either over or under the tracks.

Mayor Bierce stated it was his understanding that Duplainville Road would be cut off. Ms. Wagner stated it is only 50 feet from the tracks. So, it will either be cut off or rerouted. She said one of the plans looks like it will be come a frontage road that would run parallel to Lisbon down to the quarry corners. There was another plan where Weyer Road is closed off, so there would be no access to Weyer Road from Duplainville Road. The railroad has always wanted that but it is a concern to the City.

A motion was made and seconded (B. Dziwulski, P. Vetterkind) showing our support for the SEWRPC plan amendment. Motion Passed: 5-For, 0-Against.

5. **Public Comment** – None.

6. **Adjournment**

A motion was made and seconded (B. Dziwulski, P. Vetterkind) to adjourn the meeting at 6:47 p.m. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

In Attendance:

Mayor Bierce, Alderpersons C. Brown, B. Dziwulski, R. Reinbold, S. Tabbert, P. Vetterkind, and J. Wamser.

Also In Attendance:

Attorney S. Riffle, Administrator S. Klein, Chief Engineer of Streets and Development M. Gabbey and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

2. Public Comment – None.

3. Consent Agenda

3.1 Approve the Accounts Payable Listing Dated July 7, 2025

A motion was made and seconded (P. Vetterkind, R. Reinbold) to approve the accounts payable listing. Motion Passed: 6-For, 0-Against.

4. Plan Commission - Conditional Use Permit

4.1 PUBLIC HEARING, 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

In the absence of Mr. Fuchs, Mr. Klein stated this item went before the Plan Commission and they recommended approval.

Mayor Bierce opened the public hearing.

Mohamed Abdelsalam (N20 W22951 Watertown Road) stated they sent a wire but paid the wrong amount and they wanted to know about the refund. Ms. Tarczewski stated the City doesn't accept wire payments. Mr. Abdelsalam stated they received an email. Ms. Tarczewski asked him to contact her tomorrow and they could discuss it further.

No one indicated an interest in speaking, so Mayor Bierce closed the public hearing. He then asked if the Council had any comments or concerns.

Ms. Brown stated the representative that attended the Plan Commission meeting was a medical doctor. She stated the only thing brought up at the Plan

Commission had to do with the illumination. She said those weren't allowed and the petitioner agreed to it.

Mr. Wamser stated it was noted that if neon lights weren't permitted, the petitioner would put in LED lighting instead. He said those emit the same amount of light, if not more. Mr. Abdelsalam asked if Mr. Wamser was talking about around the windows, but Mr. Wamser, clarified in the store.

Mr. Abdelsalam asked if the business signage could be LED. Mr. Wamser stated that it is generally done in channel letters. Mr. Klein stated that it is a separate permit handled by the Building Services Department.

Mr. Abdelsalam asked if the main thing was not to have lights on the windows. Ms. Brown stated basically no advertising on the windows is allowed. We have never allowed any business in the City of Pewaukee to have any lights or blinking lights around their windows. She wanted it to be made very clear that even though it is typical to see that type of lighting for smoke shops, it is not allowed here. She said at Plan Commission if that was their brand, they needed to be made aware that it was not allowed. Mr. Abdelsalam asked about open and closed signs. Ms. Brown stated people do have those, but Mr. Wamser stated it has to be the generic type like everyone else has.

Mr. Tabbert asked if they had different locations. Mr. Abdelsalam stated they have locations in Milwaukee, Franklin, and Oshkosh.

Mr. Tabbert asked why Plan Commission was in favor of this conditional use. Mayor Bierce stated he was not in favor of it then or now and stated he does not know why they changed their mind. Ms. Brown stated, for herself, it fits in the B-6 District and we don't have any exclusions, and we can't just say no, for no reason. She said the other application was denied because the other applicant never came back to discuss all the items they planned on selling. Ms. Brown stated the current applicant is very specific. She said she might not agree with hemp or CBD products, but it doesn't mean it doesn't fit in the B-6 District.

Mayor Bierce disagreed and said he doesn't think we have to approve something that is a public health hazard. He said just today there was an article in the paper where a CBD product with the same packaging and shape of candy was accidentally sold to children who ate it and immediately had health concerns. He stated he has no problem with the cigars, but has a huge problem with CBD products. He said the petition stated this CBD product is okay because they are regulating it. Mayor Bierce stated he highly doubts that the doctor that came before Plan Commission is going to be in the store 24/7 to regulate the CBD products being sold. He stated he believes he will just finance the store and let someone

else run the business. Mayor Bierce again reiterated that he is not opposed to the cigar part of the business but is opposed to the CBD part of the business then, now, and will continue to be. Mr. Vetterkind agreed.

Mr. Reinbold voiced his concerns with the Dance Academy being across the street and the children in the area. He added he received one call about this, and they were not in support of this business.

Mr. Vetterkind stated he spoke to many people within his district and not one person was supportive.

Mr. Abdelsalam stated customers have to be 21 years of age or older to purchase from the store. They will card at the door. He asked what that article was about and questioned if it said where the kids got a hold of the product. He asked if it from outside of the store. Mayor Bierce stated it was specifically ingested in the store.

Mr. Vetterkind stated the number of junior high and high school kids that are using this stuff now is unbelievable. He said this would be another avenue for them to get it.

Mr. Wamser stated he has received calls against this business, while Mr. Dziwulski stated he received none.

Ms. Brown stated she wished Mr. Fuchs was present this evening because denying this conditional use would require specific reasons. Attorney Riffle stated once the public hearing was closed, the Council could articulate reasons that were brought up in the public hearing, for or against. He said the Council is confined to the record.

Mr. Abdelsalam stated the one thing he gets a lot about CBD working in the stores is a lot of people have medical issues and pain and cancer. They come in to purchase products to relieve their pain and help them sleep. A lot of people don't like taking medicine because of the effects. They aren't using the product for fun; they are using it for medical issues. He said he has seen people with epilepsy stop having seizures.

Mayor Bierce was erroneously told the public hearing was still open, so he announced the closure once again.

Mayor Bierce asked the City Attorney if a public health hazard was enough to partially deny a conditional use. Attorney Riffle stated if they have heard substantial evidence during the public hearing that gives them the information that they can conclude that CBD creates a public health issue then they are free to say

that based on the information they received we conclude there is substantial evidence contrary to issuing this conditional use permit, and you could vote to deny it.

Mr. Vetterkind asked if no one came to speak to it.

If it is a permitted use otherwise and we are making it a conditional use, it is presumed to be okay unless there is substantial evidence to the contrary that is presented at the public hearing.

Ms. Brown stated the only other way it could be denied is if it doesn't conform to the B-6 Business District. Attorney Riffle agreed. The only thing she has issues with is outside advertising which the City restricts anyways. She said she believes there is not enough evidence that says they aren't allowed in this district. She said that's why she voted for it.

Mr. Reinbold stated the staff notes say closing at 9:00 p.m. but the conditional use permit says 10:00 p.m. He asked if the Plan Commission was good with that. Attorney Riffle stated it is part of the conditional use permit.

Mr. Tabbert stated there was a response to the staff report that the petitioner would be willing to conform to the 9:00 a.m. to 9:00 p.m. hours. Attorney Riffle stated in the proposed conditional use permit it states the hours of operation should not extend past 10:00 p.m.

Ms. Brown stated the other shops in the strip mall close at 9:00 p.m. and the petitioner didn't have an issue with that and doesn't know why it didn't get put into the proposed conditional use permit.

A motion was made and seconded (C. Brown, B. Dziwulski) to approve with recommendation from the Plan Commission and change the closing hours to 9:00 p.m. Motion Failed: 3-For (C. Brown, B. Dziwulski, S. Tabbert), 3- Against (P. Vetterkind, R. Reinbold, J. Wamser). Mayor Bierce broke the tie as a "nay".

Attorney Riffle stated he would like the Council to articulate the reasons why they denied the conditional use permit. Mayor Bierce stated he is saying no because he finds the sale of CBD to be an unnecessary health risk to our community. Attorney Riffle suggested that be made as an amendment to the conditional use permit prohibiting the sale of CBD products. He said the petitioner has other products they want to sell.

A motion was made and seconded (J. Wamser, C. Brown) to reconsider. Motion Passed: 6-For, 0-Against.

Mr. Reinbold asked how Police Services enforce the synthetic portion of Ordinance 10-12. The response was that since this would be the City's first establishment of this type, the Council would have to discuss that with the Sheriff's Lieutenant. Mr. Klein stated it most likely would be random checks. Mr. Reinbold stated this is a banded illegal substance and has a bigger issue with this verses how underage drinking would be handled. He said we need better policing for this type of establishment.

Mr. Wamser asked if we could do monthly checks. Attorney Riffle stated we could do daily checks.

Mr. Reinbold asked if the Council should make that a stipulation of the conditional use permit. Attorney Riffle stated he would advise not to put it in the conditional use permit. He said the Council can direct Police Services to just do it.

Mayor Bierce noted that the applicant stated in their application that they support the City's Ordinance 10-12 prohibiting chemical synthetic cannabinoid. Attorney Riffle stated it is in 7.02b and the list of substances Cloud9 wants to sell are not listed in the ordinance because they are not regulated by the State.

Ms. Brown stated the last time a similar business wanted a conditional use permit she talked to Lieutenant Moonen and there is an ordinance prohibiting cannabis. Attorney Riffle stated the City does. He admitted he was not an expert in this area but the ordinance lists Delta 9 and Delta 10.

Attorney Riffle suggested, if the Council was going to grant the conditional use permit request based on the reasonable information received during the public hearing, they should specify "no sale of any cannabis derived product nor anything that is referenced within the City's ordinances that are not permitted".

Mr. Wamser stated the last time we discussed this the Lieutenant came in and talked about Delta 8, 9 and 10 as something we don't want. Mr. Wamser stated it was spelled out pretty well the last time the Council considered this.

Attorney Riffle stated the ordinance specifies "Spice", "K2", "Genie", "Yucatan Fire", "fake" or "new marijuana" but said he was uncertain if that covers everything.

Attorney Riffle asked the applicant if they could survive without Delta 9 or Delta 10 products. Mr. Abdelsalam stated that it would affect their customer base.

Ms. Brown asked if everyone was talking about the same thing. Attorney Riffle stated he was asking the applicant if they would be interested in only selling tobacco.

Mr. Reinbold stated Delta 9 & Delta 10 are CBD and synthetics are something completely different.

Mayor Bierce stated he thought a person could get stoned on vaping products because they contain CBD. Mr. Tabbert said you could also get nicotine products in your vape as well.

A motion was made and seconded (R. Reinbold, J. Wamser) to table this item until the Council can obtain better clarification related to the City's ordinance regarding synthetic and illegal substances and getting comments from the Sheriff's Lieutenant. Motion Passed: 6-For, 0-Against.

5. Plan Commission - Certified Survey Maps

- 5.1 Discussion and Possible Action Regarding a Certified Survey Map to Create a 5-Acre Parcel Containing the Existing Farmhouse, Barns and Outbuildings for the Winkleman Farm Property Located at N47 W26699 Lynndale Road (PWC 0882-999) as Requested by Brian and Kevin Kazmierczak

Mr. Klein stated this was approved by the Plan Commission but Ms. Wagner was waiting on an easement to be added to the map for future utilities. He said the certified survey map was recently received and it was not reviewed by staff yet.

Mr. Gabbey stated it appears to meet both of Ms. Wagner's requirements.

A motion was made and seconded (C. Brown, B. Dziwulski) to approve the certified survey map with the 40-foot easement that was added contingent on the final approval of staff. Motion Passed: 6-For, 0-Against.

6. Engineering

- 6.1 Discussion and Possible Action to Approve an Intergovernmental Agreement and Cost Share with the City of Brookfield for the Shared Quiet Zone Improvements for Springdale Road (CTH SR)

Mr. Gabbey presented the intergovernmental agreement for the Springdale Road quiet zone crossing improvements. He explained that the Council previously discussed this back on February 6, 2023. He said Brookfield has received approval from the Federal Railroad Administration (FRA) for the quiet zone crossing improvements and they are looking to bid out the required improvements but want to confirm Pewaukee is still willing to share in the costs due to the joint jurisdiction of the roadway. Mr. Gabbey stated that Waukesha County is the owner of the intersection and will not pay for any crossing improvements, but would permit the communities to build the required improvements at their expense. He said Pewaukee's share is between \$40,000 and \$50,000, with the final cost to be

determined upon bidding. Mr. Gabbey stated \$50,000 had already been budgeted for this project from the previous year.

Mr. Gabbey recommended the Council approve the intergovernmental agreement, noting that another approval would be required once the bids were in to confirm the specific cost.

Mr. Reinbold asked if the improvements were being made based on the expansion of Springdale Road. Mr. Gabbey clarified that the expansion was not currently in the County's plan, given the recent patching work done on the road. He explained that the improvements would primarily consist of a median with bump-outs for asphalt, which could be integrated into any future expansion.

Mr. Dziwulski inquired about the need for improvements on both sides of the road. Mr. Gabbey confirmed that only the median was required to prevent people from crossing over.

Mr. Reinbold expressed concern that the quiet crossing wouldn't be effective due to another crossing three blocks away.

Mr. Gabbey mentioned that they had filed for a Notice of Intent (NOI) at Duplainville Road as well, but that would take some time to implement.

A motion was made and seconded (P. Vetterkind, J. Wamser) to approve the intergovernmental agreement and cost share with the City of Brookfield for the shared quiet zone improvements for Springdale Road. Motion Passed: 6-For, 0-Against.

7. **Public Comment** - None.

8. **Adjournment**

A motion was made and seconded (P. Vetterkind, B. Dziwulski) to adjourn the meeting at 7:09 p.m. Motion Passed: 6-For, 0-Against.

Respectfully Submitted

Kelly Tarczewski
Clerk/Treasurer

In Attendance: Mayor S. Bierce, Alderpersons C. Brown, R. Reinbold, S. Tabbert, P. Vetterkind and J. Wamser. Alderman B. Dziwulski was absent and excused.

Also In Attendance:

Attorney S. Riffle, Administrator S. Klein, DPW Director M. Wagner, Utility Manager J. Mueller, Library Director N. Champe and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

Mayor Bierce called the meeting to order at 6:30 p.m. and asked everyone to stand for the Pledge of Allegiance.

2. Public Comment – None.

3. New Business:

3.1 PUBLIC HEARING, Discussion and Possible Action Regarding the 2025-2026 Liquor License Requests and Agent Appointments

Ms. Tarczewski reviewed the handout that was submitted to Council. She stated two of the previous establishments were not renewing their licenses; Urban Slopes (went out of business) and The Crossings (currently undergoing an ownership change).

She stated Paddock Lounge / Point Burger Bar is requesting an extension of their premise description and she directed the Council to a color-coded diagram showing the change. Ms. Tarczewski stated the premise description extends to the K-1 Speed business, which is also owned by Paddock Lounge.

Ms. Tarczewski stated she had some concerns related to some of the premise descriptions that were submitted. She said some were incomplete and she has reached out to those establishments requesting they update their application. She added most of those concerns have been addressed but was still waiting on a handful of others.

Ms. Tarczewski noted a few agent changes and stated background checks have been completed and there are no concerns.

She stated the biggest issue that needs discussion is the numerous violations the building inspector found. She supplied copies of all the reports he prepared with pictures. Ms. Tarczewski stated the inspector told her some of the establishments have been proactive and started repairs but based on the plumbing permits pulled the majority have not taken their inspection seriously. She added that upon further discussion with staff, it was noted that there was miscommunication, and it appeared that not all establishments received their inspection report. Ms. Tarczewski stated a copy of the inspection reports were given to the Water Utility because there were numerous back flow and grease trap issues that may be of interest to them as well.

Ms. Tarczewski stated that the inspector told her that most of the violations could be rectified in a 30-day period, but the grease trap interceptors could take up to six months. She asked the Council to specify what an acceptable time frame would be to complete the repairs.

At this time the Mayor opened the public hearing.

Gina Schwister from Gina's Sports Dock (W278 N2345 Prospect Avenue) stated she felt the plumbing inspections were handled unprofessionally. She stated the inspector had no credentials identifying him as an employee of the City of Pewaukee. He stopped at least three times and at odd hours of the day. Ms. Schwister added they haven't had a plumbing inspection in several years. She said she made contact with the City to find out if he was legit or not. She said eventually they set up an appointment for the inspection. She said he was very nice and asked him to email her all the pictures he took from her inspection, but she said she did not receive them. Ms. Schwister stated she will be working on the repairs but doesn't want this to hold up her liquor license.

Mayor Bierce asked when the inspector finally identified himself. Ms. Schwister stated she had to contact the Inspection Department to find out who he was. She said on the fourth visit he was wearing a lanyard and a City of Pewaukee shirt.

No one else indicated an interest in speaking so the Mayor closed the public hearing.

Mr. Klein stated the inspections were farmed out to a contractor. The reason he went at all different times was that he was overloaded and tried

to fit in the inspections as time permitted. Mr. Klein stated he was unaware of the issue and will discuss this issue with Mr. Fuchs.

There was additional discussion regarding how inspections were completed and what future expectations should be.

Mayor Bierce asked if all the repair contingencies noted in Ms. Tarczewski's report were the same. Mr. Reinbold stated there were some grease trap items. Mr. Klein said there were also air cap issues. He stated all are pretty easy to fix. Ms. Mueller stated the one that may take additional time is the registration of the RPZ. She stated the State is running behind on the back flow preventors so those items may need leeway.

Ms. Brown voiced concerns over the fact that some of the bar owners haven't even received their inspection reports yet. She said we should be sending them a formal email about the violations giving them 30-60 days to correct the smaller items.

Mayor Bierce stated he does not want to shut down anyone's business.

Mr. Vetterkind stated he doesn't feel 30 to 60 days is sufficient.

The discussion then turned to the premise description for Point Burger Bar. Ms. Brown stated she had gone to this establishment before, and people were always walking around with their drinks. She said she does not have any concerns regarding the premise extension.

Ms. Brown moved the discussion to Steny's. She stated they are now advertising outdoor seating, and she does not see a permit for this. Ms. Tarczewski stated they have a Conditional Use Permit. Ms. Brown stated they listed enclosed fenced in area behind the bar. She said it doesn't specifically list, "outside patio" or "outside fenced in area", she said it just say, "behind bar". Ms. Tarczewski stated she can request a revision to the premise description. Mr. Klein stated he thought we require a drawing of the actual area. Ms. Brown again stated the request does not specifically state outside. Mr. Reinbold stated the Council did not approve them for anything outside. Ms. Tarczewski stated they came before the Council approximately back in January for a Conditional Use Permit. She stated she will verify what that entailed.

Ms. Brown stated she wished the representative from Steny's would have remained for the full discussion of the liquor licensing.

Mr. Reinbold stated he thought they were trying to get more than what the Council approved them for and they need to follow the proper process for serving outdoors. He voiced his concerns for the adjacent neighbors having to deal with the additional noise. He asked staff to review the original approval. Mr. Tabbert agreed that there were inconsistencies. After additional discussion, the Council wanted approval of Steny's license contingent upon City staff and Steny's coming to a mutual agreement on the premise description.

Ms. Brown noted there were other contingencies noted on the report Ms. Tarczewski provided. She said no licenses are to be issued if there are outstanding fees due.

Mr. Zinda from Duplainville Station asked if all the businesses would be receiving correspondence regarding their inspection report. The Mayor stated yes.

A motion was made and seconded (C. Brown, P. Vetterkind) to approve the liquor license requests with the noted contingencies and giving the establishments six months from notification to repair the plumbing violations and resend the email after 90-days if no action has been taken. Motion Passed: 5 – For, 0-Against.

- 3.2 Discussion and Possible Action to Approve an Emergency Capital Expense For the Pewaukee Public Library. The Purpose of the Expense is to Replace the Water Softener, Which Could also Include the Replacement of the 3-Valve Bypass in the Amount Not to Exceed \$1,414

Ms. Champe was present for this item and stated the water softener failed at the library. She stated she provided the Library Board with three quotes and the lowest quote was approved. She stated they made the determination that it would be a capital repair. She said it does include the three-valve bypass. Per the contract, Ms. Champe was requesting twenty percent of the project cost.

Ms. Brown noted the first line of the quote listed salt, and she said that should be part of their operating budget. Ms. Champe stated the salt delivery will be part of their operating budget.

A motion was made and seconded (C. Brown, R. Reinbold) to approve the water softener replacement and pay twenty percent of the project cost. Motion Passed: 5 – For, 0-Against.

3.3 Discussion and Possible Action Regarding Expectations of Common Council Meeting Minutes and Audio

Mr. Tabbert stated he sent an email to Mr. Klein, Mr. Kewan, and Ms. Tarczewski voicing his frustration with the inability to hear the proceedings during the meetings, which then dove-tailed into transparency of our proceedings to the public as well as accessibility for Council to have the information. He stated he inquired about the written minutes and was told they are roughly a year behind. Mr. Tabbert stated he is aware of the staffing issues. He suggested utilizing A.I. transcription, but that can't be achieved without good audio. He made a request to staff to present a plan that will address all the audio issues. He said he'd also like to know of any forward-thinking accessibility options that may be available such as video, and he would also be in favor of that. Mr. Tabbert also asked for a plan to resolve the minutes issue even if it calls for temporary staffing. He said it is unacceptable that the minutes are a year in arrears.

Mayor Bierce asked what A.I. minutes were. Mr. Klein stated some staff are already using it. Ms. Tarczewski stated we are having issues teaching A.I. speakers' voices and how to read our agenda format. She stated currently they are having conversations with the developer to work through those issues. Ms. Tarczewski stated she doesn't want to move forward with the program until those basic problems are addressed.

Mr. Vetterkind asked if it was an audio issue that A.I. can't pick up well. Mr. Klein stated that when he stands at the back of the room the sound is perfect. He said sometimes on the tape it doesn't come across. He said people need to lean forward into the microphones. Ms. Brown stated the microphones go in and out, especially the one the DPW Director uses. Mr. Klein stated Mr. Kewan has worked on this for some time. Mr. Klein stated he doesn't like the wireless option because they need to be plugged in all the time. He suggested the better option would be to have microphones on a pedestal.

Ms. Tarczewski stated sometimes the side comments get recorded because microphones are not muted. She said Council needs to be aware when they need to be muted and when they need to be on.

Mr. Klein stated we have a part-time member who is anticipated to help with the minutes but was unsure if she started working on them or not yet.

Mr. Klein stated when the City installed a better taping solution there was discussion on whether or not to go to action minutes. He said the idea was if you just do action minutes, there isn't anything more transparent than listening to the tape. Mr. Tabbert said there isn't anything more inconvenient than listening to the tape. He said he strongly disagrees with action minutes. He said the City doesn't even have the capability to search with the current system.

Mr. Klein asked Mr. Tabbert if he wanted the minutes verbatim. Mr. Tabbert stated that would be his preference. He said it is particularly difficult when he wants to learn about a topic, and he has to listen through hours and hours of audio opposed to searching and summarizing. He said that is exactly what A.I. excels at over the course of several meetings, not just one. He said he certainly doesn't support action minutes. He said that includes Parks & Recreation. Mr. Tabbert stated he doesn't have the ability to attend all these meetings.

Mr. Klein asked Mr. Kewan if there was a way to search on a certain topic. Mr. Kewan stated the new system does have the capability. He said the audio now is time stamped so it is easier to access points of interest.

Mr. Tabbert stated the search bar in the new platform has not been enabled. Mr. Kewan stated he would look into it. He added he is working on getting all the minutes into Laserfiche which has A.I. search function.

Mr. Vetterkind agreed with Mr. Tabbert. He said A.I. has multiple capabilities and it is amazing. He said the City needs to embrace this technology.

Mr. Tabbert stated he would accept the official minutes being summarized and then have the raw transcriptions available.

Mayor Bierce stated he is hearing two separate issues. One, telling the City Clerk that the completion of the minutes needs to be a bigger priority and two, how we are going to accomplish this. He felt that was not going to be solved tonight. Mayor Bierce appointed Mr. Tabbert to be the lead Alderperson who will interface with staff on this issue and whenever comfortable, report back to the Council.

Mr. Klein asked how much the Council wants completely to see written in the minutes. He questioned if the minutes needed to be completely typed out if the tape system becomes easily searchable. It was determined that a detailed summary would be acceptable. If utilizing A.I., it will have to be proofed every time.

Ms. Brown stated she sometimes relies on the tapes to make sure she was quoted correctly. She said she wasn't sure she was okay with someone generalizing her comments. Ms. Brown stated the microphones are definitely a problem, which needs to be addressed.

3.4 Discussion and Possible Action Regarding Valley Brook Storm Sewer Project, Specifically Related to the Sipe Residence Located at N39 W22711 Grandview Drive (PWC 0867-009).

Mr. Reinbold stated the Sipes came before the Council previously because the City required them to disconnect their sump pump from the storm sewer. Since then, they have been faced with problems. He said the Council was gracious enough to pay for the reconnection in a different manner. The Sipes have been working with staff, but they are expressing some frustration in the procedures and process and wanted to address those items with the Council to see if there was anything the City could do.

Melissa Sipe was present with her husband Eric. She stated they have lived at this location since December 2020. She said they came before the Council back in February 2025 due to their sump pump pipe being cut during the Valley Brook project in 2023. Ms. Sipe stated due to the pump being disconnected they had constant standing water in their backyard. Ms. Sipe said they appreciate the City's willingness to reimburse them for the cost to bury their sump pump pipe but there have been issues. She said Mr. Wirtz told them that the sump pump pipe should be relocated from the rear of their house to the roadside. She stated she presented Ms. Wagner with two quotes back in February, but back in April she received an email from Mr. Wirtz being told they needed to find three thorough quotes, detailing the work to be performed, a sketch of where the work will take place, and itemized prices. She stated she is having difficulties getting these quotes for free. She also said the contractors that have come to her property have advised her that running the sump pump out to the front ditch will cost significantly more than \$10,000. Ms. Sipe also

told the Council that the quotes she has received do not include plumbing costs or restoration work. Furthermore, she said this project will require landscaping, drywall and concrete work. She stated these professionals have also told her rerouting her sump pump pipe to the front ditch will not resolve their standing water issue. It will just move the water to the front ditch. They recommend the best course of action would be to reinstall the sump pump pipe back into the storm sewer in the backyard. She stated while their sump pump pipe was connected to the storm sewer, they never had standing water and the yard was beautiful. They now have a swamp filled with mud, cattails and green slime.

Ms. Sipe stated they were told Ms. Wagner will not allow them to reconnect to the discharge pipe back into the storm sewer because the new storm sewer pipe is not thick enough and the discharge can't be monitored.

Ms. Sipe stated the mechanical contractor who did the original work for the project told her and her husband he asked the City, after the pipe was cut, if they should put it back like it was and he was told no.

Ms. Sipe asked the Council if it was possible to just pick a company to perform the work. She said they would like a IHN to bury the sump pump pipe. She said they are able to bury the pump and do the necessary plumbing work that needs to be done. If acceptable, she will contact them to obtain an itemized list before any work is performed. She said she asked Mr. Wirtz if a structure could be placed somewhere on the easement where the sump pump pipe could be buried and connected underground to remove the water from their property. She said she was told that it would be very expensive. She said rerouting it to the front ditch would be very costly and not solve their problem. Ms. Sipe stated an email she received in April said the City will reimburse the cost of the relocation. She said they were further told the payment would be reimbursed after the project has been completed and after the City inspects the work. She said if they are expected to pay for the project upfront, they request that the most cost-effective and logical solution be considered. She also requested that the draft agreement include language stating payment would be issued within ten business days from the date the City signs off on the inspection. Furthermore, Ms. Sipe requested the City revisit the policy and allow them to reconnect to the storm sewer pipe. She stated she is aware that the City was not aware the

there were sump pump pipes attached to the storm water pipe when the project began and asked why the project wasn't stopped when the discharge pipes were discovered and the project revisited.

Mayor Bierce asked Ms. Wagner why the City could not get this project bid. Ms. Wagner stated it is a private project. She stated in the past the City created an agreement that will reimburse the cost of a project where we approve the contractor that is to perform the job based off of three quotes that are provided to us for review.

Mr. Reinbold commented that the Sipes only had two quotes. Ms. Sipe stated the current quotes she has are to attach the sump pump pipe back into the storm sewer. Mayor Bierce asked her why she did that when the City was clear that they would not be willing to reimburse for that. Ms. Sipe stated the contractors told her that would not solve her problem. She said she told them she would have to go back to the Council to ask for another option.

Ms. Sipe stated she asked Mr. Wirtz for another alternative when he came to their property, but he could not offer any other alternatives and walked away.

Mayor Bierce stated the City has given them the path, told them what we will accept and what we would reimburse them for, and they went in a different direction. Ms. Sipe said they would have to come up with \$20,000. Ms. Sipe asked if there was a timeline. Ms. Wagner stated it typically takes less than two weeks.

Mayor asked if we could waive obtaining three quotes. Ms. Wagner stated it could be waived if that was acceptable to the Council, but the quotes they received were to tie into the storm sewer which is not what we are allowing.

Mr. Vetterkind stated it was difficult to get detailed quotes. Ms. Wagner stated the reason why we ask for it is to make sure there isn't work done that isn't related to this project.

Ms. Brown stated the Engineering Department has told them the pipe needs to go to the front, and the contractors are saying it's not going to solve the problem. Mayor Bierce stated this is the fourth time we have

discussed this, and staff is telling us the direction to go. He said they have reasons for this.

Mr. Reinbold said the front ditch is made for water.

Mr. Klein asked if there were other houses that were having problems. Ms. Wagner stated that subdivision is flat and has a high-water table. Mr. Klein asked if the water had come out of the ditch. Ms. Wagner stated the water stays in the ditch.

Mr. Reinbold stated for the Sipes to say “directing the sump pump water to the front ditch doesn’t solve the problem” isn’t true. He said they would get their backyard back. Ms. Sipes argued that it would cause a problem in the front yard. Mr. Reinbold stated the water would go to the ditch. Ms. Sipe stated the water will corrode the ditch and they already have water in the ditch. She said the water doesn’t flow.

Mr. Klein stated there is no elevation change. He said those ditches have always had water in them.

Mayor Bierce asked if there was anything the City could do to help these people out. Ms. Wagner stated they could review the bids they received for the pipe that would go out to the front of the house. Ms. Sipe stated she would have to find multiple contractors to do the various work that is required to go out to the front.

Mayor Bierce stated he believes there are companies that can do all the work. Mr. Klein stated it’s a common job, plumbers can do the work. Ms. Sipe stated a plumber would not drill a hole into the house.

Mayor Bierce suggested the Sipes drive to Peninsula Drive some Saturday and talk to residents, they will be able to share a contractor to do their work. Ms. Mueller suggested that they could go to one of the new subdivisions that are being constructed and look to see who is doing some of the underground construction. Mr. Klein stated our Inspection Department could even tell them who have pulled plumbing permits. Ms. Wagner stated there are also various apps like Next Door Neighbor where you can get recommendations from. She added the Better Business Bureau is also a possibility.

It was determined the Sipes do not have to come before the Council again. Authorization was already given to staff to review the quotes and reimburse the Sipes out of the Storm Water Utility funds.

The Sipes were directed to call the City Administrator, and he would be able to give them names of some companies that have worked in the City.

3.5 Discussion and Possible Action to Approve the Accounts Payable Listing Dated June 16, 2025

A motion was made and seconded (S. Tabbert, P. Vetterkind) to approve the accounts payable listing dated June 16, 2025. Motion Passed: 5-For, 0-Against.

4. **Engineering**

4.1 Discussion and Possible Action Regarding Extending the Electronic Recycling Contract with COM2.

Ms. Wagner stated electronic collections started in December and it has been a very popular program. She said it was a six-month trial period since we haven't worked with this company before. She said they have been great to work with and recommended a three-year contract extension.

A motion was made and seconded (C. Brown, J. Wamser). to extend the electronic recycling contract to three years. Motion Passed: 5 – For, 0-Against.

4.2 Discussion and possible action to adopt **Resolution 25-06-13** Supporting a Quiet Zone Crossing at Duplainville Road.

Ms. Wagner stated during a public works meeting there was a briefing on the improvements regarding the Springdale Road crossing. She said it is a City of Brookfield project. At that time, the Mayor asked if we could move forward with the quiet zone on the East/West portion at Duplainville Road. Ms. Wagner stated this resolution supports that project and is needed to go with the formal application to the railroad. She said once they approve it, it takes 60 days before it is enacted.

Mr. Reinbold didn't see how this was accomplishing anything. Ms. Wagner stated Watertown Road, Weyer Road, and Green Road are on the North/South rail which we are waiting for the Federal Railroad

Administration (FRA) to approve Weyer Road which has been at the FRA for 13 months now. She stated the Springdale Road crossing took 19 months.

Mr. Reinbold asked if it would be more cost effective to do these all at once. Ms. Wagner said because of the quad-gates at Duplainville Road the City qualifies for the quiet zone without any additional improvements, aside from adding a sign.

A motion was made and seconded (P. Vetterkind, J. Wamser) to approve Resolution 25-06-13 supporting the Duplainville Road quiet zone. Motion Passed: 5 – For, 0-Against.

- 4.3 Discussion and Possible Action Regarding the Basatada, LLC (WVRC) Letter of Credit Release in the Amount of \$601,446.

Ms. Wagner stated an early grading permit was granted and they provided a letter of credit (LOC) to ensure the work would be completed satisfactorily. She said the grading work is essentially done. She added the agreement specified that once a building permit was issued it would supersede the grading agreement and the LOC would be released. Ms. Wagner stated most of the construction is done but some stabilization needs to be done, and the Building Services Department still holds their erosion control bond.

A motion was made and seconded (J. Wamser, P. Vetterkind) to release the Basatada letter of credit. Motion Passed: 5 – For, 0-Against.

5. Water & Sewer Utility

- 5.1 Discussion and possible action regarding **Resolution 25-06-14** for the 2024 Compliance Maintenance Annual Report.

Ms. Mueller stated this is an annual report regarding the City's sanitary sewer service. She reported there were no sewer back-ups or lift station failures. She asked the Council to approve the annual compliance maintenance report for 2024.

A motion was made and seconded (C. Brown, S. Tabbert) to approve Resolution 25-06-14. Motion Passed: 5 – For, 0-Against.

- 5.2 Discussion and Possible Action Regarding Exceedance of Gross Alpha at Well 5 and Required Notice.

Ms. Mueller stated the Department of Natural Resources (DNR) requested the utility update their radium public notice by revising the dates that were in the document. She said within that time frame, she was required to recalculate the radium and gross alpha test results for 2024 and early 2025. Ms. Mueller stated they discovered they are below the radium limits at 4.32, but the City's gross alpha numbers are elevated. She said she discussed this with a DNR representative, and they stated the City needs to provide a new public notice for Well 5 explaining the gross alpha while continuing a radium public notice because of the consent order. She provided a sample notice and stated it will be going out with the utility bills. The DNR representative stated it most likely will trigger a new consent order for Well 5. She stated this information has been passed on to the consultant who is currently completing our future service supply alternatives for the utility. Ms. Mueller stated it is being kept online for emergency purposes.

Ms. Mueller stated no action is needed, this was for informational purposes only.

6. **Public Comment** – None.

7. **Adjournment**

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

Respectfully Submitted

Kelly Tarczewski
Clerk/Treasurer

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
08/22/2025	400	143774	AMI HURD	CLERK/TREASURER - MILEAGE	53300	51420	20.30
08/22/2025	400	143776	CONCENTRA MED COMPLIANCE ADMIN	EMPLOYEE SERVICES - EMPLOYMENT EXAMS	52150	51430	106.00
08/22/2025	400	143777	DAN PLAUTZ CLEANING SERVICE	CITY HALL - JANITORIAL SUPPLIES	52400	51600	2,873.00
08/22/2025	400	143778	DIVERSIFIED BENEFIT SERVICES, INC.	INSURANCE CONSULTANT	52150	51930	211.60
08/22/2025	400	143780	FIRE SERVICE INC	FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	257.12
				FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	1,643.37
				FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	4,995.27
				CHECK 400 143780 TOTAL FOR FUND 100:			6,895.76
08/22/2025	400	143781	FORWARD TS	FIRE ADMINISTRATION - OPERATING	53400	52210	21.10
08/22/2025	400	143782	FRIENDS OF THE PARKS OF PEWAUKEE	MISCECLLANEOUS REVENUE (PARKS)	48908	00000	721.00
08/22/2025	400	143784	IDEAL MECHANICAL	BUILDING SERVICES DUE TO VILLAGE	24400	00000	200.00
08/22/2025	400	143785#	JOHNS DISPOSAL SERVICE	MISCELLANEOUS REVENUES	48900	00000	281.25
				RECYCLE - GARBAGE COLLECTION	52800	53620	18,702.18
				CHECK 400 143785 TOTAL FOR FUND 100:			18,983.43
08/22/2025	400	143786	Kaerek Homes Inc	BOB24-0013	23175	00000	500.00
08/22/2025	400	143787*#	KMB ELECTRIC	IT - OTHER PROFESSIONAL SERVICES	52190	51450	1,773.01
08/22/2025	400	143788	LAUTERBACH & AMEN, LLP	CLERK/TREASURER - OTHER ACCOUNTING	52130	51420	17,275.00
08/22/2025	400	143789	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	819.45
08/22/2025	400	143790	MARC MOONEN	POLICE - COMMUNITY PROGRAM	52180	52100	50.00
08/22/2025	400	143791	MEA SEW	EMPLOYEE SERVICES - DUES,MBRSHP &	53200	51430	30.00
08/22/2025	400	143792*#	MENARDS	ENGINEERING - OPERATING SUPPLIES	53400	53110	9.48
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	31.94
				PARKS - GROUNDS MAINTENANCE	52420	55200	32.66
				PARKS - VEHICLE REPAIR & MAINT	52440	55200	9.38
				PARKS - NEW EQUIPMENT	53950	55200	99.62
				CHECK 400 143792 TOTAL FOR FUND 100:			183.08
08/22/2025	400	143794	NICK PHALIN	RECREATION PROGRAM - MILEAGE	53300	55300	116.90
08/22/2025	400	143796	PARTNER2LEARN, LLC	EMPLOYEE SERVICES - TRAINING	52980	51430	325.00
08/22/2025	400	143797	R&R INSURANCE SERVICES	WORKER'S COMPENSATION	55110	51930	21,786.00

09/11/2025 01:30 PM
User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 08/15/2025 - 09/11/2025

Page 2/22

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
08/22/2025	400	143802#	VILLAGE OF PEWAUKEE	BUILDING SERVICES DUE TO VILLAGE	24400	00000	11,926.69
				CONTRACTED BUILDING INSPECTION	47380	00000	(1,298.82)
				MISCELLANEOUS REVENUES	48900	00000	(396.00)
				CONTINGENCY APPROPRIATION	59910	51980	1,391.46
				BUILDING SERVICES - OPERATING SUPPLIES	53400	52400	(89.00)
				CHECK 400 143802 TOTAL FOR FUND 100:			11,534.33
08/22/2025	400	143804*#	WE ENERGIES	HIGHWAY - ELECTRICITY	52210	53100	1,031.44
				HIGHWAY - ELECTRICITY	52210	53100	1,082.22
				GAS FOR HEAT (NATURAL GAS)	52220	53100	120.54
				GAS FOR HEAT (NATURAL GAS)	52220	53100	38.28
				CHECK 400 143804 TOTAL FOR FUND 100:			2,272.48
08/28/2025	400	143808	AIRGAS USA	FIRE PROTECTIVE SERVICES - EMS	53450	52230	340.02
				FIRE PROTECTIVE SERVICES - EMS	53450	52230	201.51
				FIRE PROTECTIVE SERVICES - EMS	53450	52230	228.43
				CHECK 400 143808 TOTAL FOR FUND 100:			769.96
08/28/2025	400	143809	ALL COUNTY ELECTRIC	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	23.82
08/28/2025	400	143810*#	ALL-WAYS CONTRACTORS, INC	HIGHWAY - GROUNDS MAINTENANCE	52420	53100	60.00
08/28/2025	400	143811	Aspen Homes, Inc.	BEB24-0009	23173	00000	2,000.00
08/28/2025	400	143812	Aspen Homes, Inc.	BOB25-0001	23175	00000	500.00
08/28/2025	400	143814*#	BUMPER TO BUMPER	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	36.00
				HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	13.07
				HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	270.60
				CHECK 400 143814 TOTAL FOR FUND 100:			319.67
08/28/2025	400	143815*#	CINTAS	CITY HALL - OPERATING SUPPLIES	53400	51600	108.70
08/28/2025	400	143817	COREY OIL	HIGHWAY - FUEL	53420	53100	2,667.87
08/28/2025	400	143818	FIRE SERVICE INC	FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	464.82
				FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	282.10
				FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	1,230.00
				FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	1,150.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND				CHECK 400 143818 TOTAL FOR FUND 100:			3,126.92
08/28/2025	400	143819#	FORWARD TS	BUILDING SERVICES - OPERATING SUPPLIES	53400	52400	29.96
				RECREATION PROGRAM - OPERATING SUPPLIES	53400	55300	59.16
				CHECK 400 143819 TOTAL FOR FUND 100:			89.12
08/28/2025	400	143820	FRED'S SANITARY SERVICE	PARKS - BUILDING REPAIRS & MAINT	52410	55200	820.00
08/28/2025	400	143822	GOOD CALL REF LLC	RECREATION PROGRAM - CONTRACTED	52190	55300	1,980.00
08/28/2025	400	143825	HOPKINS SPORTS CAMPS	RECREATION PROGRAM - CONTRACTED	52190	55300	2,688.00
				RECREATION PROGRAM - CONTRACTED	52190	55300	384.00
				CHECK 400 143825 TOTAL FOR FUND 100:			3,072.00
08/28/2025	400	143826	IS OUTFITTERS	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	660.00
08/28/2025	400	143829	Korndoerfer Homes	BOB23-0035	23175	00000	500.00
08/28/2025	400	143830	Korndoerfer Homes	BOB24-0049	23175	00000	500.00
08/28/2025	400	143831	KWIK TRIP INC.	FIRE PROTECTIVE SERVICES - FUEL	53420	52230	6,679.75
08/28/2025	400	143832	LANGE ENTERPRISES, INC	BUILDING SERVICES - ADDRESS TILES	53430	52400	383.84
				BUILDING SERVICES - ADDRESS TILES	53430	52400	166.06
				BUILDING SERVICES - ADDRESS TILES	53430	52400	330.05
				CHECK 400 143832 TOTAL FOR FUND 100:			879.95
08/28/2025	400	143834	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	864.73
08/28/2025	400	143837*#	MENARDS	FIRE ADMINISTRATION - OPERATING	53400	52210	59.09
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	30.62
				PARKS - NEW EQUIPMENT	53950	55200	11.98
				PARKS - NEW EQUIPMENT	53950	55200	63.89
				CHECK 400 143837 TOTAL FOR FUND 100:			165.58
08/28/2025	400	143838	MILWAUKEE AREA TECH COLLEGE	FIRE PROTECTIVE SERVICES - TRAINING	52980	52230	8,095.85
08/28/2025	400	143839	MILWAUKEE RUBBER PRODUCTS	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	407.34
08/28/2025	400	143841	NATURAL SOLUTIONS	PARKS - GROUNDS MAINTENANCE	52420	55200	1,150.00
08/28/2025	400	143843	ODP BUSINESS SOLUTIONS LLC	CITY HALL - JANITORIAL SUPPLIES	52400	51600	855.51
				CITY HALL - JANITORIAL SUPPLIES	52400	51600	260.45
				CHECK 400 143843 TOTAL FOR FUND 100:			1,115.96

09/11/2025 01:30 PM
User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 08/15/2025 - 09/11/2025

Page 4/22

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
08/28/2025	400	143845	PORT-A-JOHN	PARKS - BUILDING REPAIRS & MAINT	52410	55200	162.00
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	162.00
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	162.00
				CHECK 400 143845 TOTAL FOR FUND 100:			486.00
08/28/2025	400	143846	PREMIUM WATERS, INC	PARKS - OPERATING SUPPLIES	53400	55200	59.49
08/28/2025	400	143847	PROHEALTH PHARMACY WAUKESHA	FIRE PROTECTIVE SERVICES - EMS	53450	52230	902.63
08/28/2025	400	143850*#	RUEKERT & MIELKE, INC.	ENGINEERING - OUTSIDE ENGINEERING	52190	53110	12,755.00
08/28/2025	400	143852	SOERENS FORD	FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	14.24
08/28/2025	400	143854	STACI JOERS	RECREATION PROGRAM - CONTRACTED	52190	55300	600.00
08/28/2025	400	143855*#	STRAND ASSOCIATES, INC	DEVELOPER DEPOSITS	23170	00000	477.48
08/28/2025	400	143856	SUNBELT RENTALS, INC	HIGHWAY - EQUIPMENT RENTAL	55310	53100	426.05
08/28/2025	400	143857	SWANK MOTION PICTURES	RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	510.00
08/28/2025	400	143858	TOM ROGACZEWSKI	HIGHWAY - SAFETY EQUIPMENT	53480	53100	155.71
08/28/2025	400	143860	UNIFIRST CORP	FIRE ADMINISTRATION - OPERATING	53400	52210	124.25
				FIRE ADMINISTRATION - OPERATING	53400	52210	70.09
				CHECK 400 143860 TOTAL FOR FUND 100:			194.34
08/28/2025	400	143862*#	VESTIS	HIGHWAY - CONTRACTED JANITORIAL	52400	53100	39.80
				HIGHWAY - UNIFORMS	53410	53100	92.68
				HIGHWAY - UNIFORMS	53410	53100	89.93
				CHECK 400 143862 TOTAL FOR FUND 100:			222.41
08/28/2025	400	143864	WAUKESHA CO TREASURER	POLICE - OVERTIME	52150	52100	12,755.25
				POLICE - CONTRACT FOR SERVICES	52160	52100	299,114.69
				CHECK 400 143864 TOTAL FOR FUND 100:			311,869.94
09/05/2025	400	143865	ABELL FABRICATION	HIGHWAY - SAND AND SALT	53710	53100	150.00
09/05/2025	400	143866	ADVOCATE CONSTRUCTION	BUILDING SERVICES DUE TO VILLAGE	24400	00000	60.00
09/05/2025	400	143867	AIR ONE EQUIPMENT	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	625.00
09/05/2025	400	143869	AMY WHITE	RECREATION PROGRAM - MILEAGE	53300	55300	99.40

09/11/2025 01:30 PM
User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 08/15/2025 - 09/11/2025

Page 5/22

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
09/05/2025	400	143870	ASSOCIATED BAG COMPANY	PARKS - BUILDING REPAIRS & MAINT	52410	55200	314.40
				PARKS - GROUNDS MAINTENANCE	52420	55200	700.00
				CHECK 400 143870 TOTAL FOR FUND 100:			1,014.40
09/05/2025	400	143871*#	BATTERY SYSTEMS	ASSESSOR - VEHICLE REPAIR & MAINT	52440	51530	164.46
09/05/2025	400	143872	BATZNER PEST CONTROL	PARKS - BUILDING REPAIRS & MAINT	52410	55200	86.17
09/05/2025	400	143873	BIG JIM'S SMALL ENG SERV	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	64.48
09/05/2025	400	143874*#	BUMPER TO BUMPER	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	24.87
09/05/2025	400	143875*#	CINTAS CORP	PARKS - BUILDING REPAIRS & MAINT	52410	55200	47.79
09/05/2025	400	143876	CONWAY SHIELD	FIRE PROTECTIVE SERVICES - NEW	53950	52230	442.50
09/05/2025	400	143879	CRYSTAL VISTA LLC	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	1,095.00
09/05/2025	400	143880	DEAN MICHAELIS	PARKS - SAFETY EQUIPMENT	53480	55200	80.00
09/05/2025	400	143881*#	ELLIOTTS ACE HARDWARE	ENGINEERING - OPERATING SUPPLIES	53400	53110	39.96
				PARKS - GROUNDS MAINTENANCE	52420	55200	88.94
				PARKS - GROUNDS MAINTENANCE	52420	55200	23.98
				CHECK 400 143881 TOTAL FOR FUND 100:			152.88
09/05/2025	400	143882	EMERGENCY LIGHTING & ELECTRONICS	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	1,725.00
09/05/2025	400	143883	FIRE SERVICE INC	FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	658.67
09/05/2025	400	143884*#	FORWARD TS	CLERK/TREASURER - EQUIP REPAIR & MAINT	52430	51420	199.83
				ENGINEERING - OPERATING SUPPLIES	53400	53110	122.89
				CHECK 400 143884 TOTAL FOR FUND 100:			322.72
09/05/2025	400	143885	FOTH INFRASTRUCTURE &	PLANNER - OTHER PROFESSIONAL SERVICES	52190	56300	244.80
09/05/2025	400	143887	HARTLAND OVERHEAD DOOR	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	402.50
09/05/2025	400	143889	HECKEL DANCE LLC	RECREATION PROGRAM - CONTRACTED	52190	55300	247.50
09/05/2025	400	143890	JENNIFER SCHOLTKA	RECREATION PROGRAM - CONTRACTED	52190	55300	1,147.00
09/05/2025	400	143891	JESUS ARTZ & PRODUCTIONZ, LLC	FIRE ADMINISTRATION - NEW EQUIPMENT	53950	52210	1,542.00
09/05/2025	400	143892#	JOHNS DISPOSAL SERVICE	RECYCLE - GARBAGE COLLECTION	52800	53620	73,665.27

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
				SERVICE FEES	52900	53635	2,340.00
				SERVICE FEES	52900	53635	1,365.00
				SERVICE FEES	52900	53635	2,730.00
				CHECK 400 143892 TOTAL FOR FUND 100:			80,100.27
09/05/2025	400	143893	JOHNSON'S NURSERY	SERVICE FEES	52900	53635	1,203.84
09/05/2025	400	143894*#	JX ENTERPRISES, INC.	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	600.15
09/05/2025	400	143895	KARMEN LEHMAN	RECREATION PROGRAM - CONTRACTED	52190	55300	2,015.00
09/05/2025	400	143896	LANGE ENTERPRISES, INC	HIGHWAY - ROAD SIGNS & MARKINGS	53720	53100	117.50
09/05/2025	400	143898	LAUTERBACH & AMEN, LLP	CLERK/TREASURER - OTHER ACCOUNTING	52130	51420	17,275.00
09/05/2025	400	143900	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	159.84
				FIRE PROTECTIVE SERVICES - EMS	53450	52230	1,290.47
				FIRE PROTECTIVE SERVICES - EMS	53450	52230	84.10
				FIRE PROTECTIVE SERVICES - EMS	53450	52230	94.79
				CHECK 400 143900 TOTAL FOR FUND 100:			1,629.20
09/05/2025	400	143901	LINCOLN CONTRACTORS	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	161.80
09/05/2025	400	143902	MARY FIRNROHR	RECREATION PROGRAM - CONTRACTED	52190	55300	630.00
09/05/2025	400	143903*#	MENARDS	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	112.66
				HIGHWAY - OPERATING SUPPLIES	53400	53100	8.59
				HIGHWAY - OPERATING SUPPLIES	53400	53100	16.66
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	46.42
				PARKS - GROUNDS MAINTENANCE	52420	55200	13.47
				PARKS - GROUNDS MAINTENANCE	52420	55200	22.45
				PARKS - GROUNDS MAINTENANCE	52420	55200	23.88
				PARKS - GROUNDS MAINTENANCE	52420	55200	1.99
				RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	18.99
				CHECK 400 143903 TOTAL FOR FUND 100:			265.11
09/05/2025	400	143904*#	MSA PROFESSIONAL SERVICES INC	ENGINEERING - OUTSIDE ENGINEERING	52190	53110	443.12
09/05/2025	400	143907	PARKING LOT MAINTENANCE	HIGHWAY - ROAD REPAIRS	53730	53100	24,550.00
09/05/2025	400	143911	PREMIUM WATERS, INC	PARKS - OPERATING SUPPLIES	53400	55200	65.49
09/05/2025	400	143912	PROBARK	PARKS - GROUNDS MAINTENANCE	52420	55200	114.00
09/05/2025	400	143913	RANDY CHMIEL	HIGHWAY - SAFETY EQUIPMENT	53480	53100	272.21

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
09/05/2025	400	143914	RELIANT FIRE APPARATUS	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	51.80
				FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	32.69
				CHECK 400 143914 TOTAL FOR FUND 100:			84.49
09/05/2025	400	143916	SHARE CORPORATION	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	109.04
09/05/2025	400	143917	SOFT WATER, INC.	FIRE ADMINISTRATION - OPERATING	53400	52210	92.00
				FIRE ADMINISTRATION - OPERATING	53400	52210	40.00
				CHECK 400 143917 TOTAL FOR FUND 100:			132.00
09/05/2025	400	143918	ST. BARTHOLOMEW'S EPISCOPAL CHURCH	RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	300.00
09/05/2025	400	143919	STRYKER SALES CORPORATION	FIRE PROTECTIVE SERVICES - EMS	53450	52230	158.19
09/05/2025	400	143920	SUNBELT RENTALS, INC	RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	116.95
09/05/2025	400	143921	TDS	FIRE ADMINISTRATION - PHONE & CELL	52260	52210	159.45
				FIRE ADMINISTRATION - PHONE & CELL	52260	52210	292.12
				CHECK 400 143921 TOTAL FOR FUND 100:			451.57
09/05/2025	400	143922	VERIZON	FIRE ADMINISTRATION - PHONE & CELL	52260	52210	21.06
09/05/2025	400	143923*#	VESTIS	HIGHWAY - CONTRACTED JANITORIAL	52400	53100	39.80
				HIGHWAY - UNIFORMS	53410	53100	91.20
				HIGHWAY - UNIFORMS	53410	53100	90.04
				CHECK 400 143923 TOTAL FOR FUND 100:			221.04
09/05/2025	400	143925	WE ENERGIES	PARKS - ELECTRICITY	52210	55200	24.19
09/05/2025	400	143927	Westridge Builders	BOB24-0045	23175	00000	500.00
09/05/2025	400	143928	WILL ENTERPRISES	RECREATION PROGRAM - UNIFORMS	53410	55300	776.33
09/11/2025	400	143930	1ST AYD	FIRE ADMINISTRATION - OPERATING	53400	52210	276.70
09/11/2025	400	143931*#	A&M CLEANING SOLUTIONS	HIGHWAY - CONTRACTED JANITORIAL	52400	53100	906.66
09/11/2025	400	143932	AIRGAS USA	FIRE PROTECTIVE SERVICES - EMS	53450	52230	340.02
				FIRE PROTECTIVE SERVICES - EMS	53450	52230	201.51
				CHECK 400 143932 TOTAL FOR FUND 100:			541.53
09/11/2025	400	143933	BREDAN MECHANICAL SYSTEMS INC	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	10,534.15

09/11/2025 01:30 PM
User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 08/15/2025 - 09/11/2025

Page 8/22

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
09/11/2025	400	143934	BUMPER TO BUMPER	PARKS - VEHICLE REPAIR & MAINT	52440	55200	64.19
09/11/2025	400	143935*#	CINTAS CORP	EMPLOYEE SERVICES - SAFETY PERSONAL	53480	51430	85.92
09/11/2025	400	143936	CIVICLENS LLC	IT - OTHER PROFESSIONAL SERVICES	52190	51450	500.00
09/11/2025	400	143937#	FORWARD TS	FIRE ADMINISTRATION - OPERATING	53400	52210	14.49
				BUILDING SERVICES - OPERATING SUPPLIES	53400	52400	31.87
				RECREATION PROGRAM - OPERATING SUPPLIES	53400	55300	123.01
				CHECK 400 143937 TOTAL FOR FUND 100:			169.37
09/11/2025	400	143938	GARY JANICKI	EMPLOYEE SERVICES - EMPLOYMENT EXAMS	52150	51430	90.00
09/11/2025	400	143941	HALQUIST STONE	PARKS - EQUIPMENT PURCHASED WITH	53900	55200	329.70
				PARKS - EQUIPMENT PURCHASED WITH	53900	55200	96.18
				CHECK 400 143941 TOTAL FOR FUND 100:			425.88
09/11/2025	400	143942	IS OUTFITTERS	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	660.00
09/11/2025	400	143943	JOHNSON SCHOOL BUS CHARTER	RECREATION PROGRAM - FIELD TRIPS	53460	55300	5,766.75
09/11/2025	400	143944	JX ENTERPRISES, INC.	PARKS - VEHICLE REPAIR & MAINT	52440	55200	9.16
09/11/2025	400	143945	KASKEY, MONICA	RECREATION PROGRAM - MILEAGE	53300	55300	16.10
09/11/2025	400	143946	KWIK TRIP INC.	FIRE PROTECTIVE SERVICES - FUEL	53420	52230	7,010.18
09/11/2025	400	143947	MUNICIPAL CODE ENFORCEMENT, LLC	BUILDING SERVICES - OTHER PROFESSIONAL	52190	52400	2,035.89
09/11/2025	400	143948*#	MUNICIPAL LAW & LITIGATION GROUP	ATTORNEY'S FEES	52100	51300	2,977.80
				ATTORNEY'S FEES	52100	51300	5,089.50
				ATTORNEY'S FEES	52100	51535	118.40
				ATTORNEY'S FEES	52100	51535	7,334.35
				ATTORNEY'S FEES	52100	52100	3,283.10
				ATTORNEY'S FEES	52100	52100	4,656.00
				ATTORNEY'S FEES	52100	52210	558.90
				ATTORNEY'S FEES	52100	55200	1,120.60
				ATTORNEY'S FEES	52100	56300	580.00
				ATTORNEY'S FEES	52100	56300	2,143.20
				CHECK 400 143948 TOTAL FOR FUND 100:			27,861.85
09/11/2025	400	143949	NICK PHALIN	RECREATION PROGRAM - MILEAGE	53300	55300	116.90
09/11/2025	400	143950	PRINTER WORLD	COURT - OPERATING SUPPLIES	53400	51200	89.99

09/11/2025 01:30 PM
User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 08/15/2025 - 09/11/2025

Page 9/22

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
09/11/2025	400	143951	PROHEALTH PHARMACY WAUKESHA	FIRE PROTECTIVE SERVICES - EMS	53450	52230	536.56
09/11/2025	400	143952	R&R INSURANCE SERVICES	PROPERTY & LIABILITY	55120	51930	34,128.50
09/11/2025	400	143953*#	RUEKERT & MIELKE, INC.	ENGINEERING - OUTSIDE ENGINEERING	52190	53110	6,661.54
09/11/2025	400	143954	SIENNA MOON	RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	160.00
09/11/2025	400	143955	SPRING SPORTS LLC	RECREATION PROGRAM - CONTRACTED	52190	55300	2,950.00
09/11/2025	400	143956	STATE OF WI COURT FINES & ASSMTS	COURT PENALTIES	45110	00000	3,371.89
09/11/2025	400	143957	TK ELEVATOR CORPORATION	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	280.26
09/11/2025	400	143959	UNIFIRST CORP	FIRE ADMINISTRATION - OPERATING	53400	52210	70.09
09/11/2025	400	143960	URBAN AIR	RECREATION PROGRAM - FIELD TRIPS	53460	55300	1,498.50
				RECREATION PROGRAM - FIELD TRIPS	53460	55300	1,498.50
				CHECK 400 143960 TOTAL FOR FUND 100:			2,997.00
09/11/2025	400	143961	VILLAGE OF PEWAUKEE	PARK RESERVATION FEES	46720	00000	2,510.00
09/11/2025	400	143962	WAUKESHA CO TREASURER	COURT PENALTIES	45110	00000	1,006.45
09/11/2025	400	143964	WPRA	RECREATION PROGRAM - WPRA TICKETS	53450	55300	4,458.45
				Total for fund 100 GENERAL FUND			710,954.60

09/11/2025 01:30 PM
User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 08/15/2025 - 09/11/2025

Page 10/22

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 230 STORM WATER MANAGEMENT							
08/22/2025	400	143792*#	MENARDS	OPERATING SUPPLIES	53400	53650	9.49
08/22/2025	400	143804*#	WE ENERGIES	ELECTRICITY	52210	53650	515.71
				ELECTRICITY	52210	53650	541.12
				GAS FOR HEAT (NATURAL GAS)	52220	53650	60.27
				GAS FOR HEAT (NATURAL GAS)	52220	53650	19.15
				CHECK 400 143804 TOTAL FOR FUND 230:			<u>1,136.25</u>
08/28/2025	400	143807	ACE REDI-MIX, INC	CATCH BASIN MAINT - CATCH BASIN	53510	53655	365.00
08/28/2025	400	143810*#	ALL-WAYS CONTRACTORS, INC	DITCH & CULVERT MAINT - DITCH	53520	53652	174.00
				DITCH & CULVERT MAINT - DITCH	53520	53652	60.00
				CHECK 400 143810 TOTAL FOR FUND 230:			<u>234.00</u>
08/28/2025	400	143814*#	BUMPER TO BUMPER	EQUIPMENT REPAIR & MAINT	52430	53650	123.58
				EQUIPMENT REPAIR & MAINT	52430	53650	83.44
				CHECK 400 143814 TOTAL FOR FUND 230:			<u>207.02</u>
08/28/2025	400	143815*#	CINTAS	OPERATING SUPPLIES	53400	53650	54.36
08/28/2025	400	143823*#	GRAINGER	OPERATING SUPPLIES	53400	53650	71.76
08/28/2025	400	143827	JX ENTERPRISES, INC.	EQUIPMENT REPAIR & MAINT	52430	53650	153.98
				EQUIPMENT REPAIR & MAINT	52430	53650	193.72
				CHECK 400 143827 TOTAL FOR FUND 230:			<u>347.70</u>
08/28/2025	400	143828	KAESTNER AUTO ELECTRIC CO.	EQUIPMENT REPAIR & MAINT	52430	53650	129.99
08/28/2025	400	143833	LANNON STONE PRODUCTS	STORM SEWER MAINT - CURB & GUTTER	53530	53651	102.68
08/28/2025	400	143835	LINCOLN CONTRACTORS	OPERATING SUPPLIES	53400	53650	52.99
				OPERATING SUPPLIES	53400	53650	246.98
				CHECK 400 143835 TOTAL FOR FUND 230:			<u>299.97</u>
08/28/2025	400	143837*#	MENARDS	EQUIPMENT REPAIR & MAINT	52430	53650	71.90
				CATCH BASIN MAINT - CATCH BASIN	53510	53655	50.50
				CATCH BASIN MAINT - CATCH BASIN	53510	53655	11.21
				CATCH BASIN MAINT - CATCH BASIN	53510	53655	101.94

09/11/2025 01:30 PM
User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 08/15/2025 - 09/11/2025

Page 11/22

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 230 STORM WATER MANAGEMENT				CHECK 400 143837 TOTAL FOR FUND 230:			235.55
08/28/2025	400	143840	MOTION & CONTROL ENTERPRISES LLC	EQUIPMENT REPAIR & MAINT	52430	53650	460.07
08/28/2025	400	143844	PAYNE & DOLAN	CATCH BASIN MAINT - CATCH BASIN	53510	53655	558.05
08/28/2025	400	143850*#	RUEKERT & MIELKE, INC.	OUTSIDE ENGINEERING	52190	53650	213.70
				OUTSIDE ENGINEERING	52190	53650	1,182.80
				OUTSIDE ENGINEERING	52190	53650	510.51
				OUTSIDE ENGINEERING	52190	53650	446.66
				PROJECTS - HILL 'N DALE	58210	57301	1,051.28
				PROJECTS - VALLEY BROOK SUB. DITCH	58210	57354	875.90
				CHECK 400 143850 TOTAL FOR FUND 230:			4,280.85
08/28/2025	400	143851	SITEONE LANDSCAPE SUPPLY LLC	DITCH & CULVERT MAINT - DITCH	53520	53652	491.27
08/28/2025	400	143855*#	STRAND ASSOCIATES, INC	OUTSIDE ENGINEERING	52190	53650	37.00
08/28/2025	400	143862*#	VESTIS	CONTRACTED JANITORIAL	52400	53650	19.89
08/28/2025	400	143863	Waldschmidt's Town & Country Mart	EQUIPMENT REPAIR & MAINT	52430	53650	105.35
09/05/2025	400	143871*#	BATTERY SYSTEMS	EQUIPMENT REPAIR & MAINT	52430	53650	492.16
09/05/2025	400	143874*#	BUMPER TO BUMPER	EQUIPMENT REPAIR & MAINT	52430	53650	113.67
09/05/2025	400	143878	CRETEX SPECIALTY PRODUCTS	CATCH BASIN MAINT - CATCH BASIN	53510	53655	480.00
09/05/2025	400	143881*#	ELLIOTTS ACE HARDWARE	OPERATING SUPPLIES	53400	53650	39.96
09/05/2025	400	143884*#	FORWARD TS	OPERATING SUPPLIES	53400	53650	122.89
09/05/2025	400	143886	GFL ENVIRONMENTAL	STREET SWEEPING - SWEEPING	53510	53654	908.69
09/05/2025	400	143894*#	JX ENTERPRISES, INC.	EQUIPMENT REPAIR & MAINT	52430	53650	54.72
09/05/2025	400	143897	LANNON STONE PRODUCTS	DITCH & CULVERT MAINT - CULVERT	53510	53652	367.26
				DITCH & CULVERT MAINT - CULVERT	53510	53652	457.88
				DITCH & CULVERT MAINT - CULVERT	53510	53652	1,017.76
				CHECK 400 143897 TOTAL FOR FUND 230:			1,842.90

09/11/2025 01:30 PM
User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 08/15/2025 - 09/11/2025

Page 12/22

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 230 STORM WATER MANAGEMENT							
09/05/2025	400	143903*#	MENARDS	OPERATING SUPPLIES	53400	53650	209.47
				OPERATING SUPPLIES	53400	53650	73.06
				CHECK 400 143903 TOTAL FOR FUND 230:			282.53
09/05/2025	400	143904*#	MSA PROFESSIONAL SERVICES INC	COMPUTER/PROGRAM MAINTENANCE	52480	53650	443.13
09/05/2025	400	143905	NAPA AUTOMOTIVE SUPPLY OF SUSSEX	OPERATING SUPPLIES	53400	53650	63.62
09/05/2025	400	143909	PAYNE & DOLAN	CATCH BASIN MAINT - CATCH BASIN	53510	53655	199.50
09/05/2025	400	143915	SERWE IMPLEMENT MUNICIPAL SALES	EQUIPMENT REPAIR & MAINT	52430	53650	338.24
09/05/2025	400	143923*#	VESTIS	CONTRACTED JANITORIAL	52400	53650	19.89
09/05/2025	400	143926	WESTERN CULVERT & SUPPLY	DITCH & CULVERT MAINT - CULVERT	53510	53652	4,512.00
				DITCH & CULVERT MAINT - CULVERT	53510	53652	459.80
				CHECK 400 143926 TOTAL FOR FUND 230:			4,971.80
09/05/2025	400	143929	ZIGNEGO READY MIX	STORM SEWER MAINT - CURB & GUTTER	53530	53651	870.00
				STORM SEWER MAINT - CURB & GUTTER	53530	53651	800.00
				CHECK 400 143929 TOTAL FOR FUND 230:			1,670.00
09/11/2025	400	143931*#	A&M CLEANING SOLUTIONS	CONTRACTED JANITORIAL	52400	53650	453.34
09/11/2025	400	143948*#	MUNICIPAL LAW & LITIGATION GROUP	PROJECTS - VALLEY BROOK SUB. DITCH	58210	57354	35.00
				STONERIDGE POND OUTLET REPLACEMENT	58210	57372	456.50
				CHECK 400 143948 TOTAL FOR FUND 230:			491.50
09/11/2025	400	143953*#	RUEKERT & MIELKE, INC.	OUTSIDE ENGINEERING	52190	53650	86.96
				OUTSIDE ENGINEERING	52190	53650	60.44
				OUTSIDE ENGINEERING	52190	53650	114.96
				OUTSIDE ENGINEERING	52190	53650	88.44
				OUTSIDE ENGINEERING	52190	53650	114.96
				OUTSIDE ENGINEERING	52190	53650	214.75
				OUTSIDE ENGINEERING	52190	53650	1,282.34
				OUTSIDE ENGINEERING	52190	53650	550.40
				OUTSIDE ENGINEERING	52190	53650	350.46
				PROJECTS - HILL 'N DALE	58210	57301	548.38
				PROJECTS - VALLEY BROOK SUB. DITCH	58210	57354	154.50
				CHECK 400 143953 TOTAL FOR FUND 230:			3,566.59

09/11/2025 01:30 PM
User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 08/15/2025 - 09/11/2025

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 230 STORM WATER MANAGEMENT				Total for fund 230 STORM WATER MANAGEMENT			25,701.38

09/11/2025 01:30 PM
User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 08/15/2025 - 09/11/2025

Page 14/22

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 420 CAPTIAL ROAD PROJECTS							
08/28/2025	400	143810*#	ALL-WAYS CONTRACTORS, INC	WESTWOOD/CORPORATE CT	58210	57562	349,578.72
08/28/2025	400	143821#	GILES ENGINEERING ASSOCIATES, INC	WETHERSFIELD PH. 1	58210	57569	5,370.00
				SPRIGDALE ESTATES - GLENWOOD	58210	57570	3,165.00
				CHECK 400 143821 TOTAL FOR FUND 420:			8,535.00
08/28/2025	400	143850*#	RUEKERT & MIELKE, INC.	LEXINGTON/TACOMA PH 1	58210	57426	952.78
				SPICE CREEK/MEADOWBROOK FARMS PH 4	58210	57557	869.64
				JOSEPH ROAD NEW CONTRACT	58210	57566	806.36
				SHADY LANE NEW CONTRACT	58210	57567	1,273.76
				CHECK 400 143850 TOTAL FOR FUND 420:			3,902.54
08/28/2025	400	143855*#	STRAND ASSOCIATES, INC	ROLLING RIDGE	58210	57559	3,099.39
				SHERWOOD FOREST/BUSSE	58210	57560	2,066.26
				WESTWOOD/CORPORATE CT	58210	57562	40,334.73
				HICKORY GROVE ESTATES	58210	57564	2,129.23
				CHECK 400 143855 TOTAL FOR FUND 420:			47,629.61
09/11/2025	400	143939	GILES ENGINEERING ASSOCIATES, INC	WATERTOWN	58210	57558	4,880.00
09/11/2025	400	143948*#	MUNICIPAL LAW & LITIGATION GROUP	QUIET ZONE - SPRINGFIELD ROAD	58200	56711	183.40
				QUIET ZONE - DUPLAINVILLE ROAD	58200	56720	328.90
				WESTWOOD/CORPORATE CT	58210	57562	30.00
				CHECK 400 143948 TOTAL FOR FUND 420:			542.30
09/11/2025	400	143953*#	RUEKERT & MIELKE, INC.	LEXINGTON/TACOMA PH 1	58210	57426	1,570.36
				SPICE CREEK/MEADOWBROOK FARMS PH 4	58210	57557	463.50
				JOSEPH ROAD NEW CONTRACT	58210	57566	692.40
				SHADY LANE NEW CONTRACT	58210	57567	740.86
				CHECK 400 143953 TOTAL FOR FUND 420:			3,467.12
				Total for fund 420 CAPTIAL ROAD PROJECTS			418,535.29

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 440 BIKE & PEDESTRIAN							
08/22/2025	400	143798	R.A. SMITH & ASSOC., INC.	PEDESTRIAN CORSSING @ 164 & RIDGEVIEW	58210	57634	10,388.25
08/28/2025	400	143855*#	STRAND ASSOCIATES, INC	FIELDHACK PATH	58220	53550	18,473.38
09/11/2025	400	143948*#	MUNICIPAL LAW & LITIGATION GROUP	PEDESTRIAN CROSSING @ NETTESHEIM	58210	57635	219.70
Total for fund 440 BIKE & PEDESTRIAN							29,081.33

09/11/2025 01:30 PM
User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 08/15/2025 - 09/11/2025

Page 16/22

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 490 CAPTIAL EQUIPMENT							
08/22/2025	400	143787*#	KMB ELECTRIC	SPLASH PAD	58100	57621	4,488.82
08/22/2025	400	143803	W.S. DARLEY & CO.	FIRE ADMINISTRATION - CAPITAL EQUIPMENT	58100	57220	3,160.63
08/28/2025	400	143836	LYNCH MOTOR VEHICLE GROUP INC	PARKS - CAPITAL EQUIPMENT	58100	57620	49,776.50
08/28/2025	400	143849	REINDERS, INC.	PARKS - CAPITAL EQUIPMENT	58100	57620	15,800.65
09/05/2025	400	143877	CORNERSTONE LLC	SPLASH PAD	58100	57621	14,840.00
09/05/2025	400	143899	LEVEL UP CONSTRUCTION	INCLUSIVE PLAYGROUND	58100	57621	116,280.00
				INCLUSIVE PLAYGROUND	58100	57621	169,439.16
				CHECK 400 143899 TOTAL FOR FUND 490:			<u>285,719.16</u>
09/05/2025	400	143908	PARKITECTURE & PLANNING	INCLUSIVE PLAYGROUND	58100	57621	3,150.00
09/05/2025	400	143910	PLAYPOWER LT FARMINGTON INC	INCLUSIVE PLAYGROUND	58100	57621	3,335.00
				INCLUSIVE PLAYGROUND	58100	57621	194,598.45
				INCLUSIVE PLAYGROUND	58100	57621	15,598.73
				CHECK 400 143910 TOTAL FOR FUND 490:			<u>213,532.18</u>
				Total for fund 490 CAPTIAL EQUIPMENT			590,467.94

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 600 WATER UTILITY							
08/22/2025	400	143775*#	CINTAS CORP	TRANS & DIST OPS-UNIFORMS	53410	10665	43.85
08/22/2025	400	143779	ELLIOTTS ACE HARDWARE	TRANS & DIST OPS-MISC EXPENSES	53400	10665	7.58
08/22/2025	400	143783	HAWKINS, INC.	PUMP MAINT-MAINT AND REPAIR	52400	10633	845.74
08/22/2025	400	143793	MID CITY CORPORATION	WELL #8 REHAB	12851	00107	67,835.70
08/22/2025	400	143795	NORTHERN LAKE SERVICE, INC	TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	87.00
				TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	460.00
				TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	1,302.57
				CHECK 400 143795 TOTAL FOR FUND 600:			1,849.57
08/22/2025	400	143800	TRI-COUNTY WATERWORKS ASSOC.	ADMIN & GEN OPS-UTILITY MEMB & CONT	53200	10930	30.00
08/22/2025	400	143805	WI DNR	SOURCE OPS- WATER WITHDRAW FEE DNR	52900	10603	125.00
08/22/2025	400	143806	WI RURAL WATER ASSOCIATION	ADMIN & GEN OPS-UTILITY MEMB & CONT	53200	10930	110.00
08/28/2025	400	143813*#	AT&T MOBILITY	TRANS & DIST MAINT-SCADA MAINT	52100	10678	24.72
				ADMIN & GEN OPS-PHONE, INTERNET CELL	52230	10921	286.69
				CHECK 400 143813 TOTAL FOR FUND 600:			311.41
08/28/2025	400	143816*#	CINTAS CORP	TRANS & DIST OPS-UNIFORMS	53410	10665	43.85
08/28/2025	400	143823*#	GRAINGER	TRANS & DIST OPS-MISC EXPENSES	53400	10665	12.29
08/28/2025	400	143824	HAWKINS, INC.	TREATMENT OPS-CHEMICALS	53410	10641	3,038.54
08/28/2025	400	143842	NORTHERN LAKE SERVICE, INC	TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	116.00
				TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	87.00
				TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	435.00
				TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	1,437.64
				CHECK 400 143842 TOTAL FOR FUND 600:			2,075.64
08/28/2025	400	143848	PUBLIC SERVICE COMMISSION OF WI	OPER & MAINT EXP-REGULATORY & COMM EXP	52381	10928	112.20
08/28/2025	400	143850*#	RUEKERT & MIELKE, INC.	BLUMD WATER MAIN-BUSSE TO FOSTER	12810	00107	21,436.26
				WELL #8 REHAB	12851	00107	1,438.25
				TRANS & DIST MAINT-SCADA MAINT	52100	10678	950.20
				CHECK 400 143850 TOTAL FOR FUND 600:			23,824.71

09/11/2025 01:30 PM
User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 08/15/2025 - 09/11/2025

Page 18/22

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 600 WATER UTILITY							
08/28/2025	400	143853*	SORENS FORD	ADMIN & GEN OPS-TRANSP EXPS REPAIRS	52400	10921	60.67
08/28/2025	400	143855*#	STRAND ASSOCIATES, INC	LINDSAY WATER - PARK TO SWAN	12814	00107	789.40
				LINDSAY WATER - PARK TO SWAN	12814	00107	74.01
				PFAS TREATMET	12818	00107	193.91
				ADMIN & GEN OPS-OUTSIDE ENGINEERING	52170	10923	37.00
				ADMIN & GEN OPS-OUTSIDE ENGINEERING	52170	10923	20,859.91
				CHECK 400 143855 TOTAL FOR FUND 600:			21,954.23
08/28/2025	400	143859	TRUGREEN PROCESSING	SOURCE MAINT-BUILDINGS AND GROUNDS	52310	10611	270.13
				SOURCE MAINT-BUILDINGS AND GROUNDS	52310	10611	160.42
				CHECK 400 143859 TOTAL FOR FUND 600:			430.55
08/28/2025	400	143861*#	USA BLUEBOOK	SOURCE OPS-SAFETY	52200	10603	114.42
				TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	171.05
				CHECK 400 143861 TOTAL FOR FUND 600:			285.47
09/05/2025	400	143868*	ALL CITY COMMUNICATIONS INC.	ADMIN & GEN OPS-ANSWERING SERVICE	52331	10921	46.29
09/05/2025	400	143875*#	CINTAS CORP	TRANS & DIST OPS-UNIFORMS	53410	10665	43.85
09/05/2025	400	143888#	HAWKINS, INC.	TREATMENT OPS-CHEMICALS	53410	10641	5,751.22
				TREATMENT MAINT-MAINT OF TREATMENT	52400	10652	24.58
				CHECK 400 143888 TOTAL FOR FUND 600:			5,775.80
09/05/2025	400	143904*#	MSA PROFESSIONAL SERVICES INC	ADMIN & GEN OPS-GIS & ASSET MANAGE MAIN	52120	10933	443.12
09/05/2025	400	143906	NORTHERN LAKE SERVICE, INC	TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	87.00
				TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	87.00
				TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	145.00
				CHECK 400 143906 TOTAL FOR FUND 600:			319.00
09/05/2025	400	143924	WATER REMEDIATION TECHNOLOGY	TREATMENT MAINT-WRT RADIUM TREATMENT	52900	10652	4,341.68
09/11/2025	400	143935*#	CINTAS CORP	ADMIN & GEN EXPS OPS-OFFICE SUPPLIES	53100	10921	42.96
09/11/2025	400	143940	GLOBE CONTRACTORS INC	BLUMD WATER MAIN-BUSSE TO FOSTER	12810	00107	590,842.38

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 600 WATER UTILITY							
09/11/2025	400	143948*#	MUNICIPAL LAW & LITIGATION GROUP	BLUMD WATER MAIN-BUSSE TO FOSTER	12810	00107	396.50
				LINDSAY WATER - PARK TO SWAN	12814	00107	3,348.30
				LINDSAY WATER - PARK TO SWAN	12814	00107	4,080.70
				ATTORNEY'S FEES	52100	10923	339.40
				CHECK 400 143948 TOTAL FOR FUND 600:			8,164.90
09/11/2025	400	143958*#	TRIPLE CROWN PRODUCTS	TRANS & DIST OPS-UNIFORMS	53410	10665	682.57
				TRANS & DIST OPS-UNIFORMS	53410	10665	20.14
				CHECK 400 143958 TOTAL FOR FUND 600:			702.71
				Total for fund 600 WATER UTILITY			733,719.69

09/11/2025 01:30 PM
User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 08/15/2025 - 09/11/2025

Page 20/22

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 650 SEWER UTILITY							
08/22/2025	400	143775*#	CINTAS CORP	Uniforms & Protective Equipment	53410	01827	43.85
08/22/2025	400	143799	STRAND ASSOCIATES, INC	Gun Club Sewer Study	12831	00107	19,176.11
08/28/2025	400	143813*#	AT&T MOBILITY	SCADA/TELEMETRY MAINT	52100	01831	24.73
				ADMIN & GEN OPS PHONE INTERNET CELL	52230	10921	286.69
				CHECK 400 143813 TOTAL FOR FUND 650:			311.42
08/28/2025	400	143816*#	CINTAS CORP	Uniforms & Protective Equipment	53410	01827	43.85
08/28/2025	400	143823*#	GRAINGER	SUPPLIES AND EXPENSES	53400	01827	12.29
08/28/2025	400	143850*#	RUEKERT & MIELKE, INC.	Gun Club Sewer Study	12831	00107	2,532.00
				SCADA/TELEMETRY MAINT	52100	01831	950.20
				CHECK 400 143850 TOTAL FOR FUND 650:			3,482.20
08/28/2025	400	143853*	SORENS FORD	ADMIN & GEN OPS-TRANSP EXPS & REPAIRS	52400	10921	60.67
08/28/2025	400	143855*#	STRAND ASSOCIATES, INC	KOPMEIER SEWER PIPE REPAIR	12837	00107	59,665.60
				ADMIN & GEN OPS-OUTSIDE ENGINEERING	52170	10923	4,960.63
				CHECK 400 143855 TOTAL FOR FUND 650:			64,626.23
08/28/2025	400	143861*#	USA BLUEBOOK	SAFETY	52200	01827	114.43
09/05/2025	400	143868*	ALL CITY COMMUNICATIONS INC.	ADMIN & GEN OPS-ANSWERING SERVICE	52331	10921	46.29
09/05/2025	400	143875*#	CINTAS CORP	Uniforms & Protective Equipment	53410	01827	43.85
09/05/2025	400	143904*#	MSA PROFESSIONAL SERVICES INC	ADMIN & GEN OPS-GIS & ASSET MANAG MAINT	52120	10933	443.13
09/11/2025	400	143935*#	CINTAS CORP	ADMIN & GEN OPS-OFFICE SUPPLIES	53100	10921	42.96
09/11/2025	400	143958*#	TRIPLE CROWN PRODUCTS	Uniforms & Protective Equipment	53410	01827	682.58
				Uniforms & Protective Equipment	53410	01827	20.14
				CHECK 400 143958 TOTAL FOR FUND 650:			702.72

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 650 SEWER UTILITY							
09/11/2025	400	143963	WAUKESHA WATER UTILITY	SEWER SERVICE CHARGE - WCC	52344	01827	30,523.11
Total for fund 650 SEWER UTILITY							119,673.11

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 800 CEMETERY							
08/22/2025	400	143801	TRUGREEN PROCESSING	CEMETERY - GROUNDS MAINTENANCE	52420	54910	230.00
				Total for fund 800 CEMETERY			230.00
TOTAL - ALL FUNDS							2,628,363.34

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT



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

MEMORANDUM

DATE: September 8, 2025
TO: City of Pewaukee Common Council
FROM: Nicholas Fuchs, Planner & Community Development Director
SUBJECT: City of Pewaukee/Parks & Recreation Logos

Background

In review of the City's Strategic Plan, staff discussed the need for a new logo. The City has had the same logo (with minor changes) since incorporating as a City in 1999. The City last reviewed the logo in 2014. At that time, a contest was held, and fourteen designs were submitted by community members. Following review of the designs, it was decided to not make any changes to the imagery; however, the tagline "The City in the Country" was removed.

