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

COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, October 6, 2025
6:30 PM
Pewaukee City Hall Common Council Chambers
W240N3065 Pewaukee Road, Pewaukee, WI

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1. Call to Order and Pledge of Allegiance

2. Public Comment - Please limit your comments to two minutes. If further time for discussion is needed, please contact your District Alderperson prior to the meeting.

3. Consent Agenda

   3.1 Approve the Accounts Payable Listing Dated October 6, 2025

4. New Business

   4.1 Discussion and Possible Action Regarding Proposed Facility Use Agreement for Lake Country Football Club for 2025-2028 [Phalin].

   4.2 Discussion and Possible Action Regarding **Ordinance 25-14** Pertaining to the Use of Aerators and Aeration Systems on Pewaukee Lake as Recommended by the Pewaukee Lake Advisory Committee *(First Reading)* [Reinbold]

   4.3 Discussion and Possible Action Regarding Pewaukee City Hall Interior Alteration Contract and Award to the Lowest Qualified Bidder, Bear Construction Company, in the Amount of $975,449. [Klein]

5. Engineering

   5.1 Discussion and Possible Action Regarding Establishing the 2026 Residential Paving Assessment Cap at $3,411.00 Per Residential Unit [Wagner].

6. Water & Sewer Utility

   6.1 Discussion and Possible Action to Sign a Letter of Support for Wisconsin Rural Water Association Applying for a Grant from the State of Wisconsin for the Non-State Grant Program to Develop a "National Water College". [Wagner]

   6.2 Discussion and Possible Action Regarding **Resolution 25-10-29** Designating Certain Funds for Prepayment of Decommissioning and Decontamination Monies in its "Contingency" Government Water Fund as the "Reserve for Radium Removal" [Mueller]

7. Highway

   7.1 Discussion and Possible Action Regarding Highway Department Purchasing #18 Front End Loader, #3 Boom Mower, and #56 Sign Truck in 2025 and Re-Allocation of Funds. [Wagner]

8. 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.

9. Adjournment

Kelly Tarczewski
Clerk/Treasurer
October 3, 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.

CITY OF PEWAUKEE WAUKESHA COUNTY STATE OF WISCONSIN

RESOLUTION NO. 25-10-29
A RESOLUTION DESIGNATING CERTAIN FUNDS FOR PREPAYMENT OF DECOMMISSIONING AND DECONTAMINATION MONIES IN ITS "CONTINGENCY" GOVERNMENT WATER FUND AS THE "RESERVE FOR RADIUM REMOVAL"

WHEREAS, on or about the 18th day of May, 2006, the City of Pewaukee, Wisconsin ("municipality") entered into a certain Radium Removal System Agreement ("Agreement") between the Municipality and WRT Environmental LLC and R.M.D. Operations LLC (both companies, along with Water Remediation Technology LLC ("WRT") being associated companies within the WRT International LLC group of companies), a true and correct copy of which is attached hereto as Exhibit A; and

WHEREAS, on or about October 30, 2008, as part of a corporate consolidation within the group of WRT International LLC companies, Water Remediation Technology LLC assumed all the assets, rights, obligations, and responsibilities of both WRT Environmental LLC and R.M. D. Operations LLC; and

WHEREAS, pursuant to the Agreement, radium is removed from the municipality's public water supply, specifically at Pewaukee Well No. 2, and then must be removed from certain treatment vessels and transported to a licensed disposal facility; and

WHEREAS, under the Agreement, WRT, a current licensee of the State of Wisconsin Department of Health Services (Department) pursuant to Wisconsin Administrative Code, Chapter DHS 157 (WI Admin. Code) is required to remove and properly dispose of the spent media which contains radium from a radium removal site ("Site or Sites") owned or operated by the municipality; and

WHEREAS, the municipality acknowledges that, while WRT has contractual and legal obligations to remove all the collected radium from the Site or Sites, if WRT does not remove the radium from the Site or Sites, such removal obligation will, as a practical matter, devolve upon the municipality as the owner of the underlying property; and

WHEREAS, WI Admin. Code DHS 157.15 requires that the licensee (WRT) must provide satisfactory financial assurances to the Department to ensure the protection of public health and safety in the event of abandonment, default, inability or other failure of WRT to properly remove all the radium from the Site or Sites; and