Staff also previously discussed the prospect of a new logo in 2021; however, the project did not move forward following initial research. At that time, staff discussed the current logo and agreed that the logo appears dated, has too much detail, and the copy is not very pronounced. Furthermore, a new logo design may also include variations for different uses, such as on letterhead, business cards, social media, and City vehicles. The current City logo and Parks and Recreation logo are attached as Exhibits A and B.

When the potential of a new logo was first discussed in 2021, staff obtained a number of logo concepts, which are attached as Exhibits C through J. If any of these versions are of interest, staff can reach out to that designer.

Fiscal Impact

In 2021, staff first contacted a Pewaukee based marketing company with experience in branding, marketing, and logo design. During a phone conversation, this company outlined two options: 1) A complete rebranding/marketing effort, which may cost anywhere between \$25,000 and \$50,000 or 2) A focused approach on identity only, which may cost around \$5,000 or \$6,000.

It was also suggested that an independent graphic designer could be hired to simply create a new logo. This would cost around \$1,000 or less.

Obviously, these costs will need to be updated, but it should help guide the initial discussion and consideration of options.

It is also worth noting that a new logo could be phased in to save on cost. The City could continue to use business cards, letterhead, envelopes, applications, and other documents that have already been printed. Vehicle decals, signage, and other areas the current logo may appear could also be phased as deemed appropriate to save on cost.

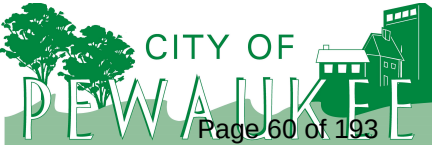
Recommended Motion

As mentioned, there are several options moving forward.

- Option 1: Do not pursue new logo designs.
- Option 2: Direct staff to pursue proposals and cost estimates for the creation of a new City logo through a larger branding or identity effort. This may include determining a potential budget and issuing a request for proposals.
- Option 3: Direct staff to pursue independent graphic design professionals to submit logos for consideration.
- Options 4: Provide feedback or choose a proposed design that has already been submitted. This may include suggested changes or modifications to a design option as well.
- Option 5: An alternative option as may be determined by the Common Council.

If a new logo is pursued, it is recommended that this be done for the City logo as well as the City/Village joint Parks & Recreation logo. It is anticipated that the Parks & Recreation logo would differ from the City logo; however, colors and themes may be shared between the two logos.

Exhibit A





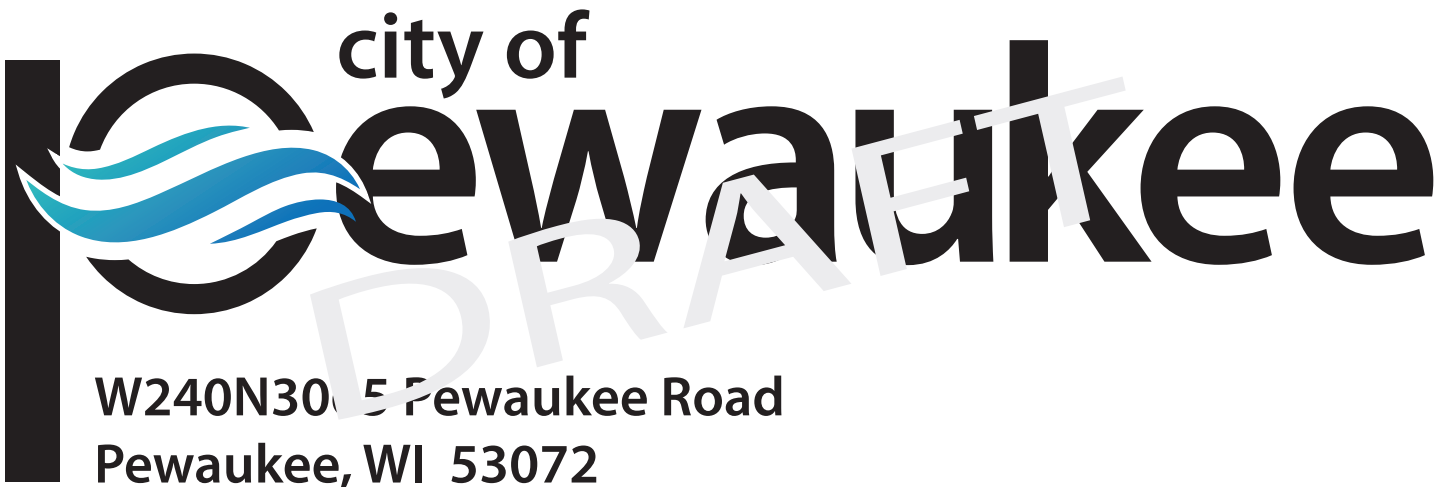
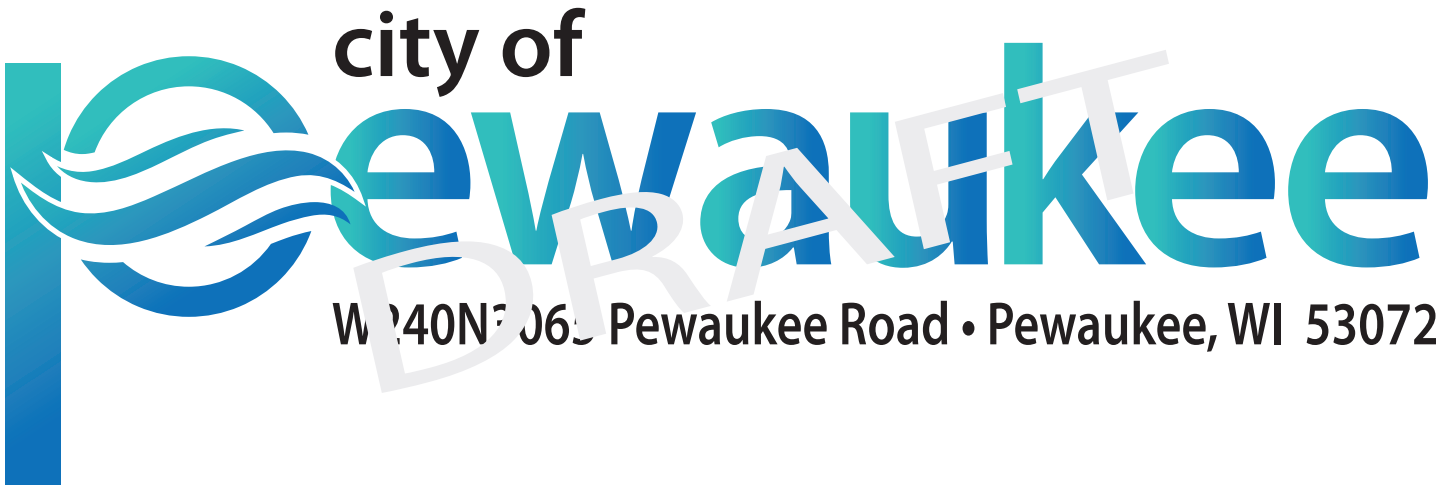


Exhibit D

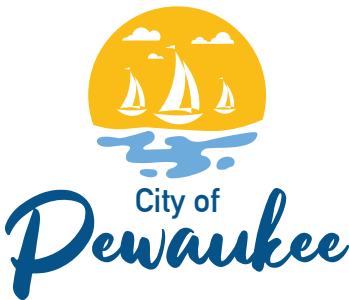


Exhibit E



Exhibit F

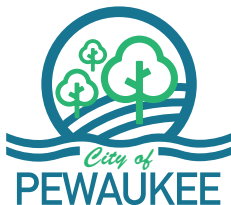
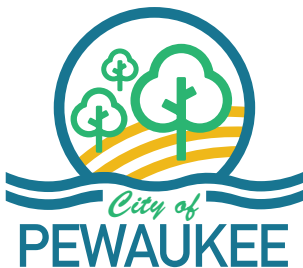


Exhibit G



Exhibit H



CITY OF
PEWAUKEE



CITY OF
PEWAUKEE



CITY OF
Pewaukee

Exhibit I



RE: city logos/design scope and applications

From Skip DeBack <SDeback@lembergelectric.com>

Date Wed 5/7/2025 10:30 AM

To Fuchs, Nick <fuchs@pewaukee.wi.us>; Phalin, Nick <phalin@pewaukee.wi.us>

 3 attachments (2 MB)

pewaukee logos- Lemberg.pdf; PEWAUKEE FOUNDED.pdf; Florida graphic.jpg;

Hi Nick

Thanks for taking a look at the logos.

Typically, I like to present my logo designs in person. But I knew you wanted to see something sooner than later.

I'm available at any time to meet and discuss further.

I'd like to explain my thinking that led to the design choices.

I wanted to start with a Bold Condensed, Sans serif , FONT with a bold (Frame) Outline that gives the designer, or user, the freedom to insert any graphic inside of the city name.

That inner window space gives limitless opportunities to customize the logo, for an event, or department - while still branding the city with the consistent logo format.

The constant Layout:

-THE CITY OF- and ESTABLISHED 1840 - (*visually establishes the first plane)

-The "PEWAUKEE Outline" remains consistent.

The inner letters become the window into the world and activities of City of Pewaukee. The widow graphic change as often as one's imagination.

Example: A bit like the retro The Florida Graphic, attached – but in a more conventual layout

Why “ the City of” (and not Just: THE CITY) ?

I like "THE CITY OF" it sounds friendlier, a bit more formal yet nostalgic.

(I see "THE CITY OF" used on occasion) I find it a bit retro – modern.

Why add the established 1840 ?

To be technical*

The City of Pewaukee was officially incorporated in 1999 –“making it a city” – that date...

Before that: “it was the Town of Pewaukee, which was established in 1840.”

I think you can call it established, since PEWAUKEE was formed on that date.

-O-r

(Maybe you use FOUNDED (?) - see attached).

Stating either FOUNDED or ESTABLISHED helps the design and adds to that retro feel, and may be considered

FOUNDED OR ESTABLISHED

The “PEWAUKE FOUNDED.pdf ” file is my favorite Design of all the logos presented.

(it's the base logo – 2 color)

It's good to establish a (BASE)Logo design with a solid font & layout format, from which to build upon.

The OUTLINE – “Window”

The WINDOW application offers endless opportunities to customize for any event.

Thanks for your consideration and reviews.

Skip

Skip DeBack

Sales / Design, Sign Division

Direct: Mobile: **414.659.6936**

Main: **262.781.1500**

Providing a quality experience for 95 years.

[Lemberg Sign Dept. Video](#)- Check out our work.

From: Fuchs, Nick <fuchs@pewaukee.wi.us>

Sent: Wednesday, May 7, 2025 8:29 AM

To: Skip DeBack <SDeback@lembergelectric.com>; Phalin, Nick <phalin@pewaukee.wi.us>

Subject: Re: city logos

Hi Skip. Thanks for providing these logos. We will review and get back to you. Thanks.

Thanks.

Nick Fuchs

Planner & Community Development Director

[City of Pewaukee](#)

W240N3065 Pewaukee Road

Pewaukee, WI 53072

262-691-6007

fuchs@pewaukee.wi.us

THE CITY OF

PEWAUKEE

ESTABLISHED 1840

— THE CITY OF —

PEWAUKEE

— THE CITY OF —

PEWAUKEE

ESTABLISHED 1840



THE CITY OF

PEWAUKEE

ESTABLISHED 1840

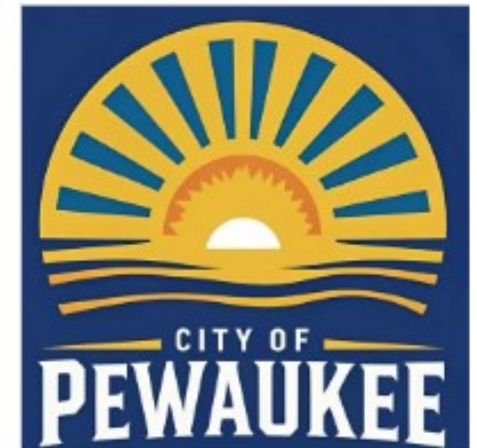
THE CITY OF

PEWAUKEE

ESTABLISHED 1840

THE CITY OF

PEWAUKEE





741 N. Grand Ave., #210
Waukesha, WI 53186

P 262.896.8080
W bridgeslibrarysystem.org

To: Chief Elected Officials/Administrators in Municipalities with Libraries, Library Directors
From: Brittany Larson, Bridges Library System Director
Re: Waukesha County Library Tax Exemption Notice
Date: August 15, 2025

Annually, Waukesha County sets a special levy for library services. The funds are distributed to public libraries to compensate them for use by non-residents of their communities. State law (ss. 43.64(2) Wisc. Statutes) provides that municipalities with libraries may avoid double taxation and exempt themselves from this special levy if they meet certain conditions:

- Exempting library municipalities must levy and expend an amount equal to or greater than the mill rate set by Waukesha County in the preceding year with the exception of joint libraries whose participating municipalities have an alternate option for exempting which is to levy and expend an amount not less than the average of the previous 3 years (ss.43.64 (2)(c)).
- Exempting library communities are required to provide written notification to the county annually.
- The County Code requires that the notification be from the **local governing body** rather than from the clerk alone.
- The County Code also requires a deadline of September 30 so that the County Executive Budget available to supervisors and the general public can properly reflect the county library taxation levels in the Adopted Budget in November.
- Exempting communities must also have a library that meets or exceeds minimum service levels and quality assurance standards (included in the Waukesha County Library Services Plan and formally adopted by the Waukesha County Board of Supervisors in 2022) which are certified by the library board. (The libraries have already received their standards certification letters.)

If you would like to exempt your municipality from the Waukesha County library tax, the form (on page 2), ***Request for Exemption from Waukesha County Library Levy 2025 Tax for 2026 Purposes*** must be completed, approved by the municipality's governing body, signed, and returned to Bridges Library System no later than September 30, 2025. A copy of your adopted municipal ordinance or resolution certifying that your library appropriation meets or exceeds the requirements is also required. Email submission is acceptable as long as the form includes the actual signature.

Thank you for providing library services to our citizens. Strong libraries build strong communities and your commitment to support your library is vital and valued!

**Request for Exemption from Waukesha County Library Levy
2025 Tax for 2026 Purposes**

Name of Community:

Name of library:

We recognize that, pursuant to 43.64 of Wisconsin Statutes, to obtain an exemption from the 2025 county library levy for 2026 purposes, the municipality must certify that during budget year 2026, its library will be provided and be allowed to expend no less than the county library tax rate in the prior year, \$0.201512 per \$1,000 Equalized Value.

In the case of a joint library, an alternate exemption option exists pursuant to ss 43.64 (2) (c). Under this language, each participating municipality in the joint library has the option to certify that during its budget year 2026, the library will be provided and allowed to expend no less than the average of the funding levels of the previous 3 years.

We further recognize that, pursuant to state law, listed funding must be only from municipal sources, not the entire library budget. Reported amounts must exclude fines, fees, and other revenues. Capital expenditures are excluded as well.

I am authorized to certify that the governing body of the municipality has enacted an ordinance or resolution pledging that it will appropriate and allow the library to expend no less than a rate of \$0.201512 per \$1,000 of the actual state Equalized Value amount for the community that was published by the state on August 15, 2025 or, in the case of a joint library whose municipality may choose this option, that the participating municipality will appropriate and allow the library to expend no less than the average of the funding levels of the previous 3 years.

The community meets its requirement stated above and is therefore eligible for exemption from the 2025 Waukesha County library levy.

Name and Title of Person filling out this form:

Signature

Date

This form, along with a copy of the municipal resolution/ordinance, must be filed no later than September 30, 2025.

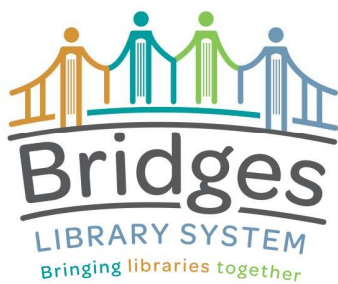
Send to:

Bridges Library System

741 N. Grand Avenue, Suite 210

Waukesha, WI 53186

Or email to blarson@bridgeslibrarysystem.org



741 N. Grand Ave., #210
Waukesha, WI 53186

P 262.896.8080
W bridgeslibrarysystem.org

To: Waukesha County Library Directors
From: Brittany Larson, Bridges Library System Director
Re: Minimum Municipal Appropriation to Exempt from County Library Tax
Date: August 15, 2025

Please see the chart below for your municipality's necessary minimum library appropriation for 2026 to qualify for exemption from the county library tax. The calculation for each municipality's minimum amount is based on the county library tax rate from the previous year and the [equalized assessed value](#) for each municipality in the current year. The county library tax rate decreased from \$0.000201553 to \$0.000201512 from the previous year. Please contact me if you have any questions.

Library	2025 Equalized Value (less TID) in Municipalities with Libraries	% Change in Equalized Value from Prior Year	County Library Tax Rate (for 2025 levy)	2026 Minimum Municipal Library Appropriation*	% Change in Minimum Appropriation from Prior Year	Previous Year Minimum Appropriation
BIG BEND	\$284,297,700	9.06%	\$0.000201512	\$57,289	9.04%	\$52,539
BROOKFIELD	\$10,432,335,700	7.16%	\$0.000201512	\$2,102,240	7.13%	\$1,962,257
BUTLER	\$360,596,100	7.69%	\$0.000201512	\$72,664	7.66%	\$67,491
DELAFIELD	\$2,667,384,100	9.73%	\$0.000201512	\$537,510	9.70%	\$489,966
Eagle Village*	\$338,170,100	7.91%	\$0.000201512	\$68,145	7.88%	\$63,166
Eagle Town*	\$887,500,900	5.07%	\$0.000201512	\$178,842	5.05%	\$170,244
ELM GROVE	\$1,783,180,000	5.92%	\$0.000201512	\$359,332	5.90%	\$339,306
HARTLAND	\$2,320,843,300	11.02%	\$0.000201512	\$467,678	11.00%	\$421,327
MENOMONEE FALLS	\$8,256,550,700	10.94%	\$0.000201512	\$1,663,793	10.91%	\$1,500,090
MUKWONAGO	\$1,408,343,300	9.04%	\$0.000201512	\$283,798	9.01%	\$260,329
MUSKEGO	\$5,423,777,200	10.60%	\$0.000201512	\$1,092,956	10.58%	\$988,401
MERTON	\$3,032,449,600	9.32%	\$0.000201512	\$611,075	9.30%	\$559,068
NEW BERLIN	\$8,259,983,700	3.91%	\$0.000201512	\$1,664,485	3.89%	\$1,602,146
OCONOMOWOC	\$4,112,435,700	10.07%	\$0.000201512	\$828,705	10.05%	\$753,044
Pewaukee Village*	\$1,477,625,000	8.84%	\$0.000201512	\$297,759	8.82%	\$273,631
Pewaukee City*	\$5,228,633,000	5.17%	\$0.000201512	\$1,053,632	5.15%	\$1,002,060
Sussex	\$2,413,827,600	9.53%	\$0.000201512	\$486,415	9.51%	\$444,179
WAUKESHA	\$10,498,558,100	11.40%	\$0.000201512	\$2,115,584	11.37%	\$1,899,537

*Joint libraries may use an alternative calculation described in Wis. Stats. 43.64 (2) (c).

RESOLUTION NO. 25-09-28**A RESOLUTION COMMITTING TO REQUIRED FUNDING FOR THE PEWAUKEE
PUBLIC LIBRARY AND REQUESTING EXEMPTION FROM THE 2025
WAUKESHA COUNTY LIBRARY TAX LEVY FOR 2026 PURPOSES**

WHEREAS, the Common Council of the City of Pewaukee recognizes that pursuant to §43.64, Wis. Stats. and Section 761m.43.64 (2)(c), in order for the City of Pewaukee to obtain an exemption from the Waukesha County library levy for the year 2025 for 2026 purposes, the Common Council must certify that it will expend no less than the average of the funding levels of the previous three years; and

WHEREAS, the City of Pewaukee funded the Pewaukee Public Library \$871,795 in 2023, \$896,675 in 2024 and \$869,867 in 2025 with the average of the three years being \$879,446; and

WHEREAS, the Common Council further recognizes that pursuant to state law, listed funding for the Pewaukee Public Library must come only from municipal sources and must exclude fines, fees and other revenues as well as capital expenditures.

THEREFORE, BE IT HEREBY RESOLVED by the City of Pewaukee Common Council that it pledges to appropriate and allow the Pewaukee Public Library to expend no less than \$879,446, thereby exempting the City of Pewaukee from the 2025 Waukesha County library levy for 2026 purposes.

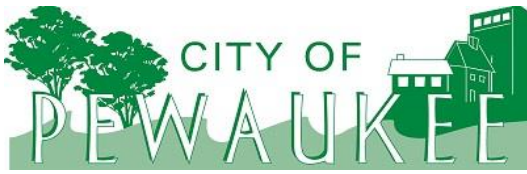
Dated this 15th day of September 2025.

CITY OF PEWAUKEE

Steve Bierce, Mayor

ATTEST:

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

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.

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

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, humidor installation, security system setup
Week 3-4	Final inspections and compliance checks
Grand Opening	~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
Total Project Investment	~\$250,000

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
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
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.
 - ☐ Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.



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

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.

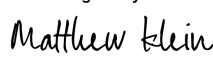
By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization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

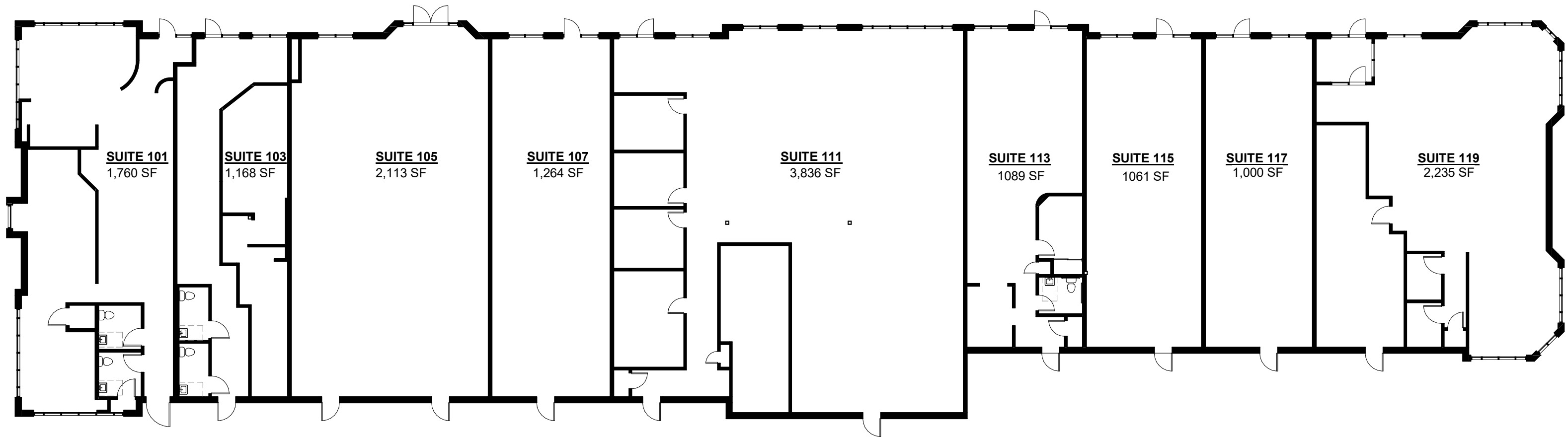
NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

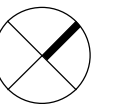
City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____



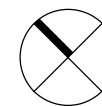
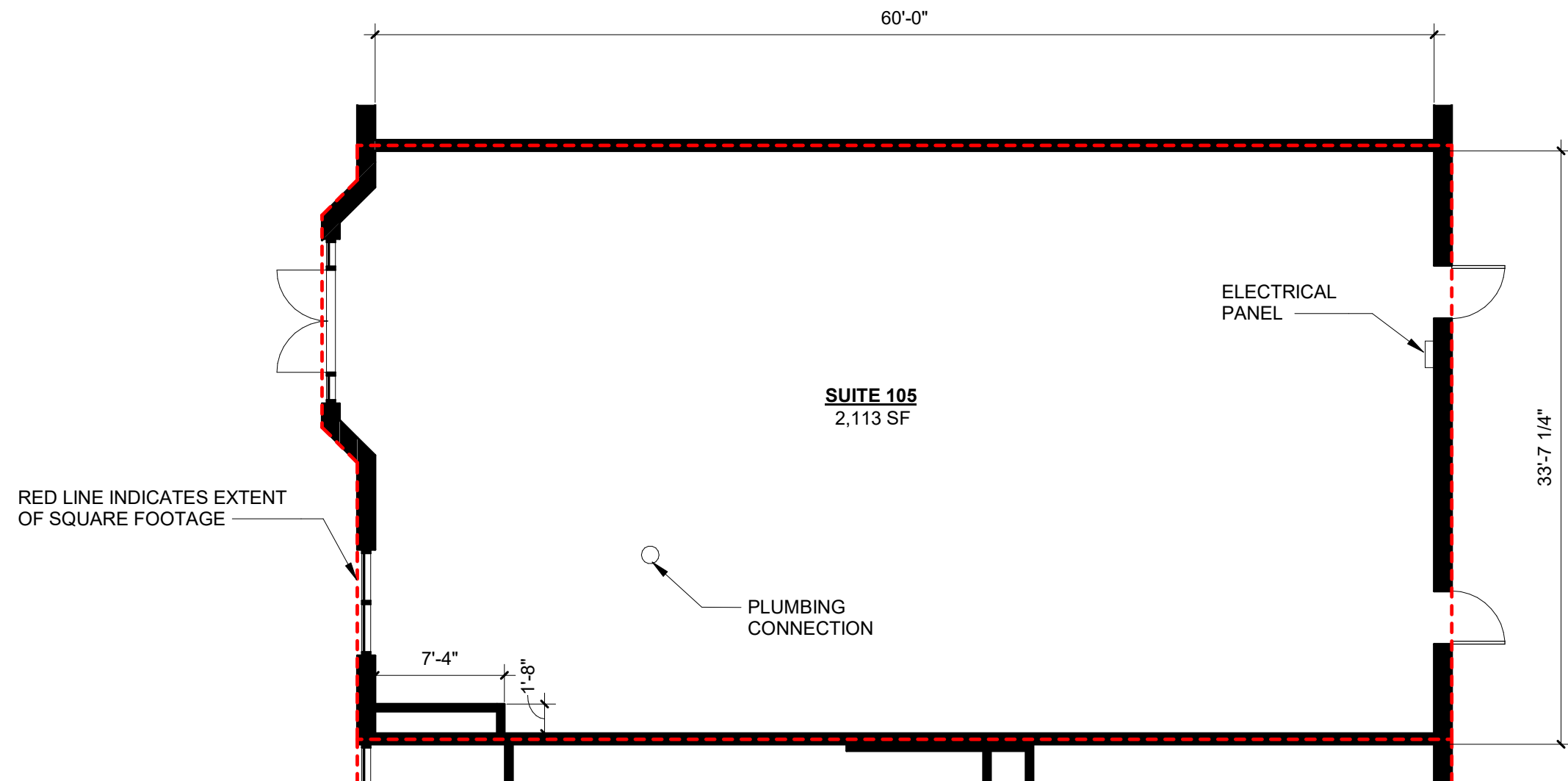
TOTAL SF:
15,526 SF



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

S159734

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:

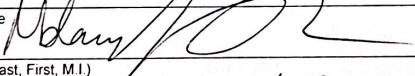
- sole proprietor
- one general partner of a partnership
- one corporate officer
- one managing member of an LLC

READ CAREFULLY BEFORE SIGNING:

I understand and agree to the following:

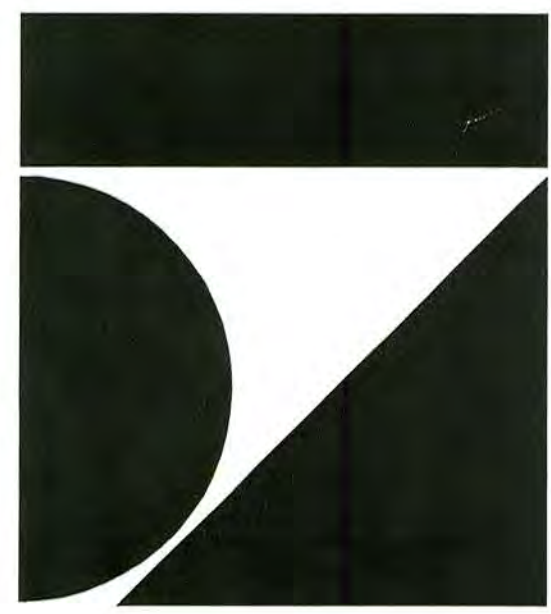
- I will only purchase cigarettes, tobacco, and vapor products from distributors, jobbers, or subjobbers permitted by the Wisconsin Department of Revenue, unless I also hold the proper distributor's permit and pay all applicable excise taxes.
- I will not purchase or exchange products from another retailer, 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.) 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

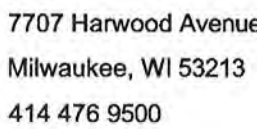
ZDG PROJECT #: 060033.00

DEPARTMENT OF COMMERCE
DIVISION OF SAFETY AND BUILDINGS
SEE CORRESPONDENCE

Approved
Staff
Design
C.B.I.
C.B.I.

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
 NAME OF DRAWING
 SCALE: $X/X'' = 1'-0''$
 DRAWING IDENTIFICATION
 SCALE
 DRAWING NUMBER

Detail Number
 DETAIL NUMBER
 DETAIL REFERENCE
 SHEET NUMBER

Wall Section Reference
 WALL SECTION REFERENCE

Building Section Reference
 BUILDING SECTION REFERENCE

Interior Elevation
 DETAIL NUMBER
 INTERIOR ELEVATION
 SHEET NUMBER

Exterior Elevation
 DETAIL NUMBER
 EXTERIOR ELEVATION
 SHEET NUMBER

Column Grid Line Reference
 COLUMN GRID LINE REFERENCE

Door Number
 DOOR NUMBER

Room Name
 ROOM NAME
 ROOM NAME & NUMBER

North Symbol
 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 ON 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 FIELDS REQUIRED FOR THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. NO DEBRIS, FERTILIZER, FERTILIZED VEGETATION OR WASTE MATERIALS SHALL BE DEPOSITED ON ANY OTHER PROPERTY WITHIN THE BUILDING AREAS, ADJACENT BUILDINGS TO ACHIEVE DRAINAGE AWAY FROM BUILDINGS. SLOPE 5% OR GREATER, AS MAY BE SHOWN, FOR THE FIRST 10'-0" TOWARDS ADJACENT DRAINAGE FACILITIES.
9. FINISH FLOOR TO BE A MINIMUM 4" ABOVE ADJACENT FINISH GRADE.
10. DO NOT SCALE DRAWINGS.
11. 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.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK.
13. REPETITIVE FEATURES IN THE CONSTRUCTION DOCUMENTS ARE OFFEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

The map shows the town of Pewee, Indiana, with a black star marking the location of the Pewee Public Library. The library is situated at the intersection of Washington St and Main St. The map includes a grid of streets, with major roads like I-65 and I-164 running through the area. Landmarks such as the Wabash River and several parks are also labeled.

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

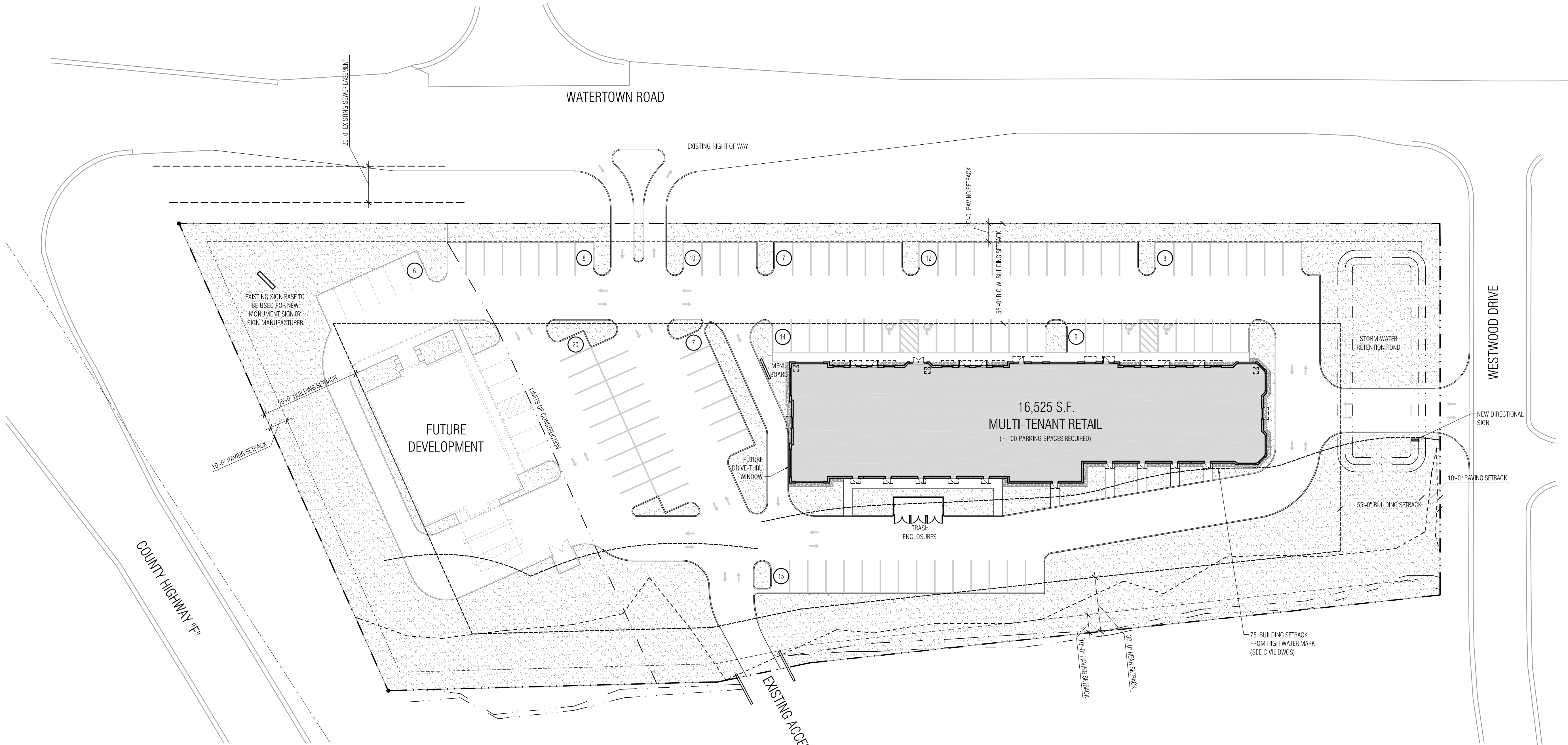
PEWAUKEE CROSSINGS

Date
06.14.06

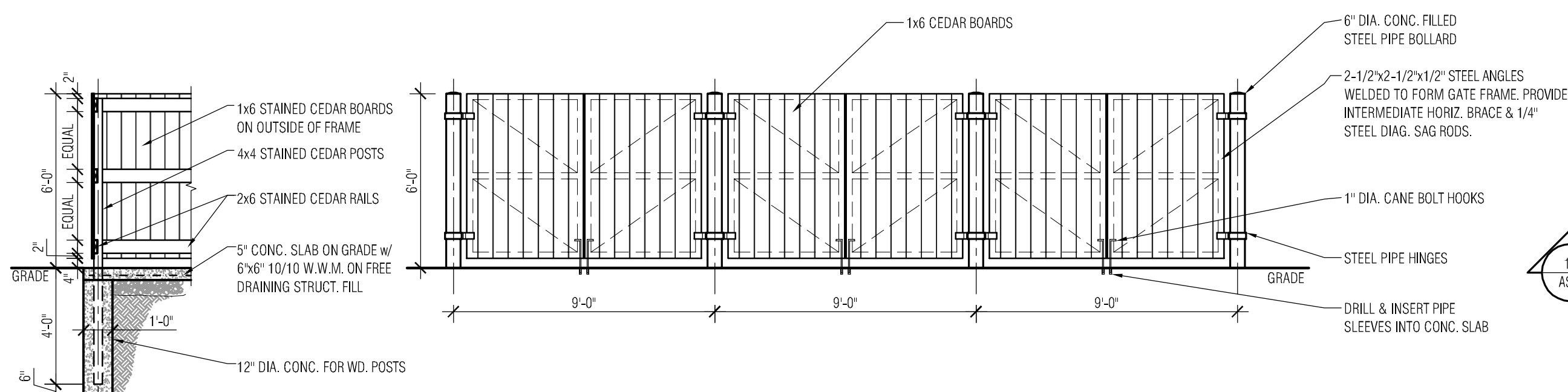
Project Number
060033.0

Sheet Number

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.

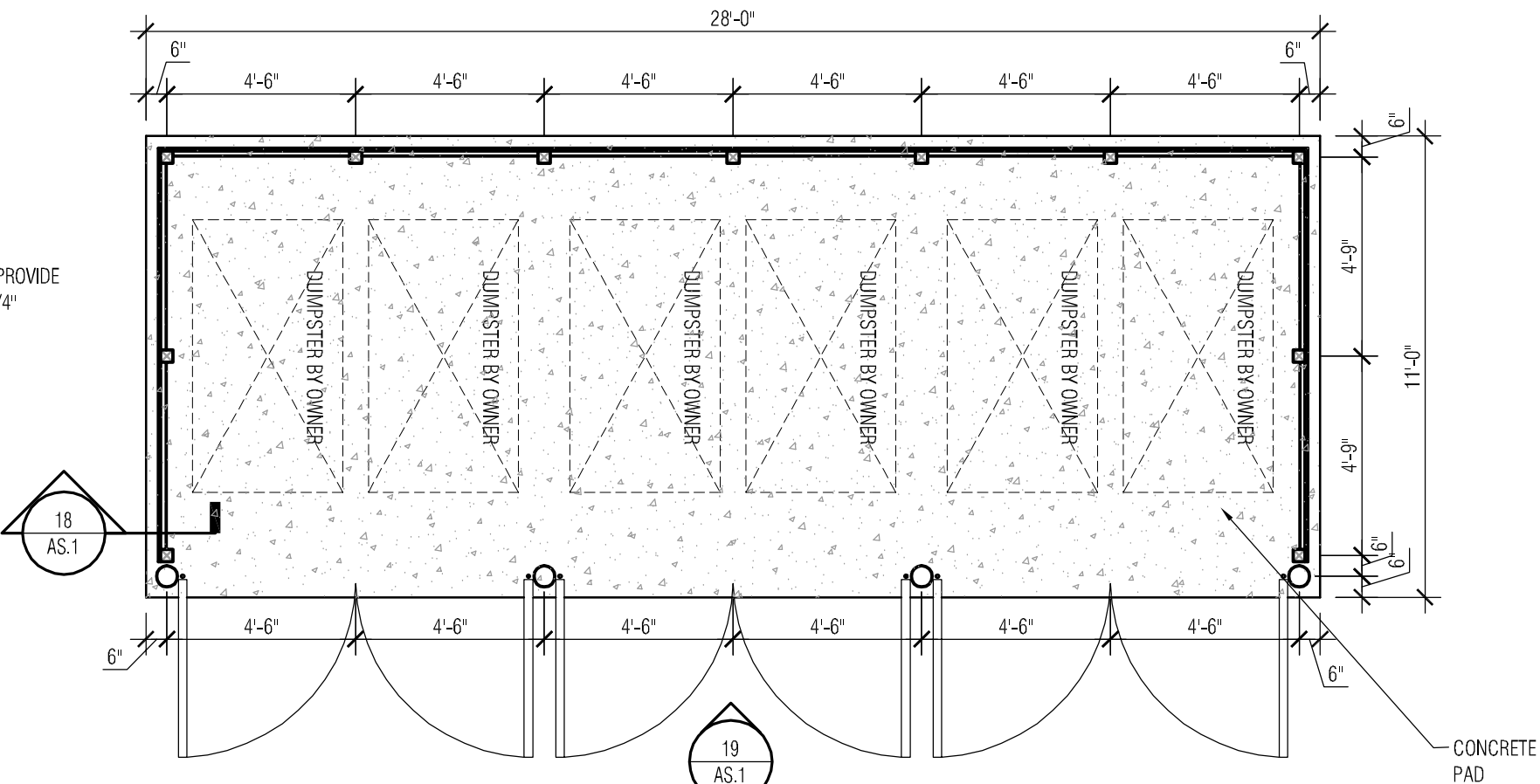


11 Site Plan
SCALE: 1" = 30'-0"



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

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



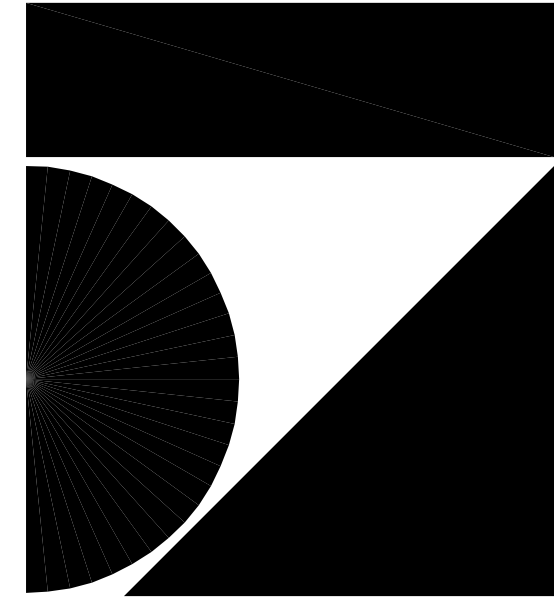
20 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

***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



7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

Revisions

Sheet
SITE PLAN

Project
PEWAUKEE CROSSINGS

COUNTY HWY "F" &
WATERTOWN ROAD
PEWAUKEE, WI

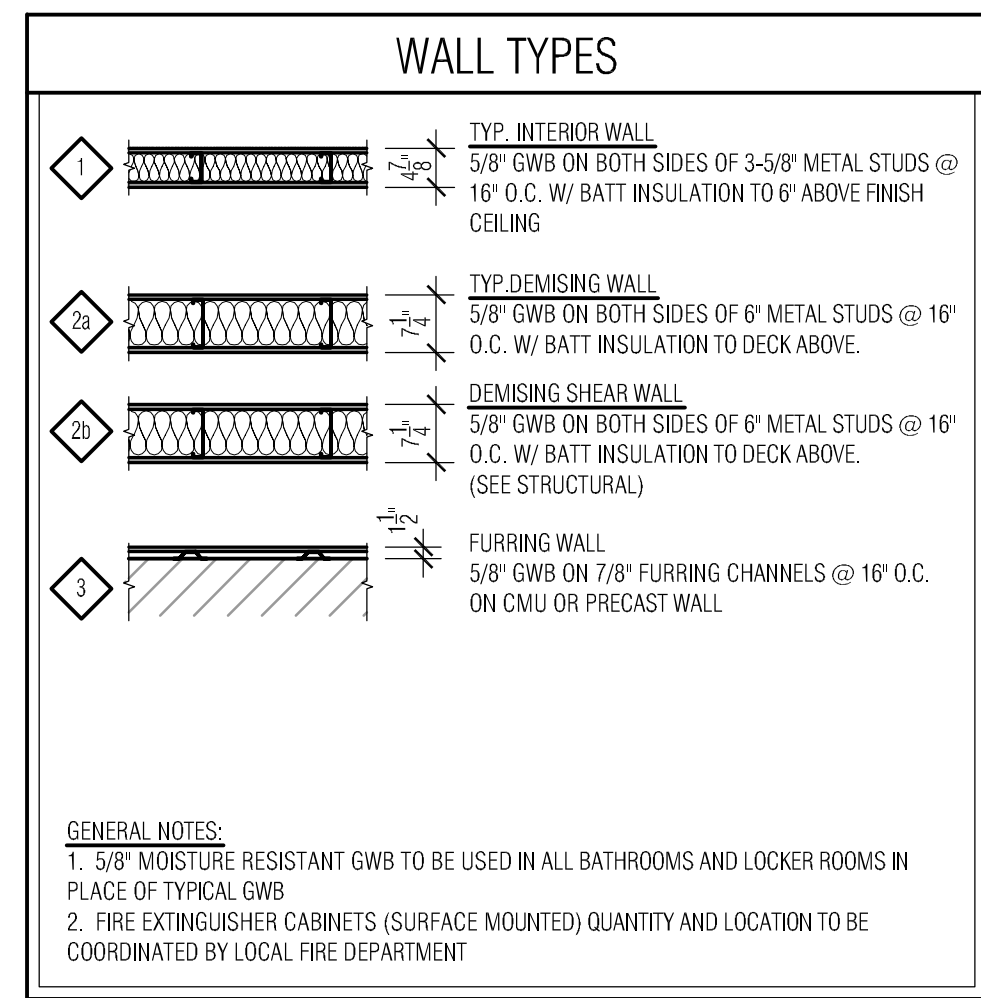
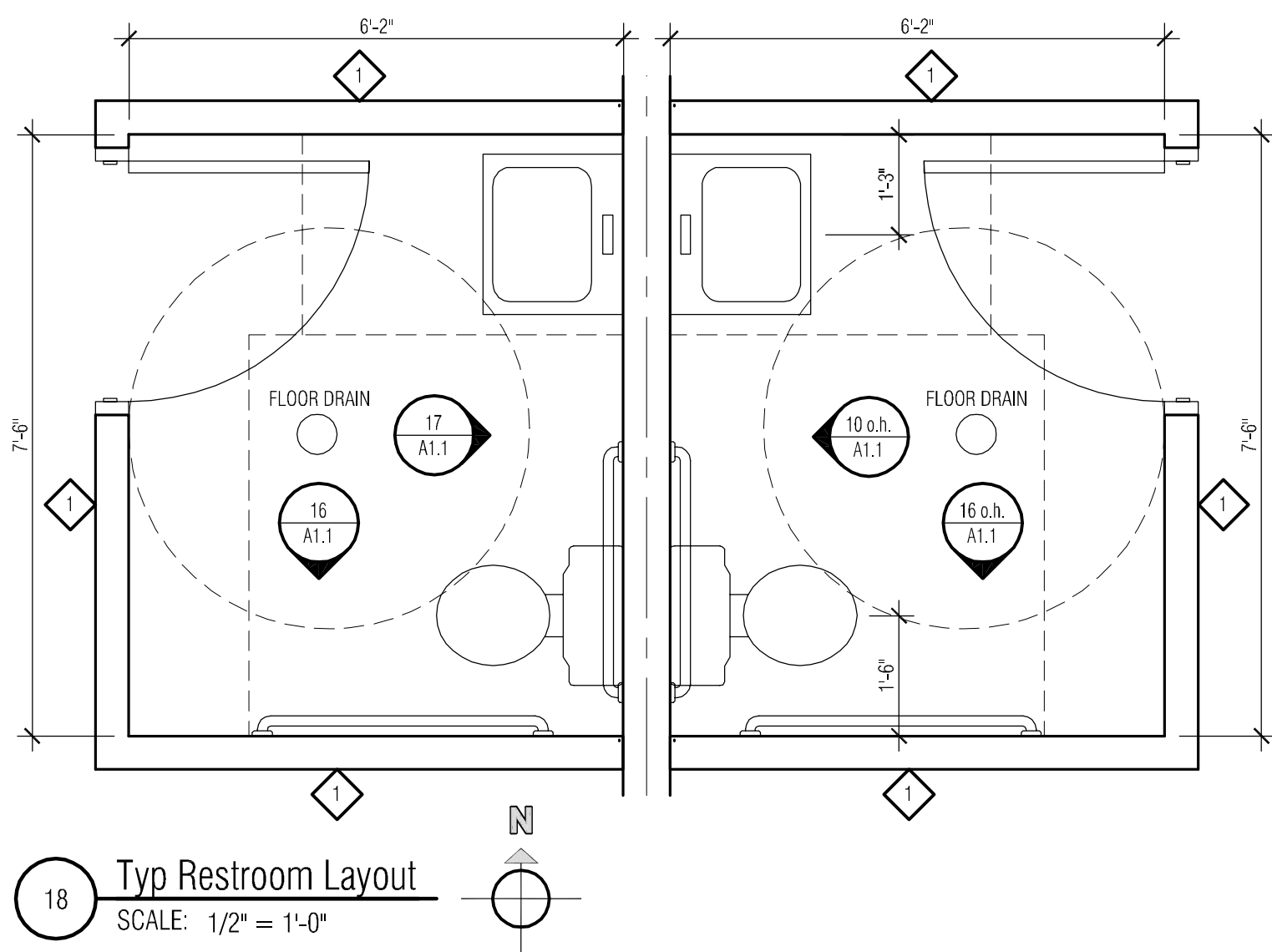
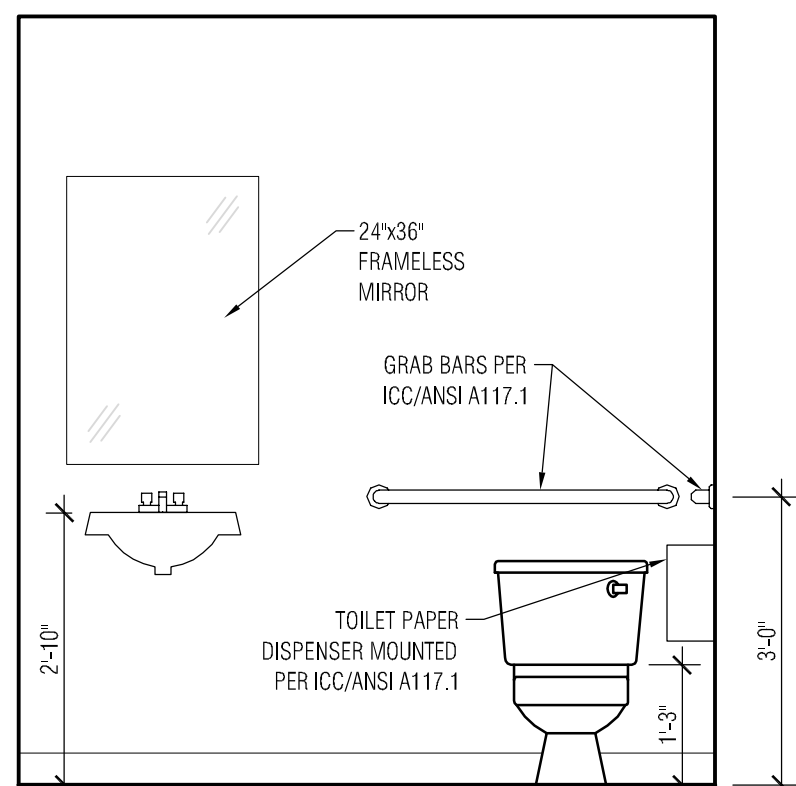
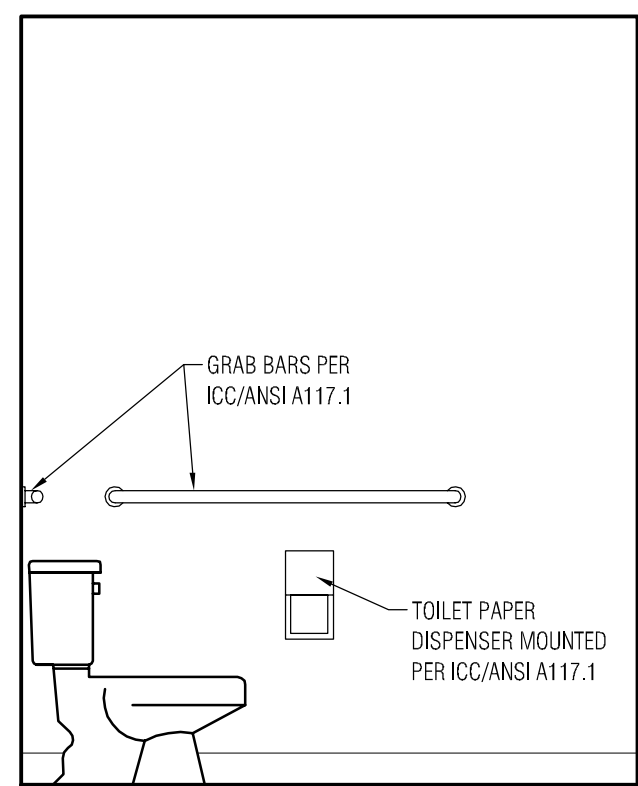
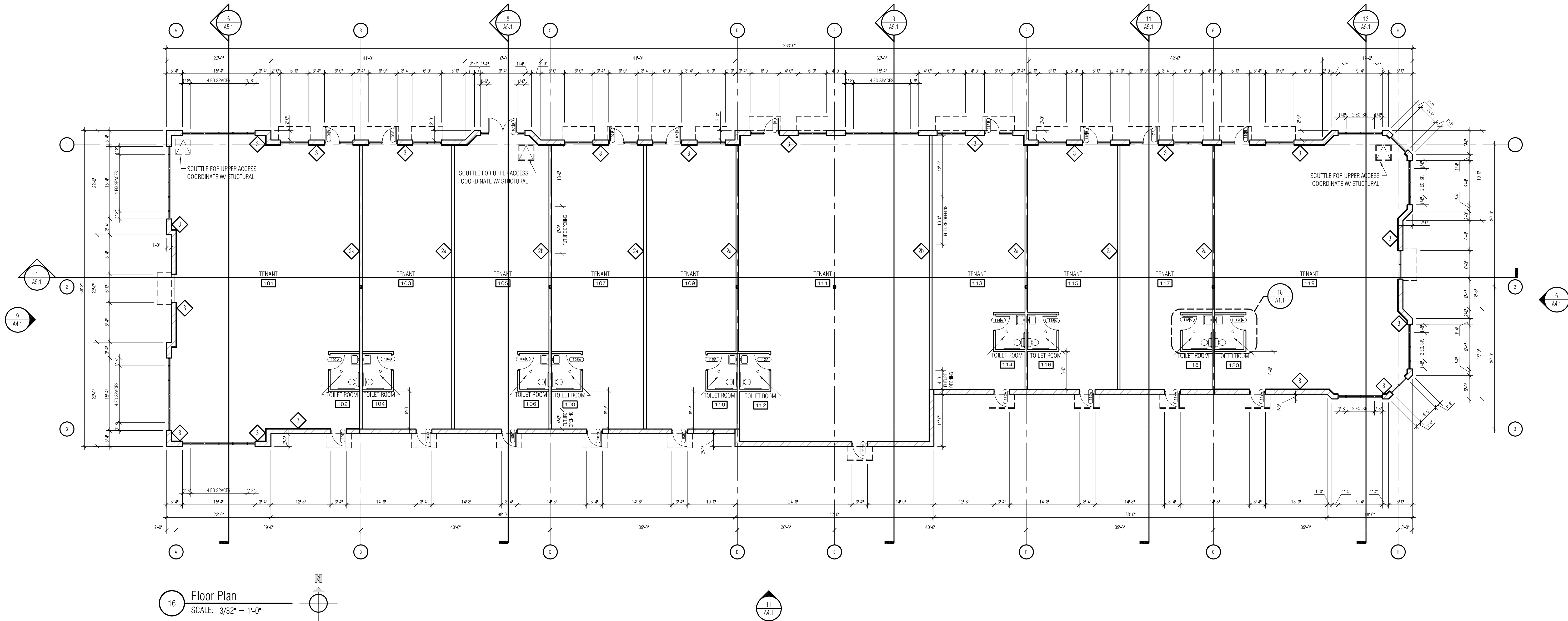
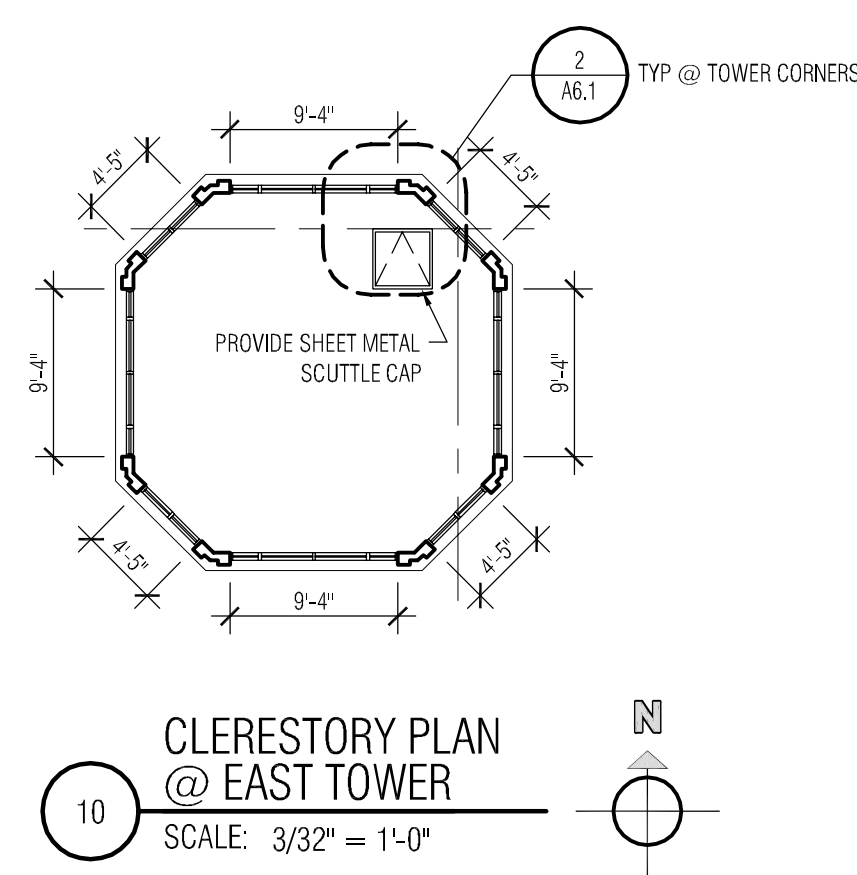
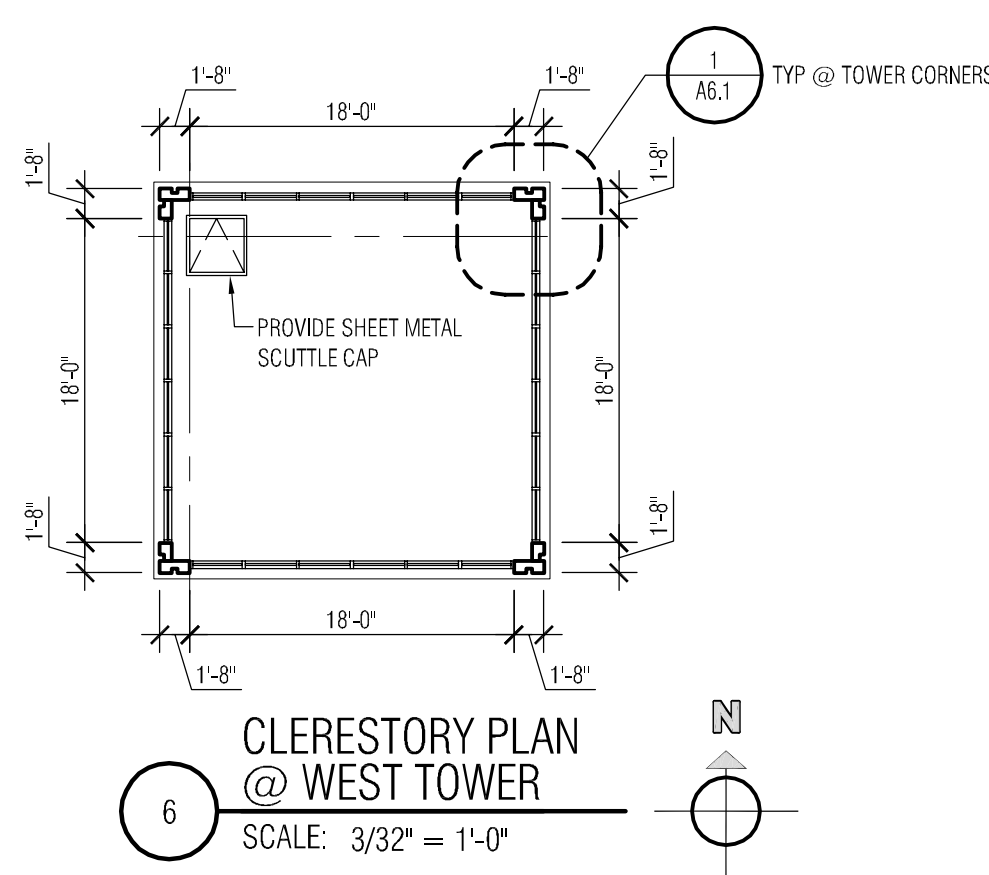
Date
06.14.06

Project Number
060033.00

Sheet Number

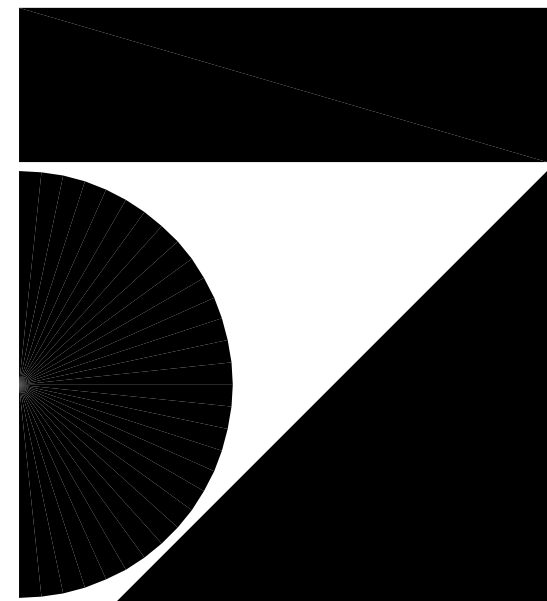
AS.1

THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, 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.



the Zimmerman Design Group

Architecture Planning Interior & Environmental Design



7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

Revisions

Sheet
FLOOR PLANS

Project
PEWAUKEE CROSSINGS

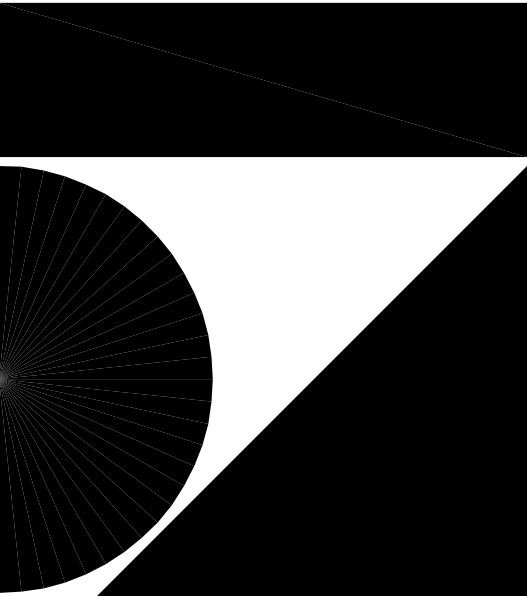
COUNTY HWY "F" &
WATERTOWN ROAD
PEWAUKEE, WI

Date
06.14.06

Project Number
060033.00

Sheet Number

A1.1



7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

Revisions

Sheet

REFLECTED CEILING PLAN

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &
WATERTOWN ROAD
PEWAUKEE, WI

Date

06.14.06

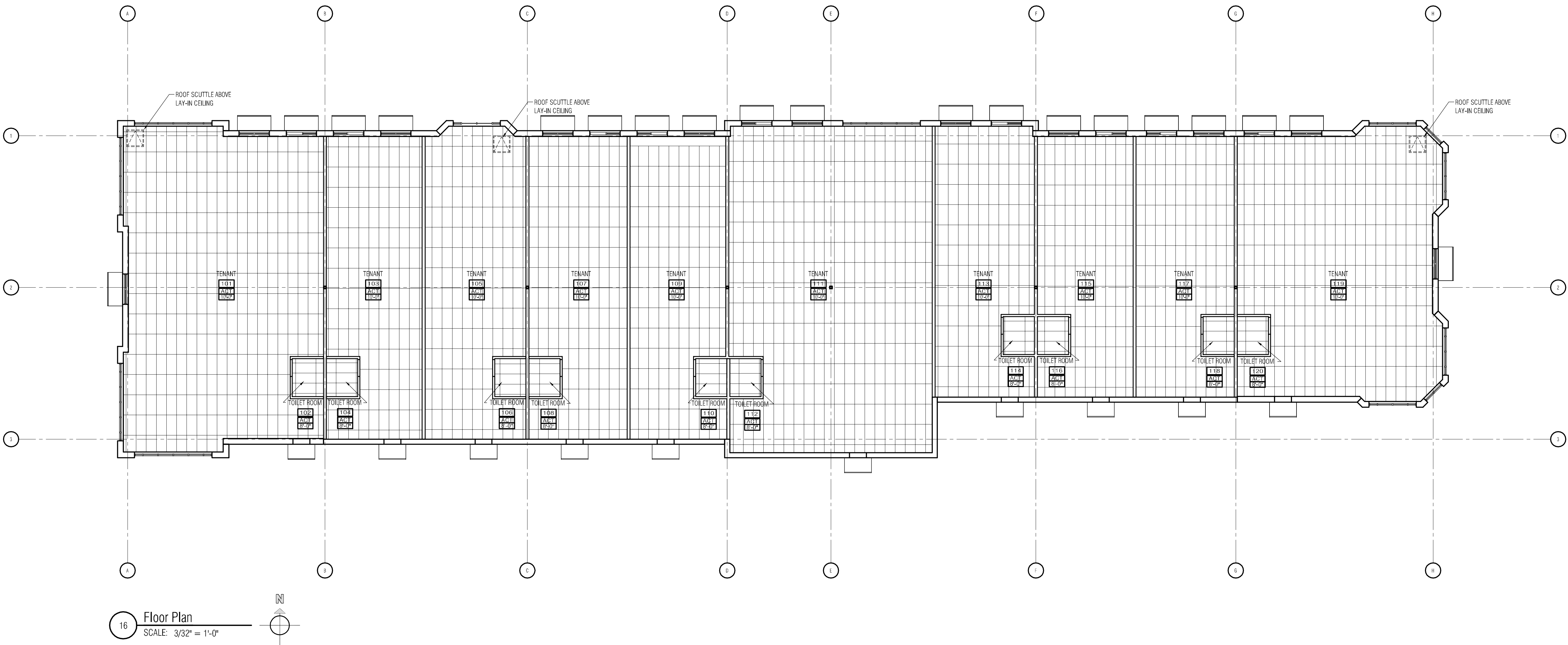
Project Number

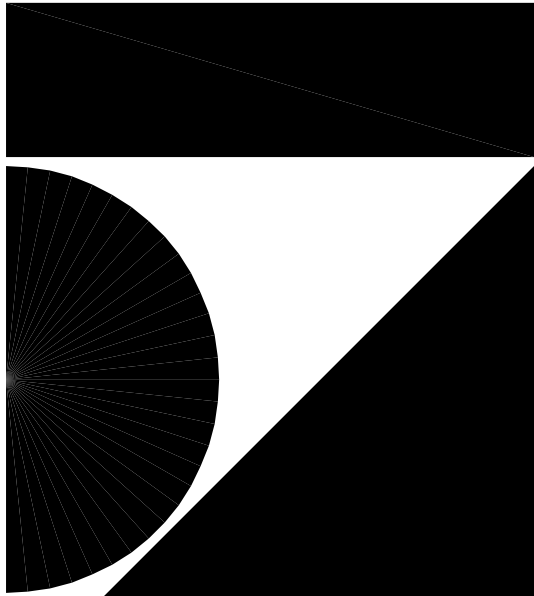
060033.00

Sheet Number

A2.1

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.





7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

Revisions

Sheet

ROOF PLAN

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &
WATERTOWN ROAD
PEWAUKEE, WI

Date

06.14.06

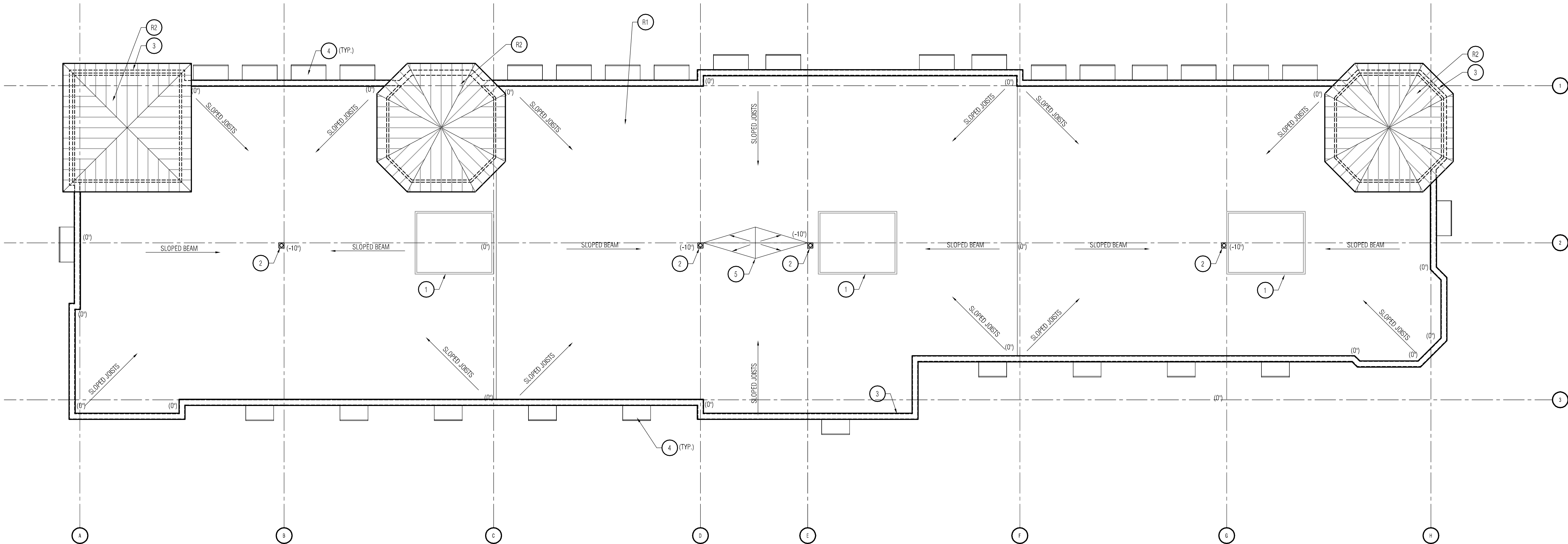
Project Number

060033.00

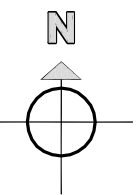
Sheet Number

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

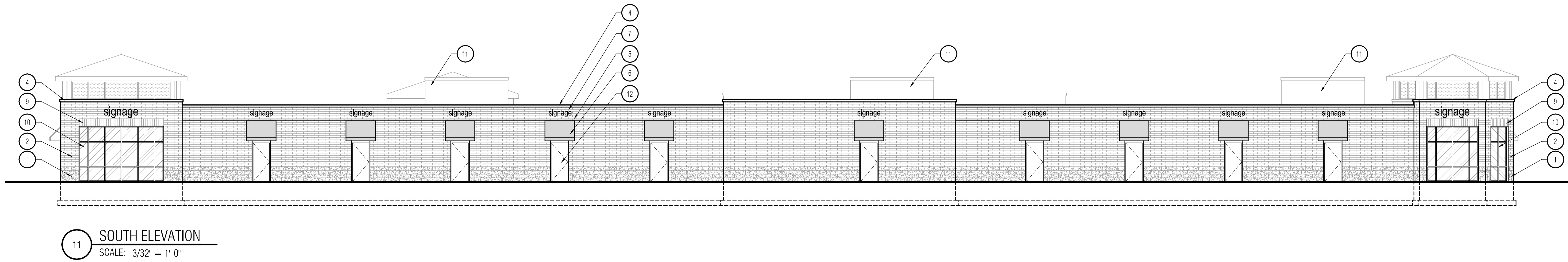
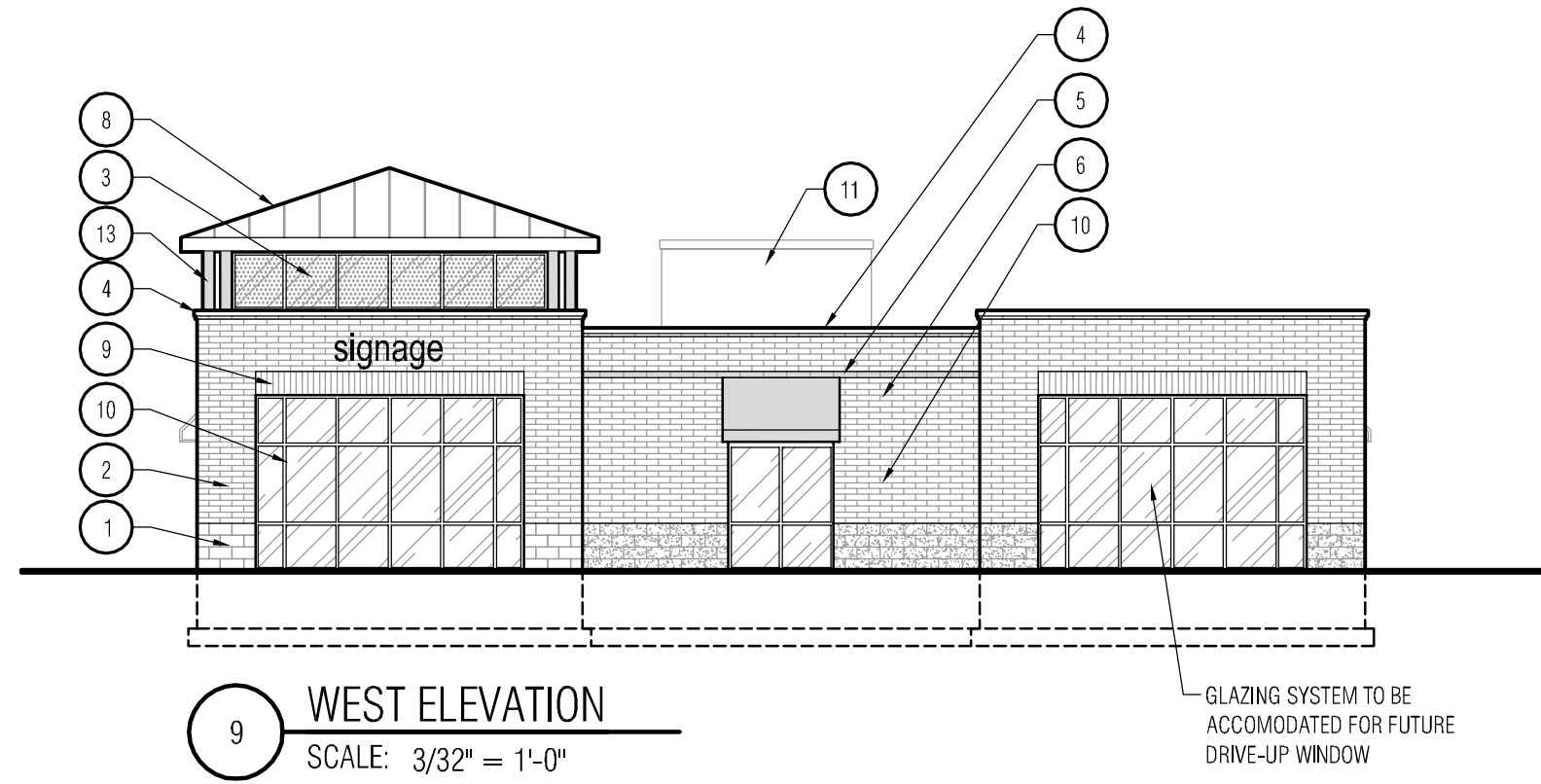
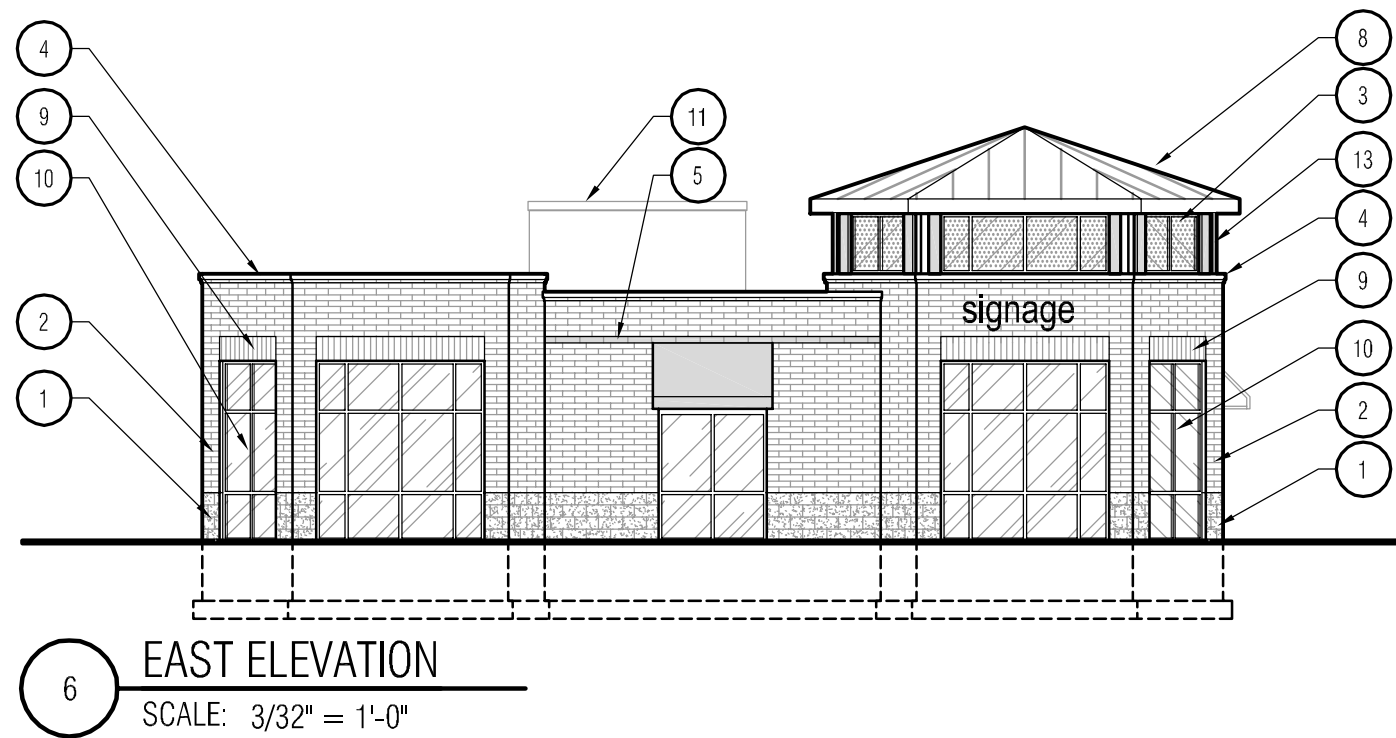
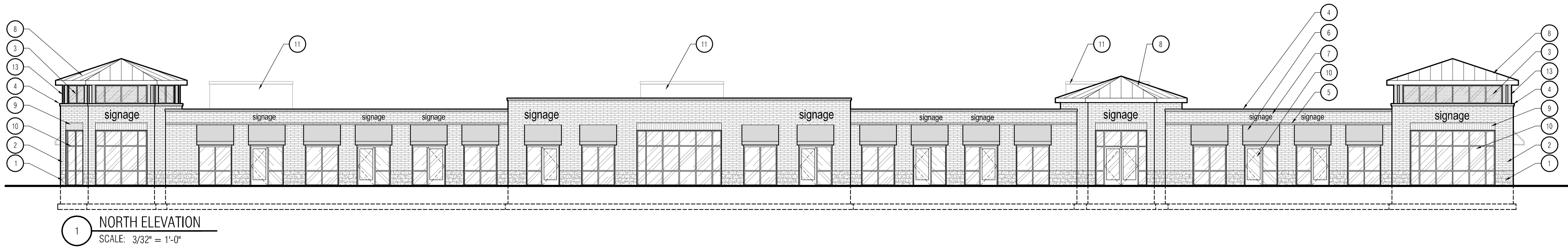


ROOF PLAN KEYNOTES

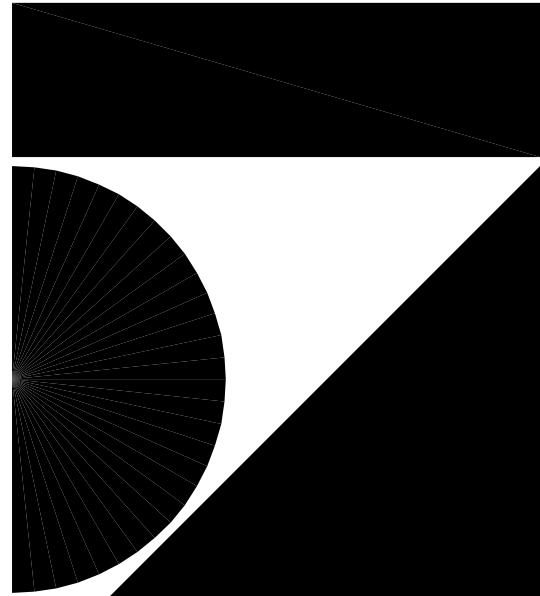
**FOR ALL ELEVATION MARKS (0') REFERS TO JOIST BEARING (SEE STRUCTURAL)

- 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)
- R2 ROOF SYSTEM #2
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

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.



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



7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

Revisions

Sheet

EXTERIOR ELEVATIONS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &
WATERTOWN ROAD
PEWAUKEE, WI

Date

06.14.06

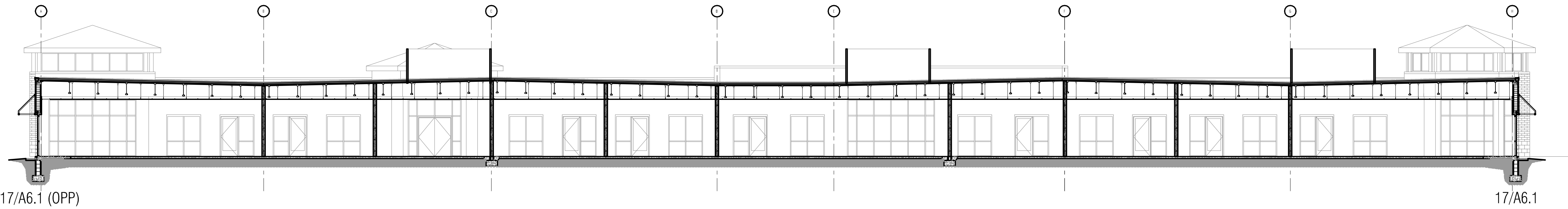
Project Number

060033.00

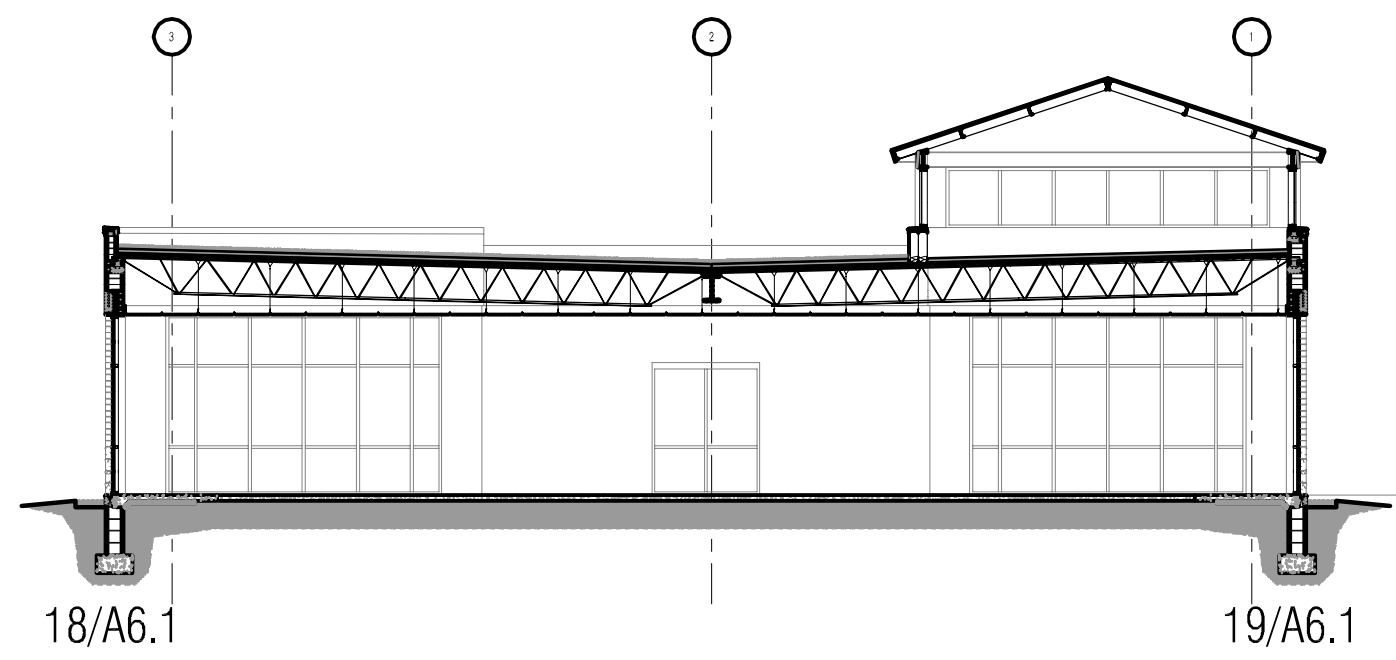
Sheet Number

A4.1

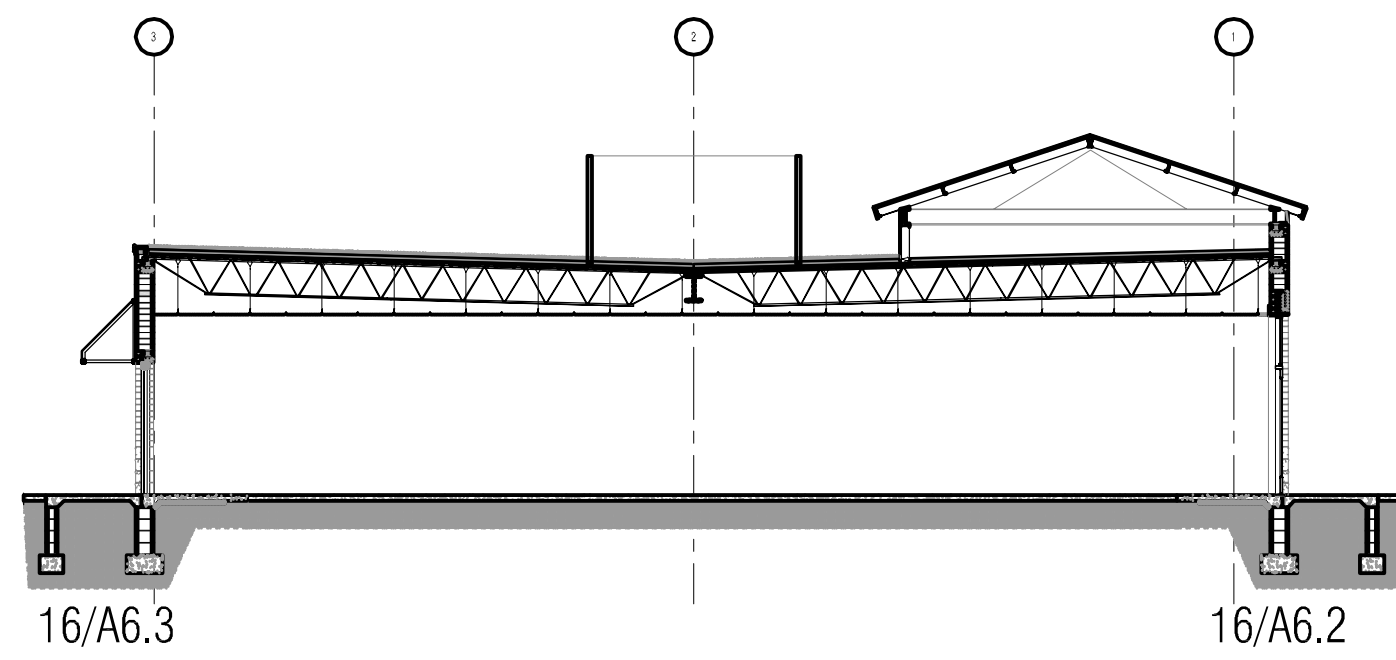
THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT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



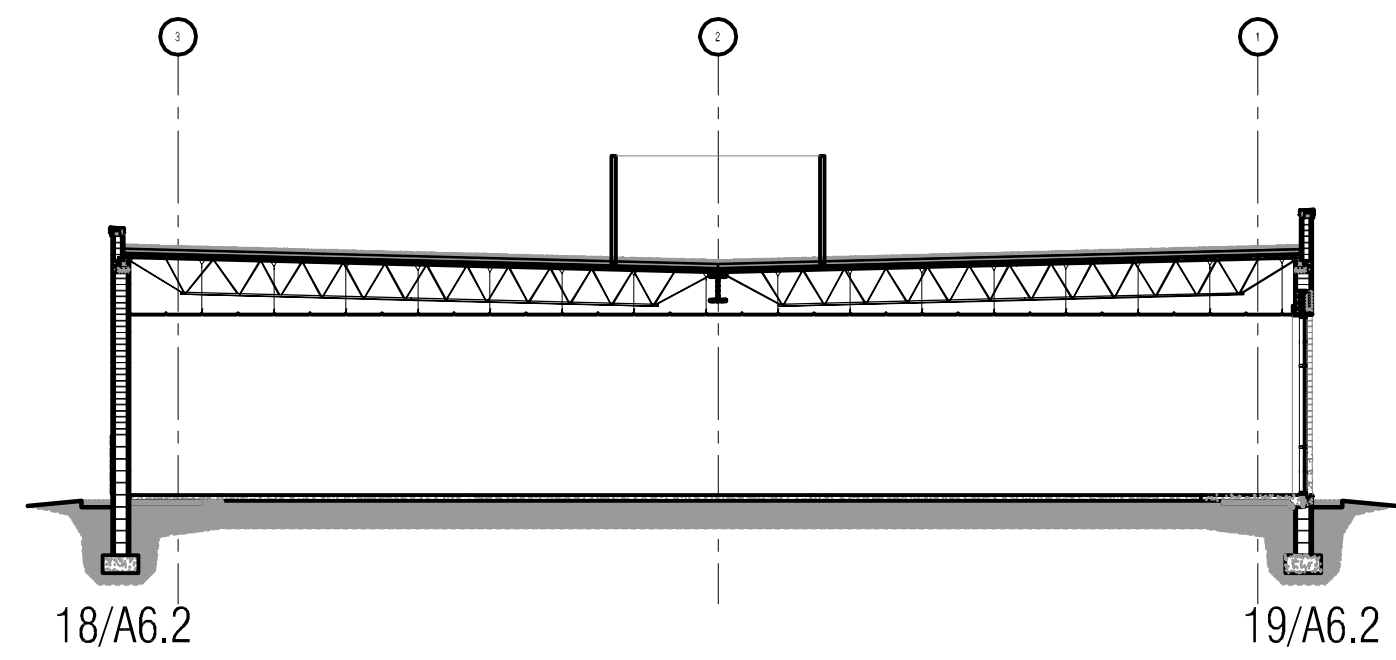
1 EAST/WEST BUILDING SECTION LOOKING NORTH
SCALE: 3/32" = 1'-0"



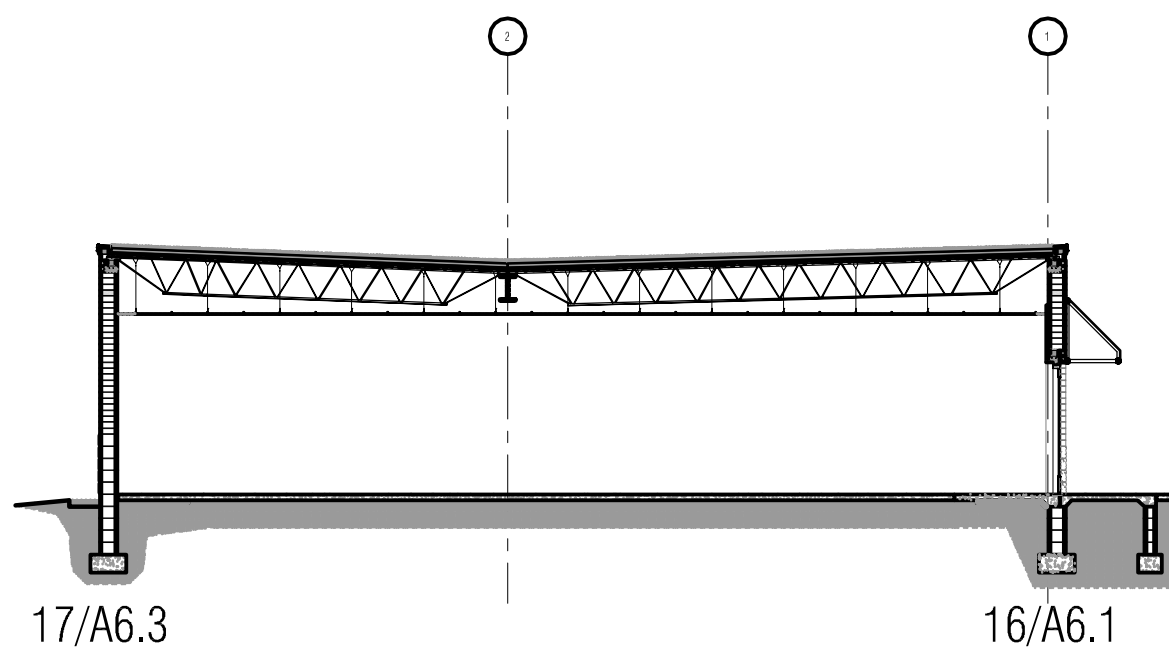
6 NORTH/SOUTH BUILDING SECTION @ WEST TOWER
SCALE: 3/32" = 1'-0"



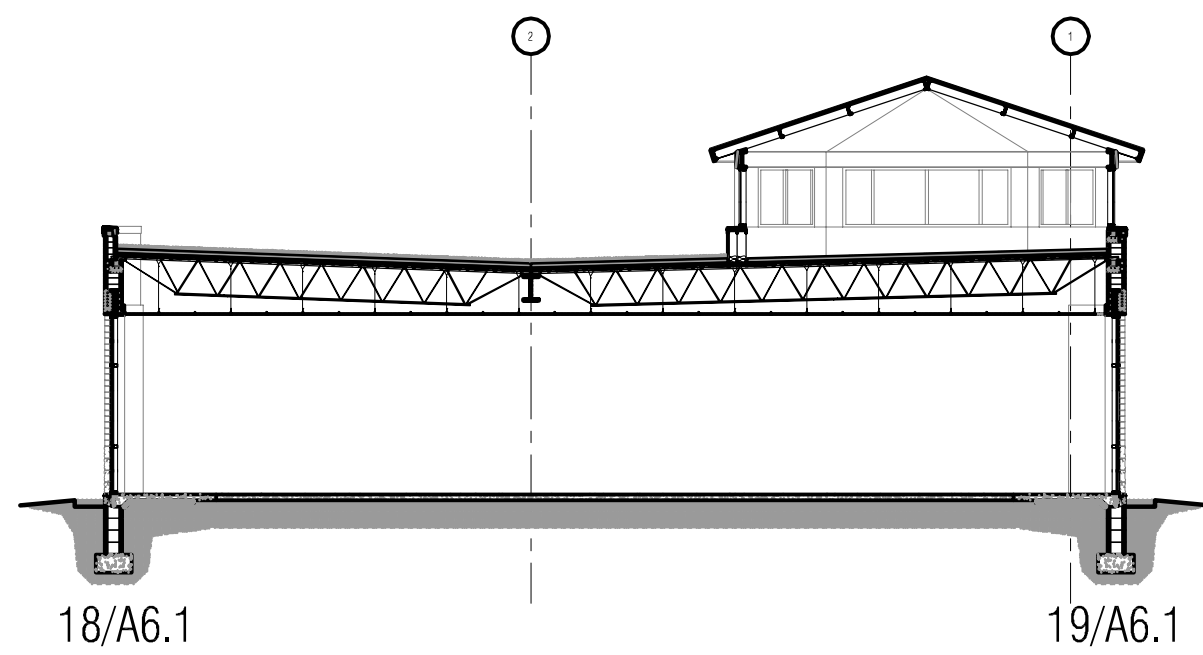
8 NORTH/SOUTH BUILDING SECTION
SCALE: 3/32" = 1'-0"



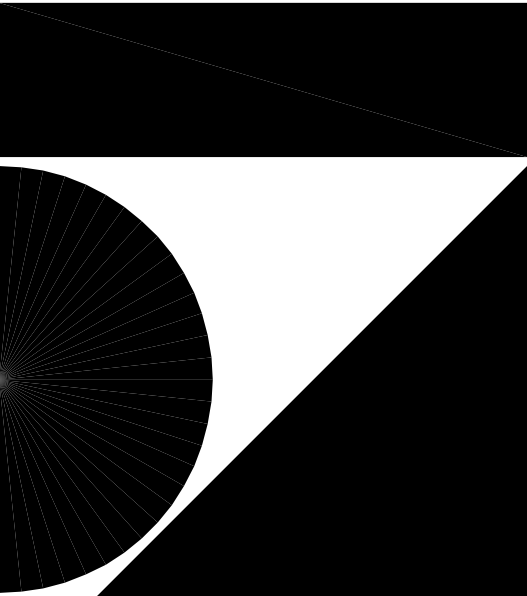
9 NORTH/SOUTH BUILDING SECTION
SCALE: 3/32" = 1'-0"



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



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



7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

Revisions

Sheet
BUILDING SECTIONS

Project
PEWAUKEE CROSSINGS

COUNTY HWY "F" &
WATERTOWN ROAD
PEWAUKEE, WI

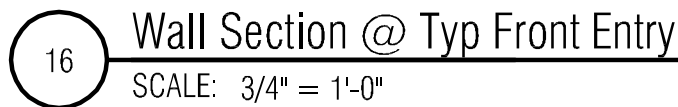
Date
06.14.06

Project Number
060033.00

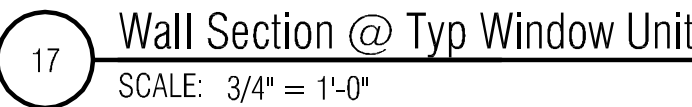
Sheet Number

A5.1

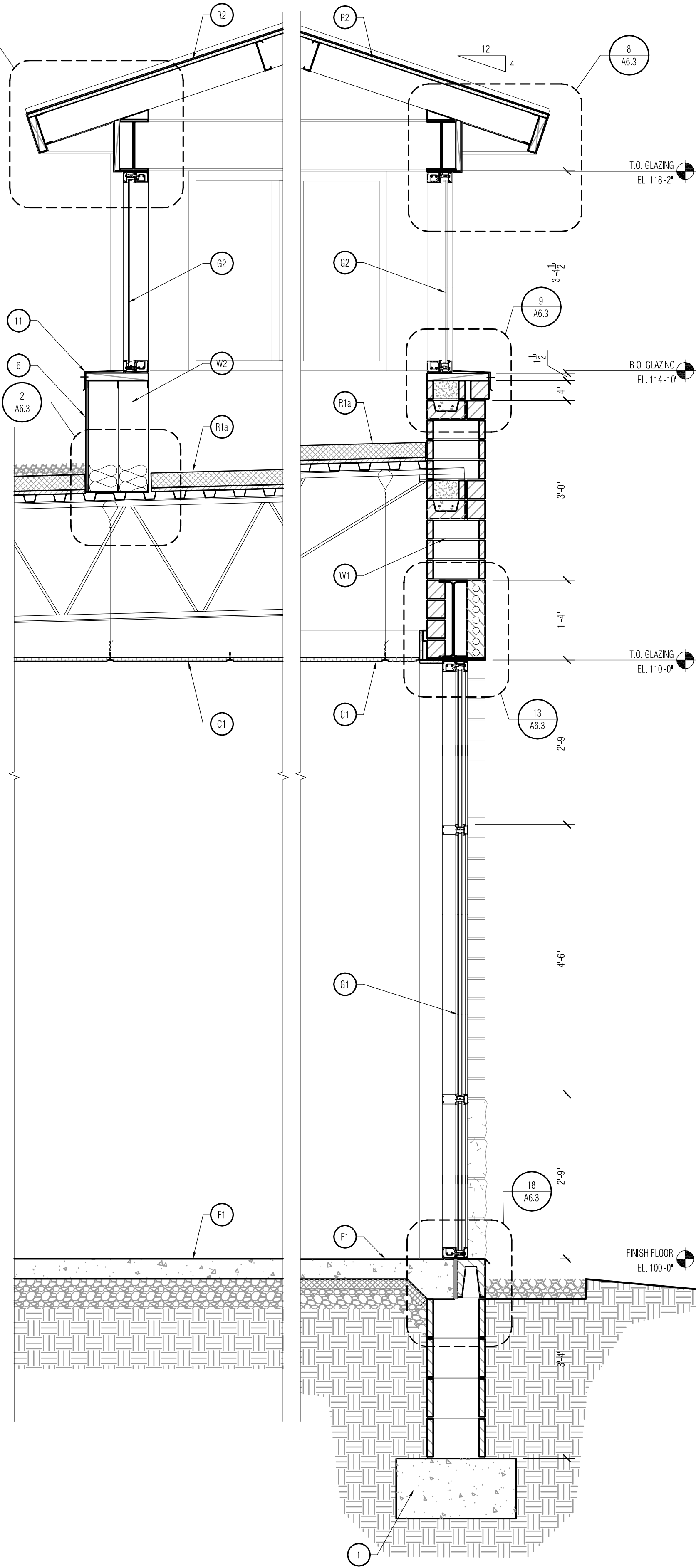
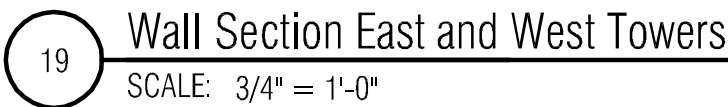
1 Tower Corner Detail
SCALE: 1-1/2" = 1'-0"



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



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



F1 FLOOR SYSTEM #1
 4" REIN. 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., 10" 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)

CP1 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)

5 PRE-FINISHED BREAK/METAL 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

7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

WALL SECTIONS & DETAILS

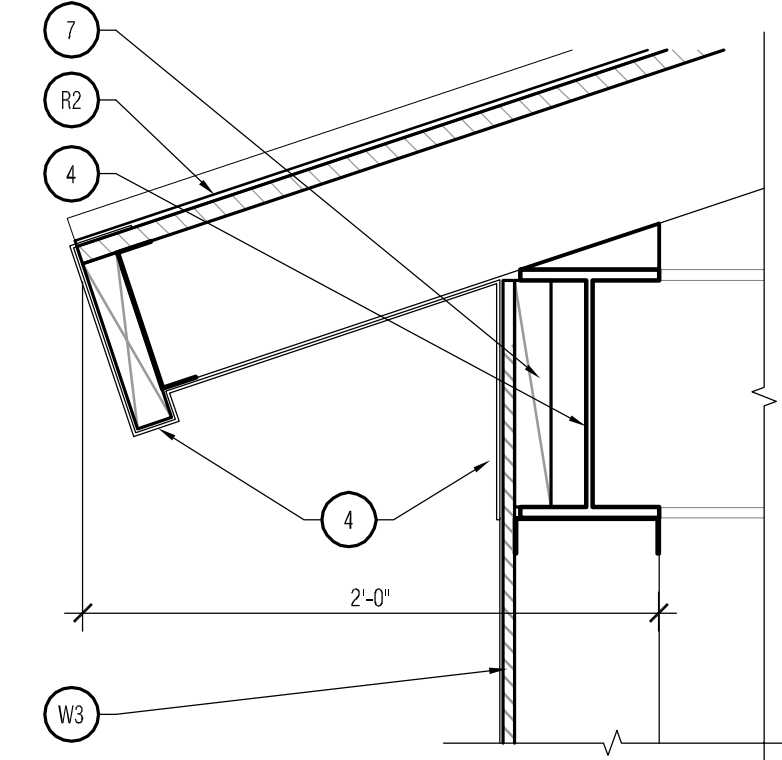
PEWAUKEE CROSSINGS

06.14.06

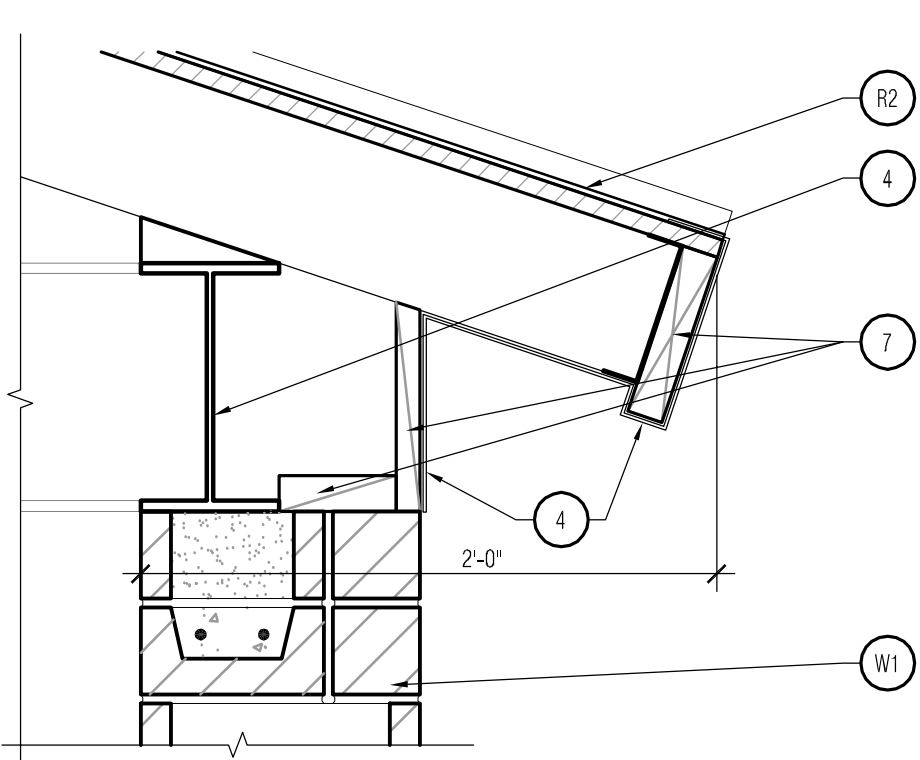
060033.00

A6.1

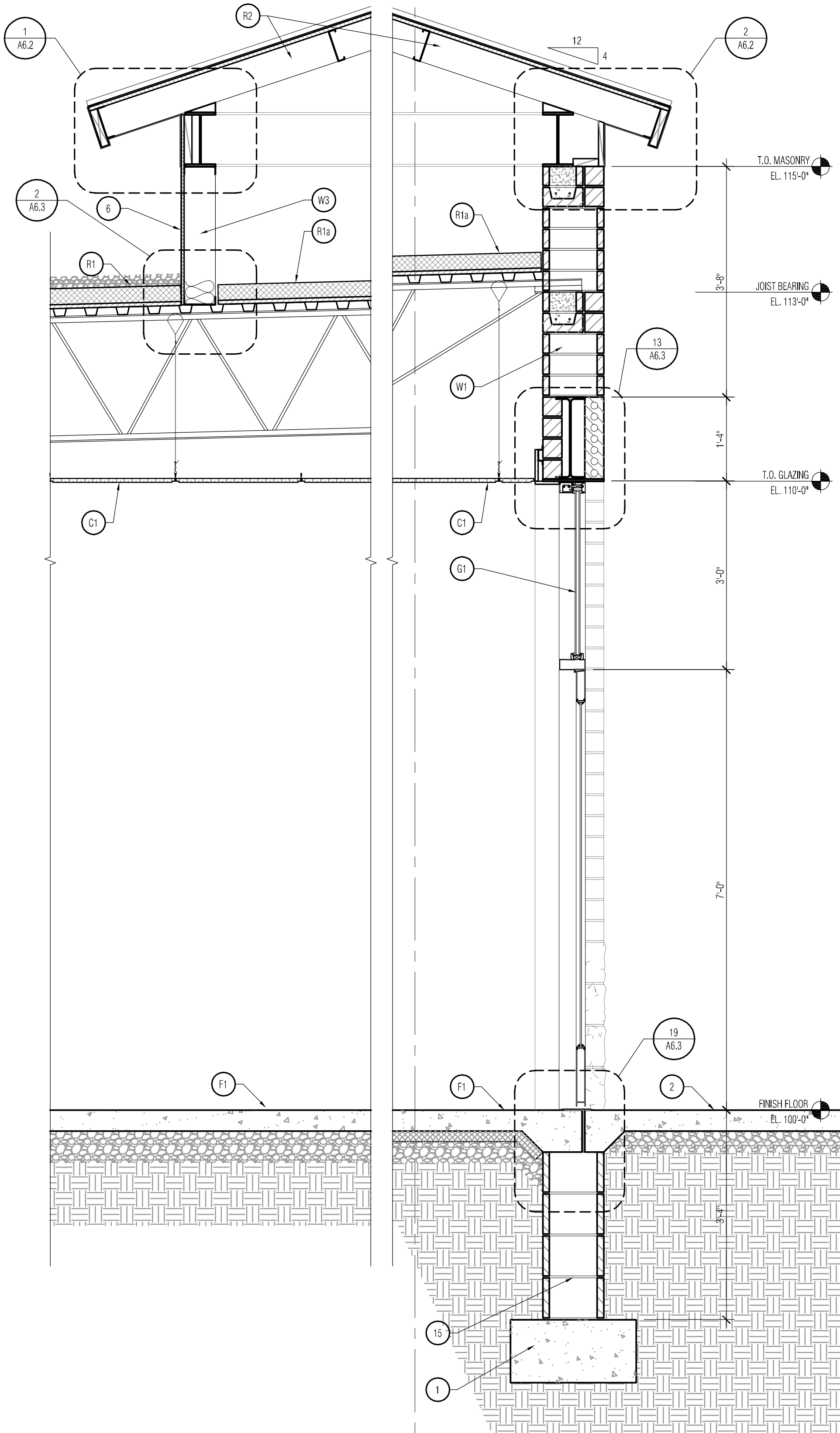
THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT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



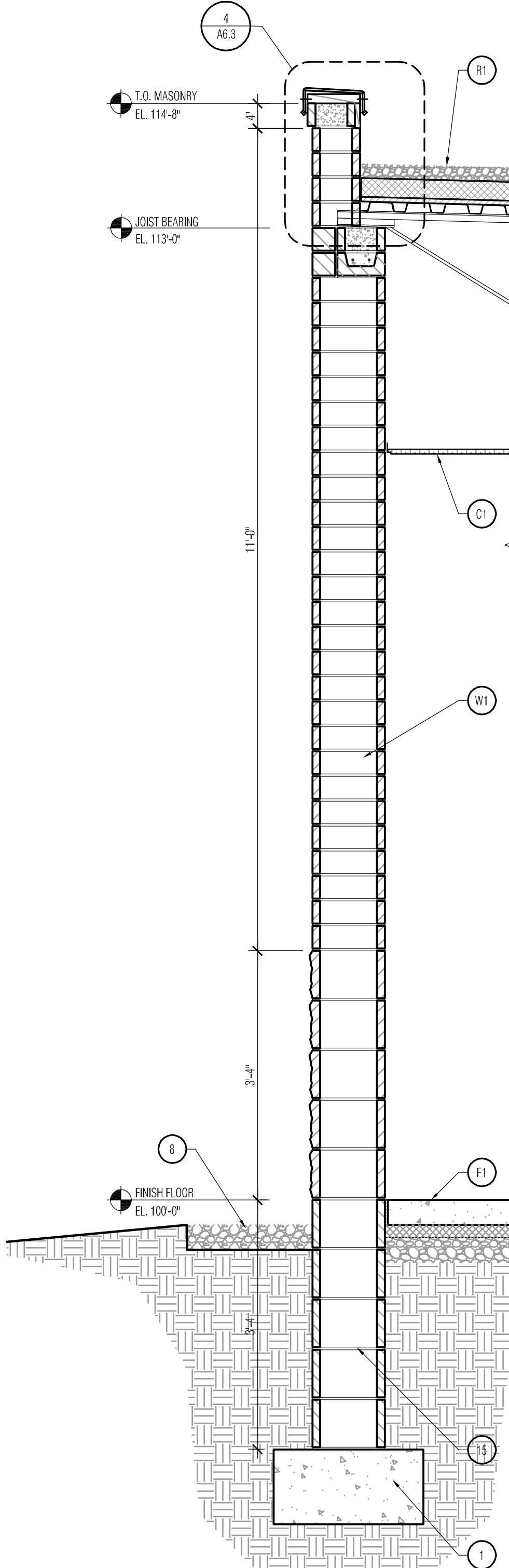
1 Tower Connection Detail
SCALE: 1-1/2" = 1'-0"



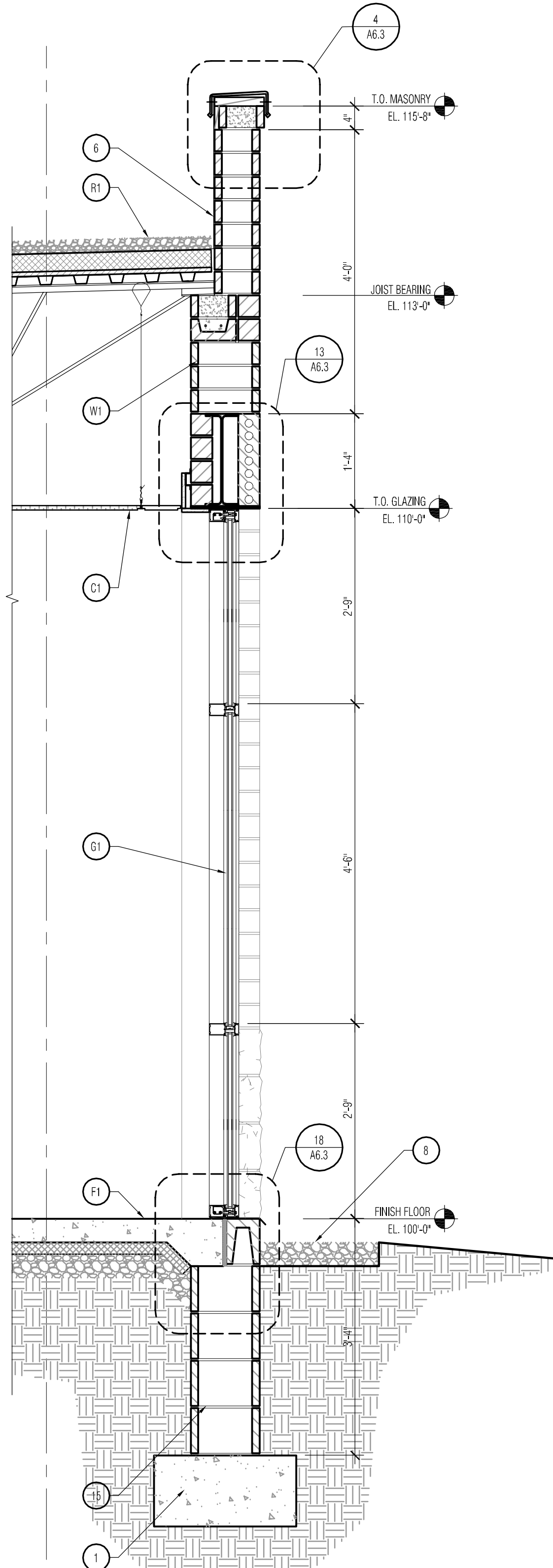
2 Tower Connection Detail
SCALE: 1-1/2" = 1'-0"



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



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

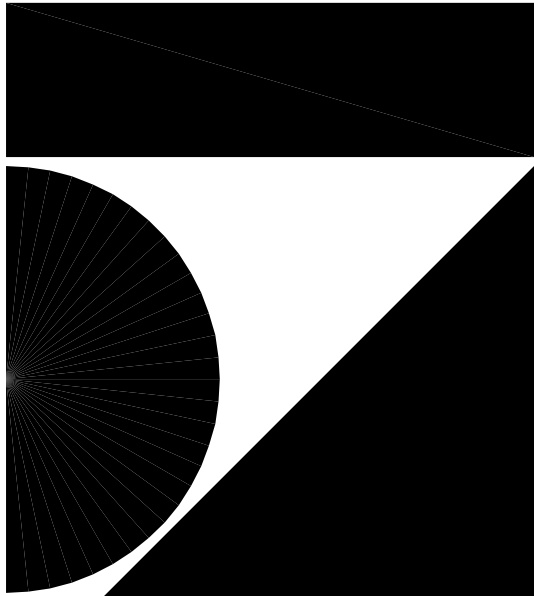


19 Wall Section
SCALE: 3/4" = 1'-0"

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	PREFINISHED 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

the Zimmerman Design Group

Architecture Planning Interior & Environmental Design



7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

Revisions

Sheet

WALL SECTIONS & DETAILS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &
WATERTOWN ROAD
PEWAUKEE, WI

Date

06.14.06

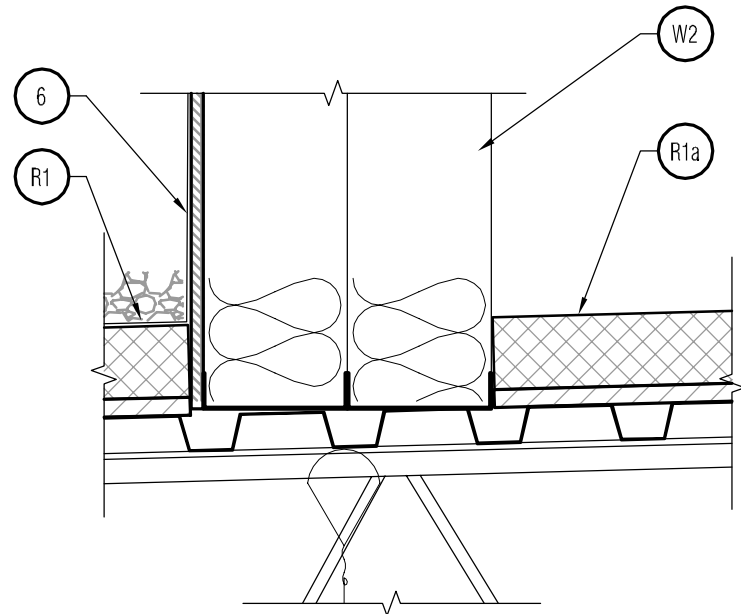
Project Number

060033.00

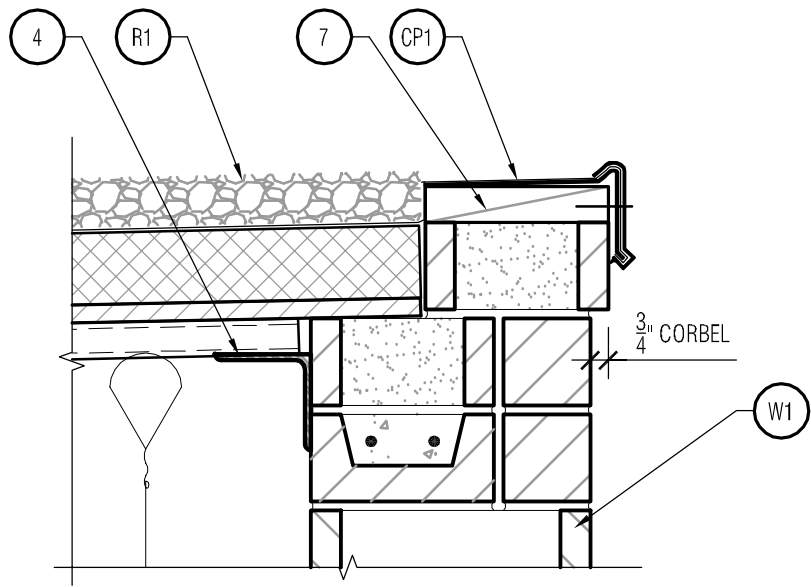
Sheet Number

A6.2

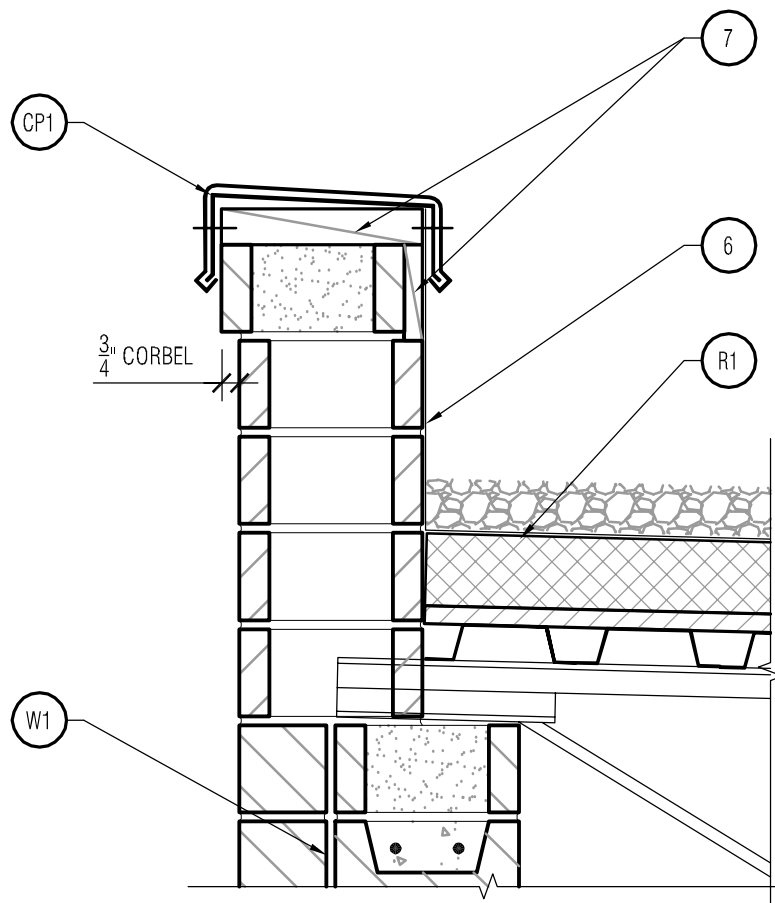
THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT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



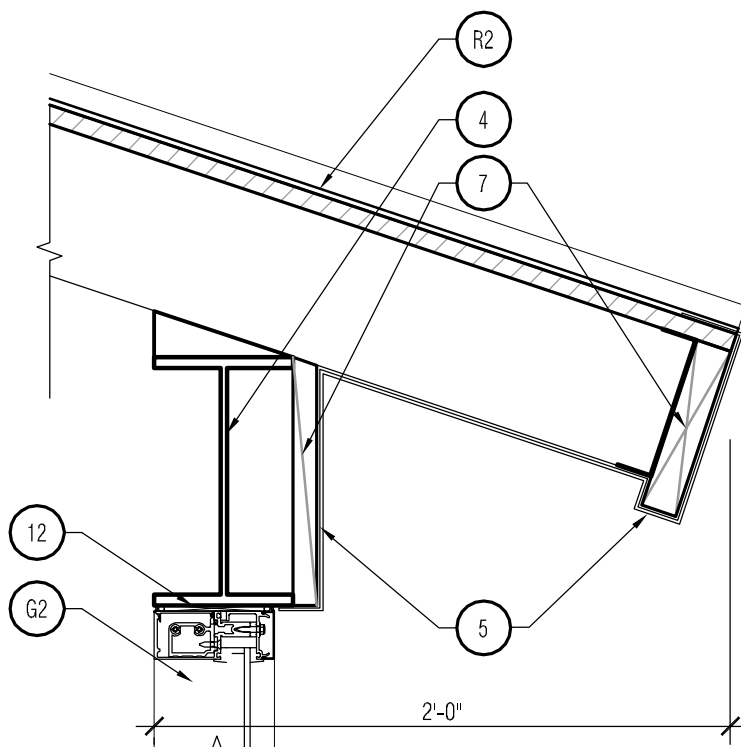
2 Tower Detail
SCALE: 1-1/2" = 1'-0"



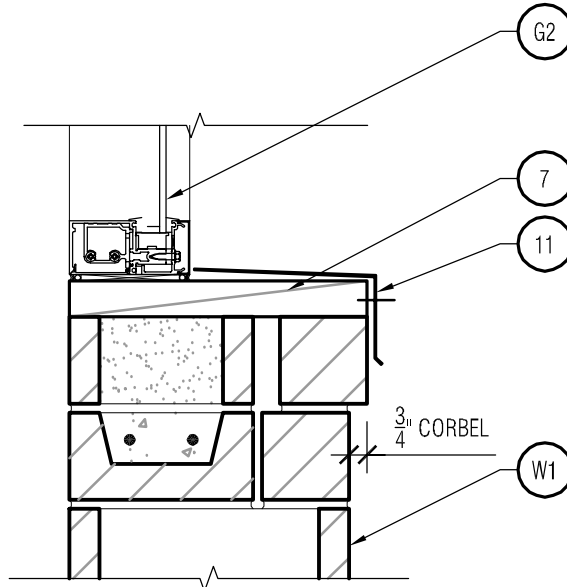
3 Coping System #1
SCALE: 1-1/2" = 1'-0"



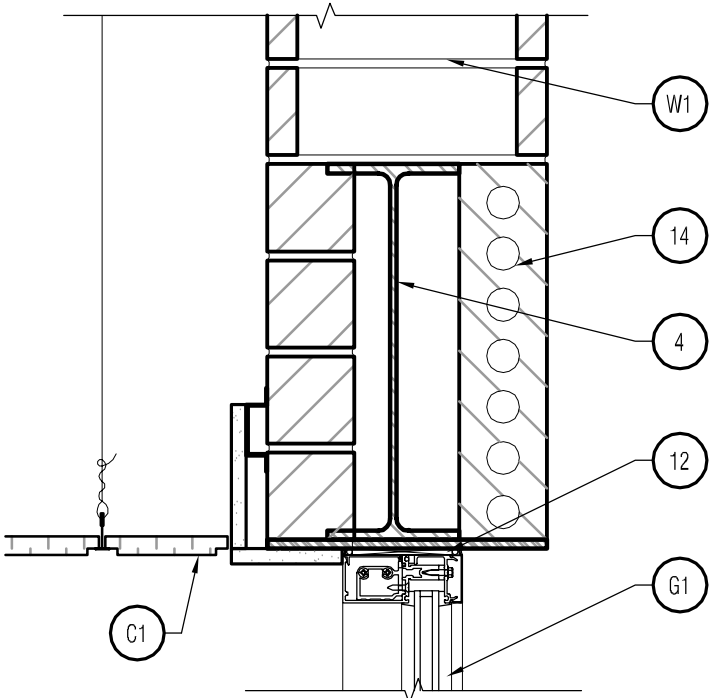
4 Coping System #2
SCALE: 1-1/2" = 1'-0"



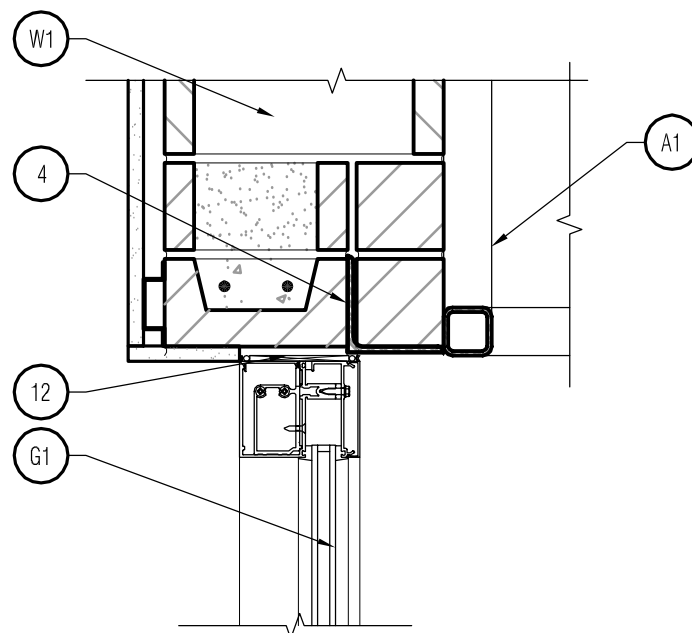
8 Roof Edge Detail
SCALE: 1-1/2" = 1'-0"



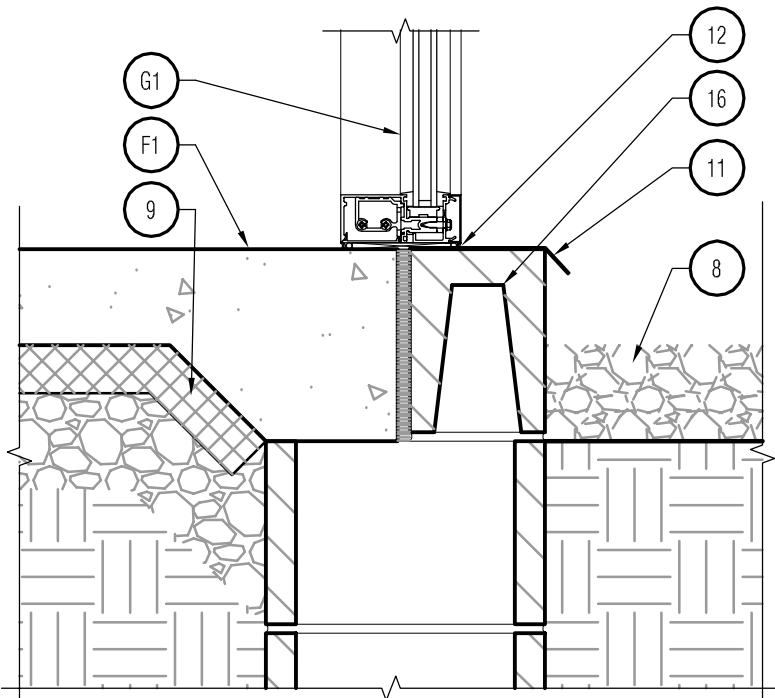
9 Sill Detail
SCALE: 1-1/2" = 1'-0"



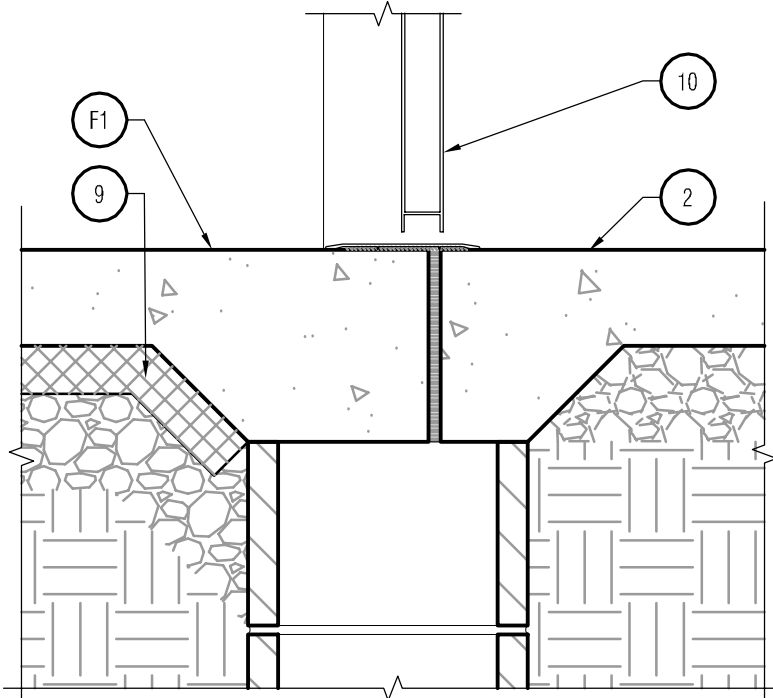
13 Lintel Detail
SCALE: 1-1/2" = 1'-0"



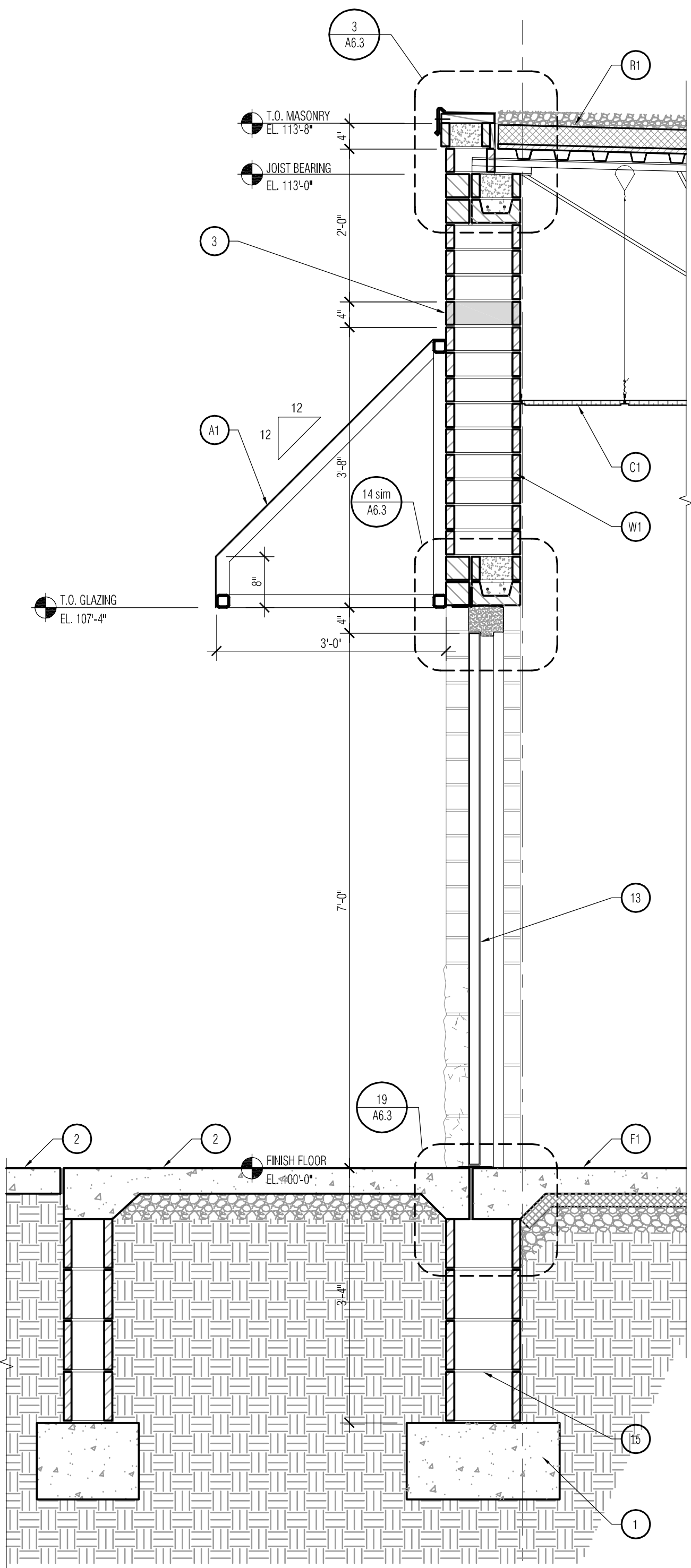
14 Lintel Detail
SCALE: 1-1/2" = 1'-0"