WHEREAS, under the Agreement, the municipality has assumed the responsibility of satisfying relevant Department regulatory requirements under WI Admin. Code Ch. DHS 157 for providing financial assurances; and

WHEREAS, the exemption provisions of WI Admin. Code DHS 157.04 can allow for alternate financial assurances as approved by the Department; and

WHEREAS, the municipality intends to provide such financial assurances without prejudice to any action, cause of action, lawsuit or other recourse which it may have against WRT or others, under the Agreement or through some other action either at law or in equity; and

WHEREAS, in adopting this Resolution and the attached Government Fund Guarantee and Municipality Treasurer Statement, the municipality hereby obligates itself as a matter of law with regard to the Department, as if it were a licensee under WI Admin. Code Ch. DHS 157, for the purposes of performing decommissioning and decontamination (D&D) activities as herein contemplated and required by WI Admin. Code Ch. DHS 157 in the event that WRT fails to properly perform D&D activities as determined by the Department; and

WHEREAS, the municipality's Government Water Fund, or similar type of restricted-asset account, has and will have sufficient cash and/or investments available in accordance with approved site-specific decommissioning cost estimates to perform the radium removal and any other related decommissioning activities required under WI Admin. Code Ch. HFS 157 without materially affecting the cash flow and operation of the municipality's water system; and

WHEREAS, the municipality has previously utilized substantially similar forms of financial assurance for related water treatment and operational activities in accordance with State of Wisconsin regulatory requirements.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and city council of the Municipality of the City of Pewaukee, Waukesha County, Wisconsin as follows:

Section 1. Incorporation of Preambles.

The Preambles to this Resolution and all Exhibits are incorporated herein as if fully set forth in this Section 1.

Section 2. Creation of Reserve.

There is hereby created within the municipality's Government Water Fund, or similar type of restricted-asset account, the following specific line item: "Reserve for Radium Removal Contingencies" (the "Reserve"). The Reserve is intended to be designated for the sole and specific purpose of isolating funds for D&D activities related to licensed radium water treatment operations at the municipality's water treatment facility(ies) as designated in this Resolution and all applicable Exhibits in the event that WRT does not initiate or complete such D&D activities.

Section 3. Reserve Balance.

Unless monies in the Reserve are used to remove radium from a Site or Sites, the municipality shall maintain a balance in the Reserve of **not less than $60,330.00**. The Reserve shall be fully funded 90 days from the date of this Resolution, the earliest anticipated date when D & D activities and removal of spent media may become necessary should the licensee be unable or fail to perform its contractual obligation. The monies in this Reserve may not be used for any purpose except removal and disposal of radium from the Site or Sites and other decommissioning activities under WI Admin. Code Ch. DHS 157 which are authorized by the Department. These monies shall be held for the benefit of the Department until such time as Department regulations, statutes, or other applicable rule(s) and/or opinion(s) no longer require this commitment. The amount in the Reserve shall be increased or decreased based on an updated Reclamation Plan and Cost Estimate as approved in writing by the Department.

Section 4. Use of Reserve.

In the event of a default by WRT under the Agreement or when otherwise required by the Department, the municipality shall remove and properly dispose of all such radium in a properly licensed disposal facility. The Department shall have oversight and prior approval of any expenditures of the Reserve. Unless and until released by the Department, the municipality may utilize the monies earmarked in the Reserve only for the D&D activities referenced herein. In the event that the municipality is unable to accomplish decommissioning in a timely manner as determined by the Department, the municipality shall transfer all funds in the Reserve to the Department as directed in writing by the Department.

Section 5. Guarantee.

The municipality's Mayor is hereby authorized and directed to execute on behalf of the municipality a Government Fund Guarantee substantially in the form of Exhibit B attached hereto. The municipality's Treasurer is directed to execute the Statement substantially in the form of Exhibit C attached hereto.

Section 6. Severability.

If any section, paragraph, clause or provision of this Resolution is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Resolution.

Section 7. Repealer.

All ordinances, resolutions, orders or parts thereof, which conflict with the provisions of this Resolution, are to the extent of such conflict, hereby deemed inoperable.

Section 8. Effective Date.

This Resolution shall be in full force and effect after its passage and approval. The municipality may not repeal or amend this Resolution without the prior written consent of the Department.

PASSED this 6th day of October, 2025.