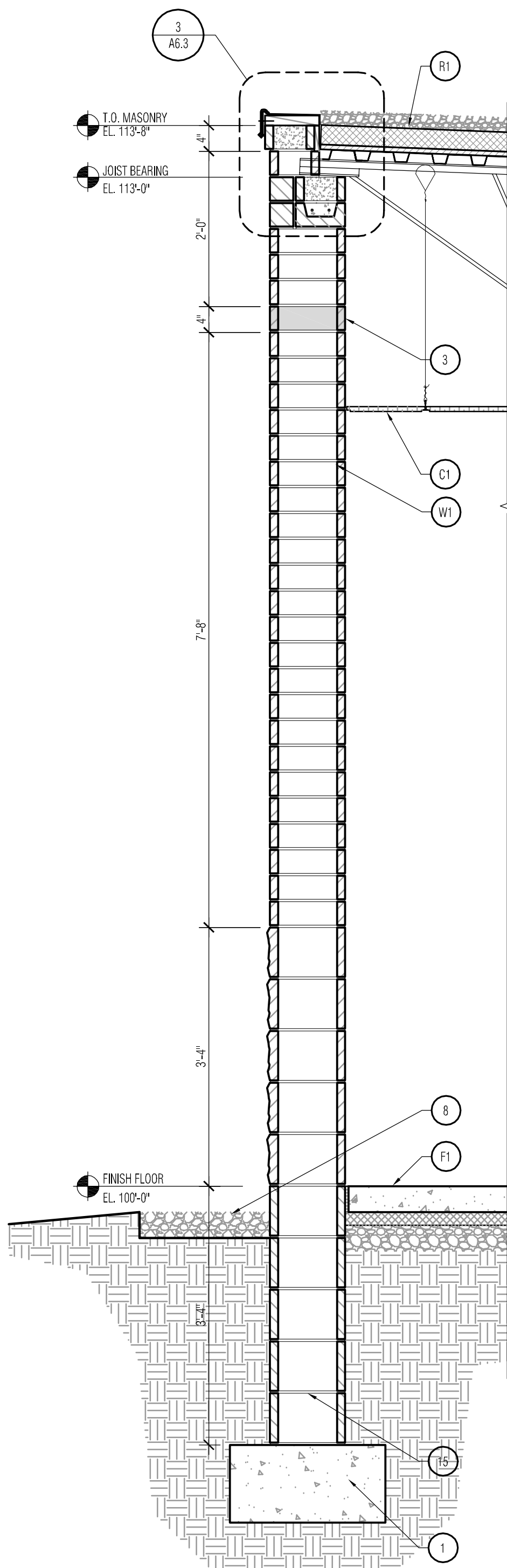
18 Foundation Detail
SCALE: 1-1/2" = 1'-0"



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



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

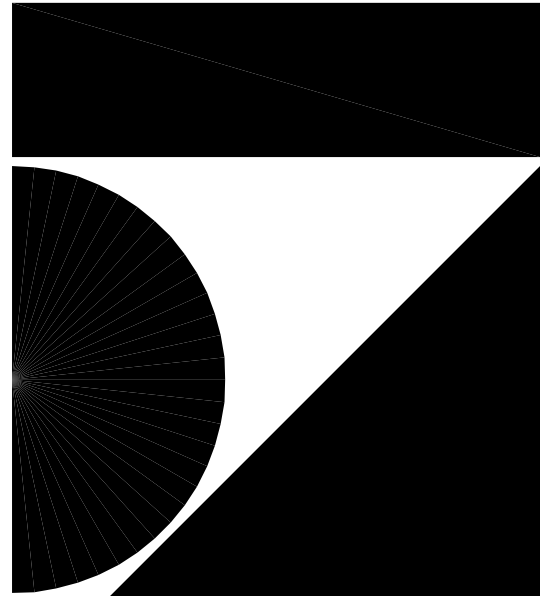


17 Wall Section
SCALE: 3/4" = 1'-0"

SECTION KEYNOTES	
F1	FLOOR SYSTEM #1 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)
CP1	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)
5	PREFINISHED 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

the Zimmerman Design Group

Architecture Planning Interior & Environmental Design



7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

Revisions

Sheet

WALL SECTIONS & DETAILS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &
WATERTOWN ROAD
PEWAUKEE, WI

Date

06.14.06

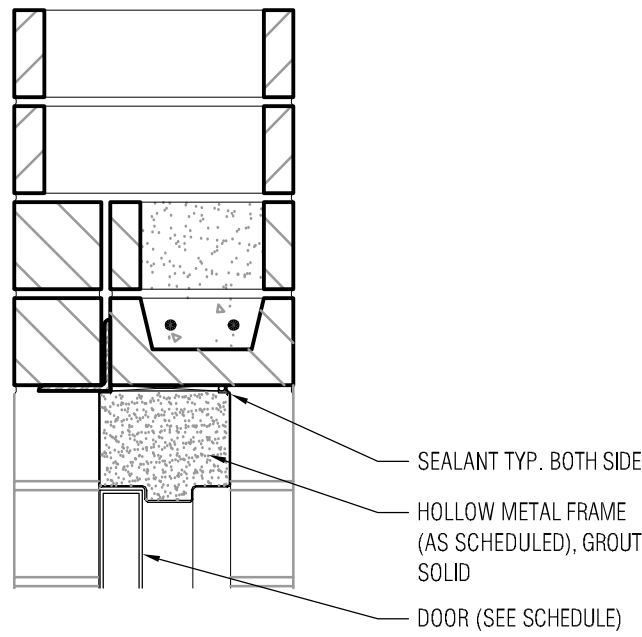
Project Number

060033.00

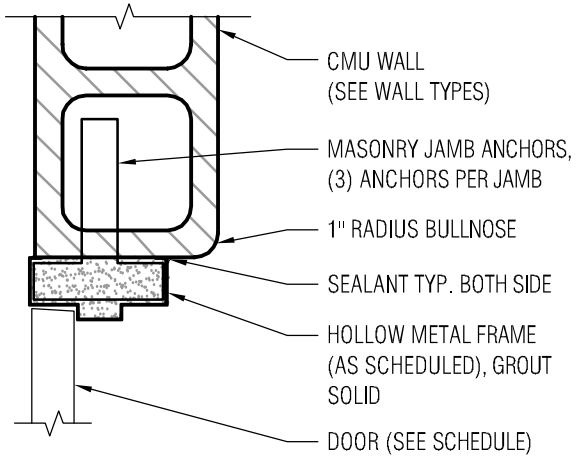
Sheet Number

A6.3

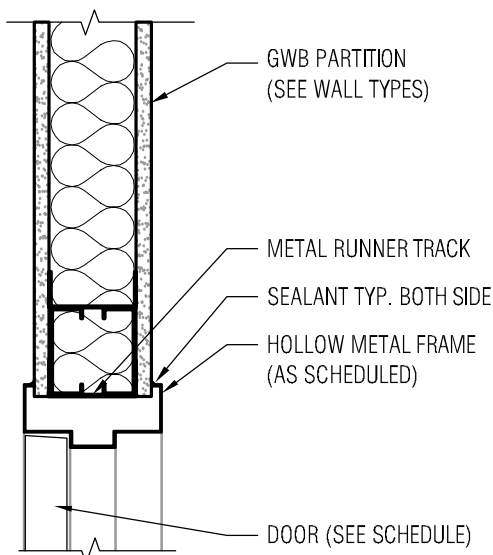
THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS AND DATA, WITHOUT THE PRIOR WRITTEN CONSENT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



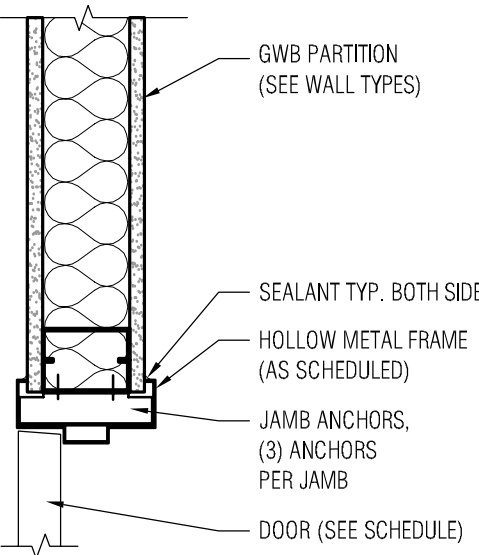
1 Hollow Metal Door Head @ CMU Wall
SCALE: 1 1/2" = 1'-0"



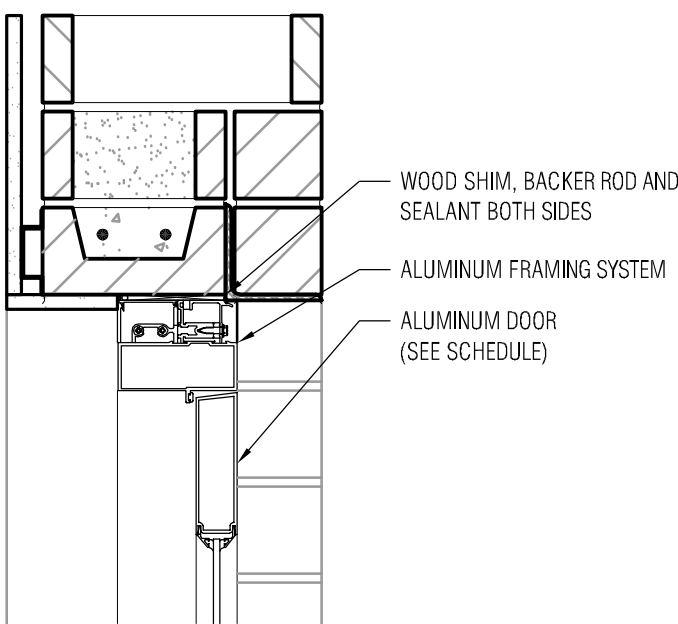
2 Hollow Metal Door Jamb @ CMU Wall
SCALE: 1 1/2" = 1'-0"



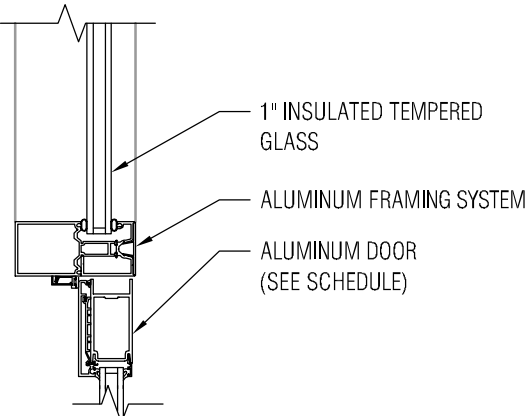
6 Hollow Metal Door Head @ Typ. Interior Door
SCALE: 1 1/2" = 1'-0"



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		
TYPE 1 DOOR W/ FULL GLAZING			TYPE A DOOR FRAME W/ SIDELIGHT		
TYPE 2 DOUBLE DOOR W/FULL GLAZING			TYPE B TYP DOOR FRAME		
TYPE 3 SINGLE SWING DOOR			TYPE C TYP EXT. DOOR 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

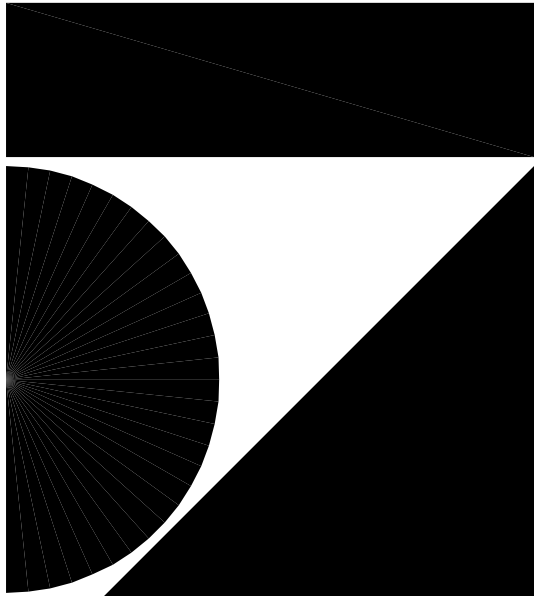
HARDWARE SETS
HS-1 (DOUBLE ALUM. EXTERIOR DOORS) PIN HINGES PANIC DEVICE W/ PULL & EXT. KEY CYLINDER - (INTERNAL RODS W/ TOP & BOTTOM PINS) CLOSURE THRESHOLD & WEATHERSTRIPPING HS-2 (SINGLE EXTERIOR H.M. DOORS) 1-1/2 PAIR B.B. HINGES RIM MOUNTED PANIC DEVICE W/ NO EXTERIOR HARDWARE CLOSURE THRESHOLD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

SCHEDULES LEGEND
H.M. HOLLOW METAL ALUM ALUMINUM ANOD ANODIZED C.T. CERAMIC TILE EXP EXPOSED 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

the Zimmerman Design Group

Architecture Planning Interior & Environmental Design



7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

Revisions

Sheet

SCHEDULES & DOOR DETAILS

Project

PEWAUKEE CROSSINGS

COUNTY HWY "F" &
WATERTOWN ROAD
PEWAUKEE, WI

Date

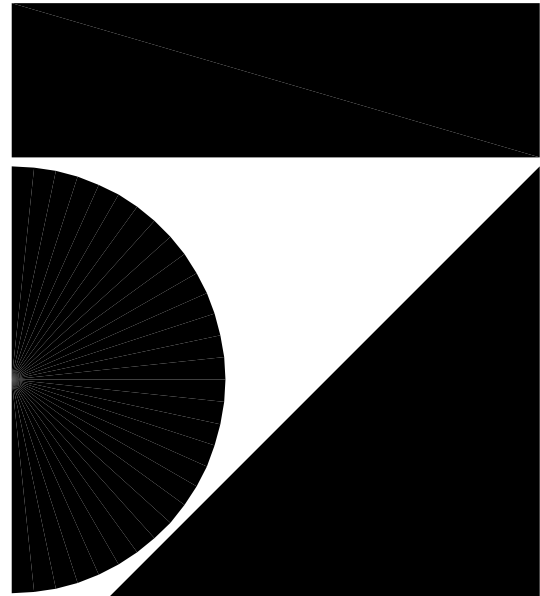
06.14.06

Project Number

060033.00

Sheet Number

A9.1



7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

PERCE ENGINEERS, Inc.
241 North Broadway, Suite 900
Milwaukee, WI 53202
414.278.6000
414.278.6001 fax
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

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 EW.	
F2	5'-0"	5'-0"	1'-2"	5 - #6 EW.	
F3	4'-4"	4'-4"	1'-0"	4 - #6 EW.	
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. EW. = EACH WAY
T = TOP
B = BOTTOM
CONT. = CONTINUOUS

MATERIAL DESIGN PROPERTIES

CONCRETE STRENGTHS:		
FOOTINGS		f'c = 3000 psi
CONCRETE WALLS		f'c = 4000 psi
SLAB ON GRADE		f'c = 4000 psi
MASONRY STRENGTHS:		
ASTM C 90, grade N (CMU)	f'm = 1800 psi	
ASTM C 95, 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	
REINFORCING STEEL STRENGTHS:		
BAR (ASTM A 615, grade 60)	F_y = 60,000 psi	
WUF (ASTM A 185)	F_y = 65,000 psi	
STRUCTURAL STEEL STRENGTHS:		
UP SHAPES (ASTM A992)	F_y = 50,000 psi	
ANGLES, CHANNELS, PLATES, & BARS (ASTM A36)	F_y = 36,000 psi	
SQUARE & RECTANGULAR TS OR HSS SECTIONS (ASTM A500, grade B)	F_y = 46,000 psi	
ROUND HSS SECTIONS (ASTM A500, grade B)	F_y = 42,000 psi	
STEEL PIPE (ASTM A53, grade B)	F_y = 35,000 psi	
HIGH STRENGTH BOLTS (ASTM A325)		

COLUMN SCHEDULE

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

DESIGN DATA

DESIGN CODE: WISCONSIN ENROLLED COMMERCIAL BUILDING CODE 2002

WIND LOAD INFORMATION:
BASIC WIND SPEED: 90 MPH
BUILDING CATEGORY: 100
WIND LOAD IMPORTANCE FACTOR (I_w): 1.00
WIND EXPOSURE: B
INTERNAL PRESSURE COEFFICIENTS: ± .18

WIND LOADS:
MAIN FORCE WIND RESISTING SYSTEM: WALLS
PARAPET: 15 psf
ROOF UPLIFT: 25 psf
COMPONENTS AND CLADDING: -15 psf (GROSS)
WALLS: 10 psf
PARAPET: 40 psf
ROOF UPLIFT: -20 psf (GROSS)
ROOF POSITIVE PRESSURE: 10 psf

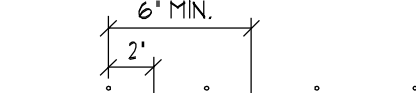
SEISMIC LOAD INFORMATION:
SEISMIC USE GROUP: I
SEISMIC LOAD IMPORTANCE FACTOR (I_e): 1.00
SPECTRAL RESPONSE COEFFICIENT (S_ds): 0.094
SPECTRAL RESPONSE COEFFICIENT (S_d1): 0.052
SEISMIC SITE CLASS: C
SEISMIC DESIGN CATEGORY: A
SEISMIC FORCE RESISTING SYSTEM: ORDINARY REINFORCED MASONRY SHEAR WALLS
DESIGN BASE SHEAR ANALYSIS PROCEDURE: 0.038W
EQUIVALENT LATERAL FORCE

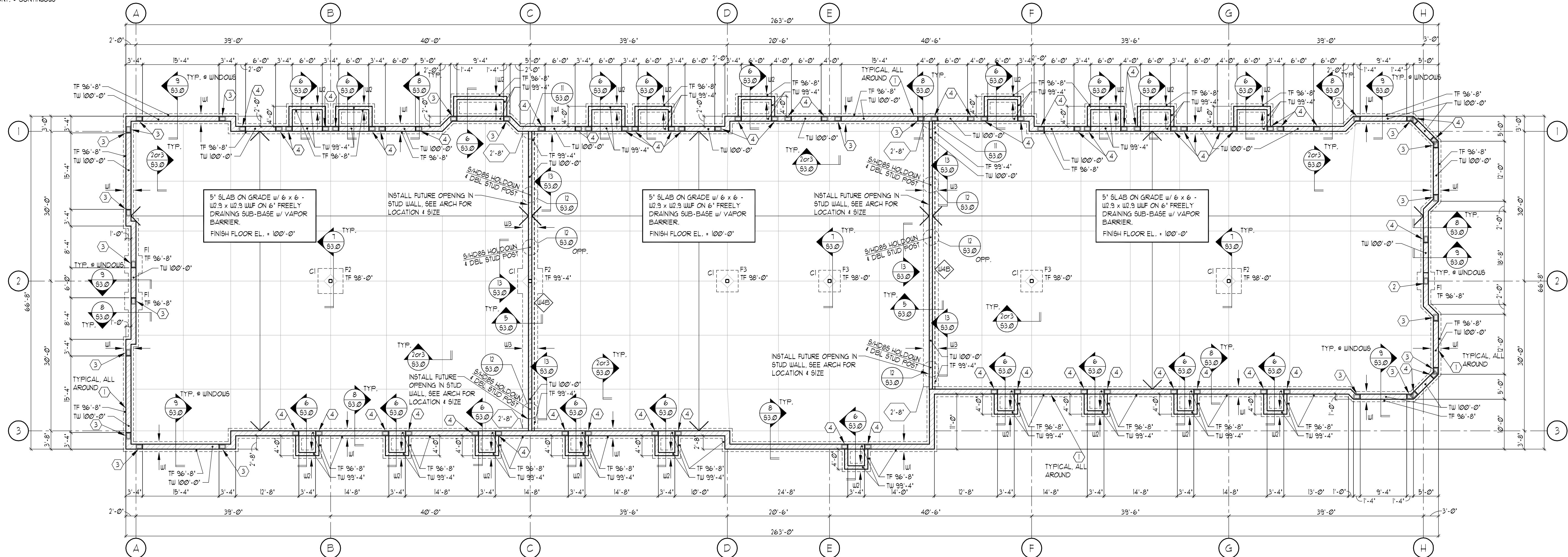
SNOW LOAD INFORMATION:
GROUND SNOW (P_g): 30 psf
SNOW EXPOSURE FACTOR (C_e): 1.00
SNOW LOAD IMPORTANCE FACTOR (I_s): 1.00
THERMAL FACTOR (C_t): 1.00 (12 AT OVERHANG)
BALANCED SNOW LOAD (P_f): 21 psf ± DRIFT (SEE SNOW DRIFT PLAN, SXXX)
(LOAD APPLIED TO ENTIRE BLDG.)

SOIL LOAD INFORMATION:
SOIL BEARING PRESSURE: F = 3000 psf (TO BE FIELD VERIFIED)
SOILS INFORMATION FROM GILES ENGINEERING ASSOCIATES, INC. REPORT #G-0605045 DATED MAY 31, 2006.

LIVE LOADS:
STAIRWAYS, CORRIDORS, LOBBIES, COMMON AREAS: 100 psf
MECHANICAL / ELECTRICAL ROOMS: 100 psf
RETAIL SPACE: 100 psf
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 ACI318, 7.1.1.
- PROVIDE ISOLATION BOARD WHERE SLABS ABUT VERTICAL SURFACES AS SHOWN IN DETAIL 4/63.2



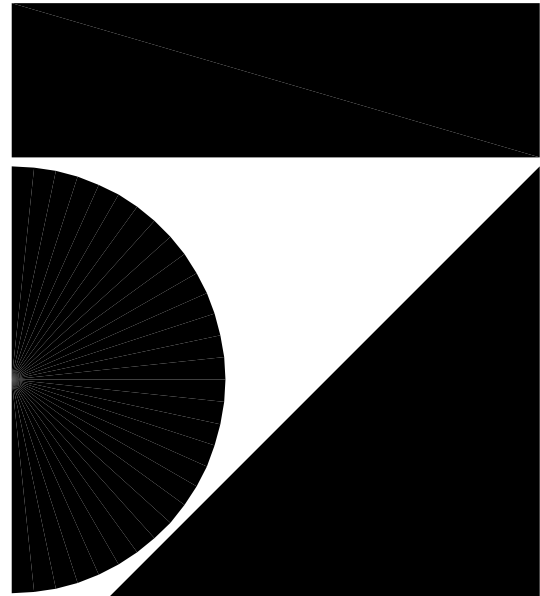
1
S1.0

FOUNDATION PLAN

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

NOTES:

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



7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

PERCE ENGINEERS, Inc.
241 North Broadway, Suite 900
Milwaukee, WI 53202
414.278.6000
414.278.6001 fax
PE Project 06102

Revisions

Sheet
ROOF FRAMING PLAN

Project
PEWAUKEE CROSSINGS

COUNTY HWY "F" &
WATERTOWN ROAD
PEWAUKEE, WI

Date
06.14.06

Project Number
060033.00

Sheet Number

S2.0

ROOF TRUSS DESIGN NOTES

NOTE: ROOF TRUSS DESIGNER TO VERIFY MINIMUM DESIGN LOADS.

DEFLECTION LIMITS:

LIVE LOAD

L/360

TOTAL LOAD

L/240

LOADS:

ROOF DEAD LOAD

25 psf

ROOF WIND LOAD (W_u)

8 psf HORIZONTAL

(ALSO SEE DESIGN DATA FOR ADDITIONAL WIND LOADS)

BALANCED SNOW LOAD (W_s)

SEE DESIGN DATA

UNBALANCED SNOW LOAD (SEE KEY BELOW)

WINDWARD LOAD (W_u)

7 psf

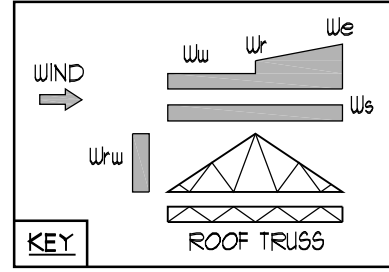
LEEWARD LOAD AT RIDGE (W_s)

44 psf

LEEWARD LOAD AT EAVE (W_s)

44 psf

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



JOIST DESIGN NOTES

- JOIST MFR. SHALL DESIGN JOISTS FOR ALL APPLICABLE DEAD, LIVE, WIND, AND SEISMIC LOADS. FOR SPECIAL JOIST LOADING SEE ROOF PLAN & DRIFT DIAGRAM.
- JOISTS SHALL BE DESIGNED FOR A MIN. 25 PSF DL AND 25 PSF SL (BALANCED) ROOF LOAD.
- THE EFFECTS OF UNBALANCED SNOW LOAD SHALL BE CONSIDERED PER ASCE 7, SECTION 1.6.
- JOIST MFR. SHALL COORDINATE ALL EQUIPMENT LOADS WITH APPROPRIATE MANUFACTURER, SUCH AS: CEILING, HUNG EQUIPMENT, RTU's, ETC.
- 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.
- 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 3psf, WHICHEVER CAUSES THE GREATEST EFFECT.
- BRIDGING CONNECTION TO WALLS AND STEEL FRAMING BY JOIST MFR.
- 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 1610.1.4), WHICH EVER IS GREATER.
- REINFORCE JOISTS WHERE CONCENTRATED LOADS DO NOT OCCUR AT A PANEL POINT.
- JOIST BRIDGING, WHERE SHOWN, IS A SCHEMATIC REPRESENTATION FOR GENERAL INFORMATION. PURPOSES ONLY. JOIST SUPPLIER SHALL BE RESPONSIBLE FOR PROVIDING BRIDGING WHICH COMPLIES WITH ALL 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.

STEEL FRAMING LEGEND

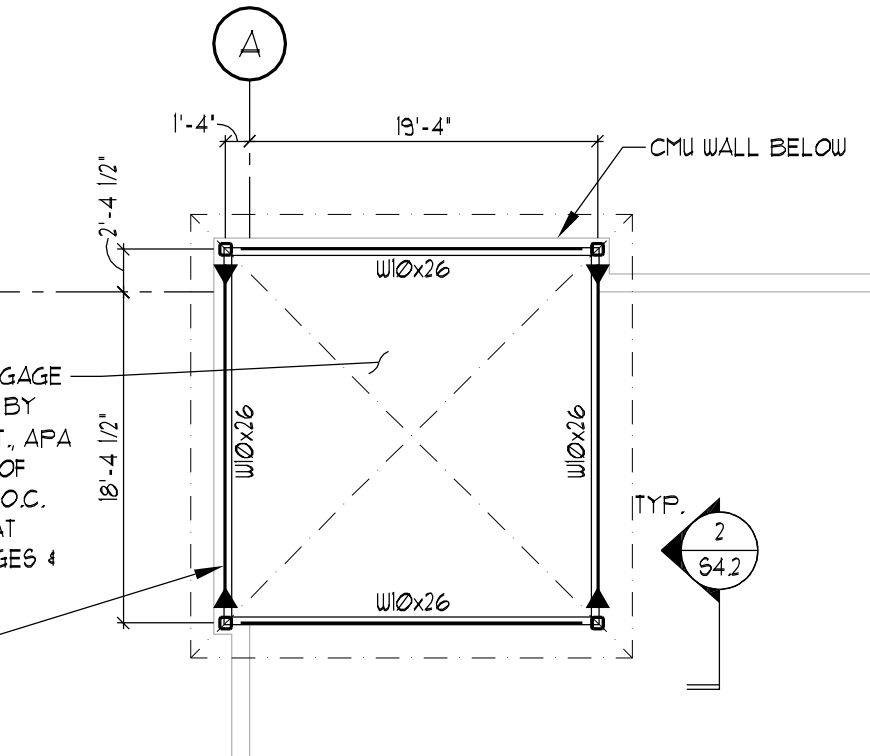
- BEAM CANTILEVER
- BEAM FRAMED OVER BEAM
- COLUMN SIZE / MARK
- BEAM FRAMED OVER WF COLUMN
- BEAM FRAMED OVER TS COLUMN
- BEAM SPLICE
- BEAMS FRAMED INTO SIDE OF WF COLUMN
- BEAM - TO - COLUMN MOMENT CONNECTION REACTION
- BEAMS FRAMED INTO SIDE OF BEAM
- BEAM SIZE / DESIGNATION w/ TOP OF STEEL ELEVATION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

STEEL FRAMING NOTES

- TOP OF STEEL & JOIST BEARING
- UNLESS OTHERWISE NOTED ON PLANS, ROOF DECK SHALL BE 1/4" 10GA 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" PUDDLE WELDS. SIDELAP FASTENERS SHALL BE #10 HEX HEAD SCREWS, AS A MINIMUM USE 36/4 PATTERN w/1 SIDELAP FASTENERS, PERIMETER FASTENING SHALL CORRESPOND TO INTERIOR FASTENING AS A MINIMUM. PARTIAL PANELS SHALL BE WELDED IN EVERY VALLEY.
- WHERE DECK MUST BE DISCONTINUOUS DUE TO CHANGE IN DIRECTION OR ROOF PITCH, PROVIDE 22 GA CLOSURE/CONTINUITY PL. FASTENED TO DECK @ 8" O.C.
- PROVIDE FOR DECK SUPPORT FRAMING AT RTU SHAFTS, ROOF HATCH, AND EXHAUST FANS WEIGHING LESS THAN 350 LBS. PROVIDE SIMILAR FRAMING AT ROOF DRAINS, AND ALL DECK PENETRATIONS GREATER THAN 12" (SEE ARCH AND MECH DUGS).
- 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 6/54.0 SHOULD BE USED AS A MINIMUM.
- STRUCTURAL STEEL/JOIST FRAMING NOT DIMENSIONED ON PLAN SHALL BE SPACED EQUALLY BETWEEN DIMENSIONED MEMBERS.
- SEE SHEET 53.0 FOR LINTEL SCHEDULE.
- "MSH" INDICATES "METAL STUD HEADER". SEE DETAIL 9/54.1 FOR INFO.
- "▲" DENOTES L3x3x1/4 DIAG. BRACE FROM BOTTOM FLANGE TO JOIST TOP CHORD PANEL POINT OR TOP CHORD OF ADJ. JOISTS AS APPLICABLE
- SEE DETAIL 6/54.2 FOR SPECIAL JOIST DIAGRAMS.

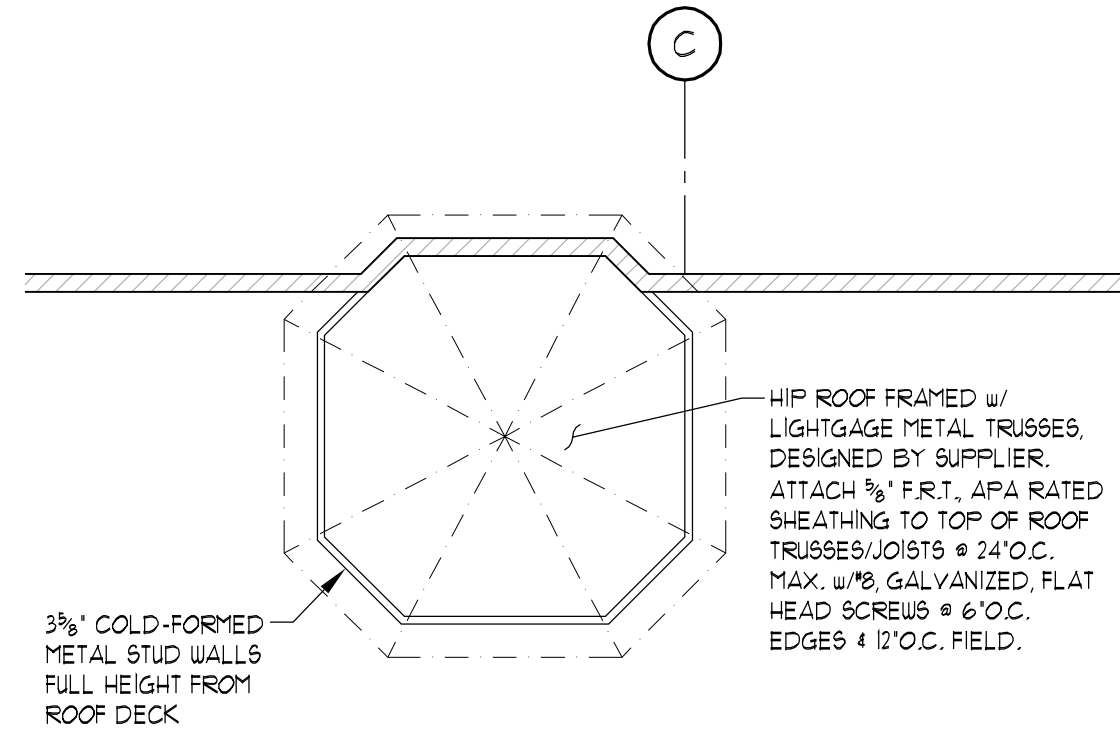
SNOW DRIFT DIAGRAM

SCALE: N.T.S.



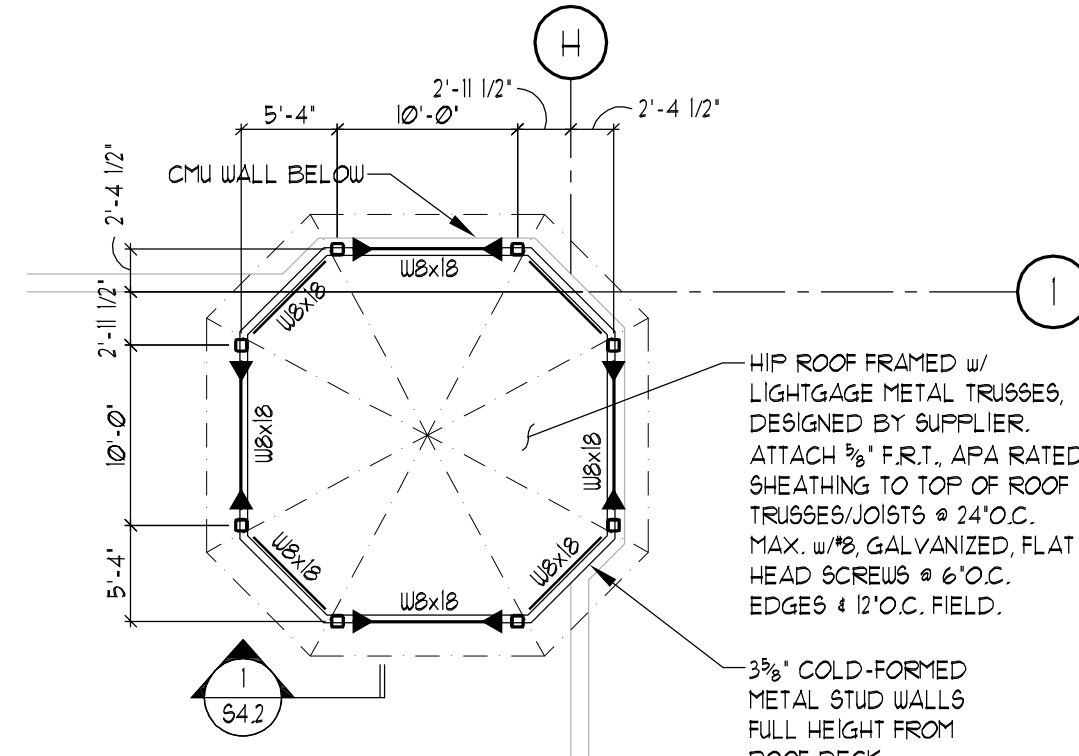
HIGH ROOF FRAMING PLAN @ WEST TOWER

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



HIGH ROOF FRAMING PLAN @ CENTER TOWER

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

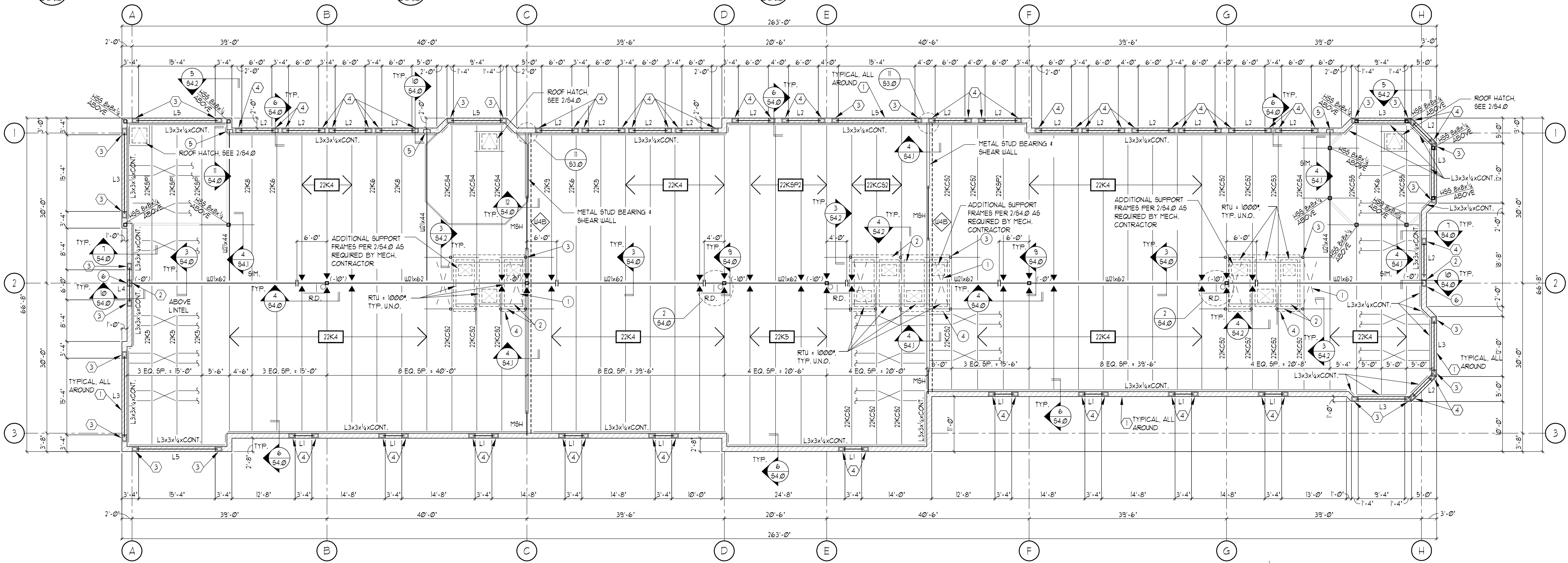


HIGH ROOF FRAMING PLAN @ EAST TOWER

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

KEYED NOTES

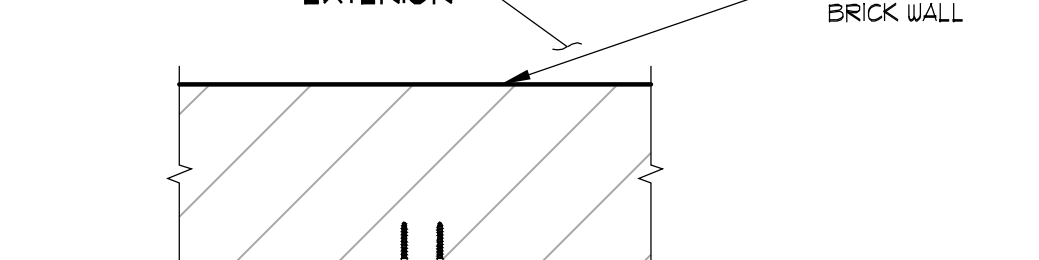
MARK	DESCRIPTION
①	1/4" ROD w/CLEVIS & TURNBUCKLE "X" BRACING TYP. UNO. FROM TOP OF POST TO BOTTOM OF PANEL
②	C10x20.1 Laid IN FLUTE DECK w/FLANGES DOWN & FIELD WELD TO JOIST TOP CHORD THRU DECK
③	6" PIPE COLUMN OVER JOIST, TYP. (OFFSET SHOWN FOR CLARITY)
④	ROOF SCREEN, TOP OF SCREEN ELEVATION, SEE ARCH
⑤	1/4"x20'-8" BEARING B w/2'-1/4"x4" HEADED STUDS, 4" BEARING, T. B EL. = 111'-5 3/4"
⑥	1/4"x8"x1'-0" BEARING B w/4'-1/4"x4" HEADED STUDS, 8" BEARING, T. B EL. = 111'-3"



ROOF FRAMING PLAN

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

MARK	SIZE/REINFORCING	COMMENTS
①	12" CMU/CONCRETE BRICK w/ 4 BARS VERTICAL @ 48" O.C.	CENTER REINFORCING IN WALL, U.N.O. REINFORCING AT PIERS SUBSTITUTES FOR WALL REINFORCING. ADJUST SPACING ABOVE & BELOW OPENINGS TO ENSURE MAXIMUM BAR SPACING @ 4'-0" O.C.
②	12"x16" CMU/CONCRETE BRICK PIER w/ 4- ½ BARS VERTICAL @ 12" TIES @ 16" O.C.	4- ½ BARS FULL HEIGHT
③	12"x16" CMU/CONCRETE BRICK PIER w/ 4- ½ BARS VERTICAL	BAR BETWEEN LINTEL BRG & FOUNDATION 2- ½ FULL HEIGHT
④	12"x16" CMU/CONCRETE BRICK PIER w/ 1- ½ BARS VERTICAL	GROUT CORE SOLID FOR 3 COURSES BELOW BRG. 1- ½ FULL HEIGHT

- 
- Diagram illustrating the Metal Stud Sheathing Detail. The diagram shows a cross-section of a wall assembly. The exterior side (top) is labeled "EXTERIOR" and shows a "CMU/CONCRETE BRICK WALL". The interior side (bottom) is labeled "INTERIOR". The wall assembly includes a "6\" CMU/CONCRETE BRICK WALL", "EDGE NAIL SHEATHING TO END STUD", "ATTACH END STUD DIRECTLY TO INSIDE FACE OF CMU WALL w/ 1/2\" 1/2\" x 1/4\" LONG TARPON SCREWS @ 6\" O.C. FULL HEIGHT OF STUD", "1/2\" SHEATHING", and "6\" METAL STUDS".

[illegible]

MARK	SIZE	CONFIGURATION	REMARKS
L1	1 1/8" x 1 3/8" PC	2 - #3 TOP 2 - #4 BOTTOM	PROVIDE 1 1/2" CLEAR COVER
L2	1 1/8" x 1 3/8" PC	3 - #3 TOP 3 - #5 BOTTOM	PROVIDE 1 1/2" CLEAR COVER
L3	W8x18 w/ E 5/16xØ-11"xCONT.	EQUAL NFFILL FOLLOWING ERECTION 3/16" 3-12	
L4	W8x24 w/ E 5/16xØ-11"xCONT.	EQUAL NFFILL FOLLOWING ERECTION 3/16" 3-12	
L5	W6x24 w/ E 5/16xØ-11"xCONT.	EQUAL NFFILL FOLLOWING ERECTION 3/16" 3-12	

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 REINFORCING SHALL BE 1" NARROWER THAN NOMINAL TOTAL WALL THICKNESS, UNLESS NOTED OTHERWISE. WRAP ENDS OF STEEL LINTEL W/ BUILDING PAPER AND GROUT SOLID.

Diagram illustrating the cross-section of a column and footing assembly, showing the relationship between the column, footing, slab on grade, and various construction details.

Labels and Dimensions:

- COLUMN, SEE PLAN
- SLAB ON GRADE, SEE PLAN
- 1/4" (Dimension)
- 6" 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" (Dimension)

[illegible]

63.2

SCALE: N.T.S.

TOP OF FTG. EL.
SEE PLAN

BENT BARS TO BE THE SAME
SIZE AND QUANTITY
AS TYPICAL REINFORCING

FOOTING
DEPTH MINIMUM

1'-0"

2'-4"
MAXIMUM STEP

TOP OF FTG. EL.
SEE PLAN

SEE SCHEDULE FOR
FOOTING THICKNESS
AND REINFORCING

CLASS B, CATEGORY 6 LAP
FOR 'OTHER' BARS.

NOTES:

1. 4'-0" FOOTING STEP LENGTH MINIMUM.
2. CATEGORY 6 REFERS TO CATEGORIES FOR USE IN DETERMINING DEVELOPMENT AND SPLICE LENGTHS IN THE CURRENT CRSI HANDBOOK.

SECTIONAL VIEW OF EXTERIOR WALL AND FOUNDATION. THE WALL IS CONSTRUCTED OF 8" CMU WITH 4" O.C. REINFORCEMENT. THE FOUNDATION IS 8" WIDE. INSULATION IS 3/4" RIGID INSULATION. A DRAINAGE SYSTEM IS SHOWN WITH 1/4" x 2'-0" x 12" O.C. INTO SIDEWALK. A PITCH TO DRAIN IS INDICATED. REINFORCEMENT DETAILS ARE SHOWN FOR THE WALL AND FOUNDATION. SEE FDN. PLAN FOR FTG. SIZE 4 REINF.

$\frac{3}{4}" \phi \times 1'-4"$ SMOOTH, GREASED
 REINFORCING BAR @ 12" O.C.
 LOCATED @ MID-HEIGHT OF
 SLAB, PLACED LEVEL &
 PERPENDICULAR TO JOINT.

WUF SHALL NOT BE
 ACROSS THE JOINT,
 COLUMN ISOLATION

TOP OF SLAB EL.
 SEE PLAN

$6" \times$ 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 DOUBLE BARS SHALL BE SAUN NOT SHEARED.

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.
 EQ.
 EQ.
 12" BOND BEAM @ 2'-5" CONT.
 REINFORCING IN SOLID GROUTED CELLS SEE PLAN FOR SIZE AND SPACING
 DOUELS @ STD. 30" HOOK TO MATCH SIZE & SPACING OF VERTICAL BARS. EXTEND 24" MIN INTO MASONRY WALL
 TOP OF WALL EL. SEE PLAN
 TOP OF FTG. EL. SEE PLAN

COLD-FORMED METAL SHEAR WALL, SEE PLAN FOR LOCATION.
 ATTACH BOTTOM TRACK OF WALL TO SOLID GROUTED CMU w/ 1/2" x 1/2" LONG TAPCON SCREWS w/ MIN. 8" O.C. CENTER IN WALL.
 1/2" ISOLATION BOARD EACH SIDE.
 SEE FOUNDATION PLAN FOR SLAB THICKNESS AND REINFORCING.
 TOP OF WALL EL. SEE PLAN
 TOP OF FTG. EL. SEE PLAN
 3' CLR.
 EQ. 8' EQ.
 1/2" FIRE RETARDANT TREATED APA RATED SHEATHING.
 ATTACH TO STUDS w/ 18 GALV. SCREWS @ 4" O.C. EDGES & 1' O.C. FIELD. BLOCK ALL PANEL EDGES PER NOTE 1/8" COLD-FORMED METAL SHEARWALL NOTES
 USE MIN. 60096162-43/33k(1) METAL STUDS @ 16" O.C. INSTALL BRIDGING PER DETAIL 4/541 TO STUD ON OPPOSITE SIDE OF SHEATHING
 SINGLE COURSE OF 8" CMU GROUTED SOLID w/ 1" x 5 BAR DET. BELOW WALL @ 1/4 BENT CONJ. UNITS TO FTG. @ 48" O.C.
 SEE FDN. PLAN FOR FOOTING SIZE & REINF.

The image contains two technical drawings illustrating reinforcement details for masonry walls. The left drawing shows a corner detail with a horizontal lap of 2'-4" and a vertical height of 3'-0". It features heavy duty prefabricated corners and heavy duty wall reinforcement at 16" O.C. vertical spacing. The right drawing shows a wall detail with a horizontal lap of 2'-8" and a vertical height of 2'-8". It features heavy duty wall reinforcement at 16" O.C. vertical spacing and heavy duty prefabricated tee reinforcement at 16" O.C. vertical spacing.

Left Detail (Corner):

- LAP - 2'-4"
- 3'-0"
- HEAVY DUTY PREFAB CORNERS AT 16" O.C. VERTICAL
- HEAVY DUTY WALL REINF. AT 16" O.C. VERTICAL
- Ø'-Ø'

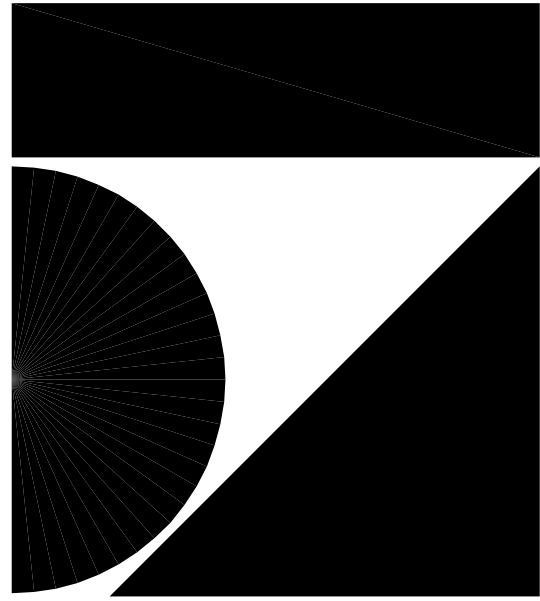
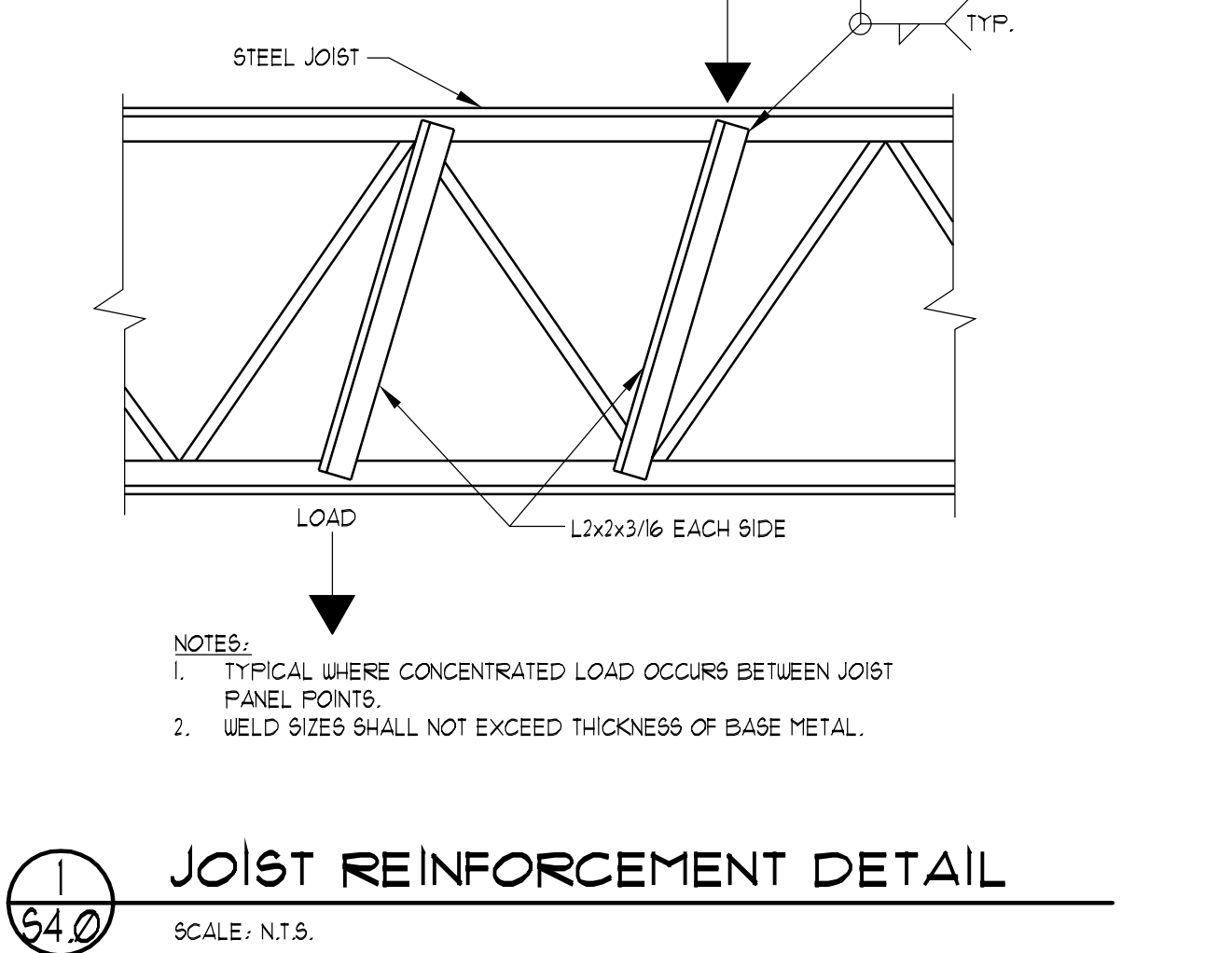
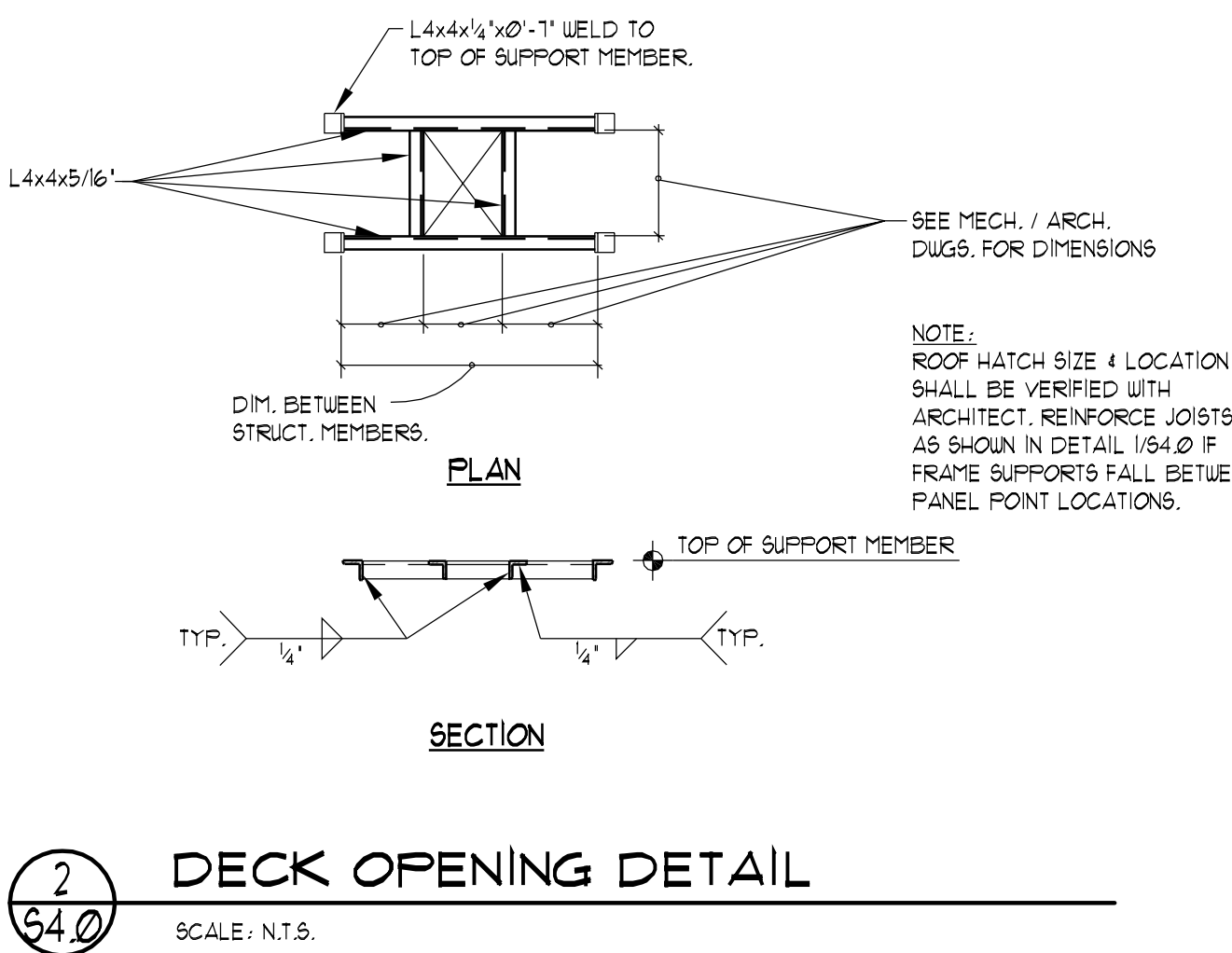
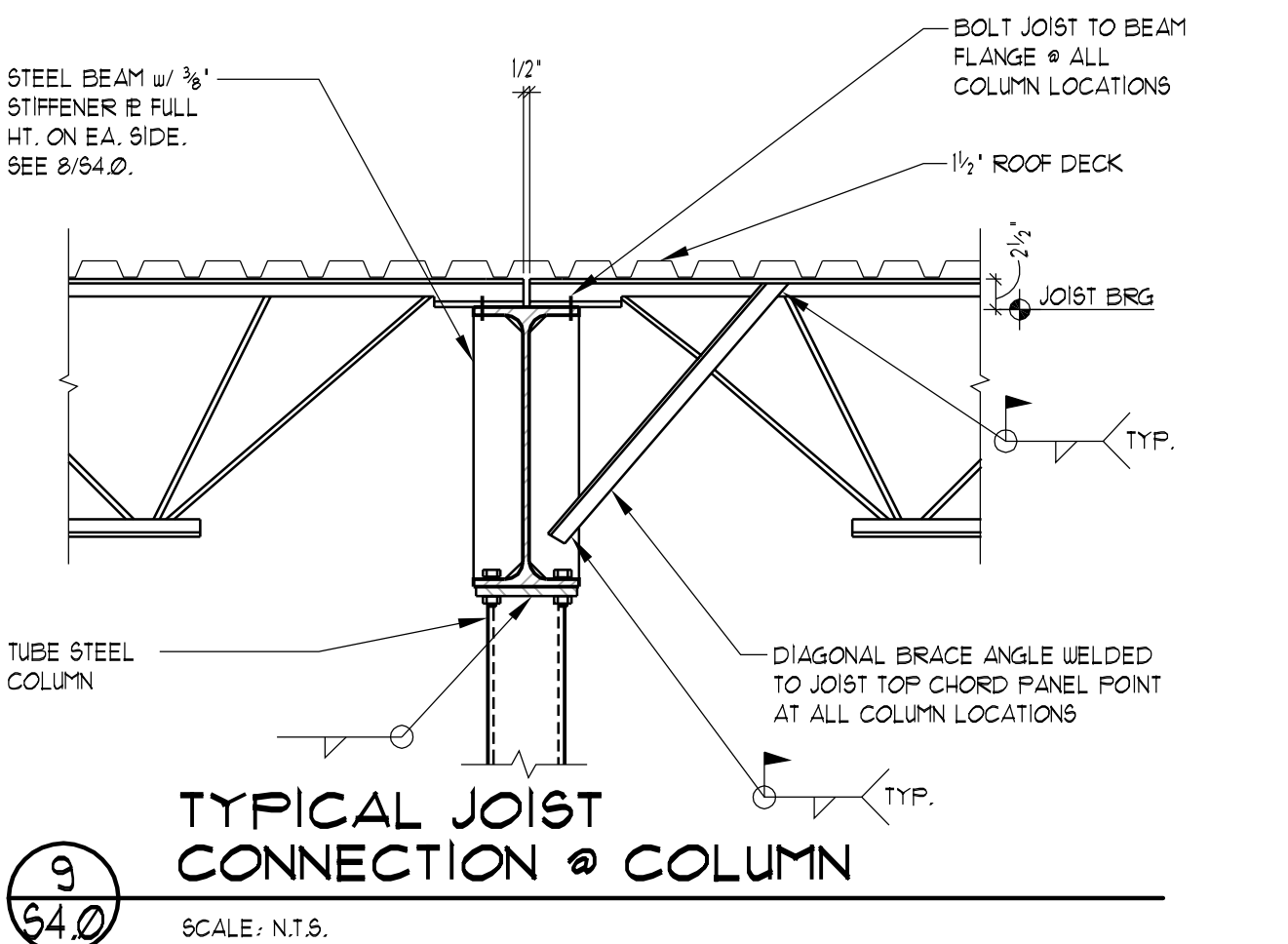
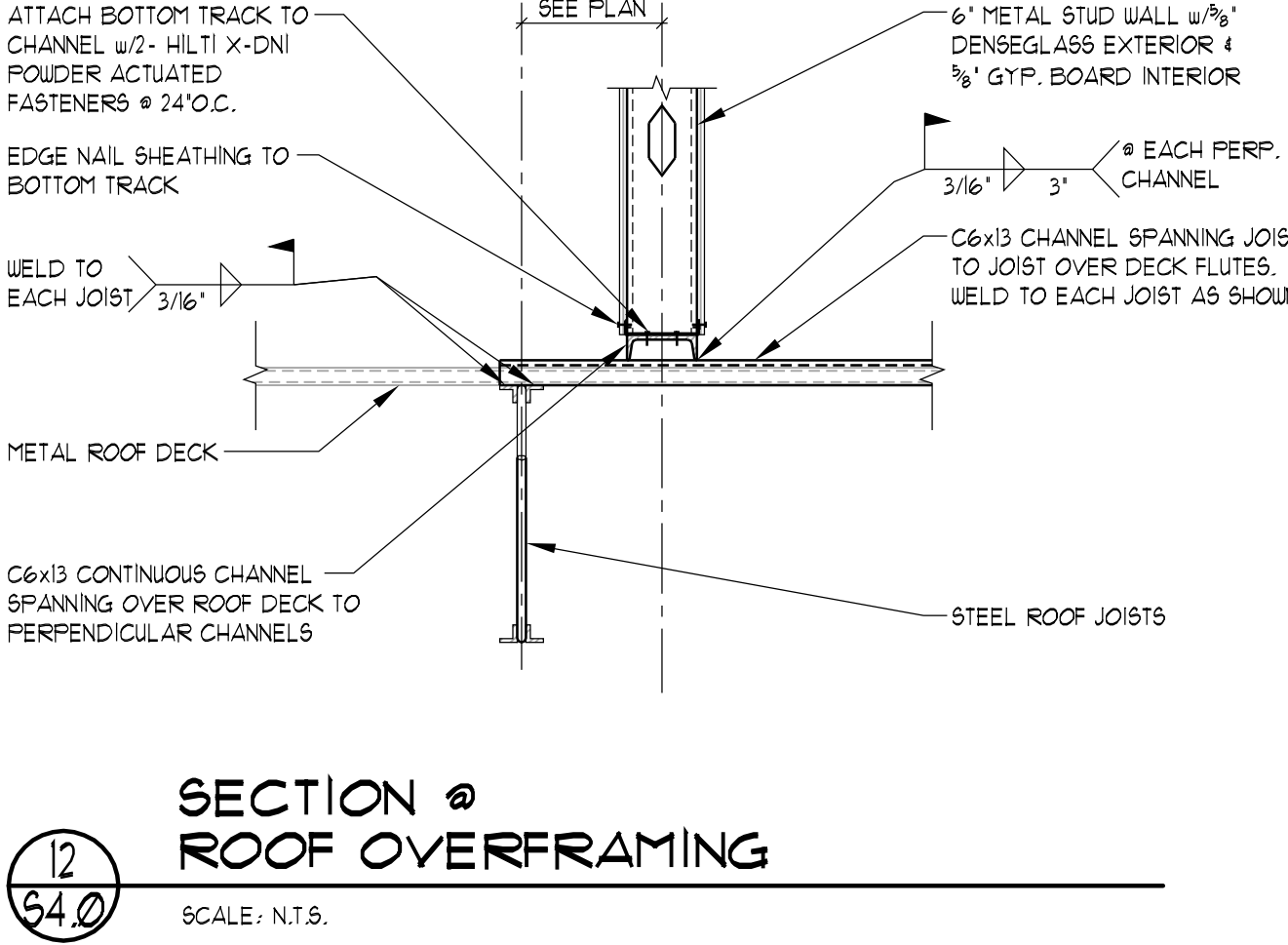
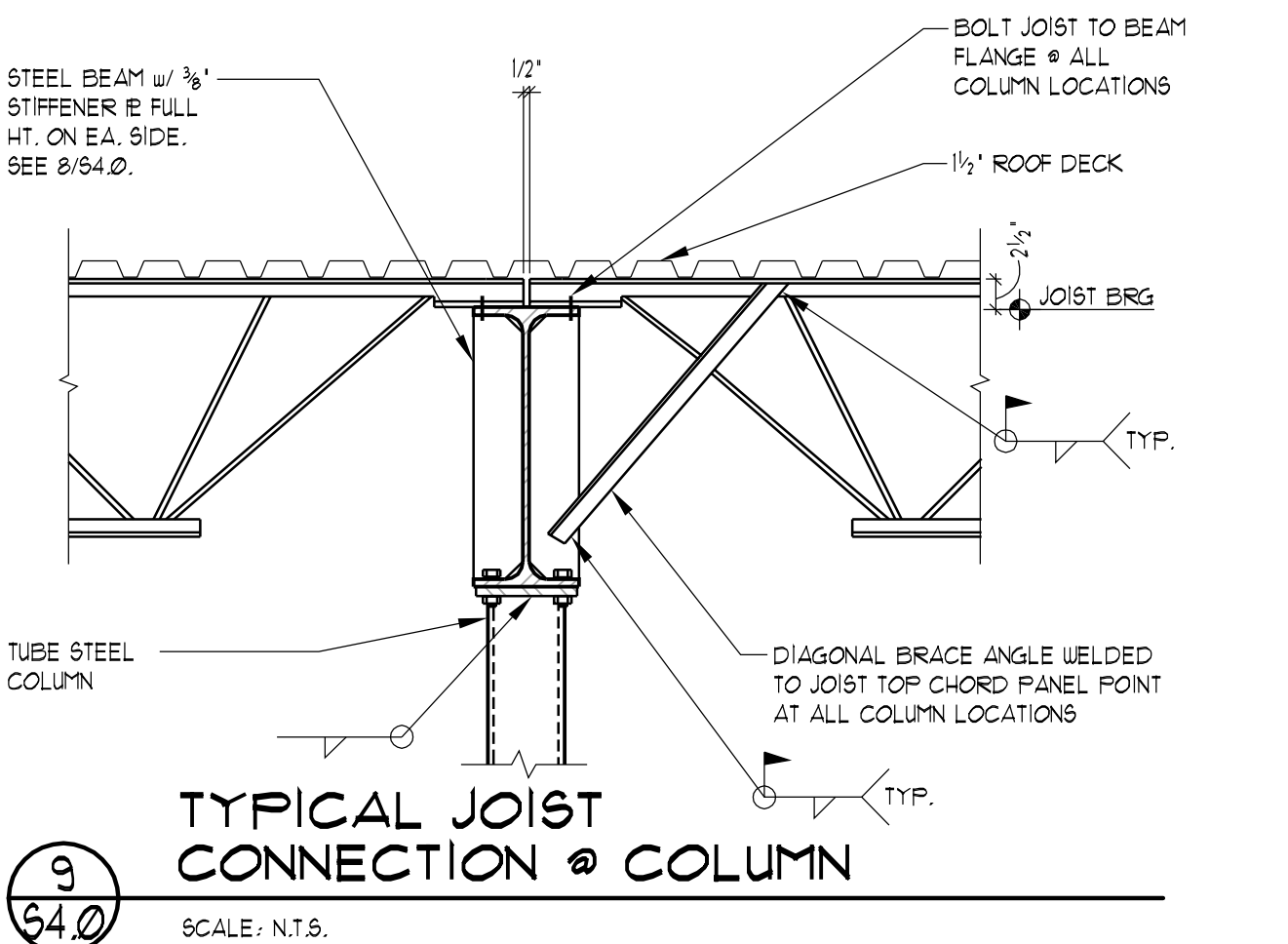
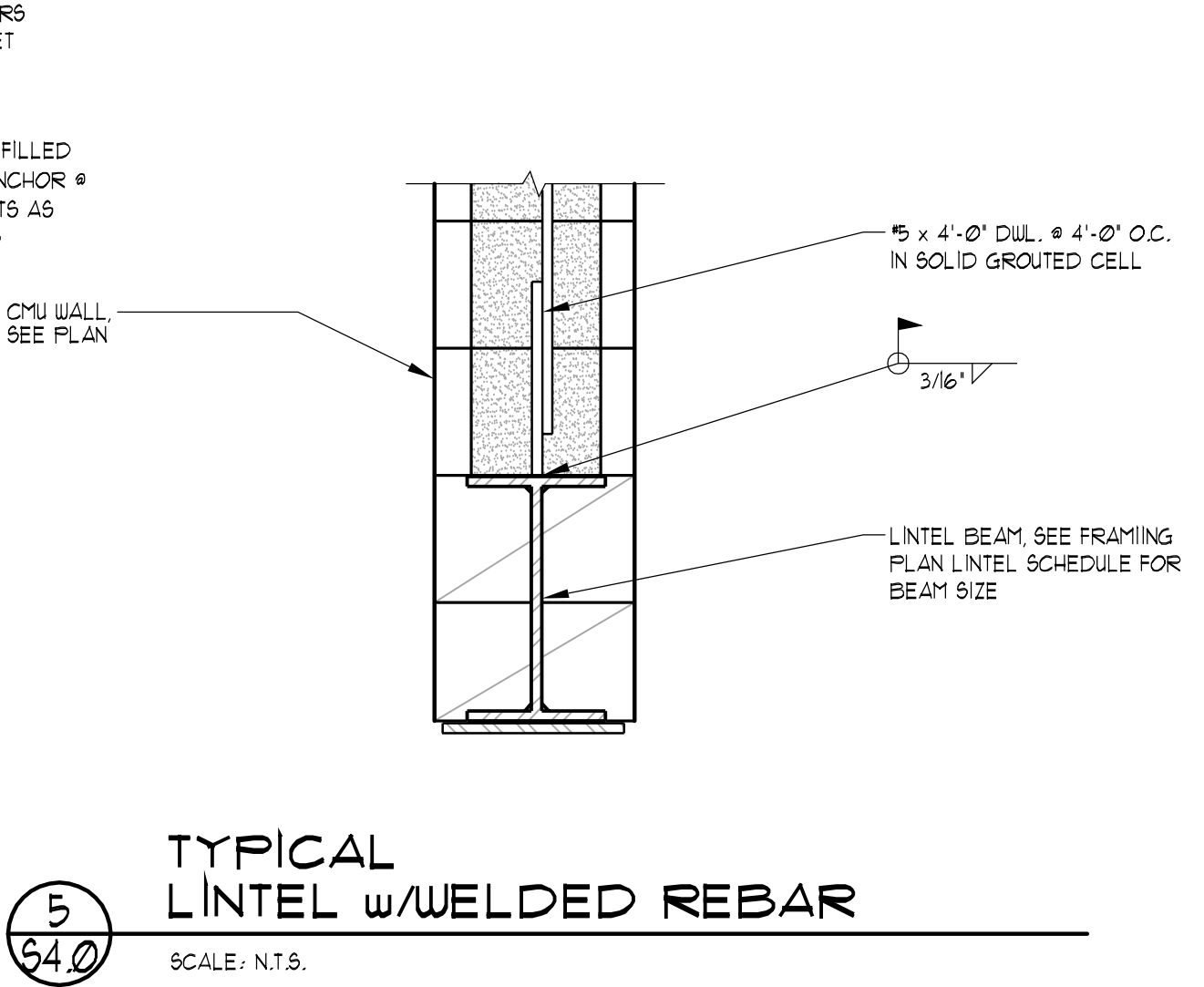
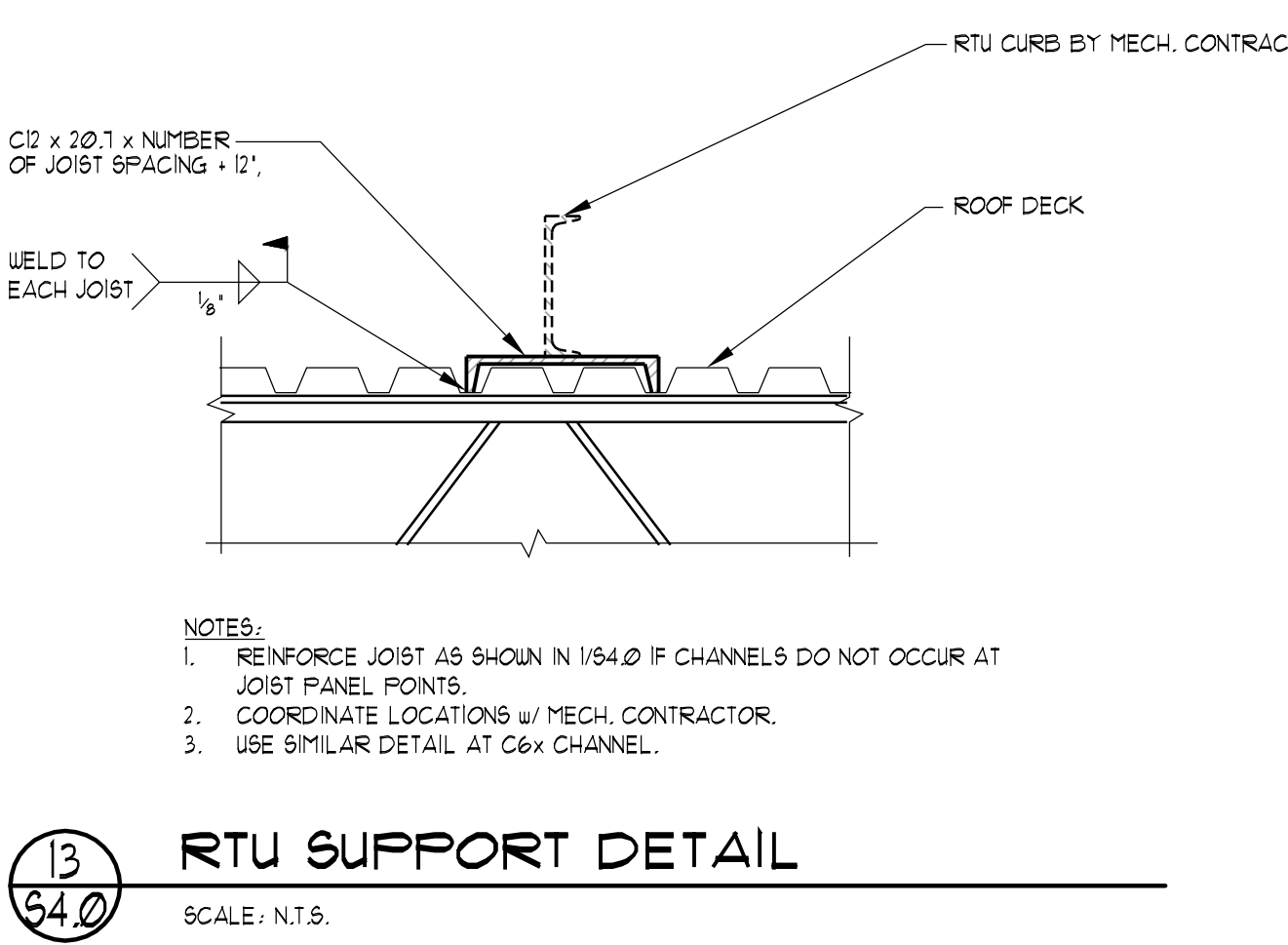
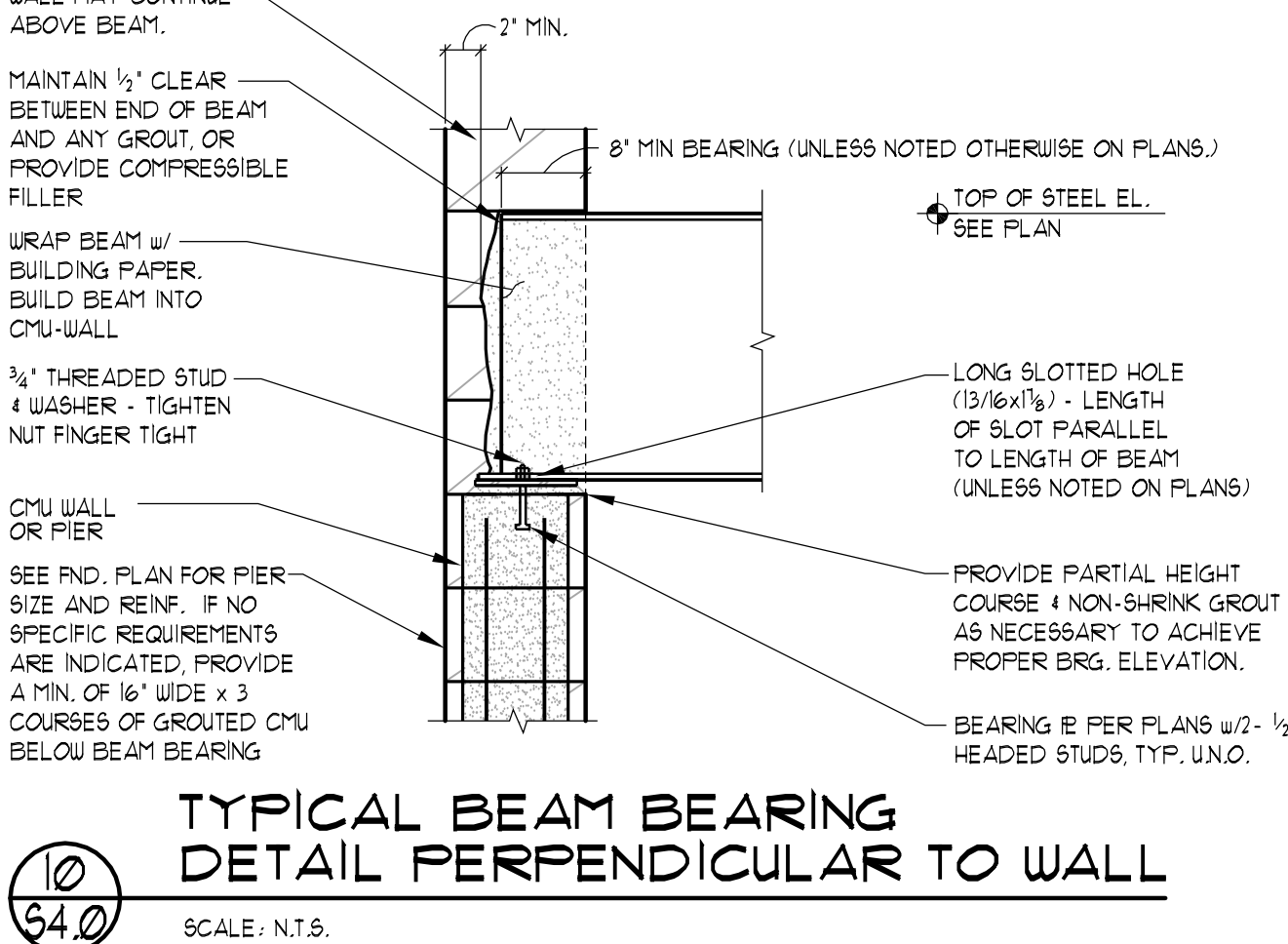
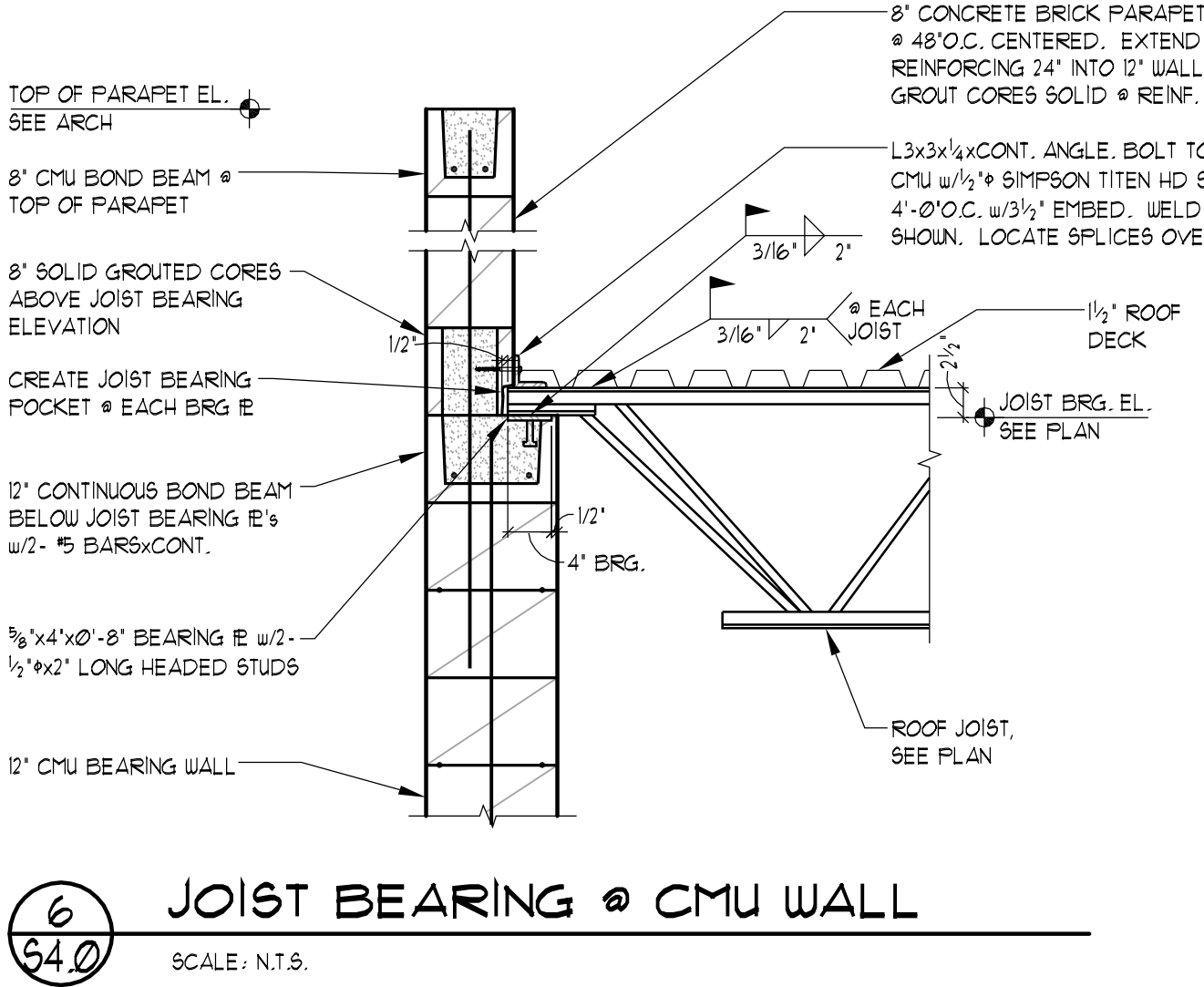
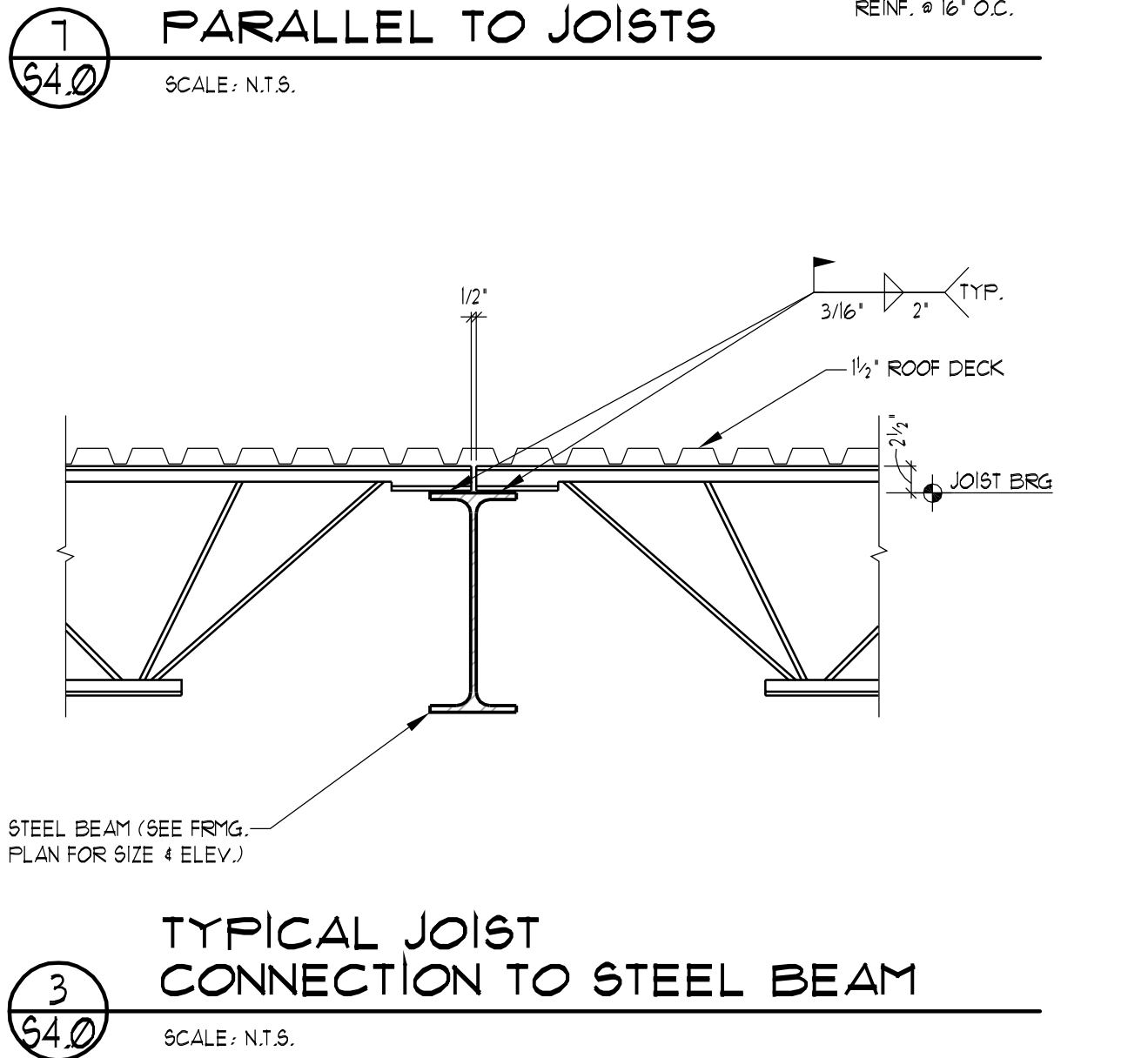
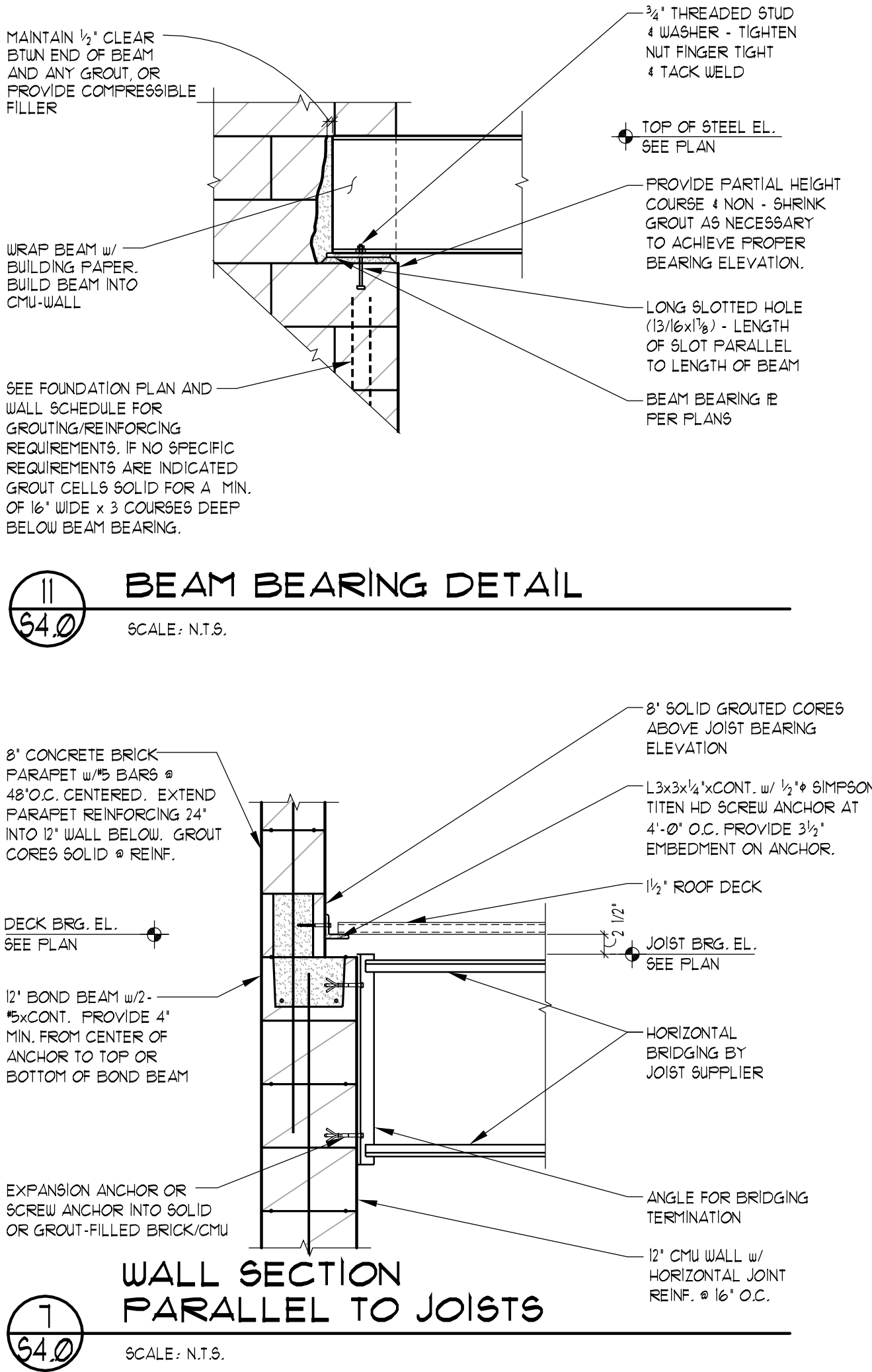
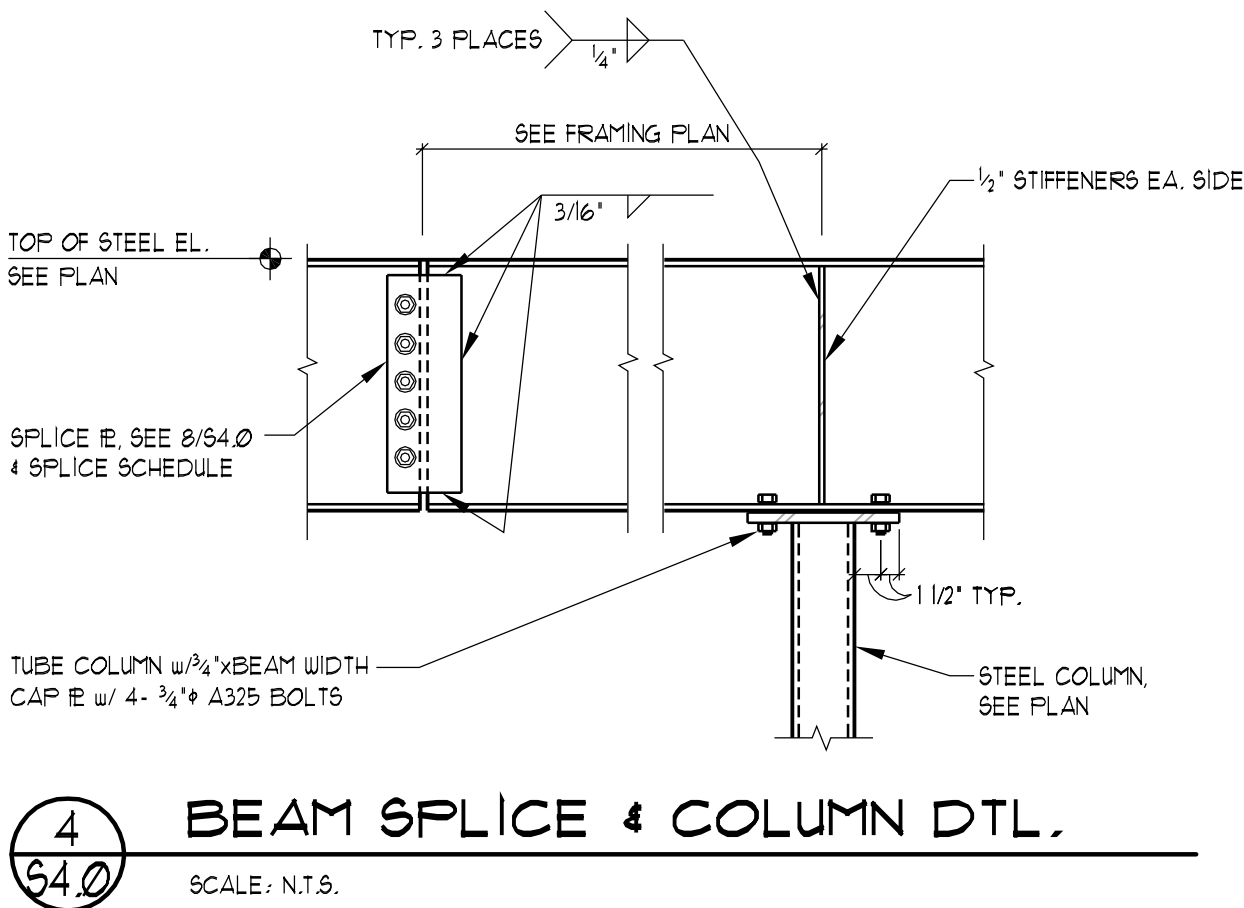
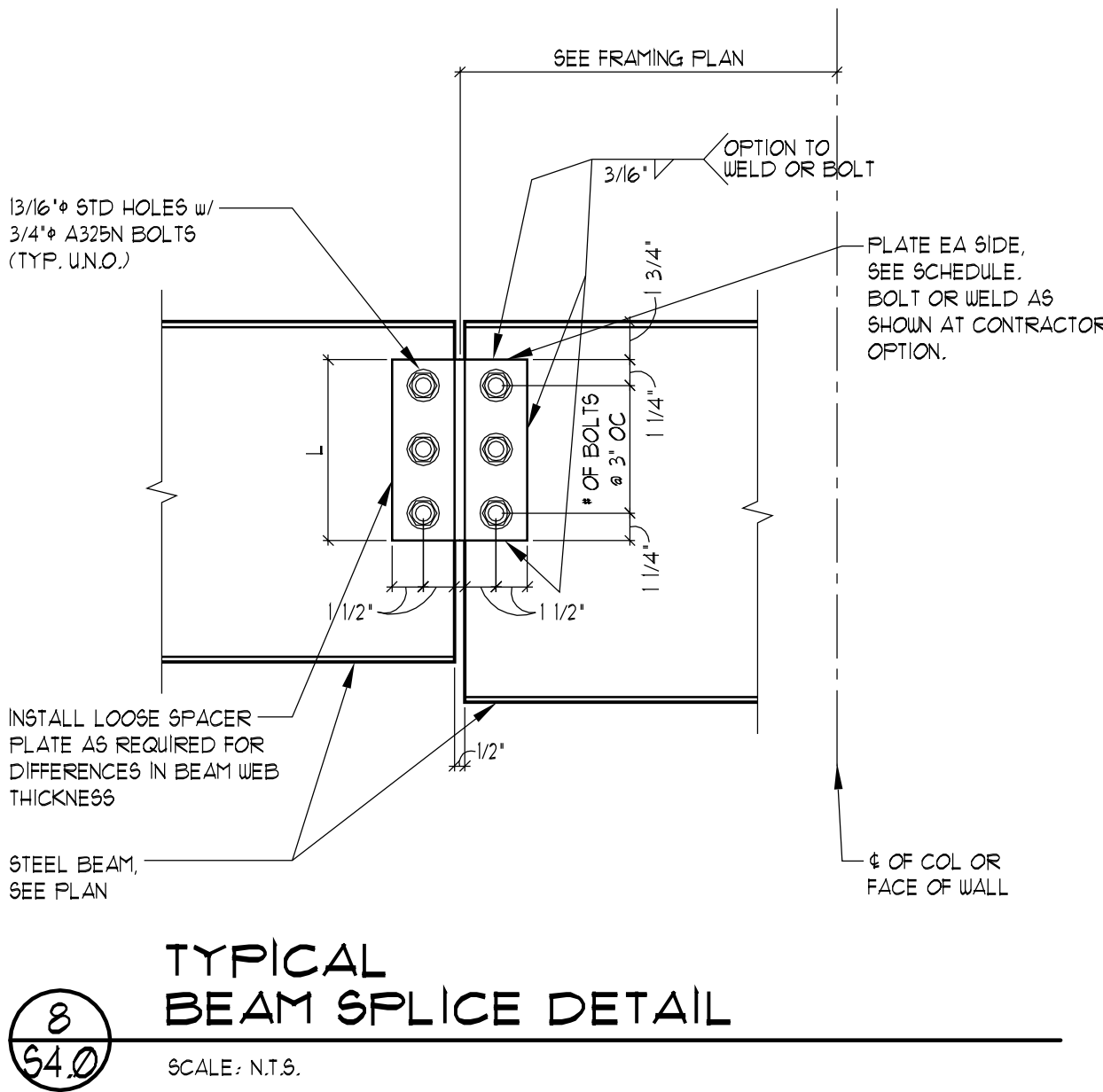
Right Detail (Wall):

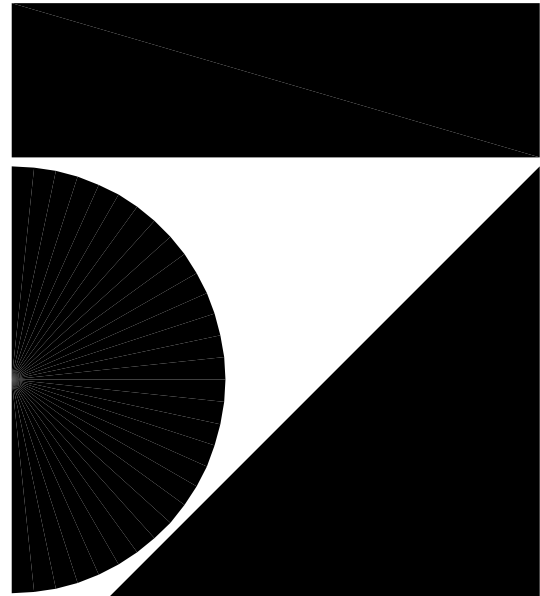
- 2'-8"
- 2'-8"
- HEAVY DUTY WALL REINF. AT 16" O.C. VERTICAL
- HEAVY DUTY PREFAB TEE AT 16" O.C. VERTICAL

NOTES:

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

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.





7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

RE PIERCE
ENGINEERS, Inc.
241 North Broadway, Suite 900
Milwaukee, WI 53202
414.278.0000
414.278.0001 fax
PE Project 00102

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 KS, UNLESS NOTED OTHERWISE.
- NOMENCLATURE: CONFORMS TO SSMA STANDARDS, PRODUCT TECHNICAL INFORMATION, PAGE 5 (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 KS 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

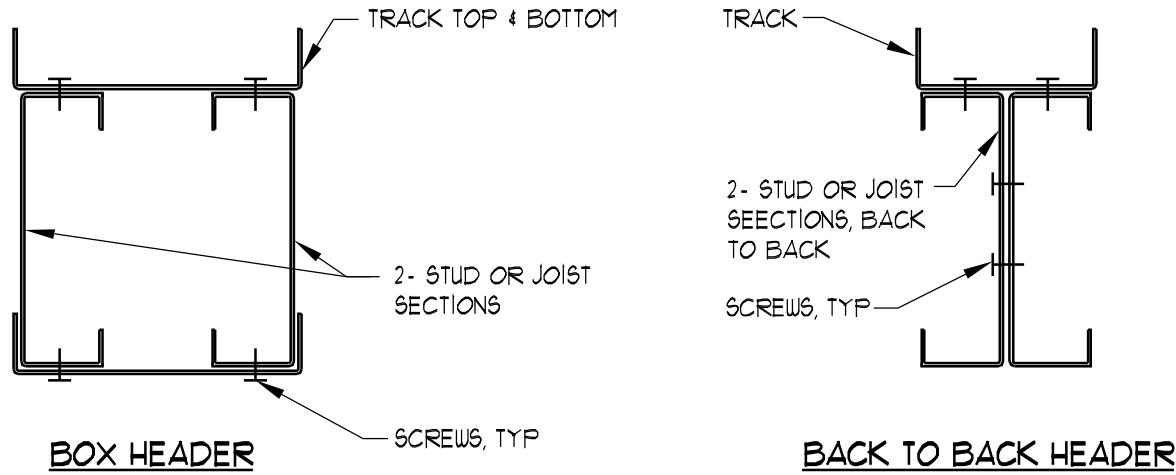
800S162-43 (50ksi)

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

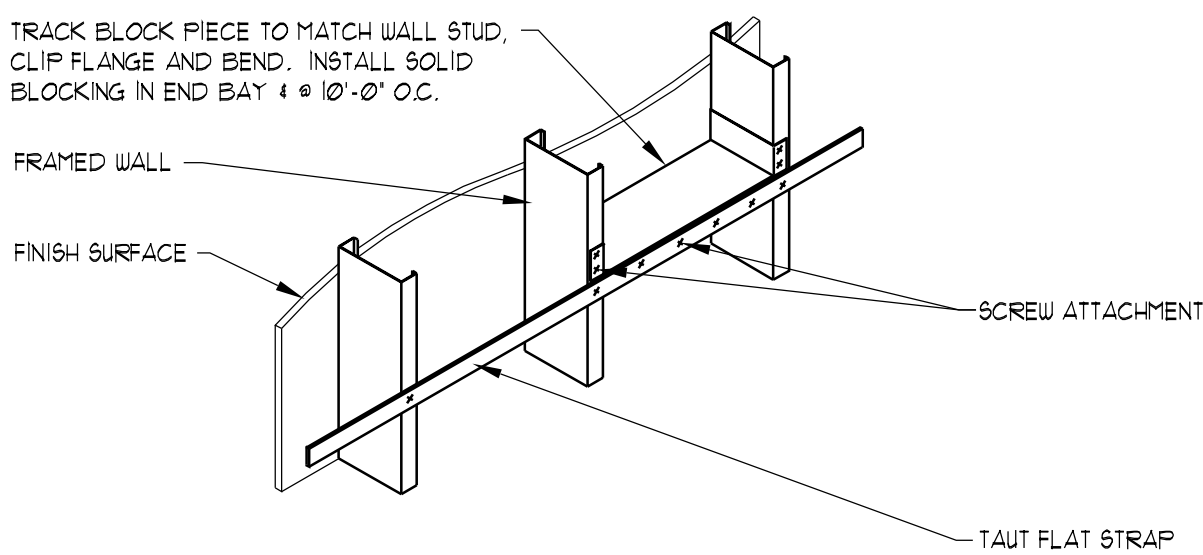


NOTES:

- 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

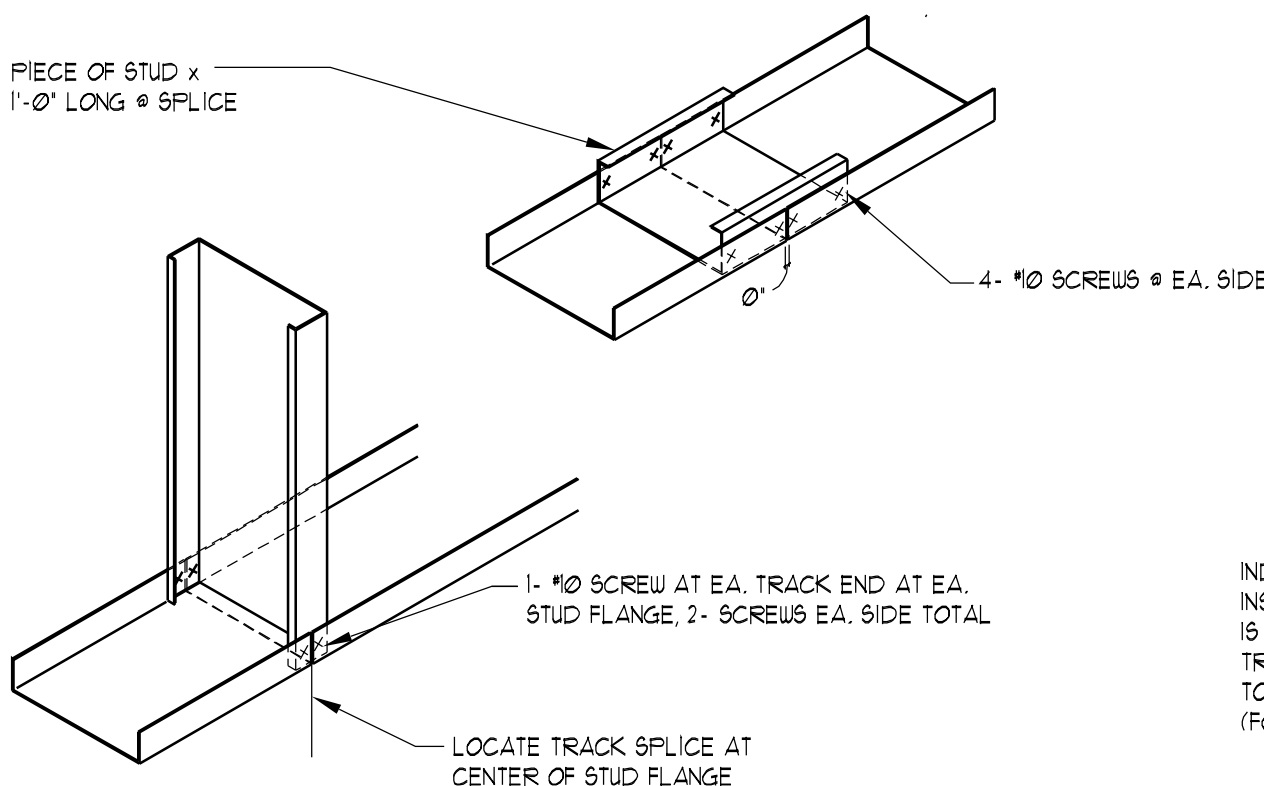
SCALE: N.T.S.



NOTE:
AT METAL STUD SHEARWALLS OPPOSITE SIDE OF WOOD SHEATHING INSTALL # 4'-0" O.C. VERTICAL.

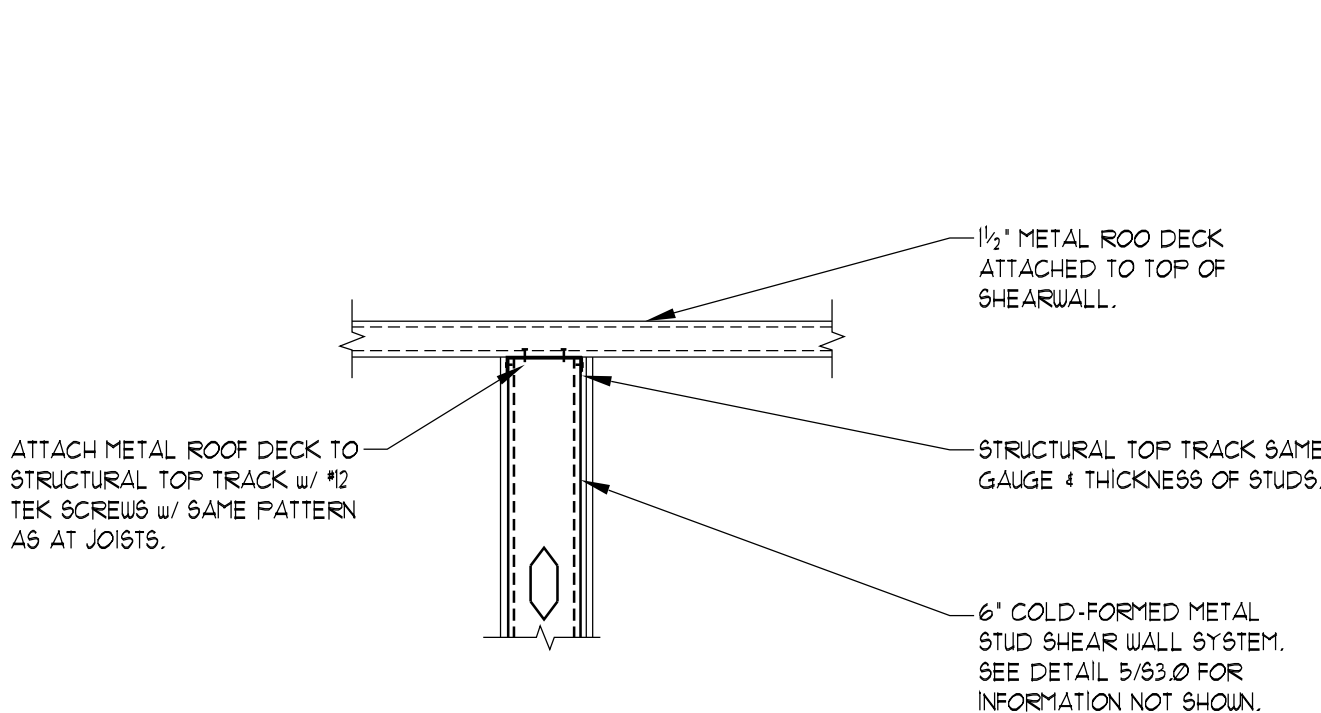
SINGLE STRAP BRIDGING

SCALE: N.T.S.



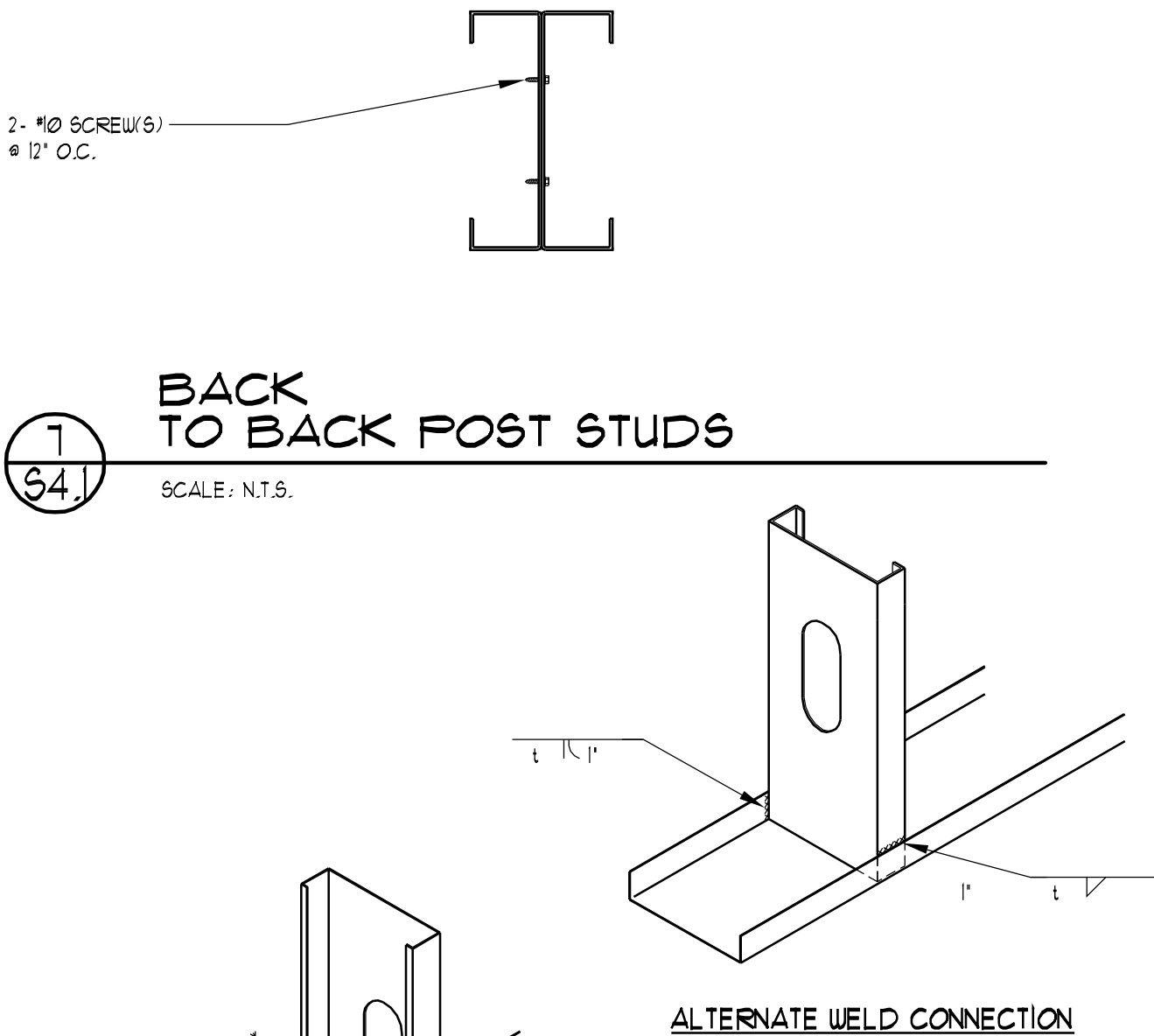
TRACK SPLICE DETAILS

SCALE: N.T.S.



ROOF SECTION AT INTERIOR SHEAR WALL

SCALE: N.T.S.

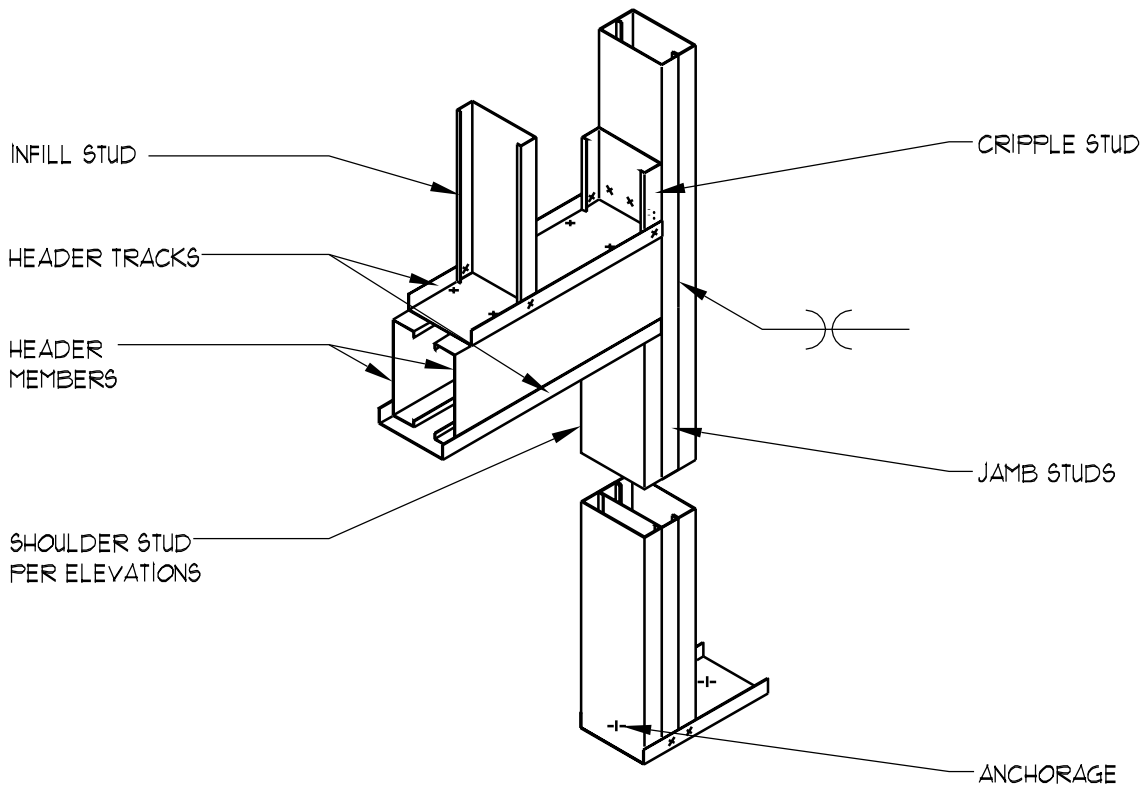


INDEXED STUDS:
INSTALL STUDS SO THIS DIMENSION IS THE SAME ALONG BOTTOM TRACK. MAY ALSO OCCUR ALONG TOP TRACK WHERE APPROPRIATE (FOR BRIDGING ALIGNMENT)

NOTE:
SET ALL STUDS TIGHT TO RADIUS OF TRACK (TOP & BOTTOM) (TYP)

STUD TO TRACK CONNECTION

SCALE: N.T.S.

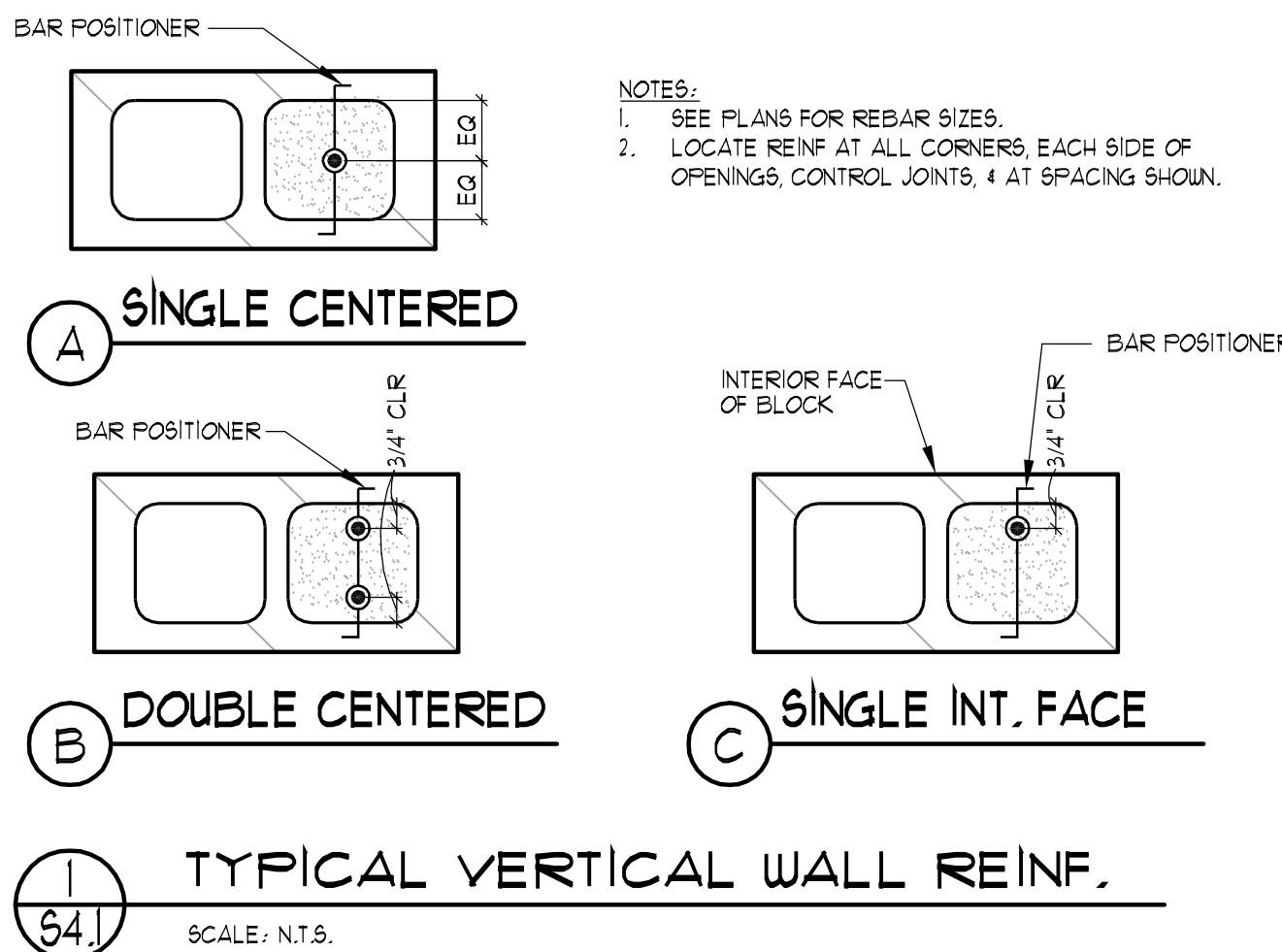
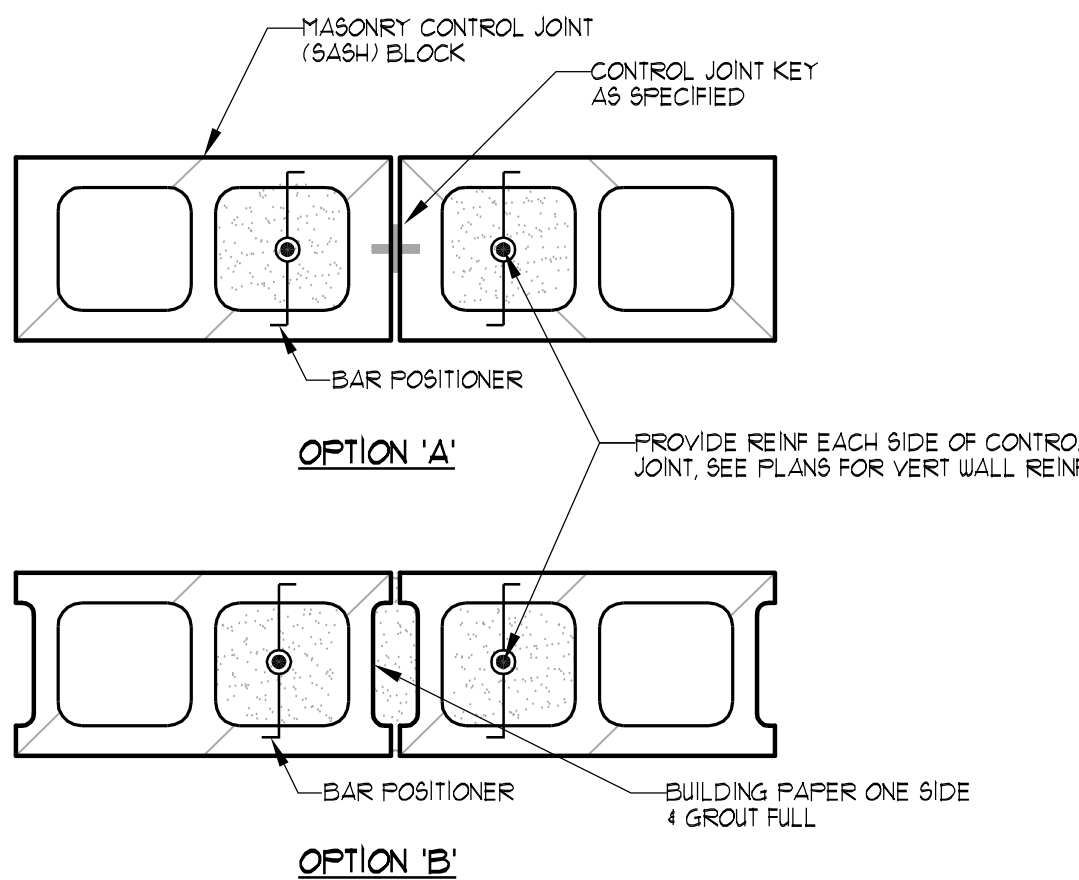


LOAD BEARING DOOR BOXED HEADER

SCALE: N.T.S.

TYPICAL CONTROL JOINT (CJ) @ MASONRY WALL

SCALE: N.T.S.



NOTES:
1. SEE PLANS FOR REBAR SIZES.
2. LOCATE REINF AT ALL CORNERS, EACH SIDE OF OPENINGS, CONTROL JOINTS, & AT SPACING SHOWN.

THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, 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.

03200

CONCRETE REINFORCEMENT

1

GENERAL

1.1

Scope

A.

Perform all Work required to complete the Concrete Reinforcement indicated by the Contract Documents, and furnish all items necessary for its proper installation.

1.2

References

A.

American Concrete Institute (ACI)
1. ACI 117, Standard Specifications for Tolerances for Concrete Construction and Materials.
2. ACI 301, Standard Specifications for Structural Concrete.
3. ACI 315, Manual of Standard Practice for Detailing Reinforced Concrete Structures.
4. ACI 318, Building Code Requirements for Reinforced Concrete.
B. American Society for Testing and Materials (ASTM)
1. ASTM A62, Standard Specification for Steel Wire, Plain, for Concrete Reinforcement.
2. ASTM A185, Standard Specification for Steel Welded Wire Fabric, Plain, for Concrete Reinforcement.
3. ASTM A615, Standard Specification for Deformed and Plain Billet Steel Bars for Concrete Reinforcement.
C. American Welding Society's (AWS)
1. AWS A5.1, Mild Steel Covered Arc-Welding Electrodes.
2. AWS D1.4, Reinforcing Steel Welding Code.
D. Concrete Reinforcing Steel Institute (CRSI)
1. Manual of Standard Practice.
2. Recommended Practice for Placing Reinforcing Bars.

1.3

Quality Assurance

A.

Welders' Qualifications: Welders shall be qualified in accordance with AWS D1.4.

2

PRODUCTS

2.1

Materials

A.

Bars: New billet steel, ASTM A615 Grade 60, ASTM A706 Grade 60, or ASTM A616 Grade 80, Designation S1. See Contract Documents for specified steel.
B. Tie Wires and Spirals: ASTM A62.
C. Welded Wire Fabric: ASTM A185 supplied in flat sheets only.
D. Welding Electrodes: Mild steel covered arc-welding types conforming to AWS A5.1.
E. Bar Supports: As required for assembling and supporting reinforcement in place.
1. Typical: CRSI Class B pre-galvanized.

2.2

Fabrication

A.

Conform with the requirements of ACI 315 where specific details are not shown or where the Drawings and specifications are not more demanding.

B.

Conform with the requirements of ACI 317 for reinforcement fabricating tolerances.

3

EXECUTION

3.1

Preparation

A.

Clean reinforcement of loose rust, mill scale and other foreign materials immediately prior to placement.

3.2

Installation

A.

Comply with CRSI recommended practice for "Placing Reinforcing Bars" for details and methods of reinforcement placement and supports and as herein specified.
B. Provide supports for reinforcement including bolsters, chairs, spacers and other devices suitable for proper spacing, supporting and fastening reinforcing in place. Use wire bar type supports complying with CRSI "Manual of Standard Practice".
C. Space reinforcing bars in compliance with ACI 318.
D. Place reinforcement to obtain proper coverage for concrete protection. Arrange, space and tie the bars and bar supports together with steel wire. Set wire tie ends into the concrete. Place and tie column down ties.
E. Splice reinforcement with contact lapped splices in accordance with ACI 318 Class B considering both basic and top bar tables, unless indicated otherwise on the Drawings.
F. Welding
1. Employ shielded metal-arc method and conform to AWS D1.4.
2. Only A706 Grade 60 rebar to be welded. No welding of A615 Grade 60 rebar permitted.
G. Install welded wire fabric with one square plus 2 inches and end laps. Offset end laps.

3.3

Field Bending or Straightening

A.

When permitted, bend or straighten reinforcement partially embedded in concrete in accordance with the following procedures.
1. Reinforcing bar sizes No. 3 through No. 5 may be bent cold the first time, provided reinforcement bar temperature is above 32 degrees Fahrenheit.
2. For other bar sizes, preheat reinforcement bars before bending in accordance with the procedures of ACI 301, Reinforcement and Reinforcement Support Section.

END OF SECTION

03300

CAST-IN-PLACE CONCRETE

1

GENERAL

1.1

Scope

A.

Perform all Work required to complete the Cast-In-Place Concrete indicated by the Contract Documents and furnish all items necessary for its proper installation.

1.2

References

A.

American Concrete Institute (ACI)
1. ACI 301, Specification for Structural Concrete for Buildings.
2. ACI 302, Guide for Concrete Floor and Slab Construction.
3. ACI 304, Recommended Practice for Measuring, Mixing and Placing Concrete.
4. ACI 305, Recommended Practice for Hot Weather Concrete.
5. ACI 306, Recommended Practice for Cold Weather Concrete.
6. ACI 308, Standard Practice for Curing Concrete.
7. ACI 318, Building Code Requirements for Reinforced Concrete.
B. American Society for Testing and Materials (ASTM)
1. ASTM C33, Standard Specification for Concrete Aggregates.
2. ASTM C150, Standard Specification for Portland Cement.
3. ASTM C267, Standard Specification for Air-Entraining Admixtures for Concrete.
4. ASTM C484, Standard Specification for Chemical Admixtures for Concrete.

1.3

Submittals

A.

The Contractor shall submit the following.
1. Certified copies of mix designs for each concrete class specified including compressive strength test reports. Submit mix designs to the Engineer 7 days prior to first pour.
B. When concreting during hot weather, conform with ACI 305R.
C. When concreting during cold weather, conform with ACI 306R.

1.4

Quality Assurance

A.

Requirements of ACI 301 shall govern work, materials and equipment related to this section; specifications herein set minimum results required, and references to procedures are intended to establish minimum guides.
B. When concreting during hot weather, conform with ACI 305R.
C. When concreting during cold weather, conform with ACI 306R.

2

PRODUCTS

2.1

Materials

A.

Portland cement: Portland cement shall conform with ASTM C150 Type I or II.
B. Aggregates:
1. Coarse aggregate shall conform with ASTM C33. Aggregates shall be in the saturated surface dry condition.
2. Fine natural sand shall conform with ASTM C33.
C. Water: Water shall be clean and potable, free from impurities detrimental to concrete.
D. Other Admixtures: As approved by the Engineer. Calcium chloride or admixtures containing calcium chloride shall not be permitted.
E. Non-Shrink Grout under Column Base Plates: Premixed grout containing non-metallic aggregates and requiring only addition of water at the site. Minimum design strength 6,000 psi. Grout shall not contain gypsum.

2.2

Mixes

A.

General Requirements
1. Prepare design mixes for each type and strength of concrete. Design concrete in accordance with ACI 318, Chapter 5, "Proportioning on the basis of field experience or trial mixtures".
B. Concrete Mix Design Schedule. Compressive strength in psi after 28 days when tested in accordance with ASTM C39. The water/cement ratio specified shall be calculated using the weight of cement plus the weight of flyash, slag and silica fume.
1. Footings = 3000psi, 4" slump, 1-1/2" max. aggregate, 4% air entraining, 0.58 max. water/cement ratio.
2. Interior slab-on-grade = 4000psi, 3" slump, 3/4" max. aggregate, 1% air entraining, 0.48 max. water/cement ratio.
3. Miscellaneous concrete = 4000psi, 4" slump, 3/4" max. aggregate, 2% air entraining, 0.48 max. water/cement ratio.

2.3

Mixing

A.

Mix concrete in accordance with ASTM C94.

3

EXECUTION

3.1

Placing Concrete

A.

Place concrete in compliance with ACI 304.
B. Consolidating
1. Use vibrators for thorough consolidation of concrete.
C. Place and finish floor slabs in accordance with ACI 302.1R, Section 7.2.

3.2

Curing

A.

General Requirements
1. Cure concrete in accordance with the recommendation of ACI 308.

3.3

Field Quality Control

A.

All testing agencies shall meet the requirements of ASTM E329.
B. Field testing and preparation shall be performed in accordance with ACI 301. Tests of concrete shall be made by an ACI Concrete Field Testing Technician Grade 1, or equivalent.
C. The Independent Testing Agency shall provide the following.
1. Perform testing in accordance with ACI 318.
2. Test concrete to control slumps according to ASTM C143.
3. Test concrete for required compressive strength as follows.
a) Make and cure 3 specimen cylinders according to ASTM C31 for each 100 cubic yards or every 5,000 square feet of slab area of each mix design of concrete placed in any one day. When the total quantity of concrete with a given mix design is less than 30 cubic yards, the strength tests may be waived by the Engineer, if in their judgment, adequate evidence of satisfactory strength is provided.
b) Test specimen cylinders at age 7 days and age 28 days for specified strength according to ASTM C39.

3.4

Finishing

A.

Concrete Surface Finishes
1. Footings shall be form finished.
2. Interior slab-on-grade shall be steel trowel finished.
3. Do not use steel trowel on surfaces that are scheduled to be exposed to freeze/thaw cycles.

END OF SECTION

04100

MORTAR

1

GENERAL

1.1

Scope

A.

Perform all Work required to complete the Mortar indicated by the Contract Documents, and furnish all items necessary for its proper installation.

1.2

References

A.

American Society for Testing and Materials (ASTM)
1. ASTM C270, Standard Specification for Mortar for Unit Masonry.
2. ASTM C476, Standard Specification for Grout for Masonry.

1.3

Quality Assurance

A.

Mortar supplied shall be from a Portland Cement/Lime mixture. Masonry cement or mortar cement shall not be acceptable.

2

PRODUCTS

2.1

Materials

A.

Portland Cement/Lime Mortar: Shall comply with this specification. Masonry cement and mortar cement are not acceptable.
1. Portland Cement: Portland cement shall conform with ASTM C150, Type 1.
2. Lime: Lime shall conform with ASTM C207, Type S, hydrated lime.
B. Water: Water shall be clean, potable, and free from impurities detrimental to mortar.
C. Other Admixtures: As approved by the Engineer. Calcium chloride or admixtures containing calcium chloride shall not be permitted.

3

EXECUTION

3.1

Proportions and Mixing

A.

Meet requirements of ASTM C270 and proportion mortar types as specified.
B. Meet requirements of ASTM C476 for masonry grout and proportion grout type as specified.

3.2

Mortar Schedule

A.

Exterior Masonry Walls
1. Mortar: Type S cement-lime mortar conforming with ASTM C270.
2. Proportions: Portland Cement - one part
Lime - over 1/4 to 1/2 parts
Fine aggregate - over 2 3/4 to 3 3/4 parts
Mortar color: As required to produce mortar as established by the samples.
B. Exterior Reinforced Load Bearing Masonry Walls
1. Mortar: Type M cement-lime mortar conforming with ASTM C270.
2. Proportions: Portland Cement - one part
Lime - 1/4 part
Fine aggregate - over 3 to 3 3/4 parts
Mortar color: As required to produce mortar as established by samples.
3. Water: Water shall be clean, potable, and free from impurities detrimental to mortar.
4. Other Admixtures: As approved by the Engineer. Calcium chloride or admixtures containing calcium chloride shall not be permitted.
5. Water: Water shall be clean, potable, and free from impurities detrimental to mortar.
C. Other Admixtures: As approved by the Engineer. Calcium chloride or admixtures containing calcium chloride shall not be permitted.

3.3

Grout Schedule

A.

Reinforcing Load Bearing Walls and Partitions
1. Grout: Coarse grout conforming with ASTM C476, 3000 psi minimum.
2. Proportions: Portland Cement - one part
Lime - over 0 to 1/10 part
Fine aggregate - over 2 1/4 to 3 parts
Coarse aggregate - over 1 to 2 parts
Slump: Grout shall contain enough water to provide a slump of 8 to 11 inches, as measured by a slump cone test.
B. Bearing Plates and Linels
1. Grout: Fine grout conforming with ASTM C476, 3000 psi minimum.
2. Proportions: Portland Cement - one part
Lime - over 0 to 1/10 part
Fine aggregate - 2 1/4 parts
Slump: Grout shall contain enough water to provide a slump of 8 to 11 inches, as measured by a slump cone test.

END OF SECTION

04200

CONCRETE MASONRY UNITS

1

GENERAL

1.1

Scope

A.

Perform all Work required to complete the Concrete Masonry Units indicated by the Contract Documents, and furnish all items necessary for its proper installation.

1.2

References

A.

American Society for Testing and Materials (ASTM)
1. ASTM C55, Standard Specification for Concrete Brick.
2. ASTM C80, Standard Specification for Hollow Load-Bearing Concrete Masonry Units.
B. American Concrete Institute (ACI)
1. ACI 303, Building Code Requirements for Masonry Structures.
C. National Concrete Masonry Association (NCMA)
1. NCMA TEK 12-4B, Steel for Concrete Masonry Reinforcement.

2

PRODUCTS

2.1

Materials

A.

Concrete Masonry Units
1. Solid load bearing units: Conforming to ASTM C55, ASTM C445, and ASTM C331; Grade N, Type 1, normal weight, size, type, and special shapes as indicated on the Drawings.
2. Hollow load bearing units: Conforming to ASTM C55, ASTM C80, and ASTM C331; Grade N, Type 1, normal weight, size, type, and special shapes as indicated on the Drawings.
B. Concrete Brick: Conforming to ASTM C55; Grade N, Type 1, normal weight, size, type, and special shapes as indicated on the Drawings.
C. Mortar: Refer to Section 04100 Mortar.
D. Grout: Refer to Section 04100 Mortar.
E. Water: Clean and potable.

3

EXECUTION

3.1

Laying Concrete Masonry Units

A.

Lay first course of masonry in full mortar bed. Lay additional course in full mortar bed on shell surface and at ends. Lay concrete brick, scraps, or plugs in full mortar bed with head and edge joints completely filled.
B. Lay hollow units with the thicker edge of the face shell up. Lay corners prior to laying mid-span. Rock closure units into place with the head joints showed against the adjacent in-place units.
C. Where fresh masonry joints masonry that is partially set or totally set, the exposed surface of the set masonry shall be cleaned so as to obtain the best possible bond with the new work. All loose masonry and mortar shall be removed. If it becomes necessary to "stop-off" a horizontal run of masonry, this shall be done only by raking out the mortar joint one-half length in each course and, if grout is used, stopping grout four inches back of the rock.
D. Cover tops of walls at end of day's work and when rain or snow is imminent with waterproof membrane. Overhang two feet on each side of wall and anchor securely. Protect masonry from weather or construction damage.

3.2

Joints

A.

Mortar joints shall be straight, clean, and uniform in thickness. Any mortar joints greater than or less than tolerance range shall be rejected.
1. Initial bed joint thickness shall be a minimum of 1/4 inch to a maximum of 3/4 inch.
2. Bed joint thickness shall be a 3/8-inch, with a maximum variation of plus or minus 1/8 inch.
3. Head joint thickness shall be a 3/8 inch, with a maximum variation of minus 1/8 inch or plus 3/8 inch.
B. Horizontal and vertical mortar joints shall have full mortar coverage on the face shells and on the webs surrounding cells to be filled with grout.
C. Vertical head joints shall be buttered well for full mortar coverage on the face shell of the unit. Joints shall be showed tightly so that mortar bonds with both adjacent units.

3.3

Reinforcing

A.

Install continuous joint reinforcing 16 inches on centers vertically for running bond & 8 inches on center at piers. Install joint reinforcing in the first and second bed joints above and below openings, and extend reinforcing 24 inches beyond each side of opening.
B. Lay joint reinforcing splice a minimum of 6 inches, and use prefabricated corners and tees at appropriate locations. Center reinforcing in joint area to provide a minimum of 1/2-inch mortar coverage on each side.
C. Reinforcing bars shall be placed within tolerance limits recommended in NCMA TEK 12-4B unless otherwise noted on Drawings.

3.4

Grouting

A.

Grout pour in vertical cells shall not exceed 4 feet. Inspect and clean grout spaces to ensure bond. Install shoring and bracing, if required, to resist grout and pressures. Secure in place and inspect reinforcement.
B. Fill with grout, vertical cells, bond beams, linels, and other designed members having reinforcement. Fill with grout, at calls in units adjacent to openings. Provide solid bearing under structural members by filling hollow units with grout at least 8 inches vertically and at least 16 inches horizontally.

3.5

Control Joints

A.

Locate control joints as indicated on the Drawings, but do not exceed 30 feet on centers for exterior walls and 45 feet on centers for interior partitions.

3.6

Building Expansion Joint

A.

Locate expansion joints as indicated on the Drawings.

3.7

Flashing

A.

Install flashing to be used in the masonry work and as indicated on the Drawings.

3.8

Embedded Items

A.

Solid flashing, sleeves, anchors, clips, mechanical and electrical items, and accessories as work progresses. Obtainably out units to fit all embedded items with all holes neatly pitched.
B. Install all bearing plates where indicated on the Drawings. Set bearing plates in grout bed, level and to the proper elevation.
C. Install loose linels, as indicated on the Drawings. Fill voids at metal frames with mortar and build in frame anchors.

END OF SECTION

05100

STRUCTURAL METAL FRAMING

1

GENERAL

1.1

Scope

A.

Perform all Work required to complete the Structural Metal Framing as indicated by the Contract Documents, and furnish all items necessary for proper installation.

1.2

References

A.

American Institute of Steel Construction (AISC)
1. Manual of Steel Construction
B. American Society for Testing and Materials (ASTM)
1. ASTM A36, Standard Specification for Structural Steel.
2. ASTM A53, Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated Welded and Seamless.
3. ASTM A571, Standard Specification for Carbon Steel Bolts and Studs, 10,000 PSI Tensile Strength.
4. ASTM A525, Standard Specification for High-Strength Bolts for Structural Steel Joints.
5. ASTM A530, Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.
6. ASTM A582, Standard Specification for Structural Steel Shapes.
C. American Welding Society (AWS)
1. AWS D1.1, Structural Welding Code.
D. Steel Structures Painting Council
1. Painting Manual.

1.3

Submittals

A.

Provide 3 sets of shop drawings indicating sizes, type, and dimensions of all structural steel members.
B. Welding Qualifications: Welding procedures, welders, welding operations, and tacklers shall be qualified in accordance with AWS D1.1.

1.4

Quality Assurance

A.

Welding Qualifications: Welding procedures, welders, welding operations, and tacklers shall be qualified in accordance with AWS D1.1.

2

PRODUCTS

2.1

Fabrication

A.

General Requirements
1. Fabricate structural steel in accordance with AISC and requirements of regulatory agencies.
B. Connections
1. Connections not shown to be in accordance with requirements of AISC.
C. Welded Construction
1. Weld in accordance with AISC and AWS D1.1.
D. Shop Painting
1. Apply shop prime paint to obtain a uniform dry film thickness of not less than 2 mil and suitable to receive field painting.
2. Omit prime paint on surfaces to receive shear connectors, top flanges at beams where metal deck is to be fastened by welding, flaying surfaces of friction type bolted connections or where cementitious trespcoating is to be applied.

3

EXECUTION

3.1

Inspection

A.

Contractor to verify that all anchor bolts have been installed properly. Unsatisfactory conditions shall be corrected before erection may begin.

3.2

Erection

A.

Comply with the AISC Specification and Code of Standard Practice.
B. Welding
1. All welding for structural steel connections shall be in accordance with AWS D1.1.
2. Grind welds to a smooth finish where structure is architecturally exposed.
C. Field Painting
1. Immediately after erection clean and touch-up painting on field welds, bolted connections, unpainted exposed areas, and abraded areas of the shop paint or structural steel as required.

D.

High Strength Bolts

1.

Tension control bolts

a)

Installation of load indicating bolting systems are designed to be installed with various types of portable electric wrenches specifically intended for use with this style of structural fastener.
b) Prior to installation of bolts test three bolts in a calibration device capable of indicating bolt tension. The test assembly shall include flat hardened washers. The calibration test shall demonstrate that the device indicates a tension not less than five percent greater than that required by Table 4 of the Specifications for Structural Joints using ASTM A325 or A490 Bolts in the AISC Manual of Steel Construction.
c) Install hardened washers under turned element of all high strength bolts, and over short-slotted holes in outer ply.
d) Install bolts in all holes of the connection and bring bolts to a snug tight condition. Tighten all fasteners, following manufacturer's installation procedures, starting from the most rigid part of the connection to the free edges in a manner that will minimize relaxation of previously tightened fasteners prior to final twist of the indicator element. In some cases, proper tightening of the bolts may require more than a single cycle of systematic tightening.

3.3

Testing

A.

The Independent Testing Agency shall provide the following.
1. Visual inspection of welds shall be performed on all full penetration welds, all moment connection welds, and all welds on primary bracing (lateral wind bracing). Visual inspection shall be performed on 5 percent of welds on bar joints to their supports, and 20 percent of all wall panel support welds, including those welds attaching the wall panel support angle to the structural framing.
2. Visually inspect all bolted connections. Splices of all twist-off bolts shall be twisted off. No gaps shall be present in the immediate vicinity of the bolts, although gaps may be present between layers of steel away from the holes. As a minimum, the end of a bolt shall be flush with the face of the nut. The maximum slenderness must be verified with a sample bolt by running the nut up the threads but allowing one full turn at the end for pretensioning. Perform the Calibrated Wrench Method of testing for 2 percent of the bolted connections on the project.

END OF SECTION

05200

STEEL JOISTS

1

GENERAL

1.1

Scope

A.

Perform all Work required to complete Steel Joists indicated by the Contract Documents, and furnish all items necessary for its proper installation.

1.2

References

A.

American Institute of Steel Construction (AISC).
1. Manual of Steel Construction.
B. American Welding Society (AWS).
1. AWS D1.1, Structural Welding Code.
C. Steel Joist Institute (SJI).
1. SJI Standard Specifications for Open Web Steel Joists K-Series.
2. SJI Technical Digest #9 - Handling and Erection of Steel Joists.

1.3

Quality Assurance

A.

Joist and joist girder manufacturer shall be a member of the Steel Joist Institute.
B. Joists shall be Steel Joist Institute approved.
C. Submit shop drawings showing locations, quantities, materials, sizes, dimensions, and shapes. Draw profiles, sections, and views at a scale large enough to permit checking for design conformity.
D. Submit erection drawings indicating spacing, layout, and methods of attachment.

2

PRODUCTS

2.1

Materials

A.

Steel joists shall conform to SJI Standard Specifications.
B. All bridging shall conform to ASTM A36, as a minimum.
C. All bolts for joist to structural steel connections shall be 1/2 inch diameter conforming to ASTM A325.
D. Welding electrodes shall be E70XX, conforming to AWS D1.1.

2.2

Fabrication

A.

Fabrication of steel joists in accordance with the shop drawings and SJI Standard Specifications.
B. Apply one coat of paint primer to obtain a uniform dry film thickness of not less than 2.0 mils.