AYES:

NAYS:

ABSENT:

_____
Steve Bierce, Mayor

Attest:

_____
Kelly Tarczewski, Municipality Clerk

Seal

EXHIBIT B

GOVERNMENT FUND GUARANTEE

This Government Fund Guarantee ("Government Fund Guarantee") is made this 7th day of May, 2018 by the City of Pewaukee, Wisconsin ("municipality") to the Wisconsin Department of Health and Family Services, ("Department"). For purposes of this Government Fund Guarantee, the "licensee" means Water Remediation Technology LLC or its successors or assigns. This Government Fund Guarantee is being given in accordance with Water Remediation Technology LLC's Wisconsin Radioactive Materials License No. 133-2032-01.

RECITALS

1. The municipality has the full authority and capacity to enter into this Government Fund Guarantee under the authority of and cited in Resolution No. 18-05-13 adopted by the municipality.

2. This Government Fund Guarantee is being issued to comply with regulations issued by the Department, pursuant to Wisconsin Statute Chapter 254, *Environmental Health*, Subchapter III, *Radiation Protection*. The Department has promulgated regulations in WI Admin. Code s. DHS 157.15 that require that certain specific licensees provide assurance that funds will be available when needed for reclamation activities. While the municipality is not a licensee, as approved by the Department, pursuant to its contract with WRT, the municipality hereby agrees to provide this Government Fund Guarantee on behalf of the licensee.

3. The Government Fund Guarantee is issued to provide financial assurance for reclamation activities associated with the removal of radium from the municipality's public water supply as required by WI Admin. Code s. DHS 157.15. The reclamation costs are as follows: $60,330.00. This amount shall be in a separate Reserve within 90 days after the date of this Government Fund Guarantee

4. Reclamation activities refer to all the decommissioning activities required by WI Admin. Code Ch. DHS 157 for a treatment facility located at:

   Pewaukee Well No. 2, N31 W22610 Green Road, Pewaukee WI 53072.

5. The municipality guarantees to the Department that in the event of an inability of or a refusal by the licensee to perform according to Agreement or when otherwise required by the Department, it will: (A) Carry out the required reclamation activities as required by WI Admin. Code Ch. DHS 157; or (B) Upon written notification from the Department, pay the reclamation cost amount guaranteed for the Facility(ies) to the Department as

directed by the Department. The Department shall have oversight and prior approval of any expenditure of the funds pledged herein.

6. The municipality shall submit audited financial statements to the Department annually, within 180 days after the close of its fiscal year. Upon review, if the Department deems necessary, the municipality shall provide alternate financial assurance within 120 days of such written notice by the Department.

7. The municipality, for itself and its successors and assigns, expressly agrees to remain bound under this Government Fund Guarantee, as if it were the licensee, in the event of the inability or failure of the licensee to perform D&D activities pursuant to WRT's license, notwithstanding any or all of the following: amendment or modification of the license or Department-approved decommissioning funding plan for that facility, the extension or reduction of the time of performance of required activities, or any other modification or alteration of an obligation of the license pursuant to WI Admin. Code Ch. DHS 157.

8. The municipality shall remain bound under this Government Fund Guarantee for as long as the licensee retains Wisconsin Radioactive Materials License No. 133-2032-01 for the municipality's water treatment facility as delineated in the Resolution and for as long as WRT must comply with applicable financial assurance requirements of such license for the previously-listed facility.

9. All bound parties shall be jointly and severally liable for all litigation costs, including reasonable attorney fees, incurred by the Department in any successful effort to enforce this Guarantee. For the purpose of establishing venue in any action brought by the Department to enforce the Guarantee of Prepayment, Dane County shall be deemed the county in which the Department's claim arose.

This Government Fund Guarantee is issued this _____ day of _____, 2025 at the City of Pewaukee, Wisconsin.

By: _____
Steve Bierce in his capacity as Mayor
And not individually

ATTEST:

By: _____
Kelly Tarczewski, City Clerk

Seal

MUNICIPALITY TREASURER'S STATEMENT

I am the Treasurer for the City of Pewaukee, Wisconsin ("municipality"), a Wisconsin municipal corporation. This statement is in support of the municipality providing an alternate financial assurance mechanism in the form of a Restricted Asset Account as identified as a line item in the annual audited Financial Statement. The Restricted Asset Account will be used for the sole purpose for the costs associated with the reclamation or decommissioning of municipality well site(s) where licensed radium water treatment operations have occurred in the event of the inability or failure of the licensee, Water Remediation Technology LLC or its successors or assigns, under Wisconsin Radioactive Material License No. 133-0232-01, to perform such reclamation or decommissioning activities at the request of the Wisconsin Department of Health Services.

I certify that attached hereto are the latest audited financial statements of the City of Pewaukee.

Executed at the City of Pewaukee, Wisconsin

This 6th day of October, 2025

Witness

Kelly Tarczewski, Treasurer

City of Pewaukee - New Agenda Item

Agenda Language:
Discussion and possible action regarding proposed facility use agreement for Lake Country Football Club for 2025-2028.

Sub Item Agenda Language:

Background Provided By:
Nick Phalin

Background:
The attached agreement was approved by the Parks and Recreation Board September 10, 2025. The agreement was drafted by City Attorney Riffle.

Fiscal Impact:

Recommended Motion:

AGREEMENT FOR USE OF
PEWAUKEE SPORTS COMPLEX BETWEEN
THE CITY OF PEWAUKEE AND
THE LAKE COUNTRY FOOTBALL CLUB

THIS AGREEMENT between the City of Pewaukee ("Pewaukee") and the Lake Country Football Club ("LCFC") is effective the 1st day of July, 2025.

WHEREAS, the LCFC has requested the use of the Pewaukee Sports Complex for conduct of its soccer program; and,

WHEREAS, Pewaukee has agreed to permit such use under the terms of this Agreement.

NOW THEREFORE, the City of Pewaukee and LCFC, upon consideration of the compensation, benefits, services and mutual promises described herein the adequacy of which is hereby acknowledged by all parties, and intending to be bound, hereby agree as follows:

1. Subject Property. This agreement the fields and related adjacent facilities the Pewaukee Sports Complex, City of Pewaukee, Wisconsin ("Subject Property").

2. Term and Compensation.

a. The term for this agreement is three (3) years from July 1, 2025, to June 30, 2028:

b. LCFC shall pay Pewaukee the following compensation (base rates):

- 2025-26 season - $18,375
- 2026-27 season - $18,925
- 2027-28 season - $19,500

c. Annual payments shall be made on or before August 1 of each year.

d. LCFC shall provide the Pewaukee Parks and Recreation Director with its enrollment roster including addresses of all participants. If the enrollment falls below 40% Village and City of Pewaukee residents, there shall be a 15% fee increase to the base rates. In the event enrollment falls below the 40% threshold for 2 consecutive years, the contract may be reviewed and amended by the Pewaukee and Parks and Recreation Board.

3. Maintenance Contribution.

- On or before April 1 of each season, LCFC, shall contribute at least $2,500 in contributions towards grounds maintenance improvements (e. g., sand, topsoil, field leveling, etc.) at the

discretion of the Pewaukee Parks and Recreation Director. The maintenance contribution may be expended for other purposes if determined to be mutually beneficial.

4. Use of Fields.

a. LCFC shall be entitled to exclusive use (as defined below) of the fields depicted on Exhibit A attached hereto on the Subject Property for soccer purposes, between August 21 through November 8 and March 10 through June 15 of each season (collectively, the "Season").

b. Exclusive use of the fields means that Pewaukee shall not schedule or authorize organized use of the fields during the Season, except for LCFC. The parties recognize that Pewaukee cannot be responsible for incidental use that may occur by private citizens. LCFC shall be entitled to require other persons using the fields to exit the fields at any time during the Season. Pewaukee, and representatives of Pewaukee, however, shall not be denied access to the Subject Property or to any facility at any time.

c. Weekend use of the fields shall be limited to practices and games, and shall not be used for tournaments, as the parking lot will be routinely utilized for baseball tournaments.

d. Use of the fields may be permitted outside of a Season upon application to and approval of Pewaukee Parks and Recreation Director.

e. Use of Balmer Park and/or Wagner Park may be permitted at any time upon application to and approval of Pewaukee Parks and Recreation Director.

f. Upon reasonable notice, so long as LCFC has no scheduled event or planned use of the fields during any season, Pewaukee may use the fields for special events. Pewaukee will provide advance notice of proposed events utilizing Pewaukee Sports Complex soccer side for scheduling purposes.

g. LCFC shall rotate the use of fields located upon on the Subject Property as reasonably necessary for playability and turf health.