3

EXECUTION

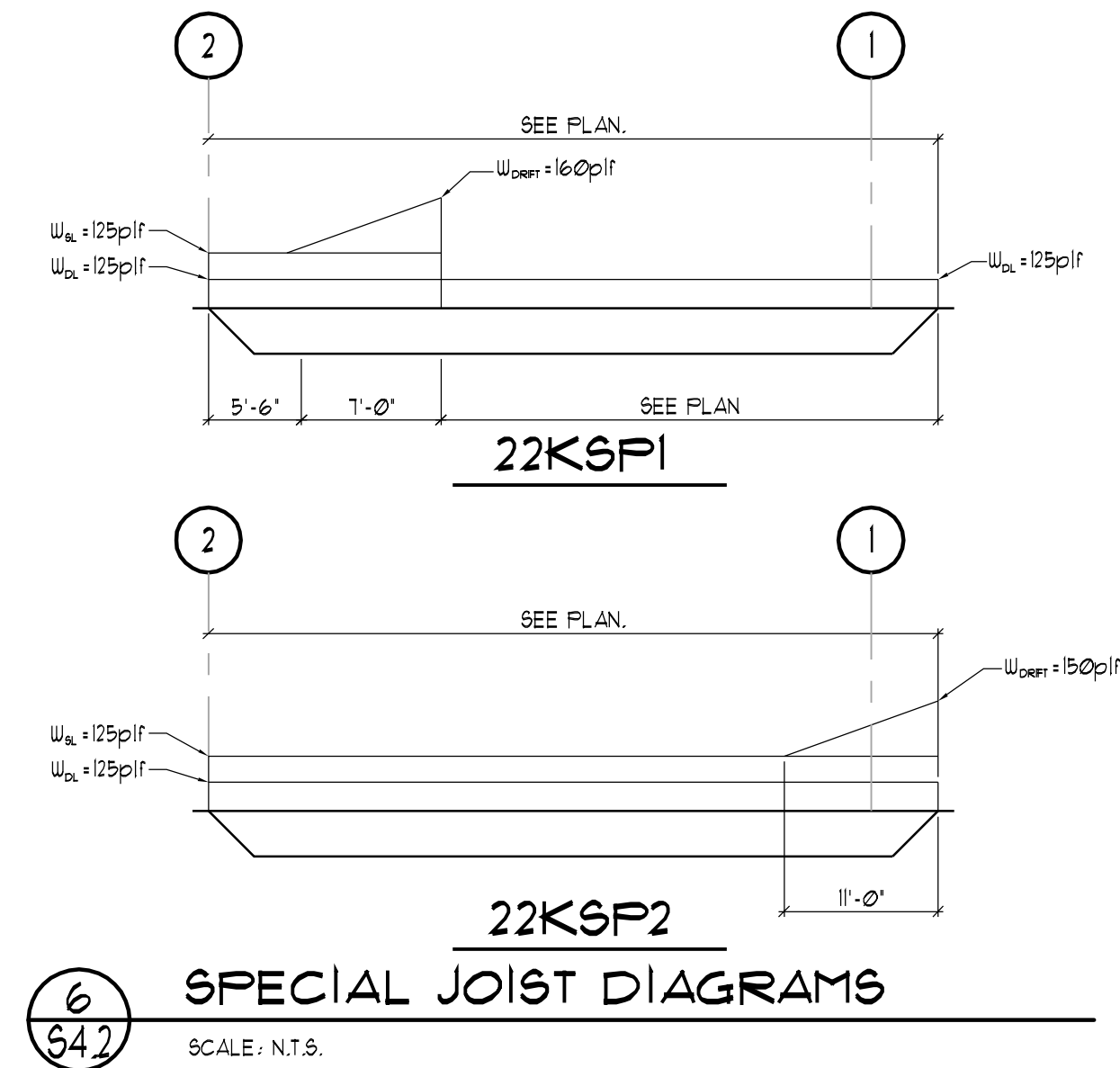
3.1

Erection

A.

Erect steel joists in accordance with the shop drawings, erection drawings, SJI Standard Specifications, and SJI Technical Digest #9.
B. Welding
1. Welding of joists to supports and of joist bridging shall be performed by certified welders in accordance with AWS D1.1.
C. After erection, paint prime welds, abrasions, and any surface not primed. Use primer consistent with shop coat.
D. Loads Applied to Joists
1. Hanging of loads from the bottom chord shall not be permitted, with the following exceptions.
a) Loads 100 pounds or less.
2. All attachments made to joist chords shall be made only at joist panel points.

END OF SECTION



05300

METAL DECKING

1

GENERAL

1.1

Scope

A.

Perform all Work required to erect the Metal Decking as indicated by the Contract Documents, and furnish all items necessary for proper installation.

1.2

References

A.

Steel Deck Institute (SDI)
B. American Iron and Steel Institute (AISI)
1. AISI, Design of Cold-Formed Steel Structural Members.
2. AISI, Specification for the Design of Cold-Formed Steel Structural Members.
C. American Society for Testing and Materials (ASTM)
1. ASTM A911, Standard Specification for Steel, Sheet, Carbon, Cold-Rolled, Structural Quality.
D. American Welding Society (AWS)
1. AWS D1.3, Structural Welding Code - Sheet Steel.

1.3

Quality Assurance

A.

Each welder, welding operator, and tackler shall be certified as qualified under AWS D1.3 for the welding process of sheet steel attachment.

2

PRODUCTS

2.1

Materials

A.

All decking shall be fabricated from steel conforming to the AISI - Specifications, Section A3.

2.2

Roof Deck

A.

Roof deck shall be wide rib of type, size and gauge as indicated on the Drawings.
1. Roof deck shall be prime painted as indicated on the Drawings.

2.3

Accessories

A.

Accessories such as closures, pour stops, girder filler plates shall be as indicated on the Drawings.

2.4

Mechanical Fasteners

A.

Fasteners shall be sized and spaced to provide equivalence to a 5/8 inch diameter puddle weld at the spacing indicated on the Drawings.
B. Acceptable Fasteners:
1. Screw Type
a) 12-24 x 7/8 inch Tracox® and 12-24 x 1 1/4 inch Tracox® screws as manufactured by ITW Builders. Appropriate screw size shall be selected for the structural thickness to which decking is being attached.
2. Side Lap Fasteners
a) Side laps shall be drill type of thread diameter as indicated on the Drawings. Fasteners shall be SCH Tracox® screws as manufactured by ITW Builders, or approved equal.

3

EXECUTION

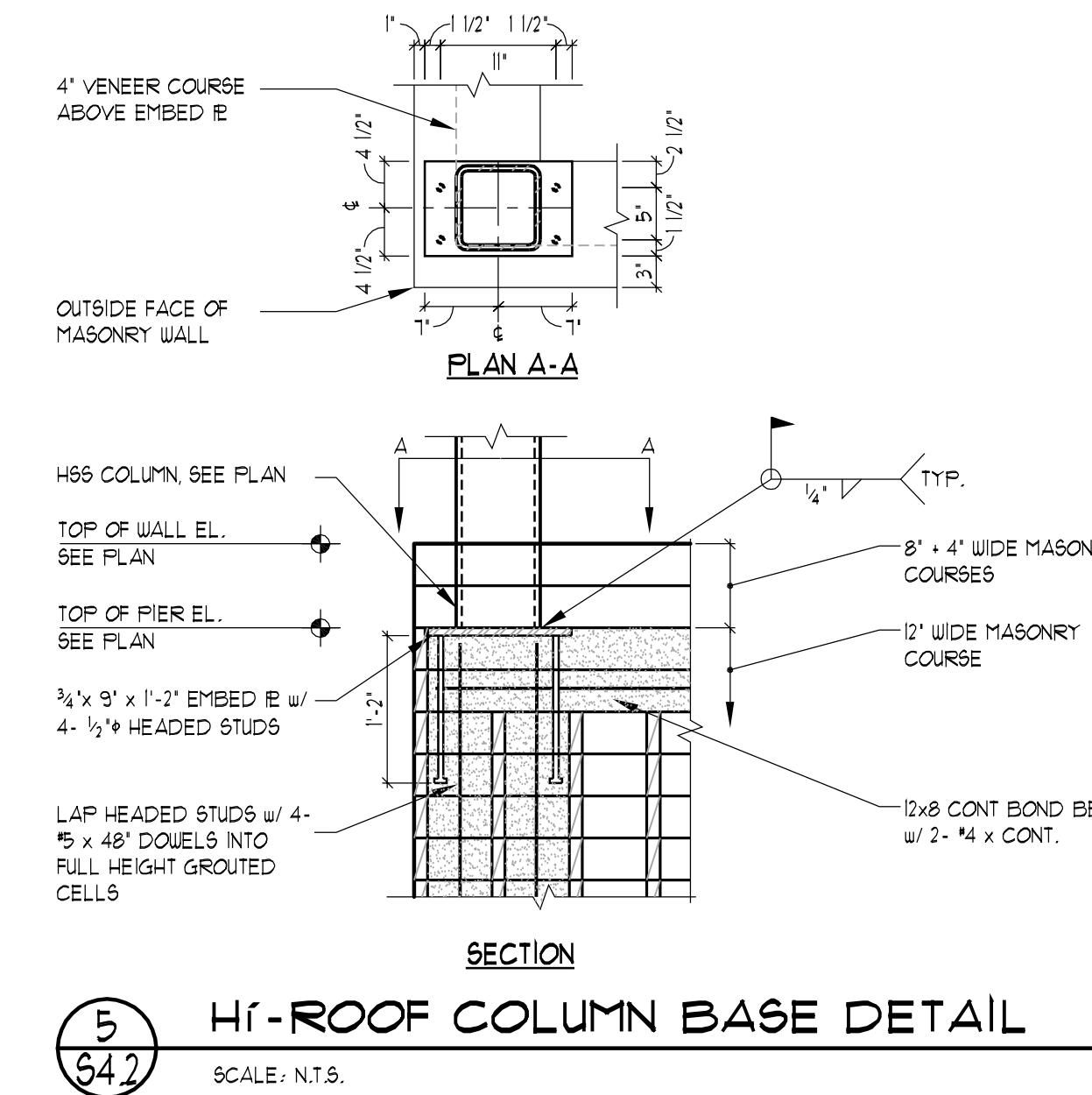
3.1

Erection

A.

Erection of steel deck shall be placed in accordance with Drawings, manufacturer's recommendations, and SDI referenced documents.
B. Place deck panels on structural supports and adjust to final position with ends aligned. Lay end joints or butt ends as indicated on the Drawings. Attach firmly to the supports immediately after placement in order to form a safe working platform.
1. Welding
a) Anchor deck units to steel supporting members by arc spot puddle welds of size and weld pattern as indicated on the Drawings.
2. Mechanical Fasteners
a) Fasten side laps and perimeter edges of units between supports with self drilling screws of size and spacing as indicated on the Drawings.

END OF SECTION



the Zimmerman Design Group

Architecture Planning Interior & Environmental Design

7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

PERCE ENGINEERS, Inc.

241 North Broadway, Suite 500
Milwaukee, WI 53202
414.278.6000
414.278.6001 fax
PE Project 08102

Revisions

Sheet
FRAMING DETAILS

Project
PEWAUKEE CROSSINGS

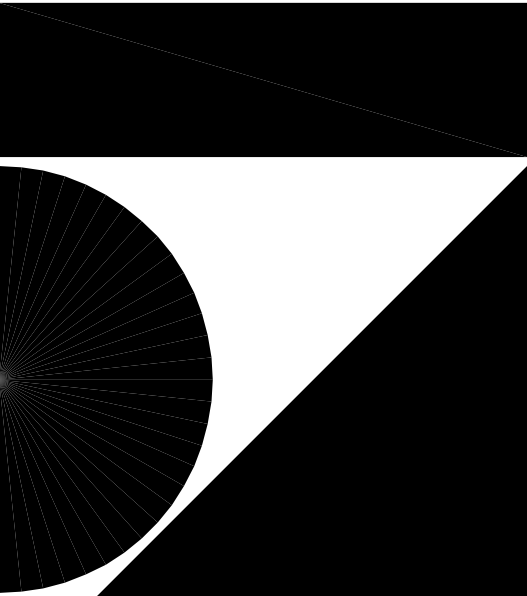
COUNTY HWY "F" &
WATERTOWN ROAD
PEWAUKEE, WI

Date
06.14.06

Project Number
060033.00

Sheet Number

S4.2



7707 Harwood Avenue
Milwaukee, WI 53213
414 476 9500

Revisions

Sheet
LANDSCAPE PLAN

Project
PEWAUKEE CROSSINGS

COUNTY HWY "F" &
WATERTOWN ROAD
PEWAUKEE, WI

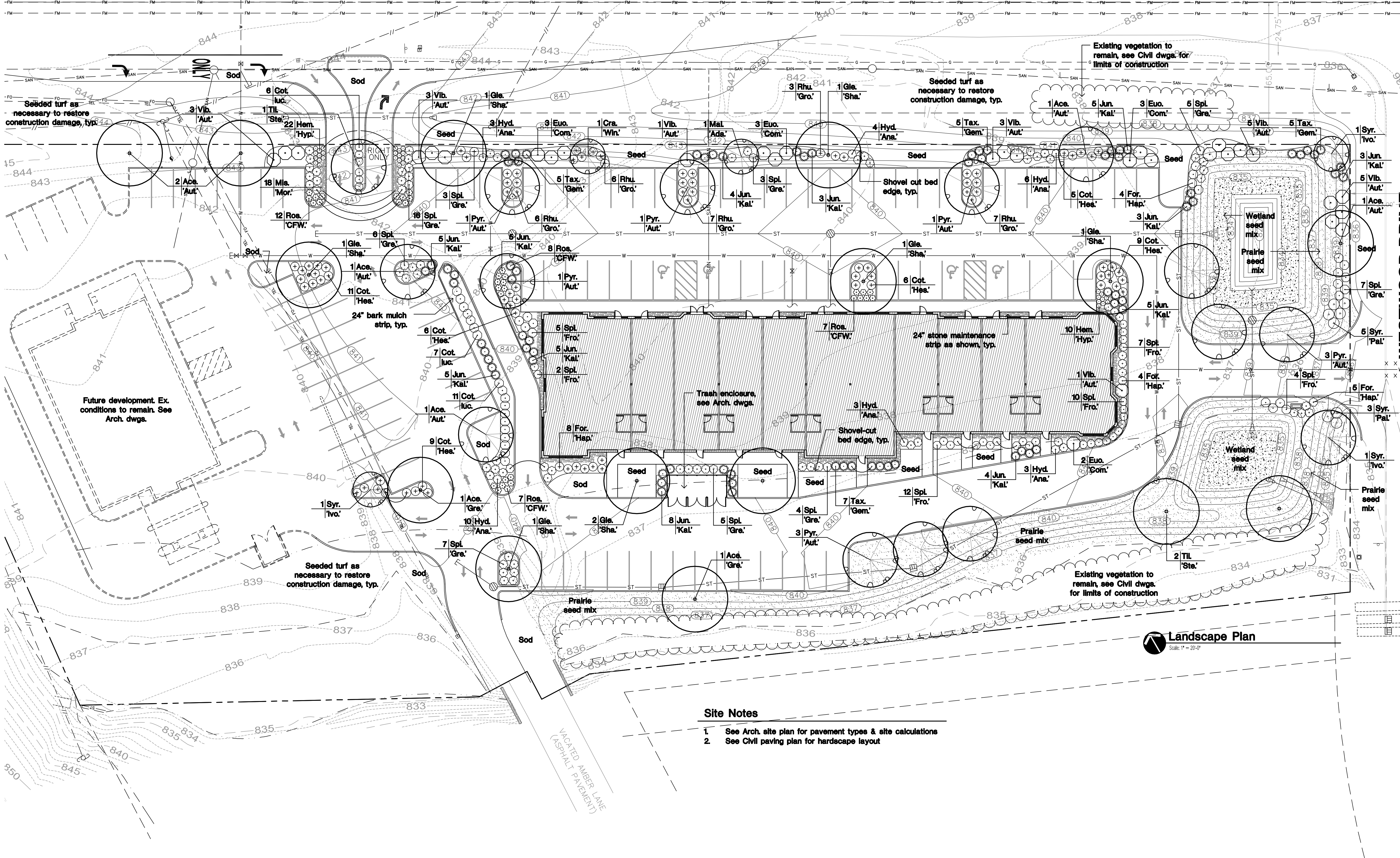
Date
06.14.06

Project Number
060033.00

Sheet Number

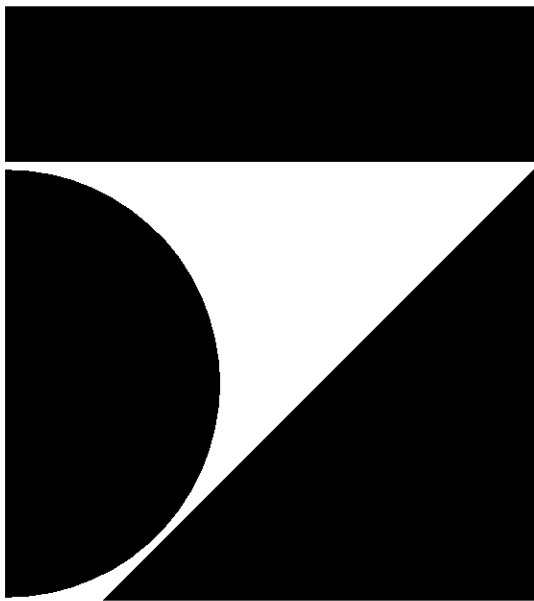
L1.0

WATERTOWN ROAD (C.T.H. "M") (ASPHALT PAVEMENT)



Site Notes

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

Sheet
LANDSCAPE DETAILS,
SCHEDULES & NOTES

Project
PEWAUKEE CROSSINGS

COUNTY HWY "F" &
WATERTOWN ROAD
PEWAUKEE, WI

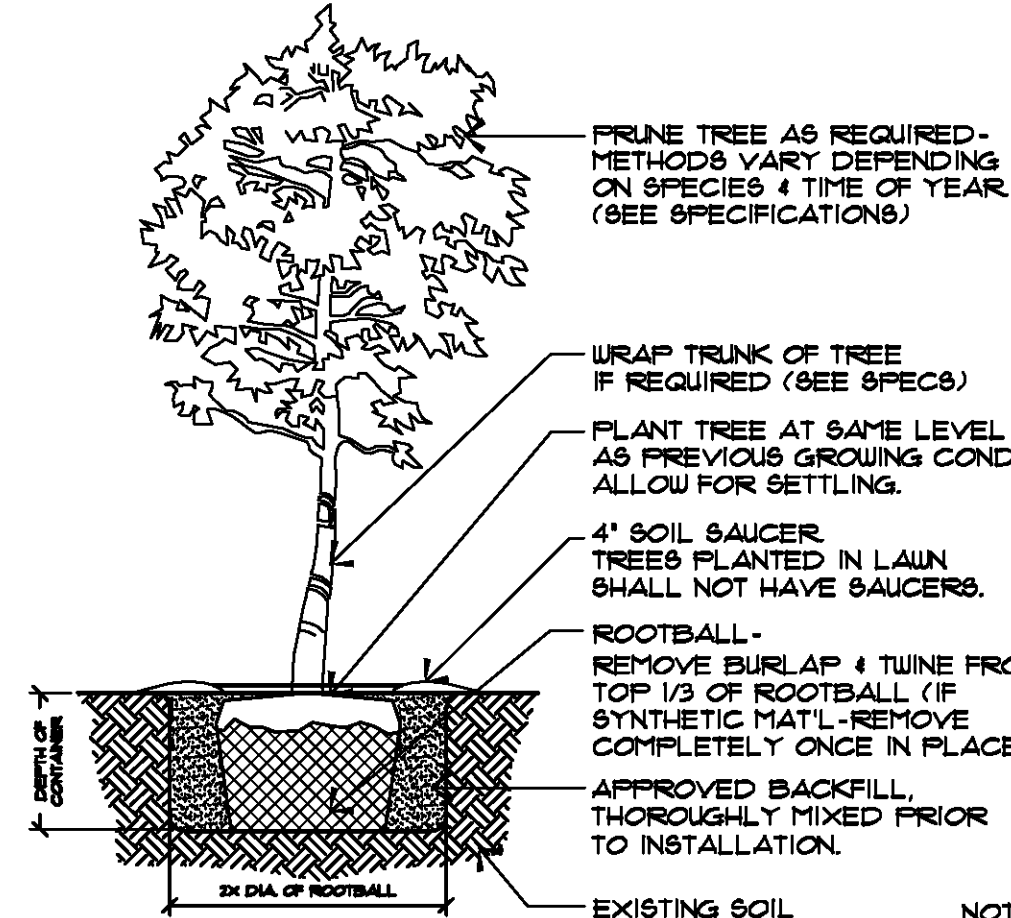
Date
06.14.06

Project Number
060033.00

Sheet Number

L1.1

THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, 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.

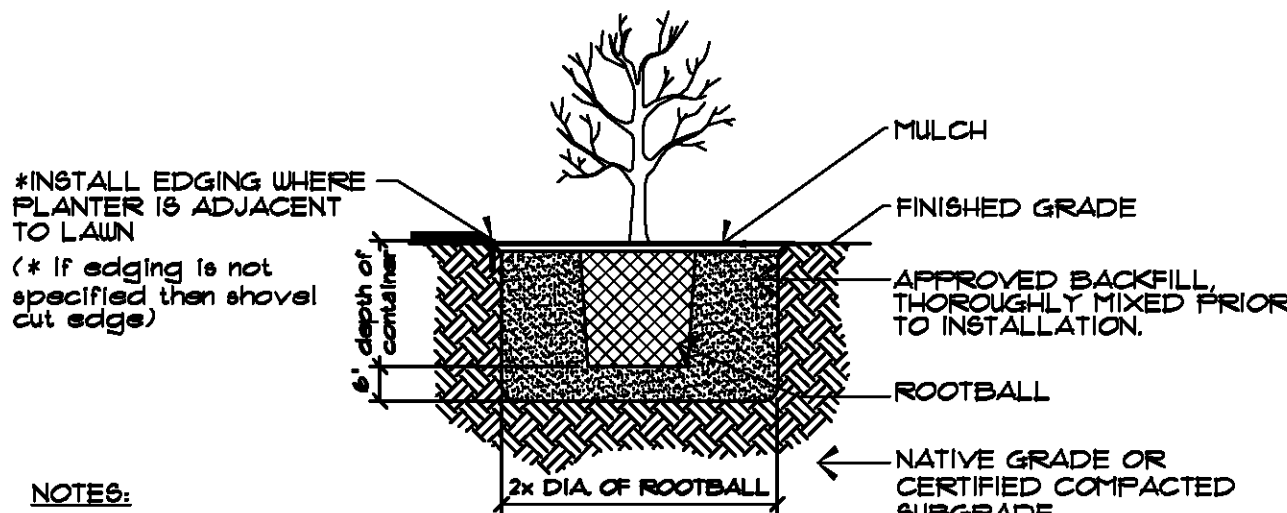


TREE PLANTING

NOT TO SCALE

NOTES:

-SEE PLANTING SPECS PRIOR TO INSTALLATION OF PLANT MATERIALS.



SHRUB PLANTING

NOT TO SCALE

NOTES:

-SEE PLANTING SPECS PRIOR TO INSTALLATION OF PLANT MATERIALS.

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. 'Shademaster'	Shademaster Honeylocust	3' Cal.	B/B	
Til. 'Gra'	3	Tilia ton. 'Sterling Silver'	Sterling Silver Linden	3' Cal.	B/B	

DECIDUOUS UNDERSTORY TREES

Cra. 'Un'	1	Cornusagr. 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. 'Kal'	55	Juniperus chl. 'Kallay's Compact'	Kallay's Compact Juniper	8 Gal.	Com.	
Tax. 'Gem'	22	Taxus x media 'Gem'	Gem Dwarfed Tree	8 Gal.	Com.	

DECIDUOUS SHRUBS

Col. 'Luc'	24	Coloreaster lucida	Hedge Coloreaster	18-24" Ht.	Com.	
Col. 'Van'	46	Coloreaster x 'Vernal'	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. 'Am'	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. 'Graham'	Graham's Spirea	24-30' Ht.	Com.	
Sy. 'Pal'	8	Syringa meyeri 'Palibon'	Palibon 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 'Higerson'	Higerson Daylily	1 Gal.	Com.	
Mis. 'Flor.'	10	Miscanthus sin. 'Flaming Light'	Flaming Light Pampasgrass	1 Gal.	Com.	



LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS
9722 WATERTOWN PLANK ROAD
WATERTOWN, WI 53126
T 414-303-9515 F 414-303-9516

J.J.S.
09/11/06

REVISED GRADES ALONG WATERWAY

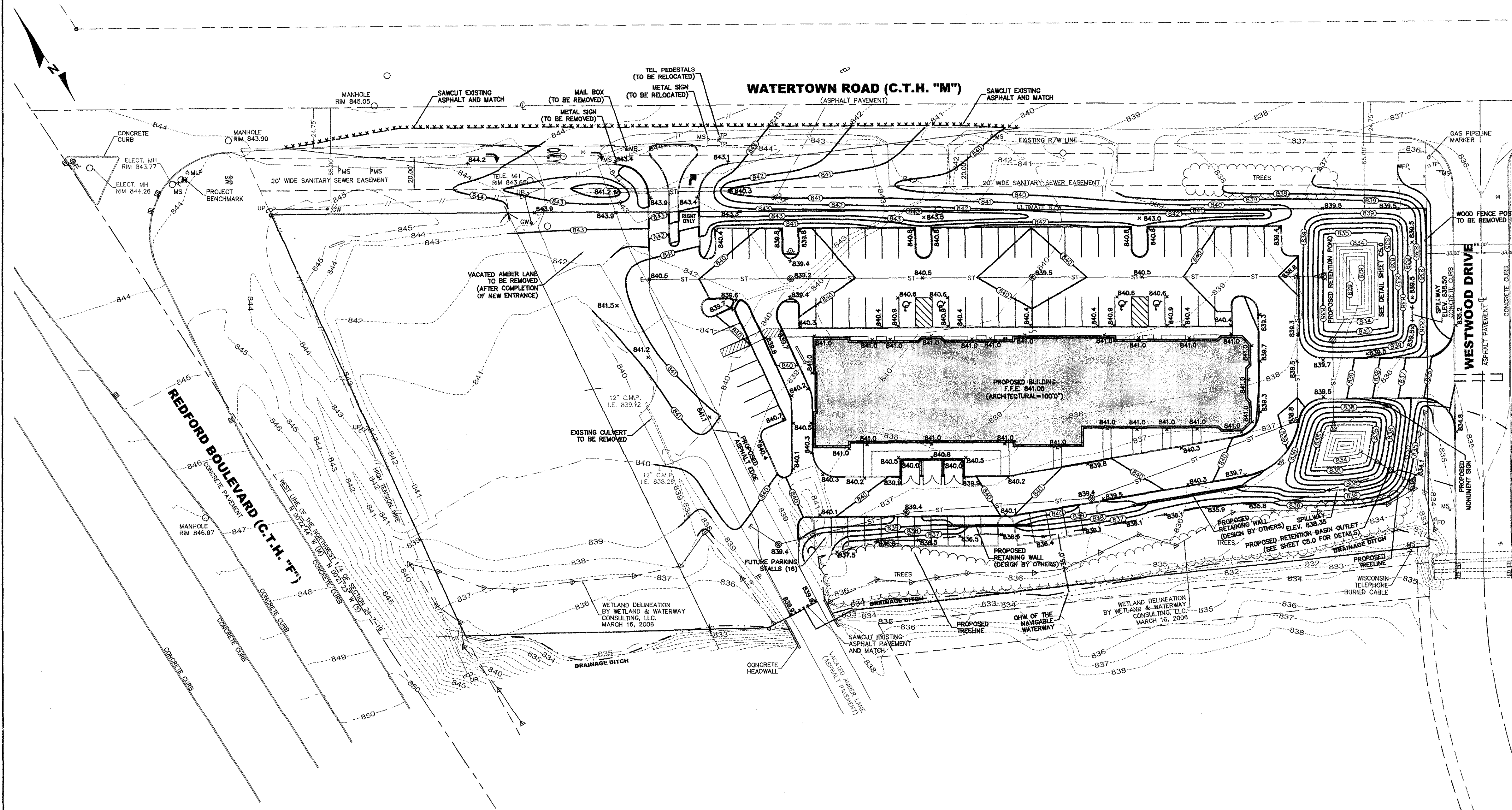
SITE GRADING PLAN PEWAUKEE CROSSINGS C.T.H. "F" & C.T.H. "M" PEWAUKEE, WI

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

*actually
located on
waterway*

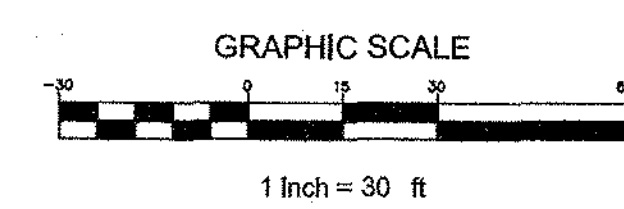
C1.0
SHEET 1 OF 5

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



DIGGERS HOTLINE
CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
WIS. STATUTE (REG. 0000000000)
NEVER BEFORE, EVER EXISTING
NO ONE BEFORE YOU CAN
MILW. AREA 226-1181

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SHEET ARE THE PROPERTY OF THE PEWAUKEE CROSSINGS PROJECT AREA. THE PEWAUKEE CROSSINGS PROJECT AREA IS NOT BE GUARANTEED OR WARRANTEED.

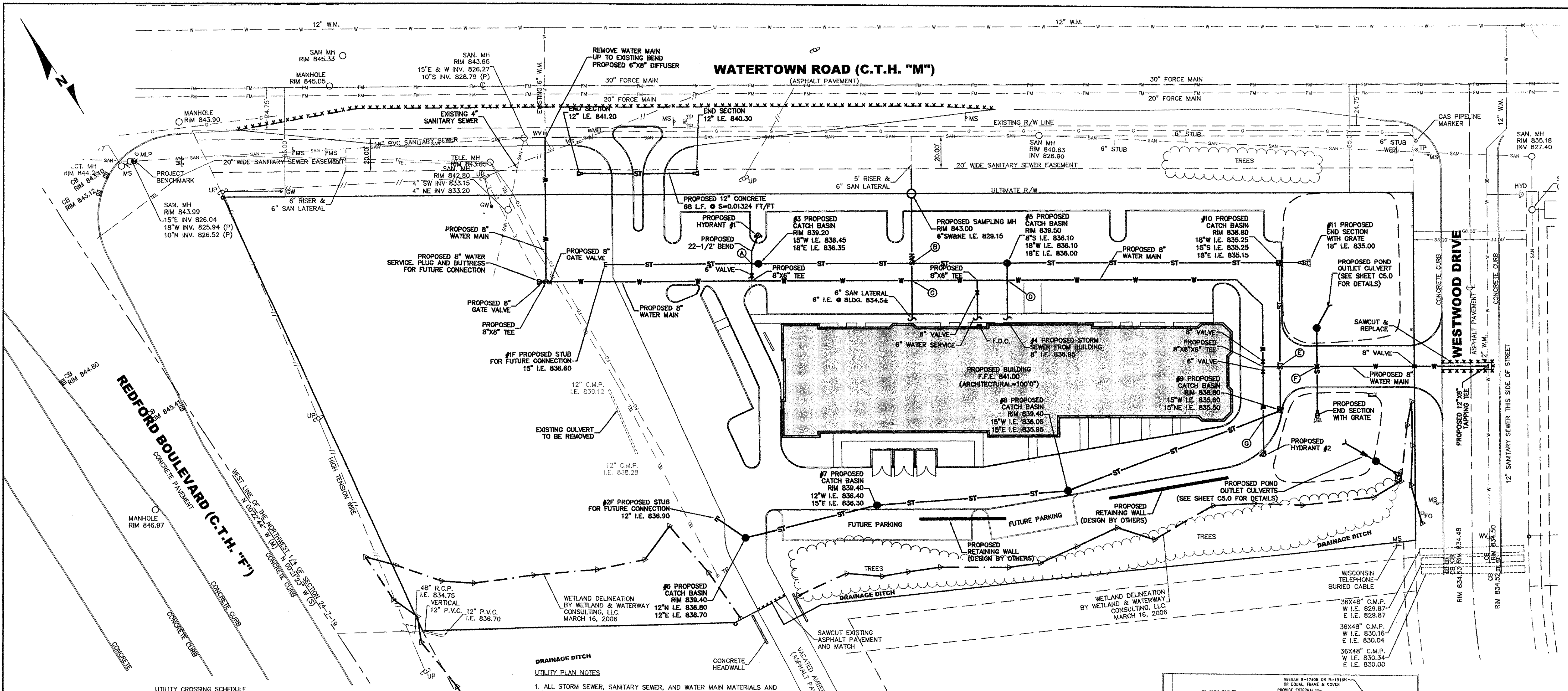


GRADING NOTES:

- 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
- 836 - - - - - EXISTING CONTOUR
- 836 - - - - - PROPOSED CONTOUR
- 836.5 x - - - - - PROPOSED ELEVATION
- ST- - - - - EXISTING STORM SEWER
- ST- - - - - 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±

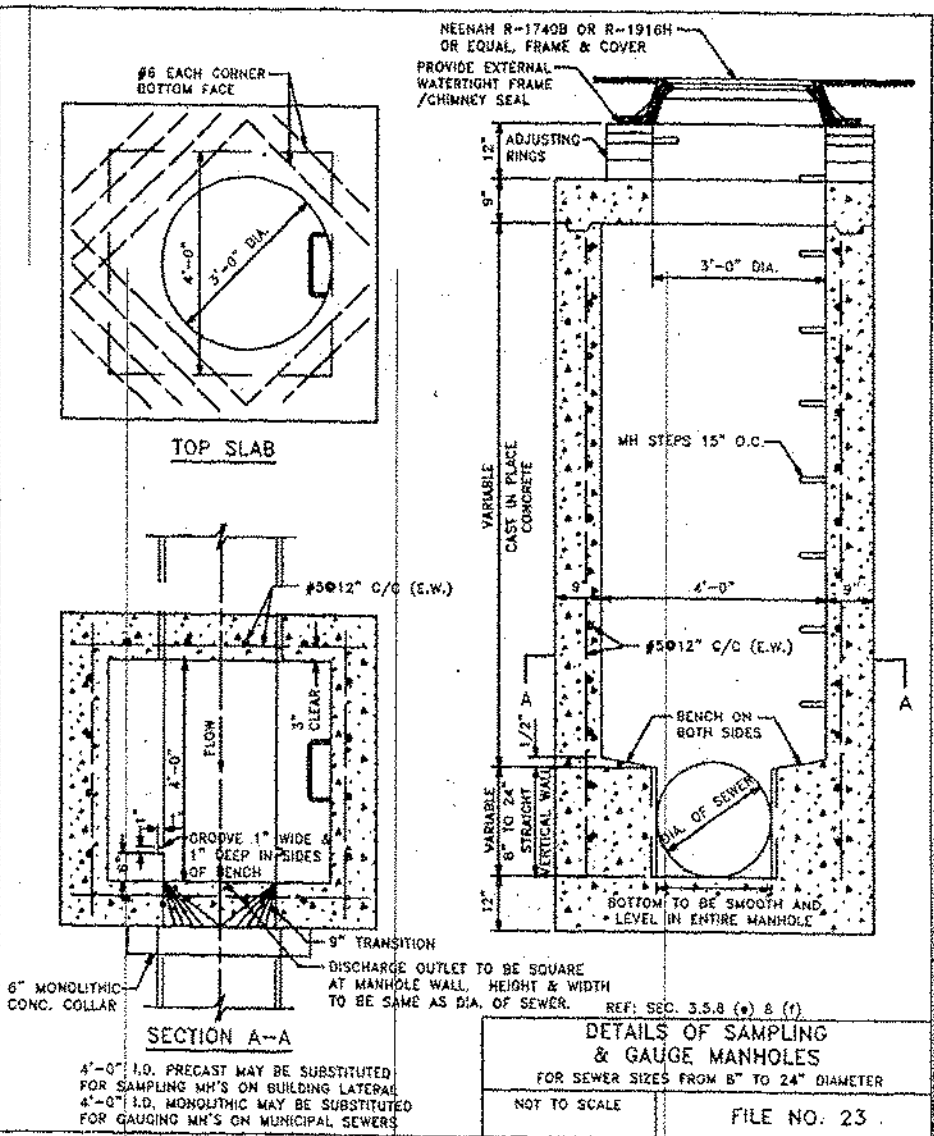
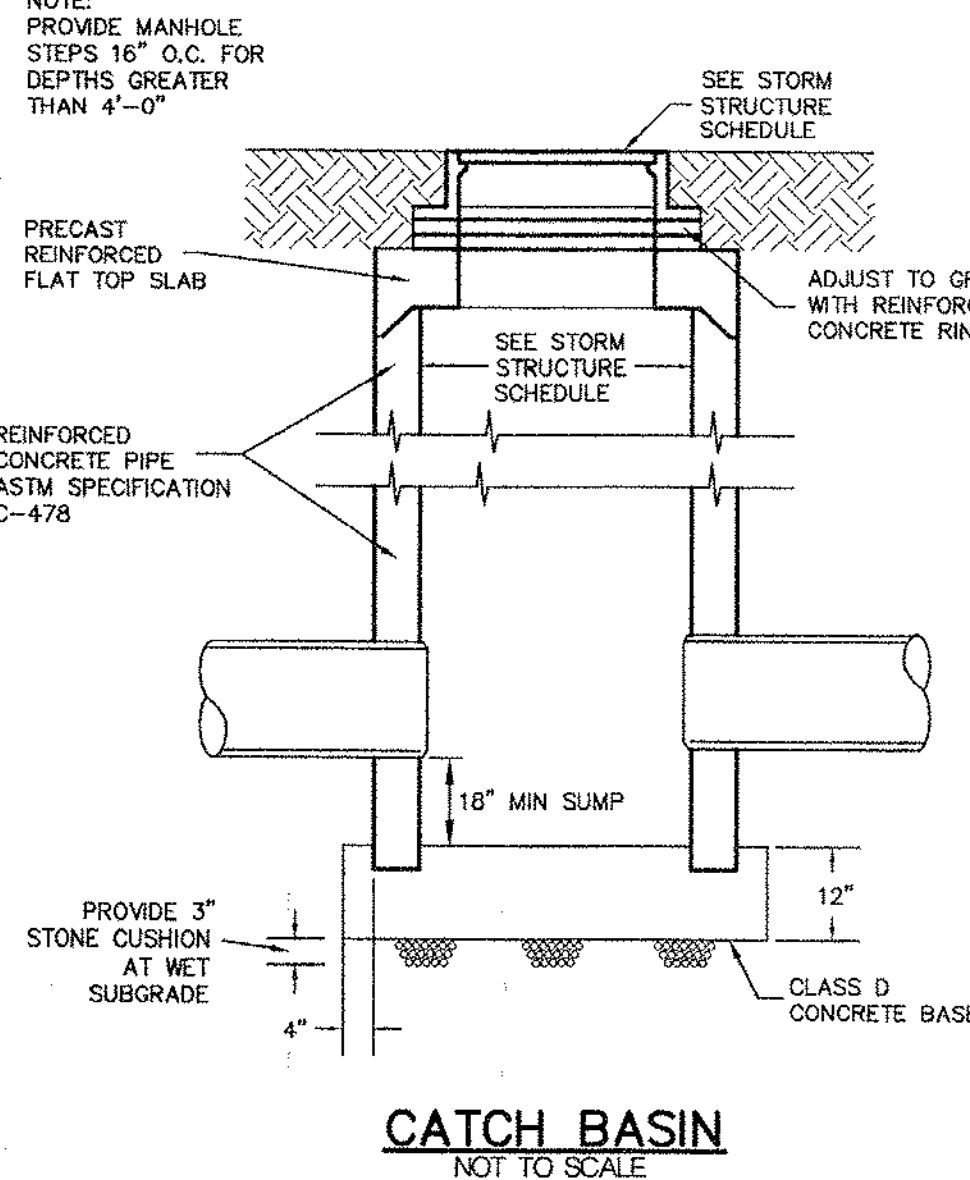
STORM WATER STRUCTURE SCHEDULE

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	18	836.10	836.00	
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 PAVEMENT
- 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

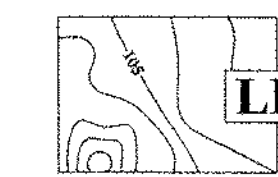
SITE UTILITY PLAN
PEWAUKEE CROSSINGS
C.T.H. "F" & C.T.H. "M"
PEWAUKEE, WI

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

C2.0
SHEET 2 OF 5

DIGGERS HOTLINE
CALL DIGGERS HOTLINE
1-800-242-6811
TOLL FREE
MS STATUTE 19.02(7)(b)1974
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU DIG!
NEIL JACOBSON, 204-1100

THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN IS THE PROPERTY OF THE CITY OF PEWAUKEE, WI. THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN IS THE PROPERTY OF THE CITY OF PEWAUKEE, WI.



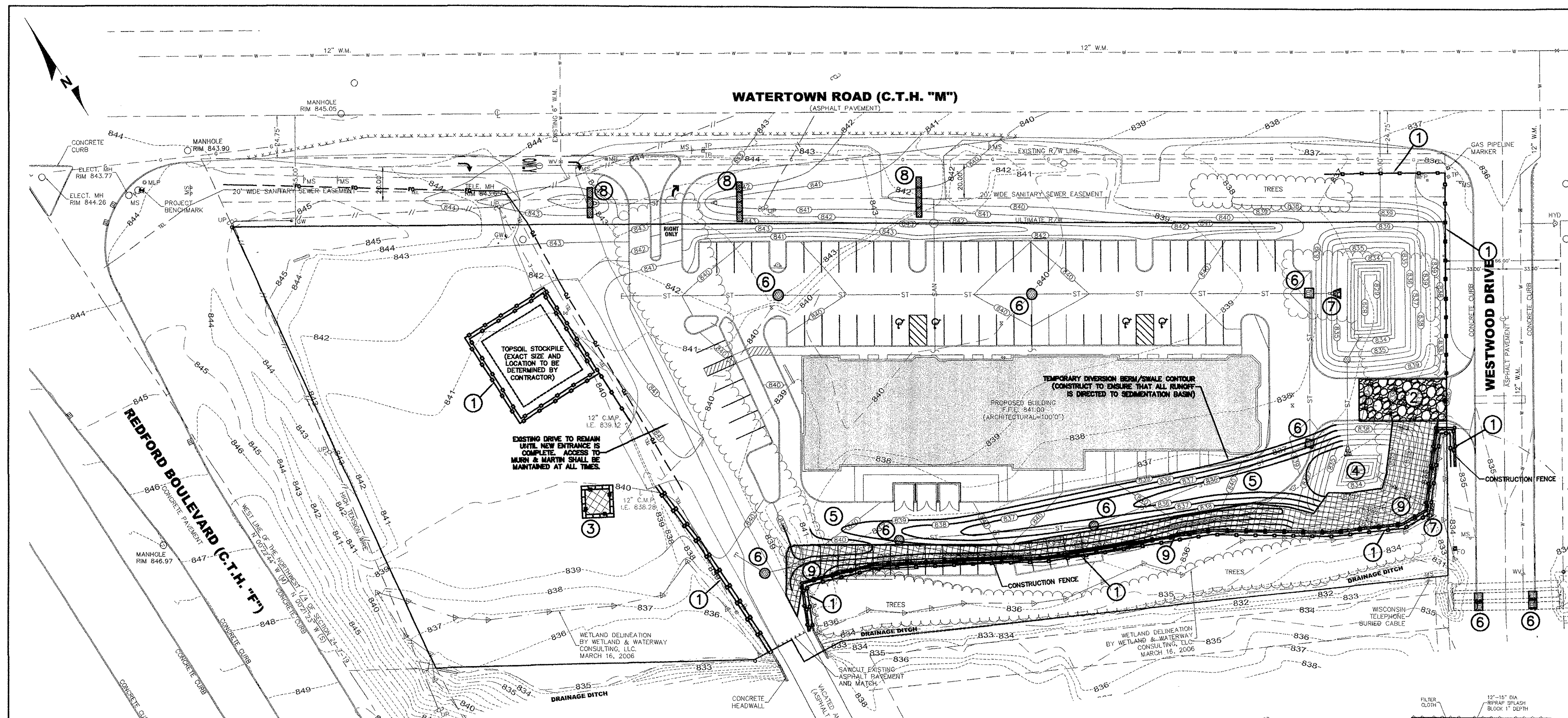
LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS
9022 WATERTOWN PLANK ROAD
BUILDING 34
WATERTOWN, WI 53226
TEL: 480-9000 FAX: 480-9001

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

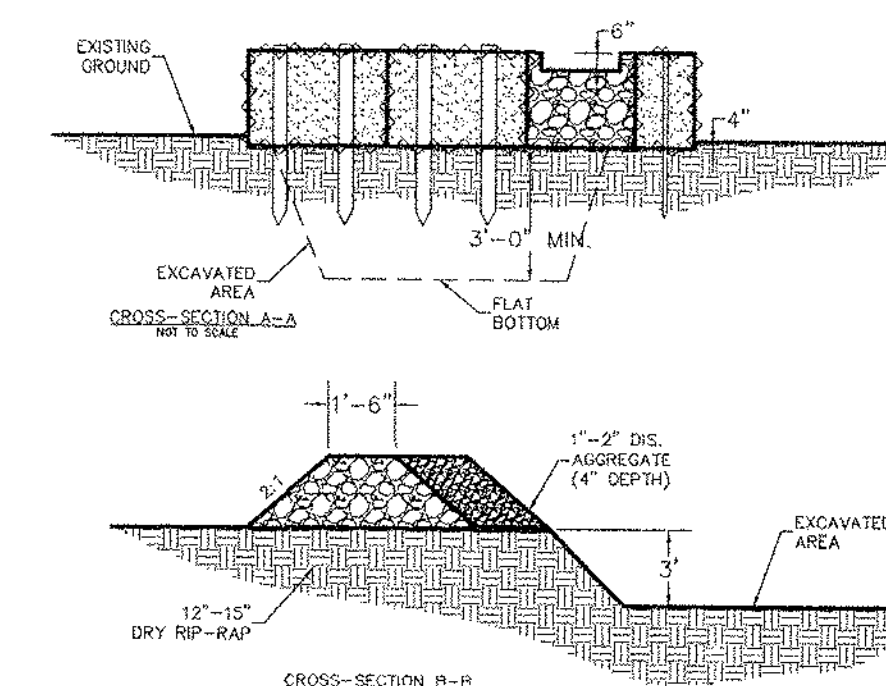
1. INSTALL SILT FENCE AND CONSTRUCTION FENCE (WDNR CONSERVATION PRACTICE STANDARD 1056).
2. INSTALL CONSTRUCTION EXIT (WDNR CONSERVATION PRACTICE STANDARD 1057).
3. INSTALL TEMPORARY DEWATERING BASIN.
4. CONSTRUCT PROPOSED SEDIMENTATION BASIN, IMMEDIATELY VEGETATE AND MULCH WITH A FAST-GROWING GRASS 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 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

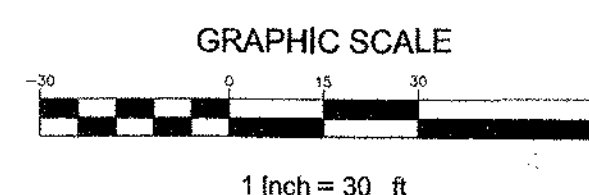
(DETAILS ON SHEET C5.0)

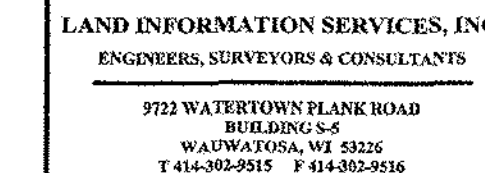
- ① SILT FENCE
- ② CONSTRUCTION EXIT
- ③ TEMPORARY DEWATERING BASIN
- ④ SEDIMENTATION BASIN
- ⑤ DIVERSION SWALE/BERM
- ⑥ INLET GRATE SCREEN
- ⑦ OUTLET PROTECTION FOR END APRON
- ⑧ STAKED STRAW BALES
- ⑨ EROSION MATTING

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 STATE: 800-242-8881
REGULATORY: 800-242-8881
NOTICE: BEFORE YOU EXCAVATE,
CALL 24 HOURS BEFORE YOU EXCAVATE.
MIS: AREA 255-1101

THE LOCATIONS OF EXISTING UTILITIES SHOWN
HEREON ARE NOT GUARANTEED. THE USER
OF THIS DRAWING SHALL BE RESPONSIBLE FOR
THE VERIFICATION OF ALL UTILITIES.





SITE PAVING PLAN

PEWAUKEE CROSSINGS

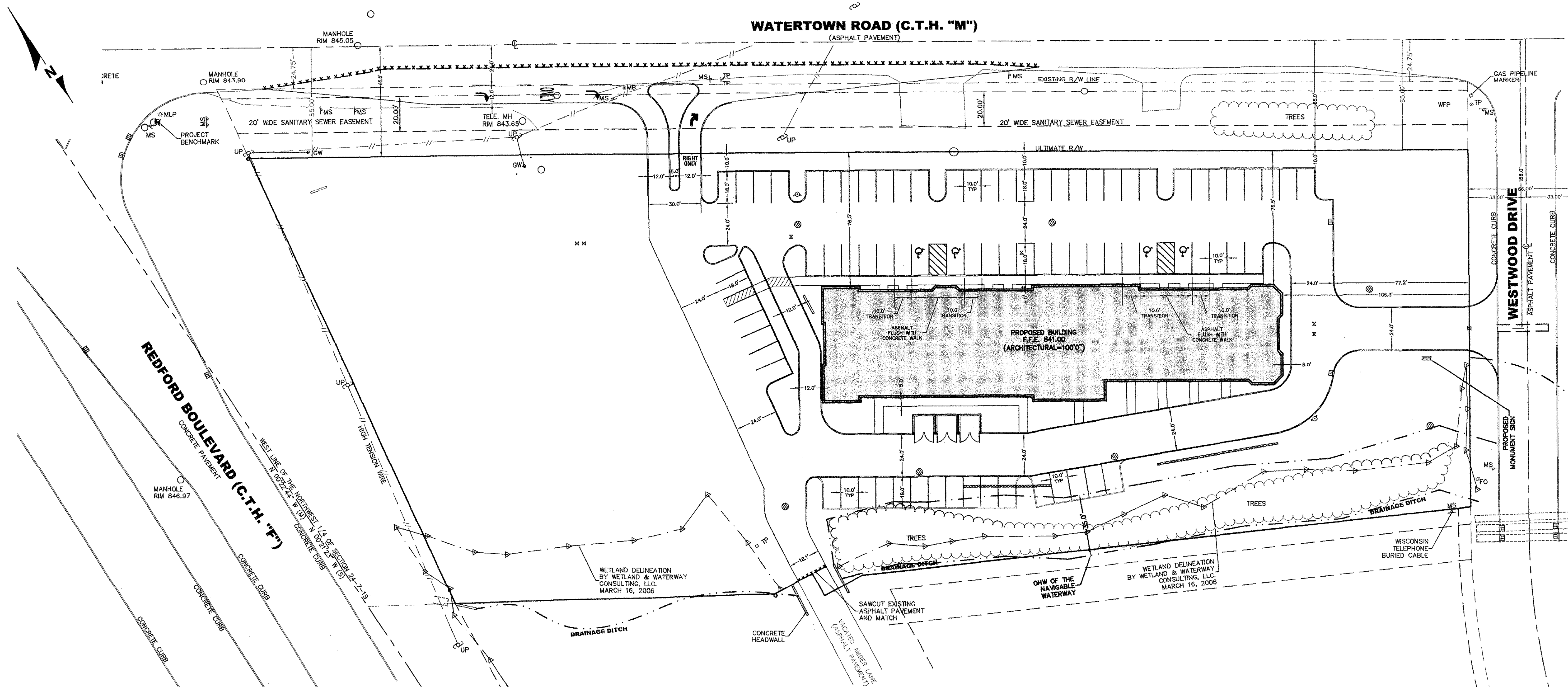
C.T.H. "F" & C.T.H. "M"

PEWAUKEE, WI

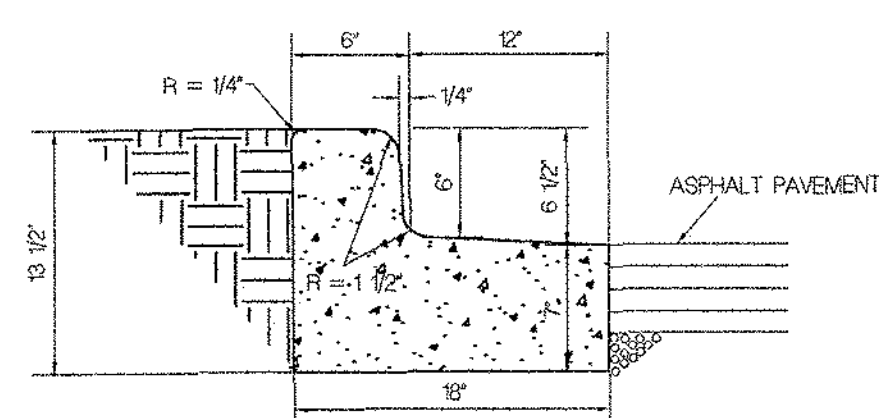
DRAWN BY:	N.G.K.
CHECKED BY:	M.A.B.
DATE:	08/29/06
JOB NUMBER:	C05076R

C4.0

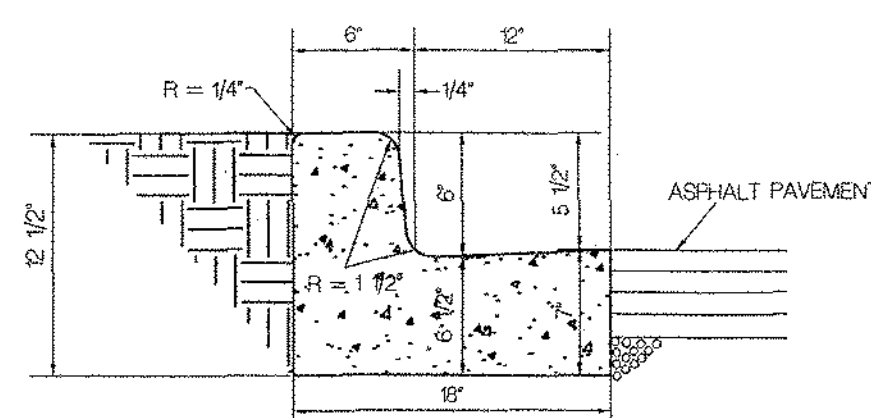
SHEET 4 OF



1 SIDEWALK SECTION ADJACENT TO HANDICAPPED PARKING AREA
C40 NOT TO SCALE



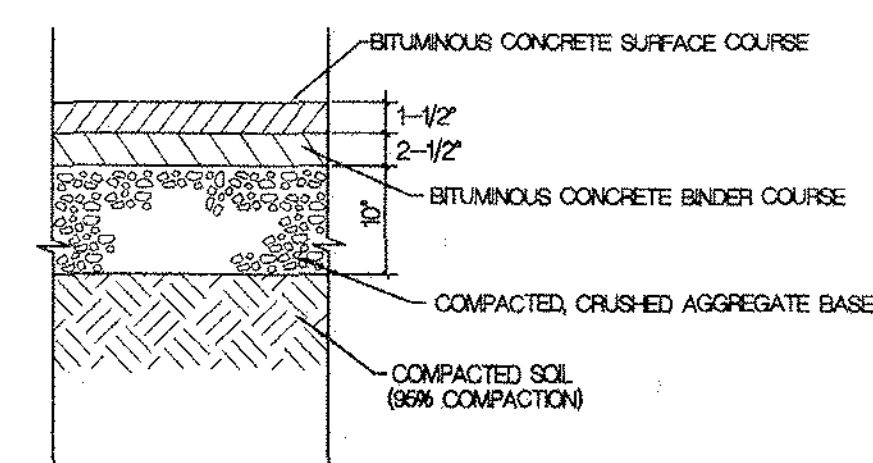
2 HIGH SIDE CONCRETE CURB DETAIL
C40 NOT TO SCALE



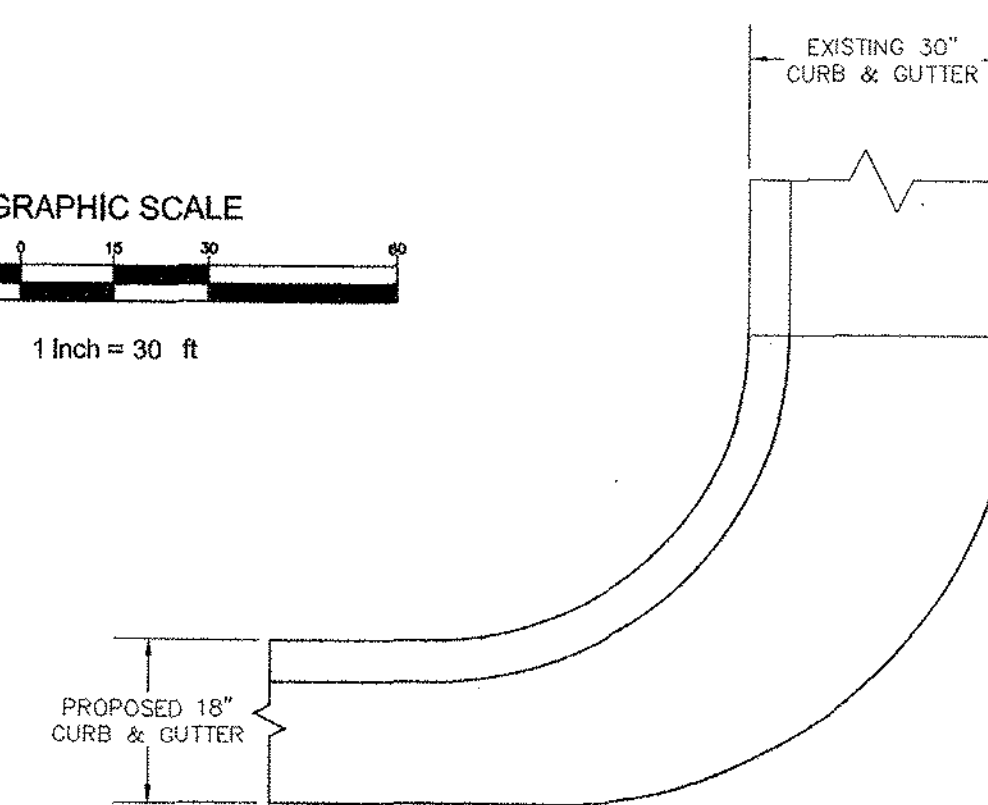
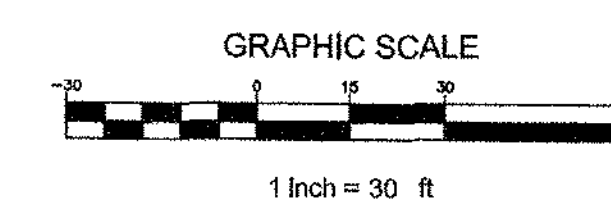
3 LOW SIDE CONCRETE CURB DETAIL
C40 NOT TO SCALE

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.



4 HEAVY DUTY ASPHALT PAVEMENT (PARKING AREA)
C4.0 NOT TO SCALE



5 CONCRETE CURB TRANSITION DETAIL
C4.0 NOT TO SCALE

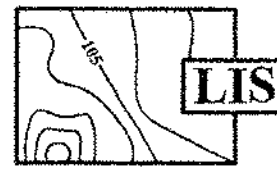
TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
MIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MR.W. AREA 259-1181

UNDERGROUND OWNER AND UTILITY INFORMATION AS SHOWN
IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND
LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS

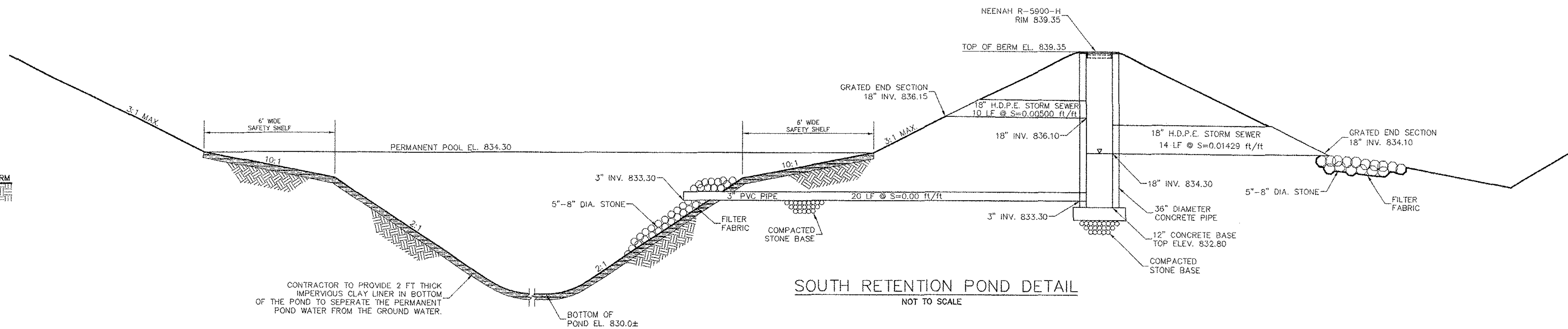
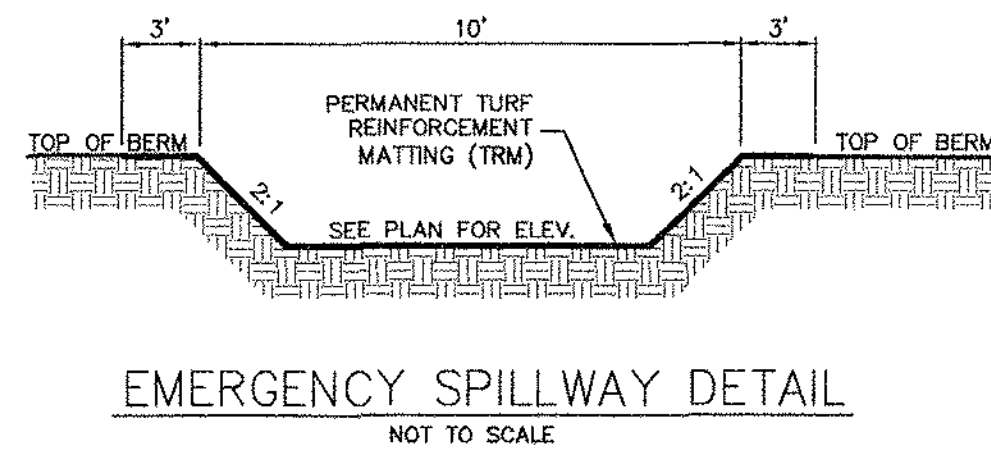
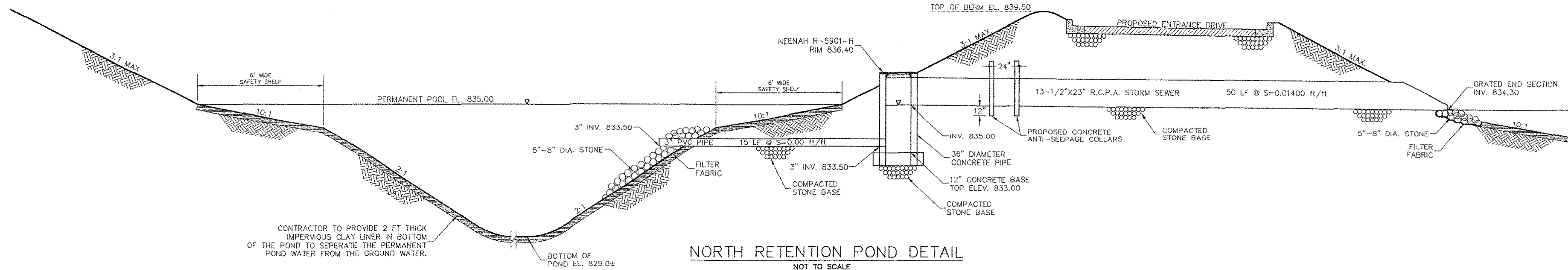
9722 WATERTOWN PLANK ROAD
BUILDING 545
WAUKESHA, WI 53120
TEL: 414-303-9515 FAX: 414-303-9516

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

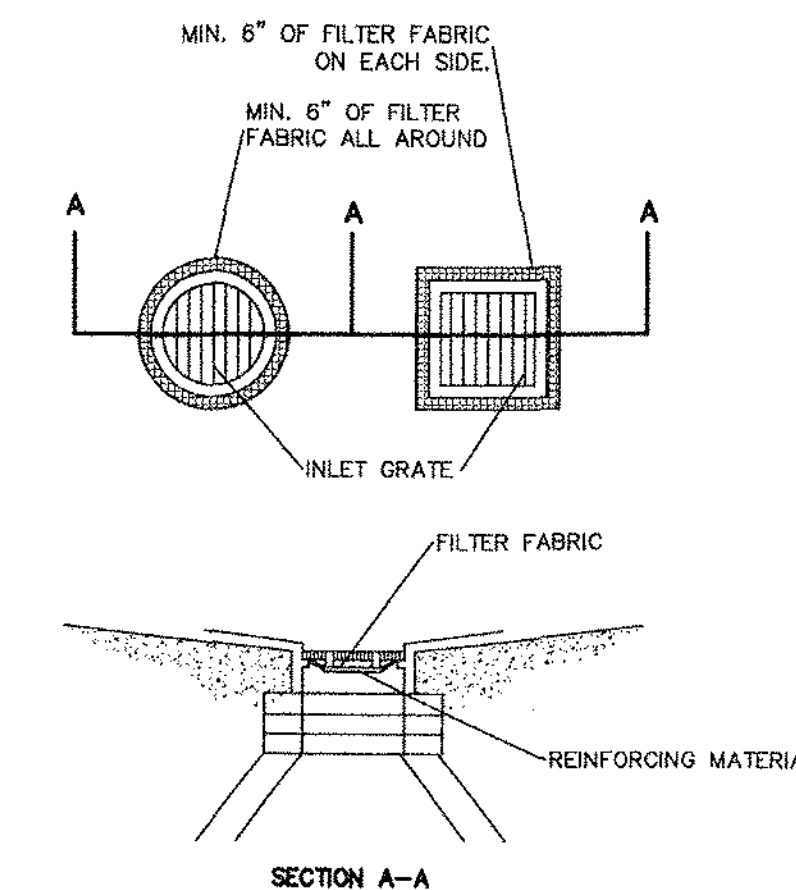
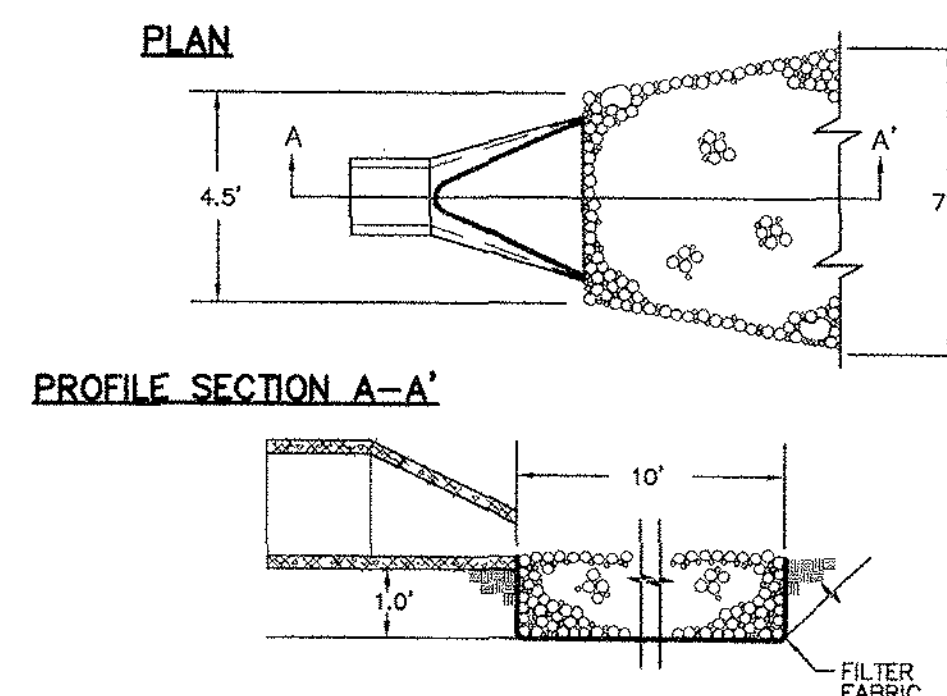
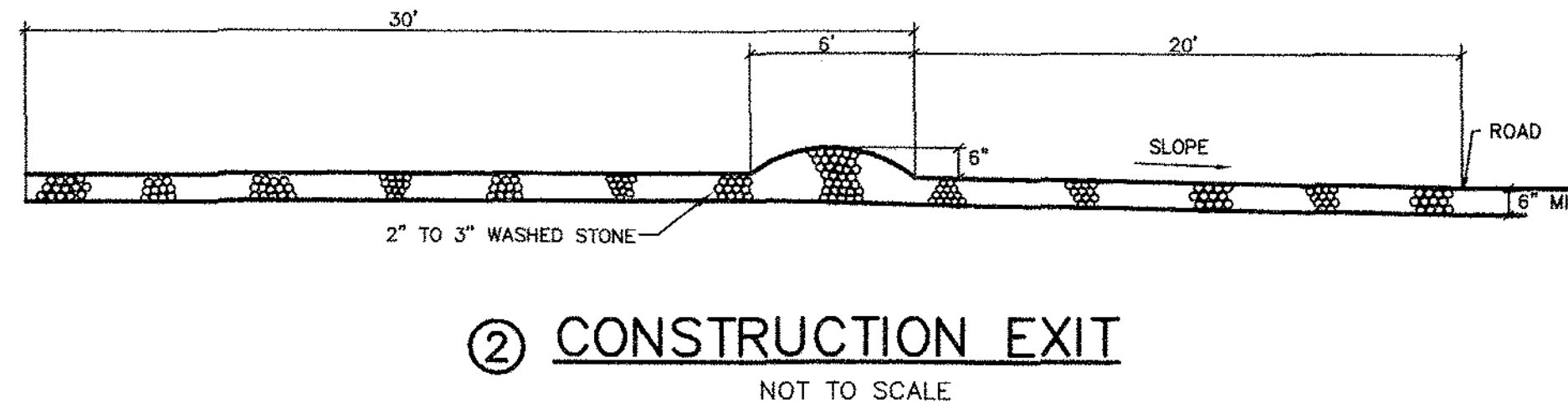
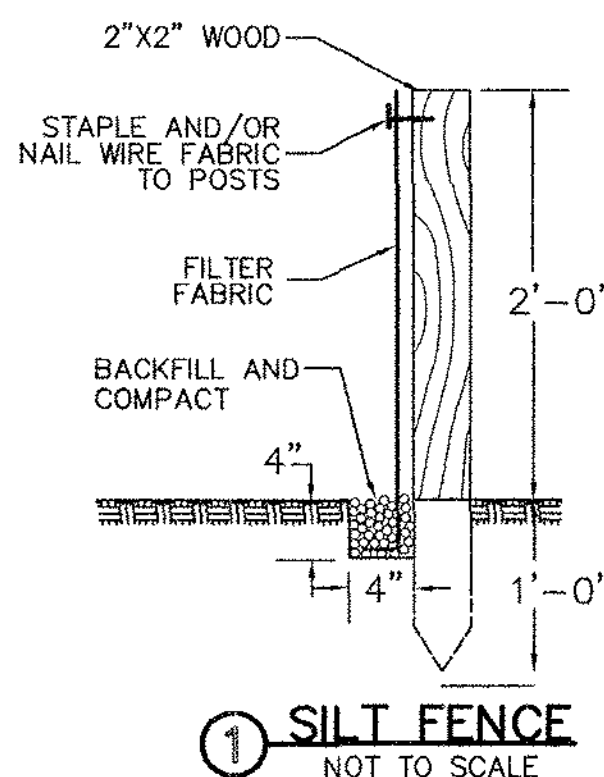
C5.0
SHEET 5 OF 5

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



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\"/>

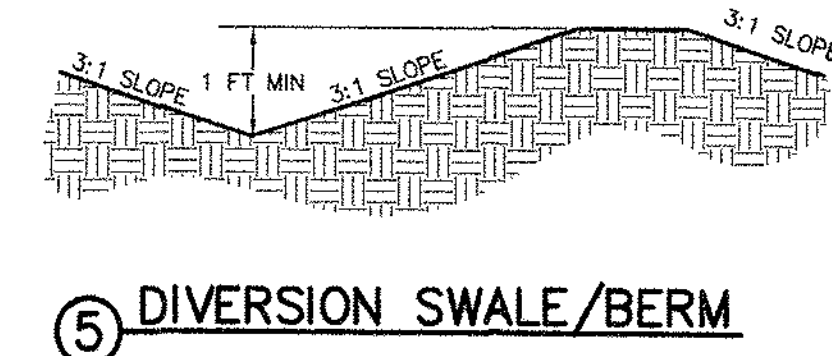
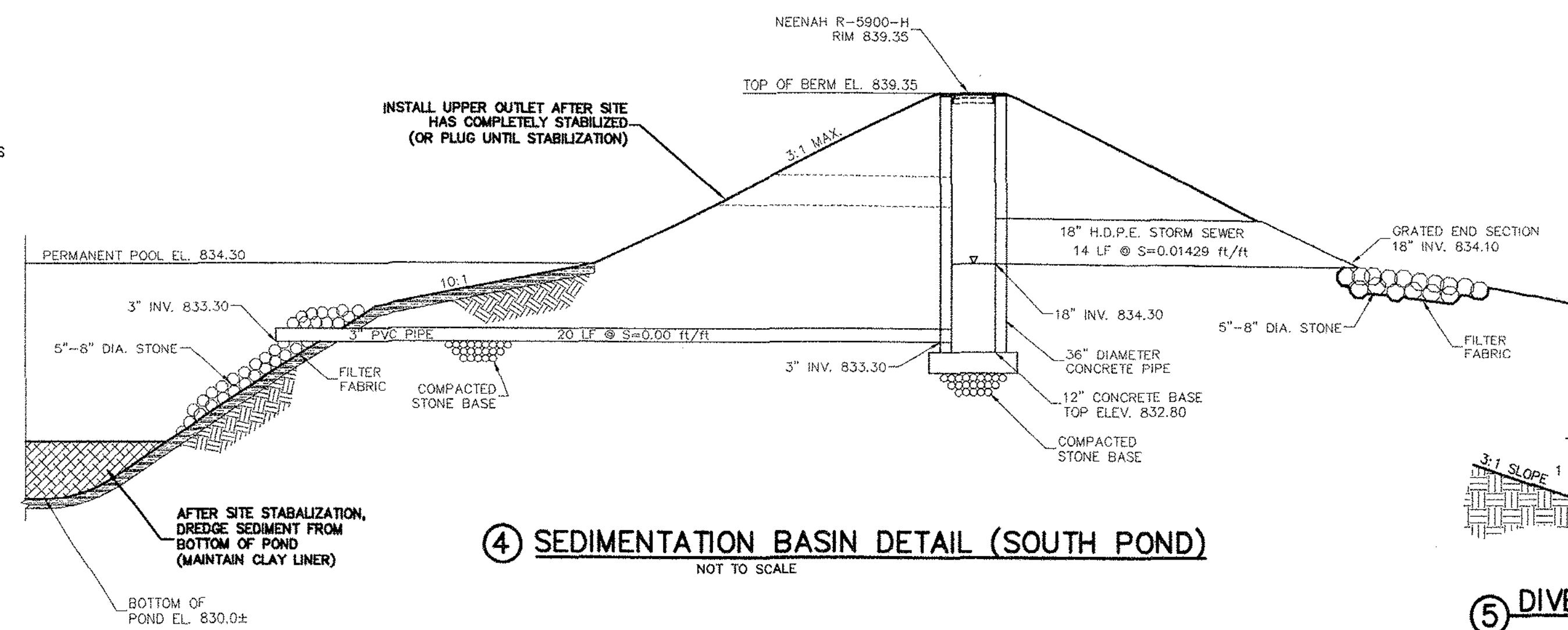
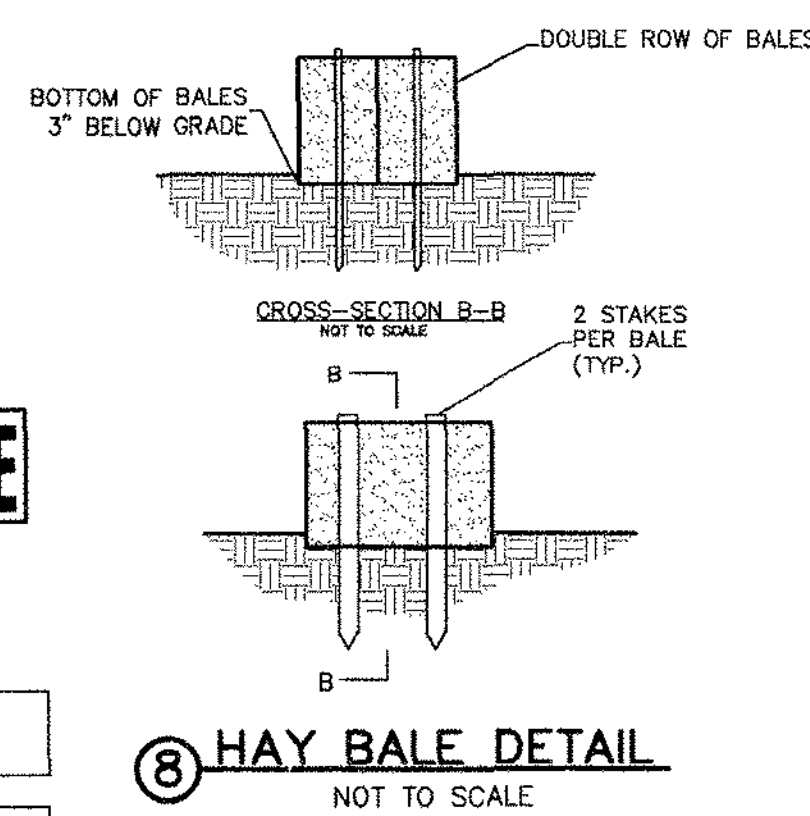


CONSTRUCTION SPECIFICATIONS

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\"/>

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\"/>



DIGGERS HOTLINE
1-800-342-4851
TOLL FREE
MIS. STATE: 608/292/1270
WISCONSIN: 608/292/1270
NORTH: 608/292/1270
MILWAUKEE: 292-1181

UNDESIGNED CUTOFFS ARE ONLY INFORMATION TO BE USED FOR CONSTRUCTION. THE DESIGNER IS NOT RESPONSIBLE FOR THE PROPER CONSTRUCTION OF THE CUTOFFS. THE PROPER CONSTRUCTION OF THE CUTOFFS IS THE RESPONSIBILITY OF THE CONTRACTOR.