5. Sale of Field Sponsorships

a. LCFC has the ability to sell 'Field Sponsorships' as a method to generate additional funds.

b. 100% of funds from Field Sponsorships shall be paid to the Friends of the Parks of Pewaukee at the end of each fall and spring season along with a supporting detailed report of sales.

c. LCFC sold Field sponsorships and funds will be held and used specifically for soccer related improvements at the Sports Complex. LCFC will request to the Parks and Recreation Director use of funds to be proposed to the Joint Parks and Recreation Board.

d. Funds generated through the sale of Field Sponsorships will not be counted towards other required annual contributions by LCFC to the City (ex: agreement item #3).

e. Proposed fee schedule of Field Sponsorships shall be submitted to the Parks and Recreation Director ahead of each season.

f. The City/Parks and Recreation Department has the ability to also sell Field Sponsorships. City/P&R sold Field sponsorship revenue will be held with the City in a fund dedicated towards general improvements at the Sports Complex.

6. Use of Concession Stand. LCFC to have the right to use the concession stand on the Subject Property four times per fall season and four times per spring season as part of this facility use agreement.

7. Use of Storage Facilities. LCFC to have the right to use one-half of the concession stand storage on the Subject Property during each Season. This is a shared space with Pewaukee and shall be kept neat and orderly at the direction of the Pewaukee Parks and Recreation Director.

8. Maintenance obligations. The parties shall have the following maintenance obligations throughout the term of this agreement:

a. Pewaukee shall be solely responsible for the following at all times during this agreement, including during the Season:

i. Adequately cut the grass on the fields.

ii. Provide water (but not a watering system) adequate to maintain the grass on the fields.

iii. Provide electricity (but not wiring) adequate to operate and use the concession stand and bathrooms.

b. LCFC shall be solely responsible for the following at all times during the Season:

i. Setting up the fields for competitive use.

ii. Keeping the Subject Property in a clean, sanitary, and safe condition, with all rubbish being properly disposed at the end of each use. Indoor facilities must

be left at the end of each use with clean floors, walls, and empty waste receptacles, with any items removed from the facilities put away, and with all doors and windows properly closed and locked.

9. Indemnification. In addition to, and not to the exclusion or prejudice of, any provisions of this agreement or documents incorporated herein by reference, LCFC shall indemnify and save harmless and agrees to accept tender of defense and to defend and pay any and all legal, accounting, consulting, engineering and other expenses relating to the defense of any claim asserted or imposed by any party or parties (including but not limited to claims of bodily injury or death of persons, or for loss or damage of property) upon Pewaukee, its officers, agents, boards, committees, employees or independent contractors, growing out of (i) the presence, activities, or promotions contemplated by this agreement (even if arising from intentional or unintentional acts of a person, or persons, who are not party to this agreement); or (ii) the construction, maintenance or use of facilities by LCFC; or (iii) in any other way growing out of this agreement.

10. Insurance. LCFC shall provide to Pewaukee, prior to the execution of this agreement, proof of insurance in an amount that is approved by Pewaukee, and in a form that is approved by the Pewaukee Attorney. Said insurance shall be a comprehensive general liability policy, including public liability and property damage coverage, covering premises, operation and productions with Pewaukee named as an additional insured. Pewaukee must be given at least 30 days prior written notice of any cancellation, termination, modification or non-renewal of the policy, and the proof of insurance shall acknowledge the same.

11. No alcohol. Alcohol beverages shall not be consumed, sold, given or delivered on the Subject Property or on any facilities governed by this agreement at any time that the facilities or Subject Property are under the control of LCFC, except in the specific circumstance where an applicable permit and/or license for alcohol beverages has been issued by Pewaukee.

12. Compliance with Law. LCFC shall comply with all current and future applicable codes of Pewaukee, the County of Waukesha, the State of Wisconsin, and the federal government and, further, shall follow all current and future lawful orders of any and all duly authorized employees and/or representatives of the same. This agreement shall not be deemed to waive compliance with any such laws.

13. Termination. In the event LCFC fails to fulfill any obligation under this Agreement, this Agreement shall be null and void and Pewaukee shall have no responsibility whatever under the terms of this Agreement.

14. Force Majeure. If either party is unable to perform its obligations due to a force majeure event (i.e., any cause beyond its reasonable control, including but not limited to acts of God, war, terrorism, riots, strikes, or governmental actions), it shall be excused from its obligations and this agreement nay be terminated by either Party.

15. Effective date. This Agreement shall be effective upon full execution hereof by all parties. This agreement may be executed in counterparts.

SIGNATURES

This Agreement has been approved by the Common Council of the City of Pewaukee and is executed this __ day of _____ 2025.

Signatures on next page

CITY OF PEWAUKEE

_____
Steve Bierce, Mayor

ATTEST:

_____
Kelly Tarcziewski, Clerk

This Agreement has been approved by the Lake Country Football Club and is executed this __ day of _____ 2025.

LAKE COUNTRY FOOTBALL CLUB

_____

City of Pewaukee - New Agenda Item

Agenda Language:

Sub Item Agenda Language:

Background Provided By:
The Pewaukee Lake Advisory Committee met on September 17th, 2025 and recommended each of the municipalities pass an ordinance so that the Pewaukee Lake Patrol and appropriately address issues that may arise on the lake.

Background:

Fiscal Impact:

Recommended Motion:

STATE OF WISCONSIN **CITY OF PEWAUKEE** **WAUKESHA COUNTY**

ORDINANCE NO. 25-14

An Ordinance to Amend Chapter 235 by Creating Section 235.30 Relating to the Regulation of Aeration/Circulating Pumps on Pewaukee Lake and Renumbering Sections Therein

WHEREAS, the frozen surface of Pewaukee Lake is regularly utilized by snowmobilers, UTV/ATV operators, cross-country skiers, snowshoers and nature enthusiasts.

WHEREAS, this use is not only important for recreational pursuits but is also a necessary asset to several businesses in the community; and

WHEREAS, the existence of aeration equipment which dissipates or impedes ice formation on Pewaukee Lake presents a threat to public safety, health and welfare for all persons using ice-covered lake surfaces on Pewaukee Lake; and

WHEREAS, it is the intent and purpose of the Common Council to adopt reasonable regulations concerning removal of ice by use of aerators/circulation pumps on Pewaukee Lake, Waukesha County, Wisconsin.

NOW, THEREFORE it is ordained by the Common Council of the City of Pewaukee that §235.30 is created to replace the current section and to renumber the remaining sections for the insertion thereof:

SECTION I

§235-30 - Regulation of Aeration/Circulating Pumps

A. Definitions.

"Aerator" means any device or equipment used on Pewaukee Lake which affects the water's surface by supplying or inducing air into water so as to prevent or inhibit the natural formation of ice on the water's surface. "Circulating Pump" means a pump or other mechanized apparatus designed to pump and circulate water or functions by circulating water, the effect of which is to prevent or impede the normal formation of ice on the water's surface.

"Person" means a natural person, partnership, corporation, association, municipality or governmental unit.

B. Regulations. The following regulations shall be adopted concerning operation of aeration/circulating pump devices on Pewaukee Lake:

(1) Any person operating an aeration system must have the aeration/circulating pump device attached to a permitted legal structure on the lake.

(2) Any person operating an aeration/circulating pump device must perform one of the following:

(a) Erect and maintain a barricade around the area of open water created by the aeration/circulating pump consisting of uprights that are spaced at adequate intervals to maintain the barricade and that are connected by continuous rope, cord, or similar material at least 2-1/2 feet and not more than 4-1/2 fee off the surface.

(b) The connecting rope, cord, or similar material shall have reflectorized, fluorescent, or lighted ribbon or tape or other reflectorized devices attached to it, so as to be highly visible, and shall be of sufficient strength to permit retrieval of the barricade following melting of the ice.

(c) Any person erecting a barricade shall remove the barricade and all parts of the barricade or mechanism immediately after the ice has melted. Any instance of a barricade or parts of the barricade being allowed to float free or sink shall constitute a violation of this ordinance; or erect and maintain on the structure a visual warning sign that contains the words "OPEN WATER" with letters at least 6 inches in height which are reflectorized.

(3) No person may by use of an aeration/circulating pump device interfere or alter ice in the riparian zone of other property owners' properties.

(4) No person shall operate an aerator/circulating pump which results in the creation of open water more than 30 feet lakeward from the structure which the aerator/circulating pump is attached to.