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?

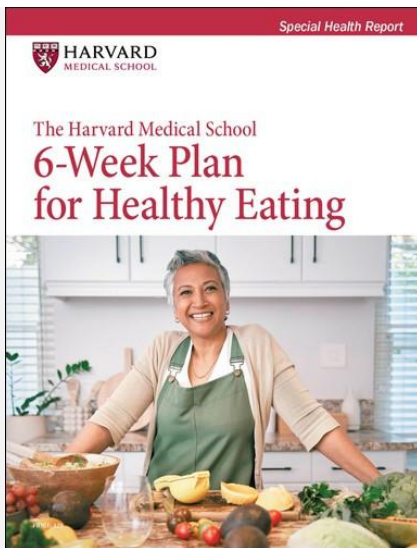
CBD, or cannabidiol, is the second most prevalent active ingredient in cannabis (marijuana). While CBD is an essential component of **medical marijuana**, it is derived directly from the hemp plant, a cousin of marijuana, or manufactured in a laboratory. One of hundreds of components in marijuana, CBD 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:**

As a service to our readers, Harvard Health Publishing provides access to our library of archived content. Please note the date of last review or update on all articles.

No content on this site, regardless of date, should ever be used as a substitute for direct medical advice from your doctor or other qualified clinician.

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.

[READ MORE →](#)[FREE HEALTHBEAT SIGNUP](#)

Get the latest in health news delivered to your inbox!

SIGN UP →



© 2025 [Harvard Health Publishing®](#) of The President and Fellows of Harvard College

[Do not sell my personal information](#) | [Privacy Policy and Terms of Use](#)

City of Pewaukee - New Agenda Item

Agenda Language:

Discussion and possible action to reconsider the Duplainville Road Assessment for PWC 0867 995 in the amount of \$3,005 per Mr. Lindenstruth's request.

Sub Item Agenda Language:

Background Provided By:

Magdelene Wagner

Background:

Mr. Lindenstruth is requesting the City eliminate the property PWC 0867.995 from the assessment roll of the Duplainville Road Reconstruction project. The property is zoned RS-2 and received the capped assessment of \$3,005 from the road project per the assessment policy adopted by the City. Assessments are due by October 31, 2025.

The property was included in the assessment roll as it is a legal lot within the City of Pewaukee which has access from Duplainville Road. Due to the residential zoning, it received a capped assessment. The property is maintained similar to a residential lot. The property has a gravel access drive onto Duplainville Road.

Upon receiving the letter from Mr. Lindenstruth, Staff reviewed the parcel further. It was created in 1999 as part of Certified Survey Map 8819 as an outlot when a portion of unplatted lands were subdivided from a larger parcel in the area. The parcel has 0.529 acres. While the parcel does not meet the RS-2 zoning criteria which it currently zoned, it does meet RS-6 zoning criteria. After discussing with Staff, it appears the Council, upon petition, could remove the outlot designation and rezone the parcel to RS-6 zoning. While the configuration of the lot is non-standard, it appears it could be developed, especially if a variance was obtained for a front or rear setback.

It is our recommendation that the parcel remain part of the Duplainville Road assessment roll and the levied assessment of \$3,005 remain per the approved Engineer's Report.

Fiscal Impact:

If the request is granted, the City will not recover the capped assessment of \$3,005 per the approved Engineer's Report.

Recommended Motion:

Common Council reject the request to eliminate the \$3,005 assessment against parcel PWC 0867 995.

Members of the Common Council,

I, Herbert Lindenstruth am a senior citizen that resides at N47W22733 Weyer Road in the City of Pewaukee. I am writing to you today regarding the property under my deceased wife's name Christine Lindenstruth, which is located just south of Lindsay Road on Duplainville Road (Tax Key PWC-0867995).

This parcel consists of a long, narrow, .53-acre piece of land situated between Duplainville Road and the railroad tracks. I estimate the north end is approximately 74 feet wide while the South end is approximately 88 feet wide, not taking into consideration the required building setbacks by the City or the railroad. This parcel is currently wooded, with an unmaintained stone driveway that was once used to access my residence.

The property is assessed at \$1,800, with an estimated fair market value is \$2,300. Last year, the taxes on this property amounted to \$21.65. However, I recently received notice of the Duplainville Road assessment in the amount of \$3,005 for this property. The assessment amount for this property exceeds the estimated fair market value of the land itself and represents approximately 139 times the annual property taxes. Given the narrow shape, limited accessibility and close proximity to the railroad tracks, the parcel has little practical use or market value.

I respectfully request that the Common Council altogether reconsider assessing this parcel or adjust this assessment so that it more fairly reflects the true value and limited utility of the property. I believe that applying such a disproportionately high assessment places an undue burden on a parcel of land that cannot realistically be developed or utilized in a meaningful way.

Thank you for your time and consideration of this matter.

Sincerely,

Herbert Lindenstruth



Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K

0 73.31 Feet

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

Notes:

Printed: 9/3/2025



Final Report of the Engineer

On the Proposed Duplainville Road

Pavement Reconstruction, Curb, Sanitary Lateral, and Water Service Assessments

In the City of Pewaukee

In accordance with the resolution passed by the City Council of the City of Pewaukee, we herewith submit our report on assessments for the reconstruction of Duplainville Road, the installation of a bicycle and pedestrian trail along Duplainville Road, sanitary improvements along Duplainville Road, drainage improvements along Duplainville Road and Green Road, and water main improvements along Duplainville Road 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 dated May and June 2022 and February 2025 and maps dated April 2022, November 2024, and February 2025 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
May 19, 2025

Prepared by:
Brian G. Leightner, P.E.
Civil Engineer
May 14, 2025

Schedule “A” – Duplainville Road

The City of Pewaukee has completed the pavement reconstruction of Duplainville Road. The improvements include road rehabilitation, trail installation, curb installation and repair, drainage installation and repair, sanitary manhole repair, water main relay and valve repair, and related facilities.

The Local Roads Improvement Program (LRIP) partially funded the project. The total federal funds received from this program are \$1,518,000.00, which are allocated to the road construction costs.

The cost of road improvements and relevant costs due to improving the road are allocated between the asphalt and concrete segments of the road. The cost of road improvements for each segment is first reduced by an appropriate portion of the LRIP funds, then the remainder is divided in half due to Duplainville Road being an arterial roadway. Half the remainder for each segment is non-assessable costs incurred by the City of Pewaukee. The other half of each segment is apportioned to all property owners abutting the respective segment with direct or indirect access. The City of Pewaukee caps the road assessments to agricultural, single-family, duplex residential, and residential condominium properties, excluding deferred assessments in the event of future lot subdivisions. All other properties shall pay the full road assessment.

Fifty percent of new curb installations unrelated to the trail installation are apportioned to a separate curb assessment for all property owners abutting portions of the street where the proposed curb is installed. These curb assessments are also reduced by half due to Duplainville Road being an arterial roadway. The City of Pewaukee caps these separate curb assessments to agricultural, single-family, duplex residential, and residential condominium properties, excluding deferred assessments in the event of future lot subdivisions. All other properties shall pay the full road assessment.

The cost of installing the bicycle and pedestrian trail adjacent to Duplainville Road, along with relevant costs due to installing the trail, will be allocated to the City Trail Fund.

Drainage improvements and fifty percent of the new curb installations are paid by the Storm Water Management Utility.

Sanitary sewer repairs are paid by the Sewer Utility. Costs of extending sanitary laterals to property owners who were previously not currently connected to the sanitary sewer are assessed to those property owners receiving said services.

Water main repairs unrelated to the road reconstruction or the trail installation are paid by the Water Utility. Costs of extending water services to property owners who are not currently connected to the water main will be assessed to those property owners receiving said services.

It is recommended that the curb and road improvements along Duplainville Road be determined on an acreage basis, while the sanitary lateral and water service improvements along Duplainville Road be determined on a unit basis.

UNIT RATE COMPUTATIONS

Asphalt Road Reconstruction Acreage Rate – Duplainville Road

Road Reconstruction Costs (See attached breakdown)	\$ 3,069,501.59
Engineering, Administration, and Contingencies	\$ 520,814.18
Total Road Reconstruction Costs	\$ 3,590,315.77
LRIP Grant Funding (Deduct)	\$ (922,488.60)
Subtotal for Assessable Costs	\$ 2,667,827.17
50% reduction due to Local Arterial (Deduct)	\$ (1,333,913.58)
Total Asphalt Road Reconstruction Assessable Costs	\$ 1,333,913.59

$$\frac{\$ 1,333,913.59}{170.2015 \text{ acres}} = \$7,837.26/\text{acre}$$

Use \$5,935.49/acre as the Asphalt Road Reconstruction Acreage Rate^{1,2}.

Concrete Road Reconstruction Acreage Rate – Duplainville Road

Road Reconstruction Costs (See attached breakdown)	\$ 1,630,765.84
Engineering, Administration, & Contingencies	\$ 276,698.34
Total Road Reconstruction Costs	\$ 1,907,464.18
LRIP Grant Funding (Deduct)	\$ (595,511.40)
Subtotal for Assessable Costs	\$ 1,311,952.78
50% reduction due to Local Arterial (Deduct)	\$ (655,976.39)
Total Concrete Road Reconstruction Assessable Costs	\$ 655,976.39

$$\frac{\$ 655,976.39}{42.913 \text{ acres}} = \$15,286.19/\text{acre}$$

Use \$15,225.84/acre as the Concrete Road Reconstruction Acreage Rate^{1,2}.

¹ A maximum amount of \$3,005.00 (2022 Pavement Cap) per each curb and road assessment is assessed to agricultural, single-family, duplex, and condominium residential properties.

² The road assessment rates are capped at the preliminary assessment rates. The capped rates are \$5,935.49/acre for the asphalt road and \$15,225.84/acre for the concrete road.

Curb Extension Acreage Rate – Duplainville Road

Curb Reconstruction Costs (See attached breakdown)	\$ 32,284.53
Engineering, Administration, & Contingencies	\$ 5,477.84
Total Curb Reconstruction Costs	\$ 37,762.37
50% reduction due to Local Arterial	\$ (18,881.19)
Total Curb Reconstruction Assessable Costs	\$ 18,881.18

$$\frac{\$ 18,881.18}{16.4519 \text{ acres}} = \$1,147.66/\text{acre}$$

Use \$1,147.66/acre as the Curb Extension Acreage Rate¹.

City of Pewaukee Sewer – Duplainville Road

6" Sewer Lateral Unit Rate – Duplainville Road

6" Sanitary Lateral Costs (see attached breakdown)	\$ 38,905.50
Engineering, Administration, & Contingencies	\$ 6,601.25
Total 6" Sanitary Lateral Costs	\$ 45,506.75

$$\frac{\$ 45,506.75}{1 \text{ unit}} = \$ 45,506.75/\text{unit}$$

Use \$ 45,506.75/unit as the 6" Sewer Lateral Unit Rate.

City of Pewaukee Sewer Utility – Duplainville Road

Sanitary Sewer Utility Costs (see attached breakdown)	\$ 24,800.00
Engineering, Administration, & Contingencies	\$ 4,207.91
Total Sanitary Sewer Utility Costs	\$ 29,007.91

¹ A maximum amount of \$3,005.00 (2022 Pavement Cap) per each curb and road assessment is assessed to agricultural, single-family, duplex, and condominium residential properties.

City of Pewaukee Water – Duplainville Road

1-1/4" Water Service Unit Rate – Duplainville Road

1 1/4" Water Service Costs (see attached breakdown)	\$ 15,240.15
Engineering, Administration, & Contingencies	\$ 2,585.86
Total 1 1/4" Water Service Assessable Cost	\$ 17,826.01

$$\frac{\$ 17,826.01}{2 \text{ units}} = \$8,913.01/\text{unit}$$

Use \$5,019.30/unit as the 1-1/4" Water Service Unit Rate¹.

6" Water Service Unit Rate – Duplainville Road

6" Water Service Costs (see attached breakdown)	\$ 9,140.00
Engineering, Administration, & Contingencies	\$ 1,550.82
Total 6" Water Service Assessable Cost	\$ 10,690.82

$$\frac{\$ 10,690.82}{1 \text{ unit}} = \$10,690.82/\text{unit}$$

Use \$10,690.82/unit as the 6" Water Service Unit Rate.

8" Water Service Unit Rate – Duplainville Road

8" Water Service Costs (see attached breakdown)	\$ 19,100.00
Engineering, Administration, & Contingencies	\$ 3,240.77
Total 8" Water Service Costs	\$ 22,340.77

$$\frac{\$ 22,340.77}{1 \text{ unit}} = \$ 22,340.77/\text{unit}$$

Use \$ 22,340.77/unit as the 8" Water Service Unit Rate.

City Trail Fund – Duplainville Road

Trail Construction Costs (see attached breakdown)	\$ 430,353.30
Engineering, Administration, & Contingencies	\$ 73,019.71
Total Trail Construction Costs	\$ 503,373.01

¹ The 1-1/4" Water Service Unit Rate is capped at the preliminary assessment rate. The capped rate is \$5,019.30/unit for the 1-1/4" water services.

Storm Water Management – Duplainville Road

Drainage Improvement Costs (see attached breakdown)	\$ 1,200,674.09
Engineering, Administration, & Contingencies	\$ 203,723.00
Total Drainage Improvement Costs	\$ 1,404,397.09

COST SUMMARY

Cost Summary

Total Project Costs	\$ 7,633,245.41
Total Road Assessable Costs -Asphalt (Deduct)	\$ (165,753.27)
Total Road Assessable Costs -Concrete (Deduct)	\$ (636,065.33)
Total Curb Assessable Costs (Deduct)	\$ (18,881.20)
Total Sewer Lateral Assessable Costs (Deduct)	\$ (45,506.75)
Total Water Service Assessable Costs (Deduct)	\$ (43,070.19)
Total Water Utility Costs (Deduct)	\$ (64,560.73)
Total Sewer Utility Costs (Deduct)	\$ (29,007.91)
Total Storm Water Utility Costs (Deduct)	\$ (1,404,397.09)
Total Duplainville & Lindsay Roadside Trail Extension Costs (Deduct)	\$ (503,373.01)
Net Non-assessable and City Costs	\$ 4,722,629.93

Computation of Costs
Total Reconstruction Project Costs

<u>Item No.</u>	<u>Description</u>	<u>Final Quantity</u>	<u>Unit</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
1	Common Excavation	40,639.00	CY	\$ 12.34	\$ 501,485.26
2	Concrete Driveway Removal	63.81	SY	\$ 12.00	\$ 765.72
3	Saw Cut, Asphalt	2,466.40	LF	\$ 1.75	\$ 4,316.20
4	Saw Cut, Concrete	120.80	LF	\$ 5.00	\$ 604.00
5	Concrete Curb and Gutter Removal	867.00	LF	\$ 7.00	\$ 6,069.00
6	EBS	15,941.00	CY	\$ 16.00	\$ 255,056.00
7	EBS Backfill	31,883.13	T	\$ 18.36	\$ 585,374.27
8	EBS Geogrid	54,300.00	SY	\$ 2.70	\$ 146,610.00
9	3/4-IN Dense-Grade Base	24,530.97	T	\$ 17.46	\$ 428,310.74
10	1 1/4-IN Dense-Grade Base	29,029.97	T	\$ 13.84	\$ 401,774.78
11	1 1/4-IN Dense-Grade Base (Bike Path)	4,296.07	T	\$ 15.50	\$ 66,589.09
12	30-IN Concrete Curb and Gutter	7,635.10	LF	\$ 16.45	\$ 125,597.40
13	30-IN Concrete Curb and Gutter HES	561.10	LF	\$ 19.75	\$ 11,081.73
14	Concrete Flume	3.00	EA	\$ 400.00	\$ 1,200.00
15	Curb Cut	4.00	EA	\$ 300.00	\$ 1,200.00
16	6-IN Concrete Driveway HES	75.23	SY	\$ 57.00	\$ 4,288.11
17	Dome Detectable Warning, Radial, Natural Patina	40.00	SF	\$ 45.00	\$ 1,800.00
18	Dome Detectable Warning, Rectangular, Natural Patina	96.00	SF	\$ 38.00	\$ 3,648.00
19	Concrete Sidewalk 5-IN	1,859.10	SF	\$ 6.00	\$ 11,154.60
20	Adjusting Sanitary MH	19.00	EA	\$ 800.00	\$ 15,200.00
21	Reconstruct Sanitary MH	4.00	EA	\$ 2,400.00	\$ 9,600.00
22	Adjusting Valve Box	18.00	EA	\$ 200.00	\$ 3,600.00
23	Replace Valve Box	10.00	EA	\$ 1,250.00	\$ 12,500.00
24	Relocate Hydrant	16.00	EA	\$ 3,500.00	\$ 56,000.00
25	HMA Pavement 4 LT 58-28 S	4,193.31	T	\$ 65.50	\$ 274,661.81
26	HMA Pavement 3 LT 58-28 S	8,067.86	T	\$ 60.36	\$ 486,976.03
27	HMA Driveway	1,201.77	T	\$ 95.35	\$ 114,588.77
28	Asphaltic Surface (Bike Path)	1,601.30	T	\$ 95.35	\$ 152,683.96
29	Asphaltic Patching	407.31	SY	\$ 35.00	\$ 14,255.85
30	Concrete Pavement, 8-IN	14,290.00	SY	\$ 43.80	\$ 625,902.00

Total Reconstruction Project Costs – Continued

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
31	Clearing and Grubbing	2,359.00	SY	\$ 5.50	\$ 12,974.50
32	Tree Removal	970.67	IN	\$ 26.50	\$ 25,722.76
			DIA		
33	Rock Excavation	410.00	CY	\$ 120.00	\$ 49,200.00
34	Relocate Tree	1.00	EA	\$ 600.00	\$ 600.00
35	6-IN Topsoil, Seed, Fertilizer, Erosion Mat, and Watering	39,441.44	SY	\$ 5.10	\$ 201,151.34
36	Removing Inlet	5.00	EA	\$ 300.00	\$ 1,500.00
37	Removing MH	10.00	EA	\$ 500.00	\$ 5,000.00
38	Removing Storm Sewer	820.00	LF	\$ 13.00	\$ 10,660.00
39	Removing Culverts	1,135.00	LF	\$ 10.00	\$ 11,350.00
40	12-IN Concrete Storm Sewer	2,737.10	LF	\$ 64.00	\$ 175,174.40
41	15-IN Concrete Storm Sewer	1,977.00	LF	\$ 80.00	\$ 158,160.00
42	24-IN Concrete Storm Sewer	435.00	LF	\$ 90.00	\$ 39,150.00
43	30-IN Concrete Storm Sewer	1,386.00	LF	\$ 114.00	\$ 158,004.00
44	14-IN by 23-IN Horizontal Elliptical Pipe	258.00	LF	\$ 119.00	\$ 30,702.00
45	19-IN by 30-IN Horizontal Elliptical Pipe	52.00	LF	\$ 138.00	\$ 7,176.00
46	24-IN by 38-IN Horizontal Elliptical Pipe	478.00	LF	\$ 150.00	\$ 71,700.00
47	12-IN Corrugated Culvert Pipe	103.00	LF	\$ 58.00	\$ 5,974.00
48	15-IN Corrugated Culvert Pipe	132.00	LF	\$ 62.00	\$ 8,184.00
49	13-IN by 17-IN Horizontal Elliptical Corrugated Culvert Pipe	22.00	LF	\$ 68.00	\$ 1,496.00
50	15-IN by 21-IN Corrugated Culvert Pipe	87.00	LF	\$ 78.00	\$ 6,786.00
51	24-IN by 35-IN Horizontal Elliptical Corrugated Culvert Pipe	33.00	LF	\$ 132.00	\$ 4,356.00
52	3-FT Storm MH W/ Frame and Grate	16.00	EA	\$ 2,300.00	\$ 36,800.00
53	4-FT Storm MH W/ Frame and Grate	19.00	EA	\$ 2,850.00	\$ 54,150.00
54	5-FT Storm MH W/ Frame and Grate	11.00	EA	\$ 3,750.00	\$ 41,250.00
55	6-FT Storm MH W/ Frame and Grate	8.00	EA	\$ 4,750.00	\$ 38,000.00

Total Reconstruction Project Costs – Continued

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
56	7-FT Storm MH W/ Frame and Grate	1.00	EA	\$ 7,450.00	\$ 7,450.00
57	Inlets 2-FT by 3-FT W/ Frame and Grate	13.00	EA	\$ 2,150.00	\$ 27,950.00
58	Existing Inlet Adjustment	5.00	EA	\$ 500.00	\$ 2,500.00
59	12-IN RCP End Section	12.00	EA	\$ 1,000.00	\$ 12,000.00
60	12-IN RCP End Section with Grate	7.00	EA	\$ 1,400.00	\$ 9,800.00
61	15-IN RCP End Section	8.00	EA	\$ 1,050.00	\$ 8,400.00
62	15-IN RCP End Section W/ Grate	4.00	EA	\$ 1,500.00	\$ 6,000.00
63	24-IN by 38-IN RCP End Section	3.00	EA	\$ 1,500.00	\$ 4,500.00
64	12-IN Corrugated Culvert Pipe End Section	12.00	EA	\$ 250.00	\$ 3,000.00
65	15-IN Corrugated Culvert Pipe End Section	10.00	EA	\$ 275.00	\$ 2,750.00
66	13-IN by 17-IN Corrugated Culvert Pipe End Section	2.00	EA	\$ 300.00	\$ 600.00
67	15-IN by 21-IN Corrugated Culvert Pipe End Section	6.00	EA	\$ 350.00	\$ 2,100.00
68	15-IN by 21-IN Corrugated Culvert Pipe End Section W/ Grate	1.00	EA	\$ 850.00	\$ 850.00
69	24-IN by 35-IN Corrugated Culvert Pipe End Section	2.00	EA	\$ 600.00	\$ 1,200.00
70	Concrete Collar	1.00	EA	\$ 500.00	\$ 500.00
71	12-IN Water Main W/ Granular Backfill	1,000.00	LF	\$ 145.00	\$ 145,000.00
72	10-IN Water Main W/ Granular Backfill	53.50	LF	\$ 230.00	\$ 12,305.00
73	6-IN Water Main W/ Granular Backfill	48.00	LF	\$ 150.00	\$ 7,200.00
74	Fire Hydrant Assembly W/ Aux Valve	2.00	EA	\$ 7,250.00	\$ 14,500.00
75	12-IN Gate Valve and Valve Box	3.00	EA	\$ 4,525.00	\$ 13,575.00
76	10-IN Gate Valve and Valve Box	2.00	EA	\$ 3,750.00	\$ 7,500.00
77	6-IN Gate Valve and Valve Box	1.00	EA	\$ 1,940.00	\$ 1,940.00
78	HDPE Water Service	159.00	LF	\$ 135.00	\$ 21,465.00

Total Reconstruction Project Costs – Continued

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
79	Connect to Existing Water Main	6.00	EA	\$ 4,000.00	\$ 24,000.00
80	Abandon Existing Water Main	1.00	LS	\$ 9,500.00	\$ 9,500.00
81	Water Main Insulation	576.00	SF	\$ 8.50	\$ 4,896.00
82	Traffic Control	1.00	LS	\$ 20,550.00	\$ 20,550.00
83	Mobilization	1.00	LS	\$225,000.00	\$ 225,000.00
84	Inlet Protection, Type A	24.00	EA	\$ 115.00	\$ 2,760.00
85	Inlet Protection, Type B	27.00	EA	\$ 60.00	\$ 1,620.00
86	Inlet Protection, Type D	29.00	EA	\$ 100.00	\$ 2,900.00
87	Silt Fence	8,640.00	LF	\$ 1.80	\$ 15,552.00
88	Silt Fence Drainage Relief	8.00	EA	\$ 300.00	\$ 2,400.00
89	Culvert Pipe Check	40.00	EA	\$ 45.00	\$ 1,800.00
90	Ditch Check	124.00	EA	\$ 110.00	\$ 13,640.00
91	Tracking Pads	1.00	EA	\$ 2,000.00	\$ 2,000.00
92	Riprap Medium	49.00	CY	\$ 130.00	\$ 6,370.00
93	Geotextile Type HR	158.11	SY	\$ 8.00	\$ 1,264.88
94	Remove Water Sampling Station	2.00	EA	\$ 1,500.00	\$ 3,000.00
95	Exploratory Utility Opening	40.00	EA	\$ 700.00	\$ 28,000.00
96	Remove, Temporary Relocate, and Permanent Relocate Mailbox	34.00	EA	\$ 155.00	\$ 5,270.00
97	Remove Signs	1.00	LS	\$ 225.00	\$ 225.00
98	Reset Signs Mounted on Post Wood 4-IN by 6-IN	44.00	EA	\$ 220.00	\$ 9,680.00
99	Relocate Sign	9.00	EA	\$ 125.00	\$ 1,125.00
100	Sign and Post	25.00	EA	\$ 370.00	\$ 9,250.00
101	Marking Line Epoxy 4-IN	39,974.00	LF	\$ 0.55	\$ 21,985.70
102	Marking Line Epoxy 6-IN Solid	-	LF	\$ 9.00	\$ -
103	Marking Line Epoxy 8-IN	510.00	LF	\$ 1.80	\$ 918.00
104	Marking Stop Line Epoxy 18-IN	171.00	LF	\$ 12.00	\$ 2,052.00
105	Marking Line Epoxy 24-IN	279.00	LF	\$ 13.00	\$ 3,627.00
106	Marking Arrow Epoxy	10.00	EA	\$ 250.00	\$ 2,500.00
107	Marking Railroad Crossing Epoxy	2.00	EA	\$ 900.00	\$ 1,800.00
108	Culvert End Markers	30.00	EA	\$ 75.00	\$ 2,250.00
109	Bioretention Basin Clean-Washed Clear Stone	66.00	CY	\$ 65.00	\$ 4,290.00

Total Reconstruction Project Costs – Continued

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
110	Bioretention Basin Clean-Washed Pea Gravel	22.00	CY	\$ 70.00	\$ 1,540.00
111	Bioretention Basin Engineered Soil	77.00	CY	\$ 60.00	\$ 4,620.00
112	Bioretention Basin Hardwood Mulch	-	CY	\$ 88.00	\$ -
113	Bioretention Basin Sand	17.00	CY	\$ 60.00	\$ 1,020.00
114	Bioretention Basin Underdrain Cleanout	6.00	EA	\$ 350.00	\$ 2,100.00
115	Bioretention Basin Herbaceous Plugs	-	SF	\$ 8.90	\$ -
116	Bioretention Basin 6-IN Perforated Underdrain	125.00	LF	\$ 15.00	\$ 1,875.00
117	Bioretention Basin Geotextile	14.00	SY	\$ 20.00	\$ 280.00
118	Low Mow Seed Mix	841.00	SY	\$ 4.60	\$ 3,868.60
119	Cash Allowance for Canadian Pacific Right of Entry Permit and Flagging	1.00	LS	\$ 10,000.00	\$ 10,000.00
120	Cash Allowance for Canadian National Right of Entry Permit and Flagging	1.00	LS	\$ 10,000.00	\$ 10,000.00
CO001-1a	6-in Downspout	25.00	LF	\$ 375.00	\$ 9,375.00
CO001-1b	Inlet Cone grate	1.00	EA	\$ 3,100.00	\$ 3,100.00
CO001-1c	Repair Dog fence	1.00	LS	\$ 750.00	\$ 750.00
CO001-1d	6-in PVC Sanitary Sewer Lateral	25.00	LF	\$ 1,458.00	\$ 36,450.00
CO001-1e	8-in Gate Valve & Valve box	1.00	EA	\$ 3,500.00	\$ 3,500.00
CO001-1f	8-in Water main w/ granular backfill	60.00	LF	\$ 260.00	\$ 15,600.00
CO001-1g	Traffic Control at Lindsay Rd & CTH F	1.00	LS	\$ 2,100.00	\$ 2,100.00
CO001-1h	8" concrete pavement HES	648.10	SY	\$ 49.90	\$ 32,340.19
CO001-1i	8" conc pavement deduct for HES	-	SY	\$ (43.80)	\$ -
CO001-1j	Remove/Replace Water Valve - Top Section	16.00	EA	\$ 765.00	\$ 12,240.00
CO001-1k	Remove/Replace Water Valve - Top & Middle Section	9.00	EA	\$ 1,065.00	\$ 9,585.00
CO001-1l	Straighten water valve	17.00	EA	\$ 695.00	\$ 11,815.00

Total Reconstruction Project Costs – Continued

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
CO001-1m	Remove/Replace Water valve box middle section	-	EA	\$ 930.00	\$ -
CO001-1n	30" C&G change from 9" to 8" - Deduct	8,196.20	LF	\$ (0.40)	\$ (3,278.48)
CO001-1o	One-way traffic control	-	LS	\$ 15,080.00	\$ -
CO001-1p	Remove Bioretention basin herbaceous plugs - deduct	-	SF	\$ (8.90)	\$ -
CO001-1q	Prairie Wildflower & Grass mix w/ Cover crop	1,790.00	SF	\$ 3.41	\$ 6,103.90
CO002-2bo	Concrete Paving Gaps	1.00	LS	\$ 2,000.00	\$ 2,000.00
CO003-3I	Concrete Shoulder Damage (6 in by 610 ft)	1.00	LS	\$ (1,484.33)	\$ (1,484.33)
CO003-3j	Utility Conflict - Daily	1.00	LS	\$ 46,558.25	\$ 46,558.25
CO003-3k	Utility Conflict - Grading	1.00	LS	\$ 81,077.50	\$ 81,077.50
CO003-3m	Reset PLM Paving & Concrete Sign	1.00	LS	\$ 1,400.00	\$ 1,400.00
Subtotal of Contract					\$6,525,960.50
Engineering, Administration, & Contingencies					\$1,107,284.91
Total Project Costs					\$7,633,245.41

Total Reconstruction Project Costs = \$ 7,633,245.41

Total Asphalt Road Reconstruction & Assessable Costs

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
1	Common Excavation	29260.08	CY	\$ 12.34	\$ 361,069.39
2	Concrete Driveway Removal	26.80	SY	\$ 12.00	\$ 321.60
3	Saw Cut, Asphalt	567.27	LF	\$ 1.75	\$ 992.73
4	Saw Cut, Concrete	79.73	LF	\$ 5.00	\$ 398.64
5	Concrete Curb and Gutter Removal	268.77	LF	\$ 7.00	\$ 1,881.39
6	EBS	13390.44	CY	\$ 16.00	\$ 214,247.04
7	EBS Backfill	26781.83	T	\$ 18.36	\$ 491,714.38
8	EBS Geogrid	45612.00	SY	\$ 2.70	\$ 123,152.40
9	3/4-IN Dense-Grade Base	20360.71	T	\$ 17.46	\$ 355,497.91
10	1 1/4-IN Dense-Grade Base	24385.17	T	\$ 13.84	\$ 337,490.82
14	Concrete Flume	1.50	EA	\$ 400.00	\$ 600.00
15	Curb Cut	0.52	EA	\$ 300.00	\$ 156.00
16	6-IN Concrete Driveway HES	54.17	SY	\$ 57.00	\$ 3,087.44
25	HMA Pavement 4 LT 58-28 S	4193.31	T	\$ 65.50	\$ 274,661.81
26	HMA Pavement 3 LT 58-28 S	8067.86	T	\$ 60.36	\$ 486,976.03
27	HMA Driveway	432.64	T	\$ 95.35	\$ 41,251.96
31	Clearing and Grubbing	1981.56	SY	\$ 5.50	\$ 10,898.58
32	Tree Removal	485.34	IN DIA	\$ 26.50	\$ 12,861.38
34	Relocate Tree	1.00	EA	\$ 600.00	\$ 600.00
35	6-IN Topsoil, Seed, Fertilizer, Erosion Mat, and Watering	13410.09	SY	\$ 5.10	\$ 68,391.46
82	Traffic Control	0.47	LS	\$ 20,550.00	\$ 9,658.50
83	Mobilization	0.47	LS	\$225,000.00	\$ 105,750.00
84	Inlet Protection, Type A	10.08	EA	\$ 115.00	\$ 1,159.20
85	Inlet Protection, Type B	10.26	EA	\$ 60.00	\$ 615.60
86	Inlet Protection, Type D	7.25	EA	\$ 100.00	\$ 725.00
87	Silt Fence	6307.20	LF	\$ 1.80	\$ 11,352.96
88	Silt Fence Drainage Relief	8.00	EA	\$ 300.00	\$ 2,400.00
89	Culvert Pipe Check	31.60	EA	\$ 45.00	\$ 1,422.00
90	Ditch Check	86.80	EA	\$ 110.00	\$ 9,548.00
91	Tracking Pads	0.50	EA	\$ 2,000.00	\$ 1,000.00
96	Remove, Temporary Relocate, and Permanent Relocate Mailbox	19.72	EA	\$ 155.00	\$ 3,056.60

Total Asphalt Road Reconstruction & Assessable Costs – Continued

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
97	Remove Signs	0.68	LS	\$ 225.00	\$ 153.00
98	Reset Signs Mounted on Post Wood 4-IN by 6-IN	21.12	EA	\$ 220.00	\$ 4,646.40
99	Relocate Sign	3.60	EA	\$ 125.00	\$ 450.00
100	Sign and Post	5.50	EA	\$ 370.00	\$ 2,035.00
101	Marking Line Epoxy 4-IN	26382.84	LF	\$ 0.55	\$ 14,510.56
103	Marking Line Epoxy 8-IN	510.00	LF	\$ 1.80	\$ 918.00
104	Marking Stop Line Epoxy 18-IN	15.39	LF	\$ 12.00	\$ 184.68
105	Marking Line Epoxy 24-IN	25.11	LF	\$ 13.00	\$ 326.43
106	Marking Arrow Epoxy	2.00	EA	\$ 250.00	\$ 500.00
120	Cash Allowance for Canadian National Right of Entry Permit and Flagging	0.50	LS	\$ 10,000.00	\$ 5,000.00
CO001-1g	Traffic Control at Lindsay Rd & CTH F	1.00	LS	\$ 2,100.00	\$ 2,100.00
CO001-1n	30" C&G change from 9" to 8" - Deduct	3688.29	LF	\$ (0.40)	\$ (1,475.32)
CO003-3j	Utility Conflict - Daily	0.84	LS	\$ 46,558.25	\$ 39,108.93
CO003-3k	Utility Conflict - Grading	0.84	LS	\$ 81,077.50	\$ 68,105.10
Subtotal of Contract					\$ 3,069,501.59
Engineering, Administration, & Contingencies					\$ 520,814.18
Total Project Costs					\$ 3,590,315.77
Local Road Improvement Program Grant Funding (Deduct)					\$ (922,488.60)
Subtotal for Assessable Costs					\$ 2,667,827.17
50% reduction due to Local Arterial (Deduct)					\$(1,333,913.58)
Total Asphalt Road Reconstruction Assessable Costs					\$ 1,333,913.59

Total Assessable Acres abutting the Asphalt Road = 170.2015 acres

Computation of Acreage Cost: $\frac{\$ 1,333,913.59}{170.2015 \text{ acres}} = \$7,837.26/\text{acre}$

Use \$5,935.49/acre as the Asphalt Road Reconstruction Acreage Rate^{1,2}.

¹ A maximum amount of \$3,005.00 (2022 Pavement Cap) per each curb and road assessment is assessed to agricultural, single-family, duplex, and condominium residential properties.

² The asphalt road assessment rate is capped at the preliminary assessment rate. The capped rate is \$5,935.49/acre for the asphalt road.

Total Concrete Road Reconstruction & Assessable Costs

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
1	Common Excavation	8534.19	CY	\$ 12.34	\$ 105,311.90
2	Concrete Driveway Removal	37.01	SY	\$ 12.00	\$ 444.12
3	Saw Cut, Asphalt	1159.21	LF	\$ 1.75	\$ 2,028.61
4	Saw Cut, Concrete	41.07	LF	\$ 5.00	\$ 205.36
5	Concrete Curb and Gutter Removal	598.23	LF	\$ 7.00	\$ 4,187.61
6	EBS	2550.56	CY	\$ 16.00	\$ 40,808.96
7	EBS Backfill	5101.30	T	\$ 18.36	\$ 93,659.88
8	EBS Geogrid	8688.00	SY	\$ 2.70	\$ 23,457.60
9	3/4-IN Dense-Grade Base	4170.26	T	\$ 17.46	\$ 72,812.83
10	1 1/4-IN Dense-Grade Base	4644.80	T	\$ 13.84	\$ 64,283.97
12	30-IN Concrete Curb and Gutter	916.21	LF	\$ 16.45	\$ 15,071.69
15	Curb Cut	1.48	EA	\$ 300.00	\$ 444.00
16	6-IN Concrete Driveway HES	21.06	SY	\$ 57.00	\$ 1,200.67
27	HMA Driveway	769.13	T	\$ 95.35	\$ 73,336.81
30	Concrete Pavement, 8-IN	14290.00	SY	\$ 43.80	\$ 625,902.00
31	Clearing and Grubbing	377.44	SY	\$ 5.50	\$ 2,075.92
32	Tree Removal	485.34	IN DIA	\$ 26.50	\$ 12,861.38
33	Rock Excavation	274.70	CY	\$ 120.00	\$ 32,964.00
35	6-IN Topsoil, Seed, Fertilizer, Erosion Mat, and Watering	6310.63	SY	\$ 5.10	\$ 32,184.22
71	12-IN Water Main W/ Granular Backfill	1000.00	LF	\$ 145.00	\$ 145,000.00
72	10-IN Water Main W/ Granular Backfill	53.50	LF	\$ 230.00	\$ 12,305.00
74	Fire Hydrant Assembly W/ Aux Valve	2.00	EA	\$ 7,250.00	\$ 14,500.00
75	12-IN Gate Valve and Valve Box	3.00	EA	\$ 4,525.00	\$ 13,575.00
76	10-IN Gate Valve and Valve Box	2.00	EA	\$ 3,750.00	\$ 7,500.00
78	HDPE Water Service	46.11	LF	\$ 135.00	\$ 6,224.85
79	Connect to Existing Water Main	6.00	EA	\$ 4,000.00	\$ 24,000.00
80	Abandon Existing Water Main	1.00	LS	\$ 9,500.00	\$ 9,500.00
81	Water Main Insulation	576.00	SF	\$ 8.50	\$ 4,896.00
82	Traffic Control	0.25	LS	\$ 20,550.00	\$ 5,137.50
83	Mobilization	0.25	LS	\$225,000.00	\$ 56,250.00
84	Inlet Protection, Type A	13.92	EA	\$ 115.00	\$ 1,600.80

Total Concrete Road Reconstruction & Assessable Costs – Continued

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
85	Inlet Protection, Type B	16.74	EA	\$ 60.00	\$ 1,004.40
86	Inlet Protection, Type D	21.75	EA	\$ 100.00	\$ 2,175.00
87	Silt Fence	2332.80	LF	\$ 1.80	\$ 4,199.04
89	Culvert Pipe Check	8.40	EA	\$ 45.00	\$ 378.00
90	Ditch Check	37.20	EA	\$ 110.00	\$ 4,092.00
91	Tracking Pads	0.50	EA	\$ 2,000.00	\$ 1,000.00
95	Exploratory Utility Opening	40.00	EA	\$ 700.00	\$ 28,000.00
96	Remove, Temporary Relocate, and Permanent Relocate Mailbox	14.28	EA	\$ 155.00	\$ 2,213.40
97	Remove Signs	0.32	LS	\$ 225.00	\$ 72.00
98	Reset Signs Mounted on Post Wood 4-IN by 6-IN	22.88	EA	\$ 220.00	\$ 5,033.60
99	Relocate Sign	5.40	EA	\$ 125.00	\$ 675.00
100	Sign and Post	19.50	EA	\$ 370.00	\$ 7,215.00
101	Marking Line Epoxy 4-IN	12791.68	LF	\$ 0.55	\$ 7,035.42
104	Marking Stop Line Epoxy 18- IN	155.61	LF	\$ 12.00	\$ 1,867.32
105	Marking Line Epoxy 24-IN	253.89	LF	\$ 13.00	\$ 3,300.57
106	Marking Arrow Epoxy	8.00	EA	\$ 250.00	\$ 2,000.00
107	Marking Railroad Crossing Epoxy	1.00	EA	\$ 900.00	\$ 900.00
119	Cash Allowance for Canadian Pacific Right of Entry Permit and Flagging	0.50	LS	\$ 10,000.00	\$ 5,000.00
CO001-1h	8" concrete pavement HES	648.10	SY	\$ 49.90	\$ 32,340.19
CO001-1i	8" conc pavement deduct for HES	0.00	SY	\$ (43.80)	\$ -
CO001-1n	30" C&G change from 9" to 8" - Deduct	4507.91	LF	\$ (0.40)	\$ (1,803.16)
CO001-1o	One-way traffic control	0.00	LS	\$ 15,080.00	\$ -
CO003-3I	Concrete Shoulder Damage (6 in by 610 ft)	1.00	LS	\$ (1,484.33)	\$ (1,484.33)
CO003-3j	Utility Conflict - Daily	0.16	LS	\$ 46,558.25	\$ 7,449.32
CO003-3k	Utility Conflict - Grading	0.16	LS	\$ 81,077.50	\$ 12,972.40

Total Concrete Road Reconstruction & Assessable Costs – Continued

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
CO003-3m	Reset PLM Paving & Concrete Sign	1.00	LS	\$ 1,400.00	\$ 1,400.00
Subtotal of Contract					\$1,630,765.84
Engineering, Administration, & Contingencies					\$ 276,698.34
Total Project Costs					\$1,907,464.18
Local Road Improvement Program Grand Funding (Deduct)					\$(595,511.40)
Subtotal for Assessable Costs					\$1,311,952.78
50% reduction due to Local Arterial (Deduct)					\$(655,976.39)
Total Concrete Road Reconstruction Assessable Costs					\$ 655,976.39

Total Assessable Acres abutting the Concrete Road = 42.913 acres

Computation of Acreage Cost: $\frac{\$ 655,976.39}{42.913 \text{ acres}} = \$ 15,286.19/\text{acre}$

Use \$15,225.84/acre as the Concrete Road Reconstruction Acreage Rate^{1,2}.

¹ A maximum amount of \$3,005.00 (2022 Pavement Cap) per each curb and road assessment is assessed to agricultural, single-family, duplex, and condominium residential properties.

² The concrete road assessment rate is capped at the preliminary assessment rate. The capped rate is \$15,225.84/acre for the concrete road.

Total Curb Extension & Assessable Costs

<u>Item No.</u>	<u>Description</u>	<u>Final Quantity</u>	<u>Unit</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
12	30-IN Concrete Curb and Gutter	1145.27	LF	\$ 16.45	\$ 18,839.61
13	30-IN Concrete Curb and Gutter HES	202.00	LF	\$ 19.75	\$ 3,989.42
82	Traffic Control	0.01	LS	\$ 20,550.00	\$ 205.50
83	Mobilization	0.01	LS	\$225,000.00	\$ 2,250.00
119	Cash Allowance for Canadian Pacific Right of Entry Permit and Flagging	0.5	LS	\$ 10,000.00	\$ 5,000.00
CO002-2bo	Concrete Paving Gaps	1.0	LS	\$ 2,000.00	\$ 2,000.00
Subtotal of Contract					\$ 32,284.53
Engineering, Administration, & Contingencies					\$ 5,477.84
Total Project Costs					\$ 37,762.37
50% reduction due to Local Arterial (Deduct)					\$(18,881.19)
Total Curb Reconstruction Assessable Costs					\$ 18,881.18

Total Assessable Acres abutting the Assessable Curb = 16.4519 acres

Computation of Acreage Cost: $\frac{\$ 18,881.18}{16.4519 \text{ acres}} = \$ 1,147.66/\text{acre}$

Use \$ 1,147.66/acre as the Curb Extension Acreage Rate¹.

¹ A maximum amount of \$3,005.00 (2022 Pavement Cap) per each curb and road assessment is assessed to agricultural, single-family, duplex, and condominium residential properties.

Total Sanitary Sewer Costs

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
20	Adjusting Sanitary MH	19.00	EA	\$ 800.00	\$15,200.00
21	Reconstruct Sanitary MH	4.00	EA	\$ 2,400.00	\$ 9,600.00
82	Traffic Control	0.01	LS	\$ 20,550.00	\$ 205.50
83	Mobilization	0.01	LS	\$225,000.00	\$ 2,250.00
CO001-1d	6-in PVC Sanitary Sewer Lateral	25.00	LF	\$ 1,458.00	\$36,450.00
Subtotal of Contract					\$63,705.50
Engineering, Administration, & Contingencies					\$10,809.16
Total Project Costs					\$74,514.66

Total 6" Sanitary Lateral & Assessable Costs

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
82	Traffic Control	0.01	LS	\$ 20,550.00	\$ 205.50
83	Mobilization	0.01	LS	\$225,000.00	\$ 2,250.00
CO001-1d	6-in PVC Sanitary Sewer Lateral	25.00	LF	\$ 1,458.00	\$36,450.00
Subtotal of Contract					\$38,905.50
Engineering, Administration, & Contingencies					\$ 6,601.25
Total Project Costs					\$45,506.75

Total Assessable Units receiving 6" Sanitary Lateral = 1

Computation of Unit Cost: $\frac{\$45,506.75}{1 \text{ unit}} = \$45,506.75/\text{unit}$

Use \$45,506.75/unit as the 6" Sanitary Lateral Unit Rate.

Total Sewer Utility Costs

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
20	Adjusting Sanitary MH	19.00	EA	\$ 800.00	\$15,200.00
21	Reconstruct Sanitary MH	4.00	EA	\$ 2,400.00	\$ 9,600.00
Subtotal of Contract					\$24,800.00
Engineering, Administration, & Contingencies					\$ 4,207.91
Total Project Costs					\$29,007.91

Total Sewer Utility Project Costs = \$29,007.91

Total Water Main Costs

<u>Item No.</u>	<u>Description</u>	<u>Final Quantity</u>	<u>Unit</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
22	Adjusting Valve Box	18.00	EA	\$ 200.00	\$ 3,600.00
23	Replace Valve Box	10.00	EA	\$ 1,250.00	\$ 12,500.00
73	6-IN Water Main W/ Granular Backfill	48.00	LF	\$ 150.00	\$ 7,200.00
77	6-IN Gate Valve and Valve Box	1.00	EA	\$ 1,940.00	\$ 1,940.00
78	HDPE Water Service	112.89	LF	\$ 135.00	\$ 15,240.15
82	Traffic Control	0.01	LS	\$ 20,550.00	\$ 205.50
83	Mobilization	0.01	LS	\$225,000.00	\$ 2,250.00
94	Remove Water Sampling Station	2.00	EA	\$ 1,500.00	\$ 3,000.00
CO001-1e	8-in Gate Valve & Valve box	1.00	EA	\$ 3,500.00	\$ 3,500.00
CO001-1f	8-in Water main w/ granular backfill	60.00	LF	\$ 260.00	\$ 15,600.00
CO001-1j	Remove/Replace Water Valve - Top Section	16.00	EA	\$ 765.00	\$ 12,240.00
CO001-1k	Remove/Replace Water Valve - Top & Middle Section	9.00	EA	\$ 1,065.00	\$ 9,585.00
CO001-1l	Straighten water valve	17.00	EA	\$ 695.00	\$ 11,815.00
CO001-1m	Remove/Replace Water valve box middle section	0.00	EA	\$ 930.00	\$ -
Subtotal of Contract					\$ 98,675.65
Engineering, Administration, & Contingencies					\$ 16,742.68
Total Project Costs					\$115,418.33

Total 1-1/4" Water Service & Assessable Costs

<u>Item No.</u>	<u>Description</u>	<u>Final Quantity</u>	<u>Unit</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
78	HDPE Water Service	112.89	LF	\$ 135.00	\$15,240.15
Subtotal of Contract					\$15,240.15
Engineering, Administration, and Contingencies					\$ 2,585.86
Total Project Costs					\$17,826.01

Total Assessable Units receiving 1-1/4" Water Service = 2

Computation of Unit Cost: $\frac{\$ 17,826.01}{2 \text{ units}} = \$ 8,913.01/\text{unit}$

Use \$5,019.30/unit as the 1-1/4" Water Service Unit Rate¹.

¹ The 1-1/4" Water Service Unit Rate is capped at the preliminary assessment rate. The capped rate is \$5,019.30/unit for the 1-1/4" water services.

Total 6" Water Service & Assessable Costs

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
73	6-IN Water Main W/ Granular Backfill	48	LF	\$ 150.00	\$ 7,200.00
77	6-IN Gate Valve and Valve Box	1	EA	\$1,940.00	\$ 1,940.00
Subtotal of Contract					\$ 9,140.00
Engineering, Administration, and Contingencies					\$ 1,550.82
Total Project Costs					\$10,690.82

Total Assessable Units receiving 6" Water Service = 1

Computation of Unit Cost: $\frac{\$ 10,690.82}{1 \text{ unit}} = \$ 10,690.82/\text{unit}$

Use \$ 10,690.82/unit as the 6" Water Service Unit Rate.

Total 8" Water Service & Assessable Costs

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
CO001-1e	8-in Gate Valve & Valve box	1.00	EA	\$3,500.00	\$ 3,500.00
CO001-1f	8-in Water main w/ granular backfill	60.00	LF	\$ 260.00	\$15,600.00
Subtotal of Contract					\$19,100.00
Engineering, Administration, & Contingencies					\$ 3,240.77
Total Project Costs					\$22,340.77

Total Assessable Units receiving 8" Water Service = 1

Computation of Unit Cost: $\frac{\$ 22,340.77}{1 \text{ unit}} = \$ 22,340.77/\text{unit}$

Use \$ 22,340.77/unit as the 8" Water Service Unit Rate.

Total Water Utility Costs

Total Water Costs	\$ 115,418.33
8" Water Service Assessable Costs (Deduct)	\$ (22,340.77)
6" Water Service Assessable Costs (Deduct)	\$ (10,690.82)
1 1/4" Water Service Assessable Costs (Deduct)	\$ (10,038.60)
Total Non-Assessable and Water Utility Costs	\$ 72,348.14

Total Water Utility Costs = \$ 72,348.14

Total City Trail Fund Costs

<u>Item No.</u>	<u>Description</u>	<u>Final</u>	<u>Unit</u>	<u>Bid Unit</u>		<u>Bid Price</u>
		<u>Quantity</u>		<u>Price</u>		
1	Common Excavation	2844.73	CY	\$ 12.34		\$ 35,103.97
11	1 1/4-IN Dense-Grade Base (Bike Path)	4296.07	T	\$ 15.50		\$ 66,589.09
12	30-IN Concrete Curb and Gutter	4428.36	LF	\$ 16.45		\$ 72,846.49
13	30-IN Concrete Curb and Gutter HES	162.72	LF	\$ 19.75		\$ 3,213.70
17	Dome Detectable Warning, Radial, Natural Patina	40.00	SF	\$ 45.00		\$ 1,800.00
18	Dome Detectable Warning, Rectangular, Natural Patina	96.00	SF	\$ 38.00		\$ 3,648.00
19	Concrete Sidewalk 5-IN	1859.10	SF	\$ 6.00		\$ 11,154.60
24	Relocate Hydrant	16.00	EA	\$ 3,500.00		\$ 56,000.00
28	Asphaltic Surface (Bike Path)	1601.30	T	\$ 95.35		\$152,683.96
82	Traffic Control	0.07	LS	\$ 20,550.00		\$ 1,438.50
83	Mobilization	0.07	LS	\$225,000.00		\$ 15,750.00
102	Marking Line Epoxy 6-IN Solid	0.00	LF	\$ 9.00		\$ -
CO001-1a	6-in Downspout	25.00	LF	\$ 375.00		\$ 9,375.00
CO001-1c	Repair Dog fence	1.00	LS	\$ 750.00		\$ 750.00
Subtotal of Contract						\$430,353.30
Engineering, Administration, & Contingencies						\$ 73,019.71
Total Project Costs						\$503,373.01

Total City Trail Fund Costs = \$ 503,373.01

Total Storm Water Utility Costs

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
3	Saw Cut, Asphalt	739.92	LF	\$ 1.75	\$ 1,294.86
12	30-IN Concrete Curb and Gutter	1145.27	LF	\$ 16.45	\$ 18,839.61
13	30-IN Concrete Curb and Gutter HES	196.39	LF	\$ 19.75	\$ 3,878.60
14	Concrete Flume	1.50	EA	\$ 400.00	\$ 600.00
15	Curb Cut	2.00	EA	\$ 300.00	\$ 600.00
29	Asphaltic Patching	407.31	SY	\$ 35.00	\$ 14,255.85
33	Rock Excavation	135.30	CY	\$ 120.00	\$ 16,236.00
35	6-IN Topsoil, Seed, Fertilizer, Erosion Mat, and Watering	19720.72	SY	\$ 5.10	\$ 100,575.67
36	Removing Inlet	5.00	EA	\$ 300.00	\$ 1,500.00
37	Removing MH	10.00	EA	\$ 500.00	\$ 5,000.00
38	Removing Storm Sewer	820.00	LF	\$ 13.00	\$ 10,660.00
39	Removing Culverts	1135.00	LF	\$ 10.00	\$ 11,350.00
40	12-IN Concrete Storm Sewer	2737.10	LF	\$ 64.00	\$ 175,174.40
41	15-IN Concrete Storm Sewer	1977.00	LF	\$ 80.00	\$ 158,160.00
42	24-IN Concrete Storm Sewer	435.00	LF	\$ 90.00	\$ 39,150.00
43	30-IN Concrete Storm Sewer	1386.00	LF	\$ 114.00	\$ 158,004.00
44	14-IN by 23-IN Horizontal Elliptical Pipe	258.00	LF	\$ 119.00	\$ 30,702.00
45	19-IN by 30-IN Horizontal Elliptical Pipe	52.00	LF	\$ 138.00	\$ 7,176.00
46	24-IN by 38-IN Horizontal Elliptical Pipe	478.00	LF	\$ 150.00	\$ 71,700.00
47	12-IN Corrugated Culvert Pipe	103.00	LF	\$ 58.00	\$ 5,974.00
48	15-IN Corrugated Culvert Pipe	132.00	LF	\$ 62.00	\$ 8,184.00
49	13-IN by 17-IN Horizontal Elliptical Corrugated Culvert Pipe	22.00	LF	\$ 68.00	\$ 1,496.00
50	15-IN by 21-IN Corrugated Culvert Pipe	87.00	LF	\$ 78.00	\$ 6,786.00
51	24-IN by 35-IN Horizontal Elliptical Corrugated Culvert Pipe	33.00	LF	\$ 132.00	\$ 4,356.00
52	3-FT Storm MH W/ Frame and Grate	16.00	EA	\$ 2,300.00	\$ 36,800.00
53	4-FT Storm MH W/ Frame and Grate	19.00	EA	\$ 2,850.00	\$ 54,150.00

Total Storm Water Utility Costs – Continued

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
54	5-FT Storm MH W/ Frame and Grate	11.00	EA	\$ 3,750.00	\$ 41,250.00
55	6-FT Storm MH W/ Frame and Grate	8.00	EA	\$ 4,750.00	\$ 38,000.00
56	7-FT Storm MH W/ Frame and Grate	1.00	EA	\$ 7,450.00	\$ 7,450.00
57	Inlets 2-FT by 3-FT W/ Frame and Grate	13.00	EA	\$ 2,150.00	\$ 27,950.00
58	Existing Inlet Adjustment	5.00	EA	\$ 500.00	\$ 2,500.00
59	12-IN RCP End Section	12.00	EA	\$ 1,000.00	\$ 12,000.00
60	12-IN RCP End Section with Grate	7.00	EA	\$ 1,400.00	\$ 9,800.00
61	15-IN RCP End Section	8.00	EA	\$ 1,050.00	\$ 8,400.00
62	15-IN RCP End Section W/ Grate	4.00	EA	\$ 1,500.00	\$ 6,000.00
63	24-IN by 38-IN RCP End Section	3.00	EA	\$ 1,500.00	\$ 4,500.00
64	12-IN Corrugated Culvert Pipe End Section	12.00	EA	\$ 250.00	\$ 3,000.00
65	15-IN Corrugated Culvert Pipe End Section	10.00	EA	\$ 275.00	\$ 2,750.00
66	13-IN by 17-IN Corrugated Culvert Pipe End Section	2.00	EA	\$ 300.00	\$ 600.00
67	15-IN by 21-IN Corrugated Culvert Pipe End Section	6.00	EA	\$ 350.00	\$ 2,100.00
68	15-IN by 21-IN Corrugated Culvert Pipe End Section W/ Grate	1.00	EA	\$ 850.00	\$ 850.00
69	24-IN by 35-IN Corrugated Culvert Pipe End Section	2.00	EA	\$ 600.00	\$ 1,200.00
70	Concrete Collar	1.00	EA	\$ 500.00	\$ 500.00
82	Traffic Control	0.18	LS	\$ 20,550.00	\$ 3,699.00
83	Mobilization	0.18	LS	\$225,000.00	\$ 40,500.00
92	Riprap Medium	49.00	CY	\$ 130.00	\$ 6,370.00
93	Geotextile Type HR	158.11	SY	\$ 8.00	\$ 1,264.88
101	Marking Line Epoxy 4-IN	799.48	LF	\$ 0.55	\$ 439.71
107	Marking Railroad Crossing Epoxy	1.00	EA	\$ 900.00	\$ 900.00
108	Culvert End Markers	30.00	EA	\$ 75.00	\$ 2,250.00
109	Bioretention Basin Clean-Washed Clear Stone	66.00	CY	\$ 65.00	\$ 4,290.00

Total Storm Water Utility Costs – Continued

<u>Item No.</u>	<u>Description</u>	<u>Final</u> <u>Quantity</u>	<u>Unit</u>	<u>Bid Unit</u> <u>Price</u>	<u>Bid Price</u>
110	Bioretention Basin Clean-Washed Pea Gravel	22.00	CY	\$ 70.00	\$ 1,540.00
111	Bioretention Basin Engineered Soil	77.00	CY	\$ 60.00	\$ 4,620.00
112	Bioretention Basin Hardwood Mulch	0.00	CY	\$ 88.00	\$ -
113	Bioretention Basin Sand	17.00	CY	\$ 60.00	\$ 1,020.00
114	Bioretention Basin Underdrain Cleanout	6.00	EA	\$ 350.00	\$ 2,100.00
115	Bioretention Basin Herbaceous Plugs	0.00	SF	\$ 8.90	\$ -
116	Bioretention Basin 6-IN Perforated Underdrain	125.00	LF	\$ 15.00	\$ 1,875.00
117	Bioretention Basin Geotextile	14.00	SY	\$ 20.00	\$ 280.00
118	Low Mow Seed Mix	841.00	SY	\$ 4.60	\$ 3,868.60
120	Cash Allowance for Canadian National Right of Entry Permit and Flagging	0.50	LS	\$ 10,000.00	\$ 5,000.00
CO001-1b	Inlet Cone grate	1.00	EA	\$ 3,100.00	\$ 3,100.00
CO001-1p	Remove Bioretention basin herbaceous plugs - deduct	0.00	SF	\$ (8.90)	\$ -
CO001-1q	Prairie Wildflower & Grass mix w/ Cover crop	1790.00	SF	\$ 3.41	\$ 6,103.90
Subtotal of Contract					\$1,200,674.09
Engineering, Administration, & Contingencies					\$ 203,723.00
Total Project Costs					\$1,404,397.09

Total Storm Water Utility Costs = \$ 1,404,397.09

May 4th, 2022

All that part of the NE and NW ¼ Sections of Section 12 and the NW, SW, and SE ¼ Sections of Section 1, Town 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 12, T7N, R19E; Thence N0°06'38"W along the west line of said NE ¼, 197.38 Feet, to a point on the North R/W line of Capitol Drive; Thence S82°30'46"E along said N. R/W line, 492.80 Feet; Thence S 88°55'24"E continuing along said N. R/W Line, 113.52 Feet, to a point on the West R/W line of Duplainville Road also Being the Point of Beginning of area to be described; Thence S 88°52'51"E, 225.08 Feet, to the SW corner of CSM #2531 also being a point on the East R/W line of Duplainville Road; Thence S88°42'01"E along the south line of said CSM, 182.28 Feet, to a point on the East R/W line of the Canadian National Railroad; Thence Northwesterly Along said East R/W line, Along the Arc of a Curve, 884.16 Feet, whose center is to the West, whose Chord bears N9°58'22"W, 880.53 feet, with a Radius of 2821.43 Feet; Thence N19° 00'13"W Along said East R/W line, 1488.65 Feet, to the NW Corner of CSM #7659; Thence N77°10'39"E along the Northerly Line of Said CSM, 967.82 Feet; Thence S 88°36'31"E along the North line of said CSM, 153.53 Feet, to the SE Corner of the SE ¼ of Section 1, T7N, R19E; Thence N0°48'26"W along the East Line of Said ¼ Section, 2381.48 Feet, to the centerline of "Spring Creek"; Thence following bearings and distances along said centerline; S55°58'36"W, 113.14 Feet; S29°50'26"W, 124.41 Feet; S46°58'06"W, 65.16 Feet; N72°52'04"W, 27.92 Feet; S49°18'16"W, 29.02 Feet; S19°22'56"W, 71.10 Feet; N77°34'04"W, 99.25 Feet; S38°52'26"W, 101.32 Feet; N81°20'44"W, 48.29 Feet; N30°30'06"E, 55.77 Feet; N63°55'34"W, 26.89 Feet; S68°12'36"W, 74.11 Feet; S6°16'24"E, 40.82 Feet; S59°14'26"W, 43.50 Feet; N74°54'44"W, 64.07 Feet; N29°14'44"W, 32.55 Feet; S77°41'04"W, 49.02 Feet; N70°36'54"W, 69.25 Feet; N3°21'56"W, 42.09 Feet; N71°15'14"W, 17.65 Feet; S47°08'16"W, 75.00 Feet; S56°28'36"W, 34.52 Feet; N83°43'04"W, 23.76; S56°06'56"W, 103.90 Feet; S22°58'46"W, 62.73 Feet; N44°50'50"W, 27.24 Feet; N83°12'34"W, 45.92 Feet; N35°27'44"W, 20.93 Feet; S79°20'16"W, 23.70 Feet; S30°49'16"W, 75.29 Feet; N78°29'44"W, 87.90 Feet; S70°39'36"W, 43.89 Feet, to a point on the West Line of the NE ¼ of the NE ¼ of aforementioned Section 1; Thence S0°33'53"E along said West Line, 143.06 Feet; Thence N88°26'50"W, and Parallel to the North line of the NE ¼ of said Section 1, 542.72 Feet; Thence N0°18'38"W, and Parallel to the West Line of the aforementioned NE ¼ of Section 1, 924.04 Feet, to a point on the North Line of said NE ¼ Section of Section 1; Thence N88°26'50"W, along said North line, 732.64 Feet, to the NW Corner of said NE ¼ of Section 1; Thence S0°18'38"W, along the West line of NE ¼ of said Section 1, 1034.06 Feet, to a point on the North line of CSM #4227; Thence N88°57'38"W along said North line extended, 260.18 Feet, to a point on the East R/W line of the Canadian National Railroad; Thence N19°00'13"W, along said East R/W Line, 1842.68 Feet; Thence N88°31'13"W, 74.86 Feet, to a point on the East R/W Line of Duplainville Road; Thence N15°10'22"W along said East R/W line, 1111.42 Feet; Thence N19°07'13"W, continuing along said East R/W Line, 962.69 Feet, to a point on the North Line of the NW ¼ of Section 1, T7N, R19E; Thence S89°09'33"W Along said North Line, 454.97 Feet to the NW Corner of CSM # 11886; Thence S0°27'07"E, along the West Line of said CSM, 860.93 Feet, to the North R/W line of Lindsay Road; Thence S89°08'32"E along said North R/W Line, 661.42 Feet, to a point on the West R/W Line of Duplainville Road; Thence S18°37'08"E, 85.45 Feet to a point on said West R/W Line; Thence S15°10'22"E, along said R/W Line 822.78 Feet, to the SE Corner of Outlot 7 of Victoria Station IV Subdivision; thence N88°30'32"W, 177.44 Feet to a corner of Lot 144 of said Subdivision; Thence S1°29'28"W, 224.87 Feet to a point on the North Line of Victoria Station III Subdivision; Thence

S88°34'09"E along said North Line, 75.88 Feet to the NW Corner of Lot 1 of CSM #11528; Thence S27°55'41"W, 282.16 to a point on the East R/W line of Bridge St.; Thence along said R/W Line and along the Arc of a Curve, whose Center lies to the SW, and Chord Bears S46°08'06"E, 274.58 feet, with a radius of 500.00 feet, 278.15 Feet, to the SW Corner of Said CSM #11528; Thence N59°48'05"E along the south line of Said CSM, 223.29 Feet to a point on the West R/W Line of Duplainville Road; Thence following bearings and distances along said West R/W; S15°37'09"E, 907.37 Feet; S15°35'09"E, 870.98 Feet; S88°36'34"E, 10.24 Feet; S15°34'24"E, 684.56 Feet; N88°51'00"W, 8.33 Feet; S15°30'13"E, 367.51 Feet, to the SE Corner of Lot 1 Block 1 Valley Brook Subdivision; Thence S85°26'47"W along the South Line of said Lot 1, 206.74 Feet, to a Point on the East R/W Line of Grandview Drive; Thence S15°30'13"E along said R/W Line, 70.36 Feet; Thence continuing along said R/W, along the Arc of a Curve Whose Center is to the West, Chord Bears S9°04'57"E, 79.05 Feet, with a Radius of 365.36 Feet, 79.21 Feet, to the NW Corner of Lot 2 of Block 1 of Valley Brook Subdivision; Thence N85°26'47"E along the North Line of said Lot 2, 215.75 Feet, to a point on the West R/W of Duplainville Road; Thence S15°30'13"E along said West R/W Line, 105.32 Feet; Thence S76°17'15"W along the South Line of Said Lot 2, 261.87 Feet to a point on the East Line of Valley brook Subdivision; Thence S21°00'43"E along said East Line, 140.00 Feet; Thence N76°17'15"E 43.10 Feet; Thence S0°05'21"E, 551.00 Feet to a point on the North Line of Wethersfield Subdivision; Thence S88°41'06"E along Said North Line 242.78 Feet to the east Line of said Subdivision; Thence Following Bearings and Distance along said East Line; S8°09'38"E, 141.95; S27°19'38"E, 150.00 Feet; S62°38'31"W, 19.98 Feet; S27°19'38"E, 149.96 Feet; S52°31'05"E, 165.73 Feet; S62°40'22"W, 36.94 Feet; S54°54'56"E, 210.40 Feet; N62°32'39"E, 181.81 Feet to a point on the West R/W line of Duplainville Road; Thence following Bearings and Distance along Said West R/W, S27°27'50"E, 282.61 Feet; thence along the Arc of a Curve whose center is to the West, Chord Bears S13°37'30"E, 304.00 feet and whose Radius is 636.18 feet, 306.398 Feet; S0°11'55"W, 121.13 Feet; S22°39'20"W, 96.21 Feet; S2°20'29"W, 320.94 Feet to the NE corner of Wethersfield Condominiums; Thence hence continuing along said West R/W line Along the Arc of a Curve whose Center is to the NW, Chord Bears S22°41'29"W, 222.99 Feet and whose Radius is 326.30, 227.58 feet, to the Point of Beginning.