C. Discretionary Order. If, at the discretion of the Common Council, operation of an aeration/circulating pump device has created an unreasonable risk of exposure to injury for persons recreating on the ice of Pewaukee Lake, then the City shall have the authority to order cessation of operation of said equipment even if operated in accordance with the foregoing regulations until such unreasonable risk of injury has ceased.

SECTION II Renumbered Sections

§§235-30 through 235-32 of Article III of Chapter 235 shall be renumbered as §§235-31 through 235-33. §235-33 of Article II of Chapter 235 shall be renumbered as §§235-34.

SECTION III. Severability

The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision

and shall not affect the validity of any other provisions, sections or portions thereof of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other ordinances whose terms conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

SECTION IV. Effective Date

This ordinance shall become effective upon its passage and publication/posting.

Dated this 20th day of October, 2025

CITY OF PEWAUKEE

_____
Steve Bierce, Mayor

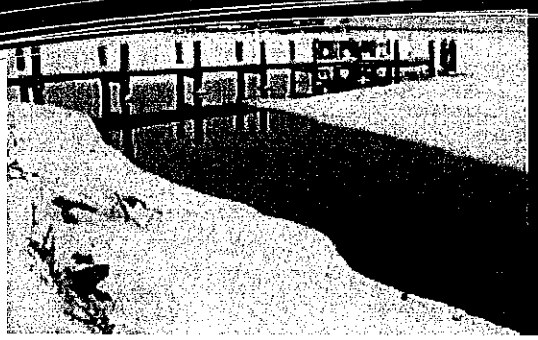
Attest:

_____
Kelly Tarczewski,
City Clerk/Treasurer

Published and/or posted this ____ day of _____, 2025.

DRAFT

Using Aerators and Aeration Systems



Knowing the rules can help keep people safe and help protect structures from ice damage

Knowing your options

Heaving ice and ice buildup can dislocate pilings, footings and other waterway structures during the winter months. When boating season is over, many landowners avoid such potential impacts by choosing to remove piers, docks and other structures from the water prior to ice up.

Aerators can be a helpful tool to lengthen the structural life of permanent waterway structures. Proper installation, size of waterbody, ice force, and other factors can influence the overall success of this practice. Many landowners choose to attach an aerator or circulator to a pier to maintain open water in the vicinity. As a general rule of thumb, installing these devices to existing authorized structures such as piers does not require permitting; however, additional DNR permitting may be required if you are placing a free-standing structure on the lake-bed or actions result in lake bed or river bottom disturbance. Visit https://dnr.wi.gov/topic/Waterways/construction/avoidIceDamage.html for more information.

State Regulations:

DNR permitting is not required provided:

1. The aeration system is attached to a legal structure (pier, retaining wall, etc.). This can be a previously permitted structure or a structure that is exempt from permitting.
2. The mixing action from the aerator does not disturb the lake bottom. Pointing the aerator flow perpendicular to the lakbed or towards the water surface will help ensure that the lake bottom is not significantly disturbed.

If these standards cannot be met, please visit dnr.wi.gov, keyword, "water permit"

Other Regulations:

In order to protect public safety, ice holes formed from an aerator must be marked with one of the following methods. Please contact the local sheriff's department to report a violation of this requirement (s. 167.26, Wis. Stats.):

- Erect and maintain a barricade around the holes consisting of uprights that are spaced at adequate intervals to maintain the barricade and that are connected by a continuous rope, cord, or similar material placed at least 2.5 feet and not more than 4.5 feet off the surface. The connecting rope, cord, or similar material shall have reflectorized, fluorescent, or lighted ribbon or tape or other reflectorized devices attached to it, so as to be highly visible, and shall be of sufficient strength to allow for the retrieval of the barricade following melting of the ice.
- Erect and maintain a visual warning mechanism that is highly visible and that is reflectorized, fluorescent, or lighted.

Other Best Practices:

Please be aware you may be liable for any accidents that occur due to improperly marked ice holes. Disputes between neighboring landowners may be handled through a civil action. To avoid accidents or injuries, here are some additional best practices that should be followed:

- Limit the open water in the pier vicinity by orienting the circulator to create an upflow of water;
- Operate the aerator or circulator on a timer to limit run time to the duration necessary to keep the pier ice free;
- Install the aerator in a manner that avoids impacting the ice on your neighbor's property or creates unsafe ice conditions in recreational areas known to be used by for ice skaters, fishermen, snowmobilers, etc.