Dave Geis
Senior Engineering Technician
City of Pewaukee

May 4th, 2022

All that part of the SE and SW ¼ Sections of Section 12 and the NW ¼ Section of Section 13, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin. Bound and Described as Follows:

Commencing at the Center of Section 12, Town 7 North, Range 19 East; Thence commencing S0°13'42"E along the West Line of the NE ¼ of said Section 12, 112.64 feet to a point on the South R/W Line of Capitol Drive, Said point being the Point of Beginning of area to be described; Thence continuing S0°13'42"E Along said West Line, 100.67 Feet to a corner of CSM # 8748; Thence N88°53'10"W, 416.45 feet to the NW corner of Said CSM; Thence S0°35'10"E along the West Line of said CSM, 240.10 Feet; Thence S0°16'50"W along said West Line, 150.00 Feet; Thence S82°27'47"E, 582.38 Feet to the West R/W Line of Duplainville Road; Thence S28°45'20"W along said West R/W Line, 476.61 Feet to the SE Corner of CSM #8748; Thence N61°14'40"W Along the South Line of said CSM, 442.97 feet; Thence S28°45'20"W, 157.00 Feet; Thence S16°13'31"E, 60.80 Feet to a point on the Westerly Line of CSM #2074; Thence S28°45'20"W Along said Westerly Line, 165.00 Feet; Thence S61°14'40"E along the Southerly Line of Said CSM, 310.00 Feet; Thence S28°45'20"W, 80.00 Feet; Thence S61°14'40"E, 90.00 Feet to a point on the West R/W Line of Duplainville Road; Thence S28°45'20"W Along Said West R/W Line, 326.86 Feet to a point on the North R/W Line of Green Road; Thence S17°38'49"W, 68.33 Feet to the Intersection of the South R/W Line of Green Road and the West R/W Line of Duplainville Road; Thence S29°42'09"W along Said West R/W Line, 177.61 Feet; Thence N81°08'18"W, 238.90 Feet; Thence S3°03'14"W, 190.68 Feet; Thence S88°18'09"E, 12.50 Feet; Thence S2°07'14"W, 40.50 Feet to a corner of CSM #10,601; Thence N88°03'07"W along a Line of Said CSM, 170.47 to a Corner of said CSM; Thence S30°02'45"W along the West Line of Said CSM, 213.55 Feet to a point on the North R/W Line of CP Railroad Systems; Thence S88°20'49"E Along said North R/W, 794.42 Feet to a Point on the West R/W Line of Canadian National Railroad; Thence N24°56'22"E along said West R/W, 290.47 Feet; Thence N84°00'04"W along said West R/W, 52.81 Feet; Thence N24°56'22"E Along said West R/W, 126.34 Feet; Thence N88°15'47"W, 222.24 Feet; Thence S29°16'40"W, 32.30 Feet; Thence N86°48'48"W, 107.58 Feet To a point on the East R/W Line of Duplainville Road; Thence N29°42'09"E Along Said East R/W Line, 206.43 Feet to a point on the South R/W Line of Green Road; Thence N28°42'08"E, 73.48 Feet to The intersection of the East R/W Line of Duplainville Road and the North R/W Line of Green Road; Thence N28°45'20"E Along Said East R/W Line, 266.15 Feet to the SW Corner of CSM #3167; Thence S87°23'28"E, 344.44 Feet To the West R/W Line Canadian National Railroad; Thence N24°49'45"E Along Said West R/W Line, 1524.74 Feet; Thence continuing Along Said West R/W Along the Arc of a Curve, Whose Center Is to the NW, Chord Bears N13°13'07"E, 1042.52 Feet, whose Radius is 2821.43 Feet, 1048.54 Feet to a point on the South R/W Line Capitol Drive; Thence N88°49'28"W Along Said South R/W Line, 198.21 Feet to a point on the east R/W Line Duplainville Road; Thence S71°28'18"W 66.88 Feet to Intersection of the West R/W Line of Duplainville Road and the South R/W Line of Capitol Drive; Thence N88°59'11"W Along Said South R/W Line, 203.89 Feet; Thence S1°06'56"W, 273.05 Feet; Thence N88°53'01"W, 197.88 Feet; Thence N1°06'56"E, 264.05 Feet to a Point on The South R/W Line Capitol Drive; Thence S83°20'33"W Along Said South R/W Line, 344.91 Feet to the Point of Beginning.

Dave Geis
Senior Engineering Technician
City of Pewaukee

Revised Description 1, February 25th 2025DESCRIPTION 1:

An Area of Land in the SE ¼ and the SW ¼ of Section 12, T7N, R19E, City of Pewaukee, Waukesha County, Wisconsin Bound and Described as Follows; Commencing at the South ¼ Corner of Said Section 12, Thence N87°22'06"W Along the South Line of Said SW ¼, 374.50 Feet to an Intersection of an Extension of the East R/W Line of Duplainville Road; Thence N28°45'20"E Along Said East R/W Line, 302.91 Feet to the SW Corner of CSM #3167 Also Being the Point of Beginning of Parcel to be Described; Thence S87°23'28"E Along the south Line of Said CSM, 344.44 Feet to a Point on the West R/W Line of Canadian National Railroad; Thence N24°49'45"E Along Said West R/W Line, 1524.74 Feet; Thence Continuing Along Said West R/W Along the Arc of a Curve, Whose Center is to the NW, Whose Chord Bears N19°49'10"E, 398.14 Feet and Whose Radius is 2821.43 Feet, 398.47 Feet; Thence Continuing Along Said West R/W Along the Arc of a Curve, Whose Center is to the West, Whose Chord Bears N14°20'05"E, 68.92 Feet, to the NE Corner of a Parcel Described in Document No. 724166, Tax Key PWC 0912997; Thence Westerly Along the North Line of Said Parcel, 117 Feet More or Less, to a Point on the East R/W Line of Duplainville Road; Thence Along Said East R/W Line, Along the Arc of a Curve, Whose Center is to the NW, Whose Radius is 570.87, Whose Chord Bears S26°08'42"W, 74.85 Feet; Thence Continuing Along Said East R/W Line by Bearings and Distances, S29°56'30"W, 497.10 Feet; S88°53'29"W, 11.65 Feet; S29°56'30"W 382.56 Feet; S28°45'20"W, 1116.81 Feet To the Point of Beginning.

DESCRIPTION 2:

An Area of Land in the NW ¼ of Section 13, T7N, R19E, City of Pewaukee, Waukesha County Wisconsin Bound and Described as Follows; Commencing at the North ¼ Corner of Said Section 13, Thence N87°22'06" Along the North Line of Said NW ¼, 373.74 Feet to an intersection of an Extension of the East R/W Line of Duplainville Road; Thence S29°42'09"W Along Said East R/W Line, 243.49 Feet to the Point of Beginning of area to be Described; Thence N64°27'25"W, 65.91 Feet to a Point on the West R/W Line of Duplainville Road; Thence N81°08'18"W, 238.90 Feet Thence S3°03'14"W, 190.68 Feet; Thence S88°18'09"E, 12.50 Feet; Thence S2°07'14"W, 40.50 Feet to a corner of CSM #10,601; Thence N88°03'07"W along a Line of Said CSM, 170.47 to a Corner of said CSM; Thence S30°02'45"W along the West Line of Said CSM, 213.55 Feet to a point on the North R/W Line of CP Railroad Systems; Thence S88°20'49"E Along said North R/W, 794.42 Feet to a Point on the West R/W Line of Canadian National Railroad; Thence N24°56'22"E along said West R/W, 290.47 Feet; Thence N84°00'04"W along said West R/W, 52.81 Feet; Thence N24°56'22"E Along said West R/W, 126.34 Feet; Thence N88°15'47"W, 222.24 Feet; Thence S29°16'40"W, 32.30 Feet; Thence N86°48'48"W, 107.58 Feet to the Point of Beginning.

Dave Geis
Senior Engineering Technician
City of Pewaukee

June 28th, 2022

DESCRIPTION 1:

A Parcel of Land in the SE ¼ and the SW ¼ of Section 12, T7N, R19E Bound and Described as Follows; Commencing at the SW Corner of Said SE ¼ of Section 12, Thence N87°22'17"W, Along the South Line of the SW ¼ of Said Section 12, 463.26 Feet to the Point of Beginning of Parcel to be Described; Thence Continuing N87°22'17"W Along Said South Line, 616.20 Feet; Thence N0°28'28"W, 469.30 Feet; Thence N87°22'17"W, 200.00 Feet; Thence N0°28'28"W, 873.43 Feet; Thence S88°13'06"E, 868.47 Feet; Thence N0°35'21"W, 240.10 Feet; Thence S88°53'21"E, 416.28 Feet; Thence N0°15'56"W, 371.58 Feet; Thence S88°50'57"E, 619.86 Feet to a Point on the West R/W Line of Duplainville Road; Thence S29°56'19"W Along Said West R/W Line, 554.89 Feet; Thence S89°07'56"E, 11.46 Feet; Thence S29°56'19"W, 212.84 Feet; Thence S28°45'09"W, 650.03 Feet; Thence N61°14'51"W, 442.98 Feet; Thence S28°45'09"W, 157.00 Feet; Thence S16°14'04"E, 60.80 Feet; Thence S28°45'10"W, 164.85 Feet; Thence S61°14'51"E, 310.00 Feet; Thence S28°45'09"W, 80.00 Feet; Thence S61°14'51"E, 90.00 Feet; Thence S28°45'09"W, 363.77 Feet To the Point of Beginning.

Dave Geis

Senior Engineering Technician

City of Pewaukee

May 6th, 2022

DESCRIPTION 1:

Parcel 1 of Certified Survey Map #2514, Recorded as Document # 941058, in the SE ¼ and the SW ¼ of Section 1, T7N, R19E, City of Pewaukee, Waukesha County, Wisconsin.

DESCRIPTION 2:

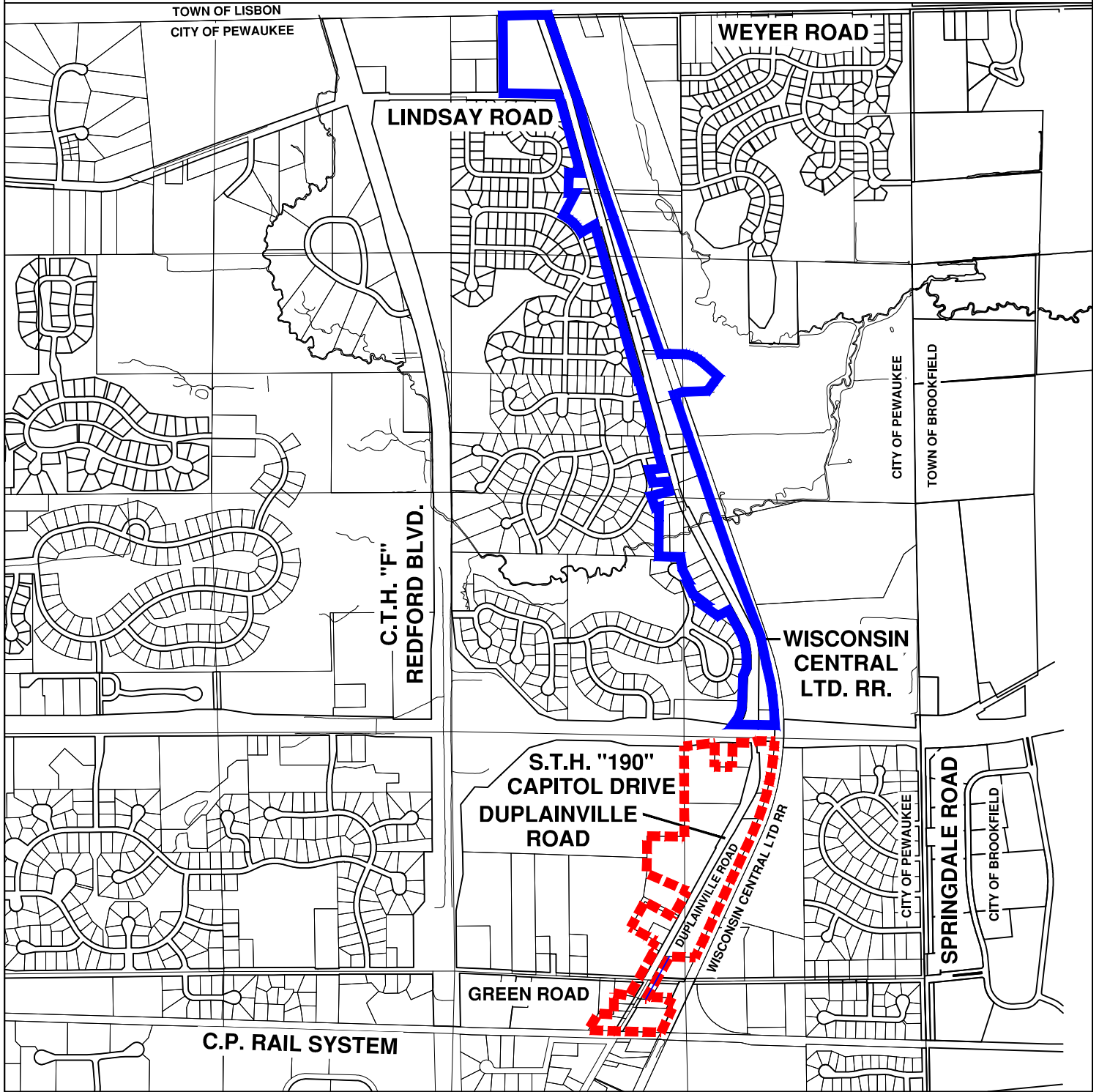
A Parcel of Land in the SW ¼ of Section 12, T7N, R19E Bound and Described as Follows; Commencing at the South ¼ Corner of Said Section 12, Thence N87°22'06"W, Along the South Line of the SW ¼ of Said Section 12, 462.95 Feet to the Point of Beginning of Parcel to be Described; Thence Continuing N87°22'06"W Along Said South Line, 616.14 Feet; Thence N0°29'56"W 469.30 Feet; Thence N87°22'06"W, 200.00 Feet; Thence N0°29'56"W 873.43 Feet; Thence S88°10'06"E, 868.41 Feet; Thence S0°16'06"W, 150.00 Feet; Thence S82°33'00"E, 582.38 Feet to a Point on the West R/W Line of Duplainville Road; Thence S28°44'36"W Along Said West R/W Line, 476.61 Feet to the SE Corner of CSM #8748; Thence N61°15'24"W Along the South Line of Said CSM, 442.98 Feet to the SW Corner of Said CSM; Thence S28°44'36"W, 157.00 Feet; Thence S16°14'36"E, 60.80 Feet to a Point on the Westerly Line of CSM #2074; Thence S28°44'36"W Along Said Westerly Line, 165.00 Feet to the Southwesterly Corner of Said CSM; Thence S61°15'24"E Along the Southerly Line of Said CSM, 310.00 Feet; Thence S28°44'36"W, 80.00 Feet; Thence S61°15'24"E, 90.00 Feet to a point on the West R/W Line of Duplainville Road; Thence S28°44'36"W Along Said West R/W Line, 363.61 Feet To the Point of Beginning.

Dave Geis

Senior Engineering Technician

City of Pewaukee

**DUPLAINVILLE ROAD RECONSTRUCTION
RD-22-57420
ROAD ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN**





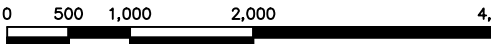
LEGEND

---- CONCRETE ROAD ASSESSMENT AREA BOUNDARY

---- ASPHALT ROAD ASSESSMENT AREA BOUNDARY



N
W E
S

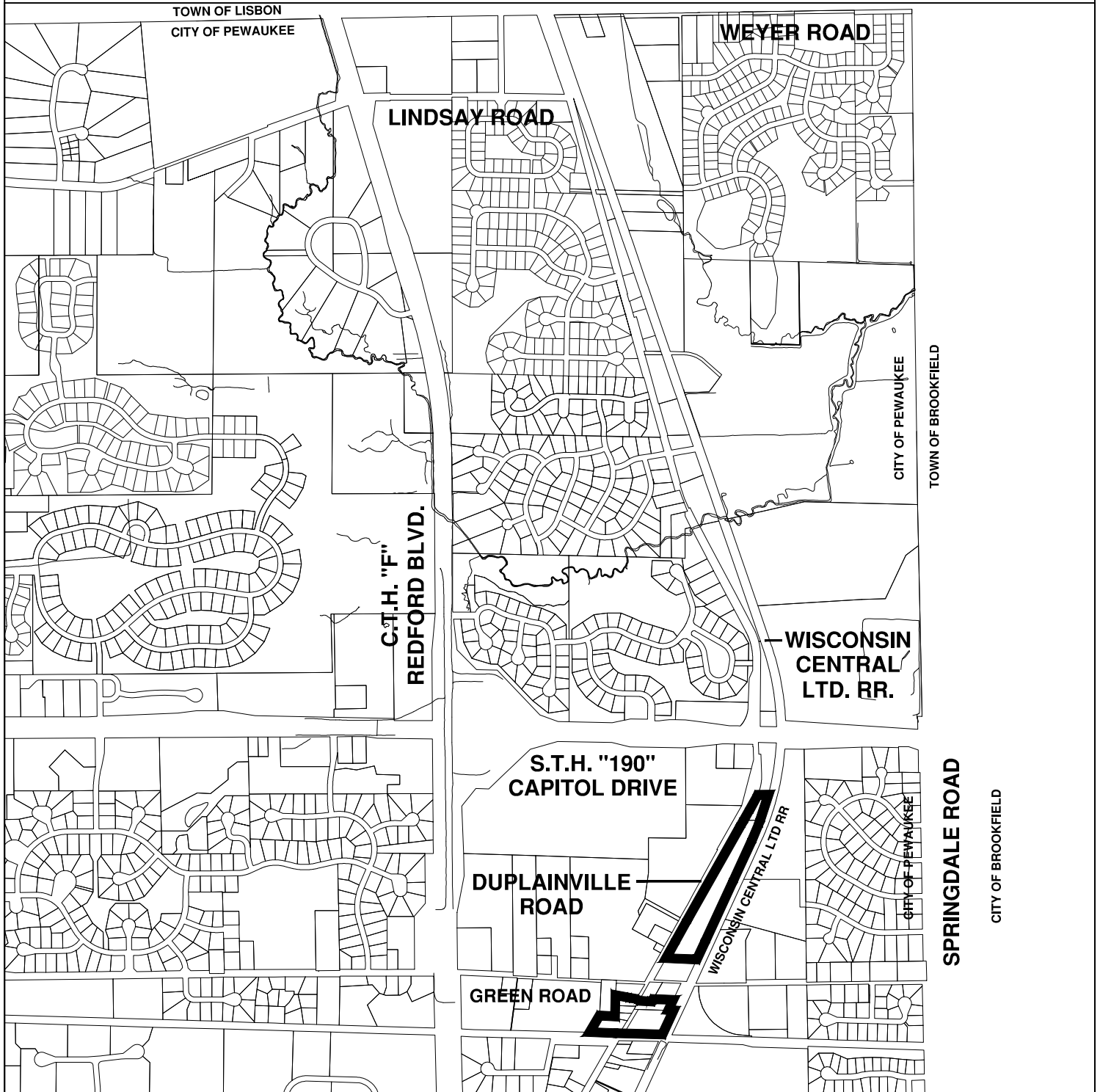


0 500 1,000 2,000 4,000

SCALE IN FEET

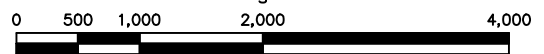
DATE: APRIL 14, 2022

**DUPLAINVILLE ROAD RECONSTRUCTION
RD-22-57420
CURB ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN**



LEGEND

 **CURB ASSESSMENT
AREA BOUNDARY**



SCALE IN FEET

DATE: FEBRUARY 24, 2025

DUPLAINVILLE ROAD RECONSTRUCTION
SW-22-57420
SANITARY LATERAL EXTENSIONS
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN

DPW GARAGE

GREEN ROAD

DUPLAINVILLE ROAD

WISCONSIN

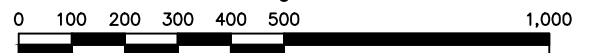
CENTRAL

LTD RR

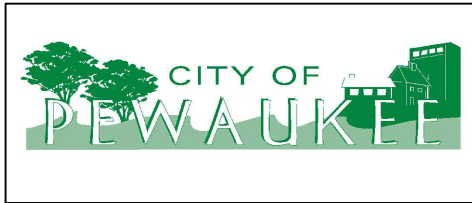
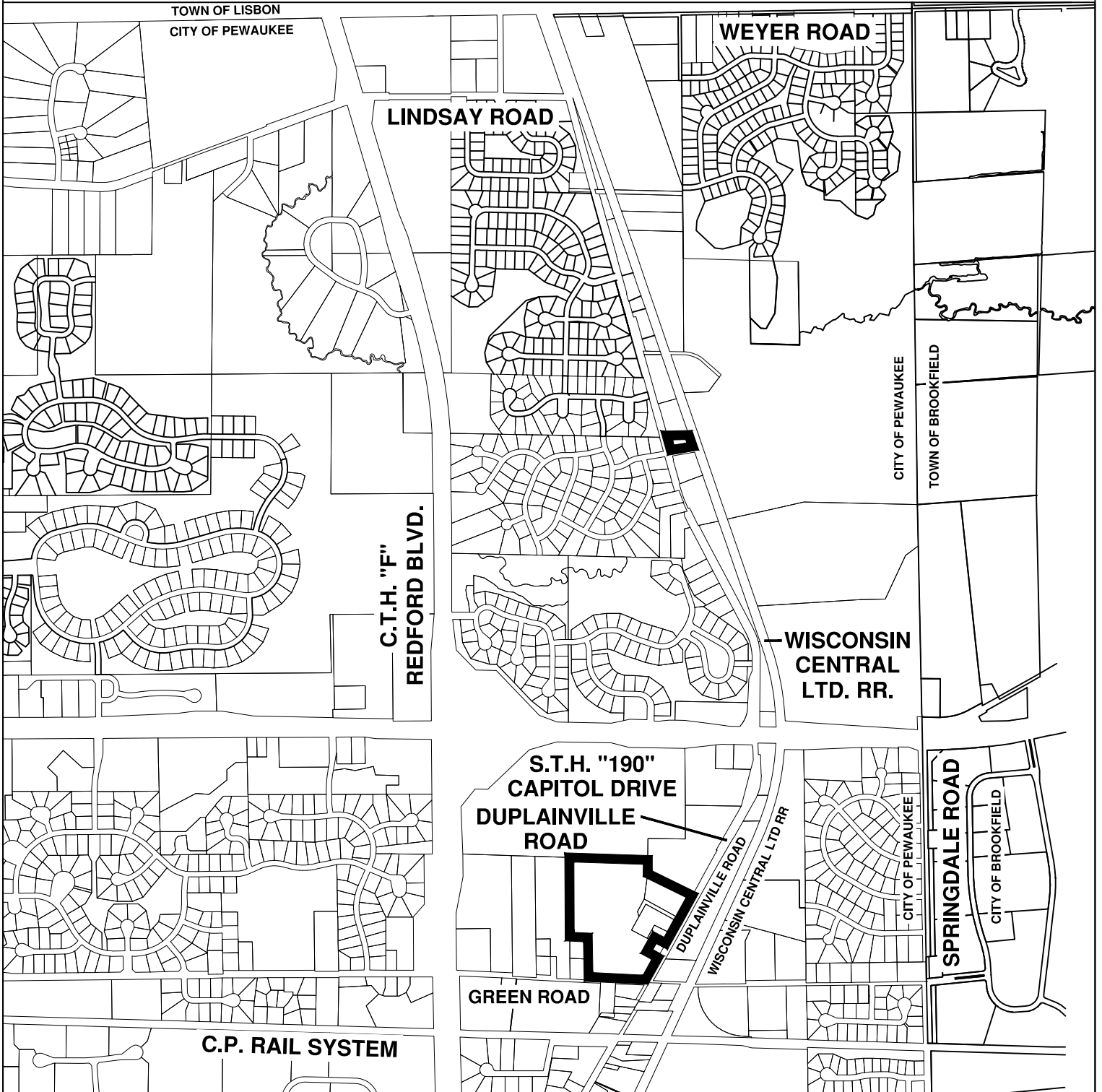


LEGEND

 SANITARY LATERAL
ASSESSMENT
AREA BOUNDARY



DUPLAINVILLE ROAD RECONSTRUCTION
SW-22-57420
WATER SERVICE EXTENSIONS
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGEND

— WATER SERVICE
 ASSESSMENT
 AREA BOUNDARY



0 500 1,000 2,000 4,000
 SCALE IN FEET

DATE: NOVEMBER 25, 2024

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP*	TOTAL ASSESSMENT
1	FREDERIC G LINDENSTRUTH AND MICHELLE L LINDENSTRUTH W266N4493 DUPLAINVILLE RD PEWAUKEE WI 53072-2823	PWC 0866992008	Road Reconstruction - Asphalt	1 ACRE	\$5,935.49	\$5,935.49	\$3,005.00	\$3,005.00
			Road Reconstruction - Deferred	1.4549 ACRE	\$5,935.49	\$8,635.54		\$8,635.54 D
2	STEVEN KUNDINGER AND SUSAN BANSKI W227N4537 DUPLAINVILLE RD PEWAUKEE WI 53072-2824	PWC 0866993	Road Reconstruction - Asphalt	0.8204 ACRE	\$5,935.49	\$4,869.48	\$3,005.00	\$3,005.00
3	KD GLASS LLC ATTN: AMY OLSON PO BOX 259410 MADISON WI 53725-9410	PWC 0866997004	Road Reconstruction - Asphalt	10.2361 ACRE	\$5,935.49	\$60,756.27		\$60,756.27
4	CHRISTIAN E HANSEN W383N6450 S WOODLAKE CIR OCONOMOWOC WI 53066-6309	PWC 0867994001	Road Reconstruction - Asphalt	0.505641 ACRE	\$5,935.49	\$3,001.23	\$3,005.00	\$3,001.23
			Road Reconstruction - Deferred	0.381759 ACRE	\$5,935.49	\$2,265.93		\$2,265.93 D
5	CHRISTIAN E HANSEN W383N6450 S WOODLAKE CIR OCONOMOWOC WI 53066-6309	PWC 0867994002	Road Reconstruction - Asphalt	0.524933 ACRE	\$5,935.49	\$3,115.73	\$3,005.00	\$3,005.00
			Road Reconstruction - Deferred	1.049867 ACRE	\$5,935.49	\$6,231.48		\$6,231.48 D
6	CHRISTIAN E HANSEN W383N6450 S WOODLAKE CIR OCONOMOWOC WI 53066-6309	PWC 0867994004	Road Reconstruction - Asphalt	0.4695 ACRE	\$5,935.49	\$2,786.71	\$3,005.00	\$2,786.71
7	LOURDES ROBLES W226N4374 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0867994005	Road Reconstruction - Asphalt	1.0085 ACRE	\$5,935.49	\$5,985.94	\$3,005.00	\$3,005.00
8	MAPLE CREEK FARMS LLC W225N4226 DUPLAINVILLE RD PEWAUKEE WI 53072-2809	PWC 0867994006	Road Reconstruction - Asphalt	0.5601 ACRE	\$5,935.49	\$3,324.47	\$3,005.00	\$3,005.00
9	CHRISTINE A LINDENSTRUTH N47W22733 WYER RD PEWAUKEE WI 53072	PWC 0867995	Road Reconstruction - Asphalt	0.5333 ACRE	\$5,935.49	\$3,165.40	\$3,005.00	\$3,005.00
10	SCOTT ALLEN BLANEY 3514 E FAIRMOUNT AVE PHOENIX AZ 85018-5111	PWC 0867997	Road Reconstruction - Asphalt	0.6965 ACRE	\$5,935.49	\$4,134.07	\$3,005.00	\$3,005.00
11	THOMAS MUELLER AND MARCIA MUELLER W225N4226 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0867998	Road Reconstruction - Asphalt	0.72 ACRE	\$5,935.49	\$4,273.55	\$3,005.00	\$3,005.00
			Road Reconstruction - Deferred	1.7009 ACRE	\$5,935.49	\$10,095.67		\$10,095.67 D
12	EDWARD A WISTL AND PENNY A WISTL W262N4403 RYAN ST PEWAUKEE WI 53072-1851	PWC 0867998001	Road Reconstruction - Asphalt	1.974 ACRE	\$5,935.49	\$11,716.66		\$11,716.66
13	H& F PROPERTIES LLC 734 RIVER RESERVE DR HARTLAND WI 53029-2906	PWC 0868994001	Road Reconstruction - Asphalt	1 ACRE	\$5,935.49	\$5,935.49	\$3,005.00	\$3,005.00
			Road Reconstruction - Deferred	28.53 ACRE	\$5,935.49	\$169,339.53		\$391,187.15 D
			Road Reconstruction - Floodplain/wetland - Deferred	74.7528 ACRE	\$2,967.75	\$221,847.62		
14	H& F PROPERTIES LLC 734 RIVER RESERVE DR HARTLAND WI 53029-2906	PWC 0868994002	Road Reconstruction - Asphalt	1 ACRE	\$5,935.49	\$5,935.49	\$3,005.00	\$3,005.00
			Road Reconstruction - Deferred	2.14 ACRE	\$5,935.49	\$12,701.95		\$25,687.34 D
			Road Reconstruction - Floodplain/wetland - Deferred	4.3755 ACRE	\$2,967.75	\$12,985.39		
15	H& F PROPERTIES LLC 734 RIVER RESERVE DR HARTLAND WI 53029-2906	PWC 0868994003	Road Reconstruction - Asphalt	1 ACRE	\$5,935.49	\$5,935.49	\$3,005.00	\$3,005.00
			Road Reconstruction - Deferred	1.04 ACRE	\$5,935.49	\$6,172.91		\$27,323.47 D
			Road Reconstruction - Floodplain/wetland - Deferred	7.1268 ACRE	\$2,967.75	\$21,150.56		
16	DEBORAH J DOLLAKE W225N4014 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0868995	Road Reconstruction - Asphalt	1 ACRE	\$5,935.49	\$5,935.49	\$3,005.00	\$3,005.00
			Road Reconstruction - Deferred	2.1095 ACRE	\$5,935.49	\$12,520.92		\$12,520.92 D
17	ROBERT MCALLISTER 306 OAKTON AVE PEWAUKEE WI 53072-3540	PWC 0868996001	Road Reconstruction - Asphalt	0.8254 ACRE	\$5,935.49	\$4,899.15	\$3,005.00	\$8,024.30
			Water Service - 1 1/4"	1 EACH	\$5,019.30	\$5,019.30		

* Residential Property Assessments are capped for Road and Curb Assessments.
D Deferred assessment. Assessment activated by further development (CSM, Plat, or Rezoning, etc.). Actual assessment will be based on development.

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP*	TOTAL ASSESSMENT
18	WILLIAM H SCHIEFEN AND CHRISTINE E BETHE W225N4034 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0868996002	Road Reconstruction - Asphalt	1.7473 ACRE	\$5,935.49	\$10,371.08	\$3,005.00	\$3,005.00
19	ANTHONY ANDREW KERSTEN W225N4250 DUPLAINVILLE RD PEWAUKEE WI 53072-2809	PWC 0868997001	Road Reconstruction - Asphalt Road Reconstruction - Deferred	1.117467 ACRE 2.234933 ACRE	\$5,935.49 \$5,935.49	\$6,632.71 \$13,265.42	\$3,005.00	\$3,005.00 \$13,265.42 D
20	EDWARD E WHALEY AND COLLEEN M KIVELA W223N3725 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0909992	Road Reconstruction - Asphalt	0.98 ACRE	\$5,935.49	\$5,816.78	\$3,005.00	\$3,005.00
21	DOUGLAS R & CLARA MAE NETTESHEIM JOINT REV TRUST W223N3757 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0909993	Road Reconstruction - Asphalt	0.9505 ACRE	\$5,935.49	\$5,641.68	\$3,005.00	\$3,005.00
22	RICHARD M SACK W223N3775 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0909994	Road Reconstruction - Asphalt	1.0634 ACRE	\$5,935.49	\$6,311.80	\$3,005.00	\$3,005.00
23	TIMOTHY S TROTIER AND ANNA H TROTIER W225N3781 LONG VALLEY CT PEWAUKEE WI 53072	PWC 0909995	Road Reconstruction - Asphalt	0.9995 ACRE	\$5,935.49	\$5,932.52	\$3,005.00	\$3,005.00
24	KURT D NETTESHEIM AND KATIE L NETTESHEIM W223N3757 DUPLAINVILLE RD PEWAUKEE WI 53072-2830	PWC 0909999001	Road Reconstruction - Asphalt Road Reconstruction - Deferred	1 ACRE 2.5724 ACRE	\$5,935.49 \$5,935.49	\$5,935.49 \$15,268.45	\$3,005.00	\$5,935.49 \$15,268.45 D
25	ALL ONE STORAGE LLC 100 WILMONT DR WAUKESHA WI 53189	PWC 0909999002	Road Reconstruction - Asphalt	1.8637 ACRE	\$5,935.49	\$11,061.97		\$11,061.97
26	RAY & SHIRLEY JACQUES JOINT TRUST DATED MARCH 16, 1999 N62W30661 BEAVER VIEW HARTLAND WI 53029-9222	PWC 0909999003	Road Reconstruction - Asphalt	0.6888 ACRE	\$5,935.49	\$4,088.37		\$4,088.37
27	JAMIE L DAVELER W225N3987 DUPLAINVILLE RD PEWAUKEE WI 53072-2817	PWC 0910996	Road Reconstruction - Asphalt	0.9927 ACRE	\$5,935.49	\$5,892.16	\$3,005.00	\$3,005.00
28	GARY ARELLANO W225N3967 DUPLAINVILLE RD PEWAUKEE WI 53072-2817	PWC 0910997	Road Reconstruction - Asphalt	1.9598 ACRE	\$5,935.49	\$11,632.37	\$3,005.00	\$3,005.00
29	MICHAEL J GRANDINETTI W225N3945 DUPLAINVILLE RD PEWAUKEE WI 53072-2817	PWC 0910998	Road Reconstruction - Asphalt	1.8465 ACRE	\$5,935.49	\$10,959.88	\$3,005.00	\$3,005.00
30	CHARLES T HANEL W224N3845 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0910999	Road Reconstruction - Asphalt	1.6481 ACRE	\$5,935.49	\$9,782.28	\$3,005.00	\$3,005.00
31	CITY OF PEWAUKEE - SEWER UTILITY W240N3065 PEWAUKEE RD PEWAUKEE WI 53072	PWC 0911988	Road Reconstruction - Concrete	0.167 ACRE	\$15,225.84	\$2,542.72		\$2,542.72
32	QUAD GRAPHICS INC C/O TAX DEPARTMENT N61W23044 HARRYS WAY SUSSEX WI 53089-3995	PWC 0911989001	Road Reconstruction - Concrete	11.3638 ACRE	\$15,225.84	\$173,023.40		\$173,023.40
33	CITY OF PEWAUKEE W240N3065 PEWAUKEE RD PEWAUKEE WI 53072-4044	PWC 0911989002	Water Service - 8" Sanitary Lateral - 6"	1 EACH 1 EACH	\$22,340.77 \$45,506.75	\$22,340.77 \$45,506.75		\$67,847.52
34	T & T PROPERTIES PEWAUKEE LLC W225N3178 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0911992	Road Reconstruction - Concrete Water Service - 6"	2.1943 ACRE 1 EACH	\$15,225.84 \$10,690.82	\$33,410.06 \$10,690.82		\$44,100.88

* Residential Property Assessments are capped for Road and Curb Assessments.
D Deferred assessment. Assessment activated by further development (CSM, Plat, or Rezoning, etc.). Actual assessment will be based on development.

NO.	OWNER'S NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	UNIT	COST/UNIT	ASSESSMENT	ASSESSMENT CAP*	TOTAL ASSESSMENT
35	T & T PROPERTIES PEWAUKEE LLC W225N3178 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0911992001	Road Reconstruction - Concrete Water Service - 1 1/4"	0.8127 ACRE 1 EACH	\$15,225.84 \$5,019.30	\$12,374.04 \$5,019.30	\$3,005.00	\$8,024.30
36	T & T PROPERTIES PEWAUKEE LLC W225N3178 DUPLAINVILLE RD PEWAUKEE WI 53072	PWC 0911993003	Road Reconstruction - Concrete	0.5528 ACRE	\$15,225.84	\$8,416.84		\$8,416.84
37	DEAN G KATZ W314N5048 STATE ROAD 83 HARTLAND WI 53029-8539	PWC 0912980	Road Reconstruction - Concrete	1.8766 ACRE	\$15,225.84	\$28,572.81		\$28,572.81
38	SHOREPOINT CITY CHURCH PO BOX 41 PEWAUKEE WI 53072-0041	PWC 0912983	Road Reconstruction - Concrete	8.1878 ACRE	\$15,225.84	\$124,666.13		\$124,666.13
39	SHOREPOINT CITY CHURCH INC ATTN BRIAN ENGL, PASTOR PO BOX 41 PEWAUKEE WI 53072-0041	PWC 0912984	Road Reconstruction - Concrete	1.3061 ACRE	\$15,225.84	\$19,886.47		\$19,886.47
40	QUAD/GRAPHICS MARKETING LLC C/O TAX DEPARTMENT N61W23044 HARRYS WAY SUSSEX WI 53089-3995	PWC 0912994	Road Reconstruction - Concrete Concrete Curb	9.6806 ACRE 9.6806 ACRE	\$15,225.84 \$1,147.66	\$147,395.27 \$11,110.04		\$158,505.31
41	3400 DUPLAINVILLE RD LLC 134 MERTON AVE HARTLAND WI 53029-1811	PWC 0912997	Road Reconstruction - Concrete Concrete Curb	0.9884 ACRE 0.9884 ACRE	\$15,225.84 \$1,147.66	\$15,049.22 \$1,134.35		\$16,183.57
42	NJT DEVELOPMENT of PEWAUKEE LLC PO BOX 470 PEWAUKEE WI 53072	PWC 0914964	Road Reconstruction - Concrete Concrete Curb	2.5295 ACRE 2.5295 ACRE	\$15,225.84 \$1,147.66	\$38,513.76 \$2,903.01		\$41,416.77
43	ZINDALAND, LLC 206 MANDAN DR WAUKESHA WI 53188-4660	PWC 0914981001	Road Reconstruction - Concrete Concrete Curb	1.4075 ACRE 1.4075 ACRE	\$15,225.84 \$1,147.66	\$21,430.37 \$1,615.33		\$23,045.70
44	JAKE T EVANS AND LAUREN M EVANS W226N3045 DUPLAINVILLE RD WAUKESHA WI 53186-1005	PWC 0914984	Road Reconstruction - Concrete Concrete Curb	0.3604 ACRE 0.3604 ACRE	\$15,225.84 \$1,147.66	\$5,487.39 \$413.62	\$3,005.00 \$3,005.00	\$3,418.62
45	LORRAINE GERBIG W226N3061 DUPLAINVILLE RD WAUKESHA WI 53186	PWC 0914985	Road Reconstruction - Concrete Concrete Curb	0.5566 ACRE 0.5566 ACRE	\$15,225.84 \$1,147.66	\$8,474.70 \$638.79	\$3,005.00 \$3,005.00	\$3,643.79
46	ARRONIN STEEL SALES INC W226N3060 DUPLAINVILLE RD WAUKESHA WI 53186-8814	PWC 0914997	Road Reconstruction - Concrete Concrete Curb	0.9289 ACRE 0.9289 ACRE	\$15,225.84 \$1,147.66	\$14,143.28 \$1,066.06		\$15,209.34
TOTAL CONTRIBUTION IN AID OF ROAD RECONSTRUCTION - ASPHALT				40.73214 Acres				\$ 165,753.27
TOTAL CONTRIBUTION IN AID OF ROAD RECONSTRUCTION - CONCRETE				42.913 Acres				\$ 636,065.33
TOTAL CONTRIBUTION IN AID OF CURB CONSTRUCTION				16.4519 Acres				\$ 18,881.20
TOTAL CONTRIBUTION IN AID OF WATER SERVICE INSTALLATION				4 Services				\$ 43,070.19
TOTAL CONTRIBUTION IN AID OF SANITARY LATERAL INSTALLATION				1 Service				\$ 45,506.75
TOTAL CONTRIBUTION IN AID OF ROAD RECONSTRUCTION - ASPHALT - Deferred				129.4694 Acres				\$ 512,481.37

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

* Residential Property Assessments are capped for Road and Curb Assessments.
D Deferred assessment. Assessment activated by further development (CSM, Plat, or Rezoning, etc.). Actual assessment will be based on development.

RESOLUTION 23-11-18**ESTABLISHMENT OF A POLICY FOR THE SPECIAL
ASSESSMENT OF STREET AND STREET RELATED
IMPROVEMENTS IN THE CITY OF PEWAUKEE**

WHEREAS, following over two years of extensive review and study on the advantages and disadvantages of special assessing street, road or highway and related improvements, and the comparison of the long term ramifications of special assessment versus general assessment, the Town Board of the Town of Pewaukee, on September 15, 1986, determined there was a need to establish a policy on the special assessment of streets, roads and related improvements, and established such policy by Resolution #86-7-1; and,

WHEREAS, in promulgating the assessment policy it was determined that traffic from agricultural, single and two-family residential, and open space uses do not place as heavy a burden on streets and related street improvements as do commercial, industrial and institutional uses and, therefore, commercial, industrial and institutional uses should pay for the full resolve of problems brought about by the heavier traffic burden; and,

WHEREAS, in the course of applying the assessment policy over the past two decades, the Town Board of the former Town of Pewaukee, and the Common Council of the successor City of Pewaukee have had occasion to recognize special circumstances where additional or alternative assessment methodology should be utilized so as to assess costs of street and street related improvements in an equitable and fair manner; and,

WHEREAS, the adoption of a storm water utility in 2010 requires the current Resolution 06-02-1 to be updated to remove assessments for storm water related projects; and,

WHEREAS, the month of the Construction Cost Index (CCI) adjustment requires an earlier month due to the publication being delayed which delays the adoption of the paving cap annually.

NOW, THEREFORE, the Common Council of the City of Pewaukee does hereby amends the former policy and creates and establishes the following additional policy and procedures for the special assessment of streets and street related improvements within the City.

1. **PAVING, REPAVING AND RECONSTRUCTION OF EXISTING
STREETS**

All paving, repaving, or reconstruction improvements¹ of existing streets shall be assessed to owners of the abutting property, as follows:

- a. Where the street abuts a lot zoned or used as a single-family or two-

family residential property, farm property or upland conservancy property which has direct access to the street, the full cost of the street improvement shall be special assessed to the properties by one of the three following formulae:

- (1) By dividing the full cost of the improvement(s) by the total number of individual parcels, lots or units which have primary access or potential access to the street, and assessing the quotient, to a maximum of \$3,290, effective January 1, 2024, plus annual adjustment thereafter, per parcel, lot or unit.
- (2) By dividing the full cost of the improvement by the total street front footage of all parcels, lots or units abutting the street improvement and which have primary access or potential access to the street, and assessing each parcel, lot or unit, to a maximum of \$3,290, effective January 1 2024, plus annual adjustment thereafter, per parcel, lot or unit.
- (3) By dividing the full cost of the improvement(s) by the total acreage of all lots or parcels abutting the street or street related improvement and which have primary access or potential access to the street to determine the per-acre cost and then assessing the per-acre cost to each parcel or lot based on lot acreage, to a maximum of \$3,290, effective January 1, 2024, plus annual adjustment thereafter, per parcel or lot.

Formula (1) should ordinarily be used where all or most of the lots or parcels abutting the improvement are approximately the same size as in a residential subdivision.

Formula (2) should ordinarily be used where there is wide variance in the size of the lots or parcels abutting the improvement.

Formula (3) should ordinarily be used in those development situations where lot size and street frontage mix would make the use of the first two alternative formulae unfair or impractical.

A combination of the assessment formulae may be used where warranted to ensure a fair and equitable assessment.

Corner Lots shall only be assessed for the street improvement on the street to which the lot or parcel has primary access.

Any and all project costs not required to be paid by the abutting property owners under par. 1.a. shall be placed on the next general tax levy.

The cost of paving, repaving or reconstruction improvements on all streets designated as "through" or arterial streets may be assessed to abutting properties at no more than 50 percent of the full assessment rate and, therefore, on such streets the "full cost" as set forth above shall be reduced to "one-half of full cost".

The maximum payment applicable to single-family or two-family residential properties, farm properties or upland conservancy properties ("special assessment cap") shall be adjusted on an annual basis in accord with the "Construction Cost Index" (CCI) as published in the preceding August issue of the American City and County magazine.

In the event that street or street related improvements are recommended for any assessment district by City engineering staff, and such improvements are rejected by majority vote of the property owners within the assessment district, such that the Common Council rejects the proposed improvement project, any future assessments relating to the street or street related improvements shall not be limited by the special assessment cap, and the property owners shall bear the full cost of the proposed improvements. Similarly, in the event that sewer, water, storm sewer or other public improvements in conjunction with street or street related improvements are recommended for any assessment district by City engineering staff, and such non-street improvements are rejected by majority vote of the property owners within the assessment district, such that the Common Council rejects the non-street portion of the proposed improvement project, any future assessments relating to the street or street related improvements associated with sewer, water, storm sewer or other public improvements shall not be limited by the special assessment cap, and the property owners shall bear the full cost of such improvements.

- b. Where the street abuts a lot zoned or used as multi-family, commercial, industrial, institutional, or governmental property which has direct access to the street, the full cost of the street improvement shall be special assessed to the properties by one of the three following formulae:
- (1) By dividing the full cost of the improvement by the total number of individual parcels, lots or units which have primary access or potential access to the street, and assessing the quotient to each parcel, lot or unit.
 - (2) By dividing the full cost of the improvement by the total street front footage of all parcels, lots or units abutting the street improvement, and which have primary access or potential access to the street, and assessing each parcel, lot or unit owner the result of multiplying the quotient from such division by the abutting footage of each parcel, lot or unit.

- (3) By dividing the full cost of the improvement(s) by the total acreage of all lots or parcels abutting the street or street related improvement and which have primary access or potential access to the street to determine the per-acre cost and then assessing the per-acre cost to each lot or parcel based on lot acreage.

Formula (1) should ordinarily be used where all or most of the lots or parcels abutting the improvement are approximately the same size, such as in subdivision.

Formula (2) should ordinarily be used where there is wide variance in the size of the lots or parcels abutting the improvement.

Formula (3) should ordinarily be used in those development situations where lot size and street frontage mix would make the use of the first two alternative formulae unfair or impractical.

A combination of the assessment formulae may be used where warranted to ensure a fair and equitable assessment.

Corner lots shall only be assessed for the street improvement on the street to which the parcel, lot or unit has primary access. Any and all project costs not required to be paid by the abutting property owners under par. 1.b. shall be placed on the next general tax levy.

The cost of paving, repaving or reconstruction improvements on all streets designated as "through" or arterial streets may be assessed to abutting properties at no more than 50 percent of the full assessment rate and, therefore, on such streets, "full cost" as set forth above, shall be reduced to "one-half of full cost".

- c. Where the street abuts floodplain or lowland conservancy property which has direct access to the streets, the full cost of the street improvement shall be special assessed to the properties by one of the three following formulae:

- (1) By dividing the full cost of the improvement by the total number of individual parcels, lots or units which have primary access or potential access to the street, and assessing the quotient, to a maximum of \$1,041, effective January 1, 2024, plus annual adjustment thereafter, per parcel, lot or unit.
- (2) By dividing the full cost of the improvement by the total street front footage of all parcels, lots or units abutting the street improvement and which have primary access or potential access to the street, and assessing each lot or parcel owner the result of multiplying the quotient from such division by the abutting

footage of each parcel, lot or unit, to a maximum of \$1,041, effective January 1, 2024, plus annual adjustment thereafter, per parcel, lot or unit.

- (3) By dividing the full cost of the improvement(s) by the total acreage of all lots or parcels abutting the street or street related improvement and which have primary access or potential access to the street to determine the per-acre cost and then assessing the per-acre cost to each lot or parcel based on lot acreage to a maximum of \$1,041 effective January 1, 2024, plus annual adjustment thereafter, per parcel or lot.

Formula (1) should ordinarily be used where all or most of the lots or parcels abutting the improvement are approximately the same size, such as in subdivision.

Formula (2) should ordinarily be used where there is wide variance in the size of the lots or parcels abutting the improvement.

Formula (3) should ordinarily be used in those development situations where lot size and street frontage mix would make the use of the first two alternative formulae unfair or impractical.

A combination of the assessment formulae may be used where warranted to ensure a fair and equitable assessment.

Corner lots shall only be assessed for the street improvement on the street to which the lot or parcel has primary access. Any and all project costs not required to be paid by the abutting property owners under par. 1.c. shall be placed on the next general tax levy.

The cost of paving, repaving or reconstruction improvements on all streets designated as "through" or arterial streets may be assessed to abutting properties at no more than 50 percent of the full assessment rate and, therefore, on such streets, "full cost" as set forth above, shall be reduced to "one-half of full cost".

The maximum payment ("special assessment cap") applicable to floodplain or lowland conservancy properties shall be adjusted on an annual basis in accord with the "Construction Cost Index" (CCI) as published in the preceding August issue of the American City and County magazine.

In the event that street or street related improvements are recommended for any assessment district by City engineering staff, and such improvements are rejected by majority vote of the property owners within the assessment district, such that the Common Council rejects the proposed improvement project, any future assessments relating to the street or street related improvements shall not

he limited by the special assessment cap. Similarly, in the event that sewer, water, storm sewer or other public improvements in conjunction with street or street related improvements are recommended for any assessment district by City engineering staff, and such non-street improvements are rejected by majority vote of the property owners within the assessment district, such that the Common Council rejects the non-street portion of the proposed improvement project, any future assessments relating to the street or street related improvements associated with sewer, water, storm sewer or other public improvements shall not be limited by the special assessment cap.

- d. The determination of street frontage shall be made by the Common Council on recommendation of the City staff. Where a parcel fronts on more than one street (such as a corner lot) the owner of that parcel shall be special assessed for those street improvements on the street to which the parcel has primary access. Primary access shall be determined by the staff based on 1)-Location of the Driveway and/or 2)-Address and/or 3)-Principle building frontage.

2. **CONSTRUCTION OR RECONSTRUCTION OF CURB-AND-GUTTER**

Half of all construction or reconstruction of curb-and-gutter within the right-of-way of existing City streets of any classification shall be assessed to the owners of the abutting properties in the same manner, and using the same applicable formula as set forth for paving, repaving or reconstruction of streets in 1, above. Minor spot curb replacements will be included in the road assessment and not as a separate assessment. Special assessment for curb-and-gutter will be in addition to any other special assessment. The remaining half will be paid by the Storm Water Utility.

3. **CONSTRUCTION OR RECONSTRUCTION OF STREETS AND STREET RELATED IMPROVEMENTS ADJACENT TO A NEW DEVELOPMENT**

The Common Council may require that the developer or owner of land under development in or adjacent to the City upgrade, expand, reconstruct or repave existing streets or street related improvements in the City which are outside but adjacent to the development parcel in order to accommodate or alleviate additional traffic, heavier vehicles, storm drainage or safety concerns. In such case, the costs of such improvements shall be specially assessed to the developer or owner of the parcel(s) under development.

4. **ASSESSMENT OF STREET AND STREET RELATED IMPROVEMENTS TO FUTURE URBAN DEVELOPMENT**

When street and street related improvements have been made and special assessed to large parcels of land where such special assessment does not include

the entire actual cost of the improvement due to the provision for the maximum cost as set forth in 1-a and 1-c, above, and the land is developed for urban land use purposes within five (5) years from the completion of the project, the City will assess, to the developer or owner of the lands being developed, those costs for such project improvement which were previously paid as a part of the general tax levy and which are attributable to the abutting property.

5. IMPROVEMENT COSTS ON NEWLY DEVELOPED STREETS

The developer/owner of any new development within the City shall pay the full cost of all street and other improvements within the proposed public right-of-way of any abutting street as set forth in other City ordinances and resolutions.

6. WORK DURING LIFE EXPECTANCY OF STREETS

Streets in the City of Pewaukee are designed and constructed so as to have a functional life of 20 years. In the event any street within the City is repaved or replaced due to poor workmanship, or the installation of sewer or water improvements that were not available to the assessment district at the time of the earlier street or street related improvements, the assessment for the work performed during the life-expectancy of the street shall be reduced in accordance with the following formula:

$$\frac{\text{original assessment} \times [\text{year of new work} - \text{year of original work}]}{20 \text{ years}} = \text{credit}$$
$$\text{assessment for new work} - \text{credit} = \text{amount of new assessment}$$

The credit shall not be applied in instances where the special assessment cap has been lifted through rejection of proposed improvements in accordance with the provisions of paragraphs 1.a. and 1.c.

7. THIS POLICY UNRELATED TO OTHER ASSESSMENT POLICY

This policy is intended to be the policy for public street and street related improvements as enumerated herein and in no way is to be construed as a substitute or abrogation for other improvement policies not addressed in this policy.

8. ASSESSMENT POLICY NOT EXCLUSIVE

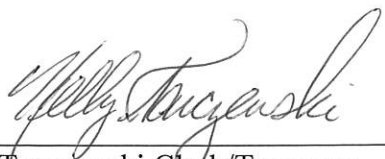
The Common Council recognizes that unique situations may arise that may not be contemplated under this policy. In such circumstances, the Common Council is authorized by law to levy special assessments for street and street related improvements upon any reasonable basis.

9. SEVERABILITY

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

PASSED and ADOPTED this 6th day of November, 2023.

CITY OF PEWAUKEE



Kelly Tarczewski Clerk/Treasurer



Steve Bierce, Mayor

¹ * Does not include utility, storm sewer or curb and gutter improvements.

§ 340-4.10. Rs-6 Single-Family Residential District.

The Rs-6 Single-Family Residential District is intended to provide for only detached single-family residential development at densities not exceeding 3.49 dwelling units per net acre and served by municipal sewer and water facilities.

A. Permitted principal uses.

- (1) Single-family dwelling with attached or detached garages as defined in § 340-16.2.
- (2) Foster homes and community living arrangements, including CBRFs, as set forth in Wisconsin Statutes.
- (3) Family child care home as set forth in § 66.1017, Wis. Stats. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

B. Permitted accessory uses.

- (1) Home occupations and professional home offices as defined herein.
- (2) Yard and gardening equipment storage structures not exceeding 192 square feet in area. (Also see Article 9.)
- (3) Hobby kennels. **[Added by Ord. No. 13-09]**

C. Conditional uses (also see Article 7). Residential planned unit development (PUD) such as cluster developments and detached condominiums. The district lot size and frontage and yard requirements may be varied provided that adequate open space shall be provided so that the average intensity and density of land use shall be no greater than that permitted for the district. The proper preservation, care, and maintenance by the original and all subsequent owners of the exterior design and all common structures, facilities, utilities, access and open spaces shall be assured by deed, plat restrictions, and/or condominium declaration, enforceable by the City. All PUDs shall comply with the following minimum standards:

- (1) Minimum PUD development area shall be 25 acres.
- (2) Minimum PUD lot or space area shall be 9,000 square feet.
- (3) Minimum PUD lot or space width shall be 70 feet.
- (4) Minimum PUD building height and size shall be the same as required for permitted principal uses; however, the yard requirements as set forth in Subsection F(1) and (3) below may be reduced by up to 33%.
- (5) No detached structure shall be located closer than 40 feet to another structure within the PUD development. Yards adjacent to exterior property lines shall not be less than those required for permitted principal uses.

D. Lot area and width.

- (1) Lots shall have a minimum area of 12,500 square feet.
- (2) Lots shall have a width of not less than 90 feet at the building setback line.

E. Building height and size.

- (1) No principal building shall exceed 35 feet in height.
- (2) No accessory building shall exceed 18 feet in height.
- (3) The minimum floor area of a one- or two-story dwelling unit shall be as follows:

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

- (a) No bedroom shall be less than 100 square feet in area exclusive of closets.
 - (4) The sum total of the first floor area of the principal building and all accessory buildings shall not exceed 30% of the lot area.
- F. Setback and yards.
- (1) There shall be a minimum building (or street) setback of 30 feet from the right-of-way of all public streets, roads, or highways.
 - (2) There shall be a side yard on each side of all structures not less than 12 feet in width.
 - (3) There shall be a rear yard of not less than 35 feet.
 - (4) There shall be a minimum building setback of 75 feet from the designated 100-year recurrence interval (base flood) floodplain of all streams and bodies of water and 25 feet from any designated wetland. (Also see Chapter 207, Floodplain Zoning.)

G. Parking space. See Article 8.

H. Minimum utility service. Electricity and public sanitary sewerage and water supply facilities.

§ 340-4.11. Rs-7 Single-Family Residential District. [Amended by Ord. No. 13-09]

- A. The Rs-7 Single-Family Residential District is intended to accommodate only existing single-family residential uses or parcels within the older, established areas of the City where such uses are located on lots or parcels of land which are within predominantly residential areas, do not conform to the restrictions set forth in the Rs-6 District, and were lots of record prior to August 1982. Any single-family residential use or structure existing in the Rs-7 Zoning District shall be considered to be a conforming use but may not be altered to change the principal use and may only be structurally altered in conformance with the requirements set forth in § 340-4.10, with the exception that the setback and yard requirements may be changed as follows: the street yard setback may be reduced to the average of the yards on each side within the same block but to not less than 20 feet; the existing side yard on each side of the structure may be considered the side yard for purposes of structural expansion;

and the rear yard may be reduced to 20 feet unless adjacent to a designated 100-year recurrence interval (base flood) floodplain (see Chapter 207, Floodplain Zoning).

- (1) In addition, existing nonconforming parcels of land in the older, established areas of the City (particularly the Lake Pewaukee shore area) may be placed in this district if no other residential district is appropriate but may not be altered in any way or a residence constructed thereon except in conformance with the requirements set forth in §§ 340-4.10 and 340-4.36, with the exception that the setback and yard requirements set forth in § 340-4.10 may be reduced as follows:
 - (a) The street yard setback may be reduced to the average of the nearest residences on each side of the parcel in question but to not less than 20 feet; the side yard requirement on lots 60 to 89 feet in width may be reduced by one foot for each 10 feet less than 90 feet and on lots less than 60 feet in width may be reduced by an additional one foot for each five feet less than 60 feet but to not less than five feet and with the exception that residences over one story in height must have a side yard setback of at least eight feet.
 - (b) The rear yard may be reduced to 20 feet unless adjacent to a designated 100-year recurrence interval (base flood) floodplain. (See § 340-4.36 and Chapter 207, Floodplain Zoning, and see table below.)

Side Yard Reduction on Existing Parcels in Rs-7 Zoning District			
Lot Width (feet)	Minimum Side Yard (feet)	Lot Width (feet)	Minimum Side Yard (feet)
90 to 99.9	12	55 to 59.9	8
80 to 89.9	11	50 to 54.9*	7
70 to 79.9	10	45 to 49.9*	6
60 to 69.9	9	Less than 45*	5

* Residences on these lots over one story in height must have a side yard setback of at least eight feet.

- (2) Further, any such existing uses which lie within the shoreland or floodplain areas in the City must comply with all Waukesha County Shoreland Regulations or § 340-4.36 of this chapter, whichever is more restrictive.

B. Permitted accessory uses. Hobby kennels.

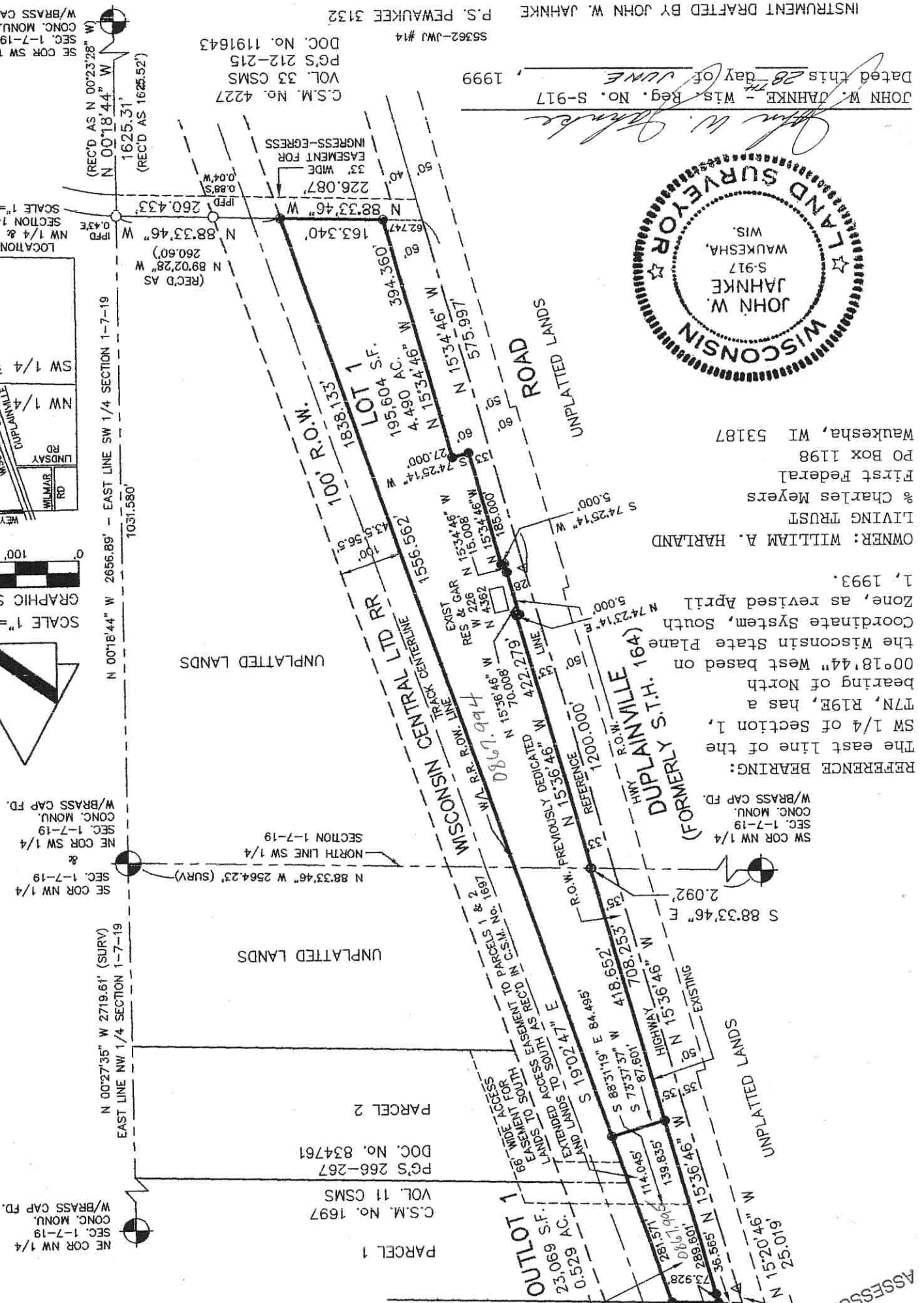
Part of PUT 0866.991 - The remainder has been allocated by
BADGER BLUEPRINT COMPANY, INC.
The remainder is 0866.992.003
2488568
Part of PUT 0866.992
Put 0867.994 (Box 1)
Put 0867.995 (Box 1)
RECEIVED
OCT 22 1999
ASSESSORS OFFICE

FORM BBC-101

Page 1 of 3

CERTIFIED SURVEY MAP NO. 88/9
Being a part of the SE 1/4 of the NW 1/4 and of the NE 1/4
of the SW 1/4 of Section 1, T7N, R19E
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

LEGEND: ● Iron pipe 24" x 1" dia. (placed)
1.13 + lbs. per lin. ft.



OWNER: WILLIAM A. HARLAND
% Charles Meyers
First Federal
PO Box 1198
Waukesha, WI 53187

REFERENCE BEARING:
The east line of the
SW 1/4 of Section 1,
T7N, R19E, has a
bearing of North
00°18'44" West based on
the Wisconsin State Plane
Coordinate System, South
Zone, as revised April
1, 1993.



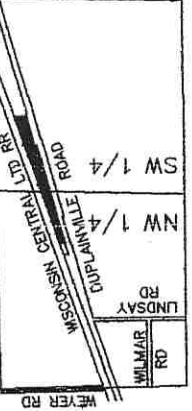
JOHN W. JAHNKE - Wis. Reg. No. S-917
Dated this 28th day of JUNE, 1999

INSTRUMENT DRAFTED BY JOHN W. JAHNKE
P.S. PEWAUKEE 3132

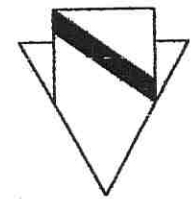
SS362-JWJ #14
DOC. No. 1191643
PG'S 212-215
VOL. 33 CSMS
C.S.M. No. 4227

SE COR NW 1/4
SEC. 1-7-19
CONC. MONU.
W/BRASS CAP FD.

LOCATION MAP
SECTION 1-7-19
SCALE 1"=2640'



GRAPHIC SCALE
SCALE 1"=200'



City of Pewaukee - New Agenda Item

Agenda Language:

Discussion and possible action establishing the 2026 Garbage and Recycling Collection Rates with Johns Disposal. [Wagner]

Sub Item Agenda Language:

Background Provided By:

Magdelene Wagner

Background:

Beginning in 2015 the City has contracted residential garbage and recycling collections with Johns Disposal. The contract was extended 5 years in 2025 with an initial rate increase of 5% in 2024 and 4% annual increase in years 2026-2029.

The contract contains seven billable services, four of which experience cost adjustments annually based on the new rates. Please note rate increases are no longer based upon the Consumer Price Index (CPI) and Fuel Index (diesel) which is how our previous contract rates were adjusted.

As we project and estimate the 2026 costs, it should be noted that several categories change annually: 1) the number of residential customers is estimated to increase; 2) landfill disposal tons continue to increase due to residential growth; 3) we did not receive a County recycling dividend for the recycling operations in 2025 which would have reduced the per house rate; 4) City recycling collection costs at City Hall have averaged \$70,000 for the last several years so this cost is now incorporated into the garbage/recycling rate; and 5) Johns Disposal rate increase is 4% for 2026 per the contract.

All the above factors result in a rate of \$222.00 per residential unit (home).

Fiscal Impact:

The requested residential recycling and garbage collection fee of \$222 per home would make the collections of garbage and recycling, both the Johns Disposal and City Recycling Center and City Hall, paid via the residential fee.

Recommended Motion:

Common Council establish the 2026 Residential Recycling and Garbage Collection Fee at \$222.00 per home per the contract.

2026 Budget Estimate- 8/18/2025
Garbage & Recycling Collections Rate

5% increase per contract in 2025 then 4% after
5% increase for landfill & rates - carts remain stagnant so overall increase was

Assume: 195 up the drive; 5186 curbside. 5381 Total collection units

	Service Item	2025 per hm/month	2026 rate formula	No. units		
Garbage	Garbage Cart	\$ 0.70	\$ 0.70	5186	\$ 43,562	
	Gargage collections	\$ 4.99	\$ 5.19	5381	\$ 335,129	
	Bulky Items	\$ 1.10	\$ 1.14	5381	\$ 73,612	
	Landfill	\$ 50.05	\$ 51.53	4200	\$ 216,426	\$ 668,729 Garbage costs
Recycling	96 gal recycling cart	\$ 0.75	\$ 0.75	5186	\$ 46,674	
	32 gal recycling cart	\$ 0.40	\$ 0.40	195	\$ 936	
	recycling collections	\$ 6.25	\$ 6.50	5186	\$ 404,508	Weekly pick up
	On site Recycling*				\$ 70,000	\$ 522,118 Recycling costs

\$ 1,190,847 \$ 1,190,847

County reimbursements for recycling

Per House/month	\$0.00	5100	\$ -		
96 gal recycling cart	\$ -	5,027.00	\$ -	\$ 214.00	2025
32 gal recycling cart	\$ -	213.00	\$ -		
Total County Reimbursement 5,100 units			\$ -	\$ -	

per home (1.9% increase) with County

\$ 1,190,847 \$ 221.31 Recycling Incentive of \$0.00

County Recycling Incentive (2024 June) \$ -

\$ -

per home (1.9% increase) with County

\$ 1,190,847 \$ 221.31 Recycling Incentive of \$0

*Waukesha County will no longer sponsor the large recycling dumpsters at City Hall. Cost shown is estimated expenses for 2025 based upon past years.

\$1,194,582.00

Year	Garbage Rate	Increase/Decrease %	
2014	195	per home	
2015	155	-20.51 per home	New Contract with John's
2016	153	-1.29 per home	
2017	144	-5.88 per home	
2018	135	-6.25 per home	
2019	139	2.96 per home	
2020	150	7.91 per home	
2021	161	7.33 per home	(per John's Request)
2022	166	3.11 per home	
2023	178	7.23 per home	
2024	210	17.98 per home	(add weekly recycle pick up)
2025	214	1.9 per home	New contract extension with John
2026	222	3.74 per home	

's

City of Pewaukee - New Agenda Item

Agenda Language:

Discussion and possible action regarding the First Amendment to Cedar Gables Developers Agreement. [Wagner]

Sub Item Agenda Language:

Background Provided By:

Magdelene Wagner

Background:

Cedar Gables has requested an amendment to the Developer's Agreement for the following reasons:

1. Delays the deadlines for the binder and surface paving for the development; 2. Allows the offsite utilities to begin installation prior to the final approval of the onsite storm water and other utilities for the development.

Given the delayed start of the Development, Staff does not object to the binder and surface paving date changes.

The Development has been delayed in its construction start due to the creek crossing storm water capacity calculations and other minor changes to the plans. It is anticipated the plans will be at an approvable level in the next 2 months or so. However the offsite utility plans are expected to be approved in the next 2-3 weeks. The developer would like to begin work on the offsite while the construction season is still active which will support a quicker start to the development once it is approved.

Staff supports the amendment and recommends approval contingent on final City Engineer and City Attorney approval.

Fiscal Impact:

Recommended Motion:

Common Council approve the First Amendment to the Cedar Gable Development Agreement contingent on final City Attorney and City Engineer approval.

FIRST AMENDMENT TO
DEVELOPER'S AGREEMENT
FOR
CEDAR GABLES CONDOMINIUM
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

THIS FIRST AMENDMENT TO DEVELOPER'S AGREEMENT ("Amendment") is made as of _____, 2025, by CEDAR GABLES LLC, a Wisconsin limited liability company ("DEVELOPER"), and the CITY OF PEWAUKEE in the County of Waukesha and the State of Wisconsin (the "CITY"). This Amendment amends the Developer's Agreement dated as of December 23, 2024, between the CITY and DEVELOPER (the "Developer's Agreement") for the real property known as Cedar Gables Condominium located at N18W22670 Watertown Road. Capitalized terms and phrases not otherwise defined in this Amendment have the meanings given to them in the Developer's Agreement.

1. Section III.A.4. of the Developer's Agreement is amended as follows (the deletion is stricken and the additions is double-underlined):

The first lifts of the public streets will be completed and presented to the CITY Common Council no later than November 19, ~~2025~~ 2026, or as extended by the CITY Common Council.

2. Section III.A.5. of the Developer's Agreement is amended as follows (the deletion is stricken and the additions is double-underlined):

The final lift of asphalt shall be placed on all public streets after at least one winter season, but not later than October 15, ~~2026~~ 2027, unless extended by the CITY Common Council.

3. The following is added to the beginning of Section III.B. of the Developer's Agreement:

Developer can install the offsite sanitary sewer now pursuant to the approved plans. The offsite sanitary sewer is described on the attached Exhibit A and shall be installed substantially in accordance with the sequencing schedule set forth on the attached Exhibit B.

Developer shall not start the onsite storm water utilities until all plans have been approved.

4. The second and third paragraphs of Section IV of the Developer's Agreement are amended as follows (deletions are stricken and additions are double-underlined):

As noted in Section III.A.4, the first lift of asphalt of the public streets will be completed and presented to the CITY no later than November 19, ~~2025~~ 2026, or no later than the Wednesday before Thanksgiving Day of the year the development starts construction, or as extended by the CITY.

As noted in Section III.A.5, the final lift of asphalt shall be placed on all public streets after at least one winter season, but no later than October 15, 2026-2027, or the year after the binder was placed unless extended by the CITY.

5. Section XII.B. of the Developer's Agreement is amended as follows (the deletion is stricken and the additions is double-underlined):

The DEVELOPER does not complete the installation of the improvements on or before October 15, 2026-2027 unless otherwise extended by this Agreement or by action of the CITY, or

6. The following is added to the end of Section I of the Developer's Agreement::

The CITY will issue permits for the Model Buildings promptly upon approval of the onsite utility plans provided other specific requirements set forth in this Development Agreement have been satisfied.

7. In the event of any conflict between the provisions of this Amendment and the provisions of the Developer's Agreement, the terms and provisions of this Amendment control. Except as expressly provided in this Amendment, the terms, covenants and provisions of the Developer's Agreement remain unmodified and in full force and effect. This Amendment may be executed in multiple counterparts, with all such counterparts together constituting a complete instrument. Delivery of an executed counterpart of a signature page to this Amendment by telecopy, facsimile or other electronic means shall be effective as delivery of a manually executed counterpart of this Amendment. Each person signing below represents and warrants that he or she has the power and authority to execute this Amendment.

CEDAR GABLES LLC

By: _____
Mark Cecchini
Authorized Signatory

STATE OF WISCONSIN)
) ss
COUNTY OF WAUKESHA)

Personally came before me on _____, 2025, the above named Mark Cecchini, Authorized Signatory of Cedar Gables LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Name: _____
Notary Public, State of Wisconsin
My commission: _____

CITY OF PEWAUKEE

Steve Bierce, Mayor

Kelly Tarczewski, Clerk

STATE OF WISCONSIN)
) ss
COUNTY OF WAUKESHA)

Personally came before me on _____, 2025, the above-named Steve Bierce, Mayor, and Kelly Tarczewski, Clerk, of the above-named municipal corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such Mayor and Clerk of said municipal corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipal corporation by its authority and pursuant to the authorization by the CITY Common Council from their meeting on the _____ day of _____, 2025.

Name: _____
Notary Public, State of Wisconsin
My commission: _____

APPROVED AS TO FORM:

CITY Attorney

Attachments:
Exhibit A – Offsite Sanitary Sewer
Exhibit B – Sequencing Schedule