City of Pewaukee - New Agenda Item

Agenda Language:
Discussion and possible action regarding Pewaukee City Hall Interior Alteration contract and award to the lowest qualified bidder, Bear Construction Company, in the Amount of $975,449.

Sub Item Agenda Language:

Background Provided By:

Background:
In 2022, the City borrowed money to complete a City Hall remodeling project. A summary of the remodeling project includes:
1. Building out a new lunch room and bathrooms in the old Highway Garage to accommodate the Parks department moving its operations to the City Hall Campus.
2. Remodeling the 2nd floor kitchen/lunchroom (new countertops and bottom cupboards for code compliance, replace flooring, & painting the walls).
3. Building a deck off the 2nd floor kitchen with access from the kitchen.
4. Replacing the tile with carpet and painting the walls along the 2nd floor corridors.
5. Updating the lighting in the bathrooms and painting the walls.
6. Add an additional office space and workspace in the clerk's office and replace the carpeting, replace the countertop and painting walls.
7. Relocate Utility counter to main hallway and remodel space for staff including removing walls, new carpet, and painting walls.
8. Update conference rooms with new carpet and paint walls.
9. Expand building inspection and park & rec space by removing walls, creating a new office, replacing carpet and painting walls.
10. Remodel the old Field Utility Staff space by creating a new office, adding carpet, and painting walls.
11. Remodel Sheriff and Court space and adding secure doors to open up additional storage for Staff access.

Fiscal Impact:
The 2022 borrowing allocated $1,000,000 for the City Hall Remodel. The balance to date is $936,044. Approximately $39,405 will need to be reallocated to this project.

Recommended Motion:
Council award the contract to the lowest qualified bidder and re-allocate funds as necessary.

PEWAUKEE CITY HALL - INTERIOR ALTERATION

W240N3065 PEWAUKEE ROAD | PEWAUKEE, WI 53072

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PROJECT NOTES

PLUMBING NOTES:
1) ALL WORK TO BE BY DESIGN-BUILD PLUMBING CONTRACTOR.

FIRE PROTECTION NOTES:
1) ALL WORK TO BE BY DESIGN-BUILD FIRE PROTECTION CONTRACTOR.

SHEET INDEX

SHEET	DESCRIPTION
PLUMBING	
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F1.1	SECOND FLOOR FIRE SUPPRESSION NEW WORK PLAN

PROJECT NOTES

PLUMBING NOTES:
1) ALL WORK TO BE BY DESIGN-BUILD PLUMBING CONTRACTOR.

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BUILDING CODE SUMMARY

BASED ON THE:	WISCONSIN COMMERCIAL BUILDING CODE (2015 INTERNATIONAL BUILDING CODE w/WI AMENDMENTS)
	2015 INTERNATIONAL EXISTING BUILDING CODE
	2009 ANSI A117.1 ACCESSIBILITY CODE
	ALL OTHER CODES AND ORDINANCES AS REFERENCED BY THE ABOVE CODES.
AREA OF ALTERATION:	TOTAL AREA OF ALTERATION: 15,588 S.F. TOTAL EXISTING AREA: 28,804 S.F.
FIRE ALARM:	NOT REQUIRED
OCCUPANCY:	B BUSINESS, S-1 STORAGE
OCCUPANCY SEPARATION:	NONE
CONSTRUCTION TYPE:	III-B
SPRINKLER SYSTEM:	PARTIAL SPRINKLER, SEE T1.1
NUMBER OF STORIES:	2
ALTERATION LEVEL:	3
FLAME SPREAD & SMOKE INDEX:	CLASS C IN MOST SPRINKLERED SPACES, SEE IBC TABLE 803.11
CODE EXCEPTION:	NONE REQUESTED

PROJECT CONTACT INFO

OWNER:
PEWAUKEE CITY HALL
W240N3065 PEWAUKEE ROAD
PEWAUKEE, WI 53072

ARCHITECT:
THRIVE ARCHITECTS
259 SOUTH STREET, SUITE A
WAUKESHA, WI 53186
P: 833-380-6180
ATTN: DAVID M RASCHKA,
PROJECT MANAGER

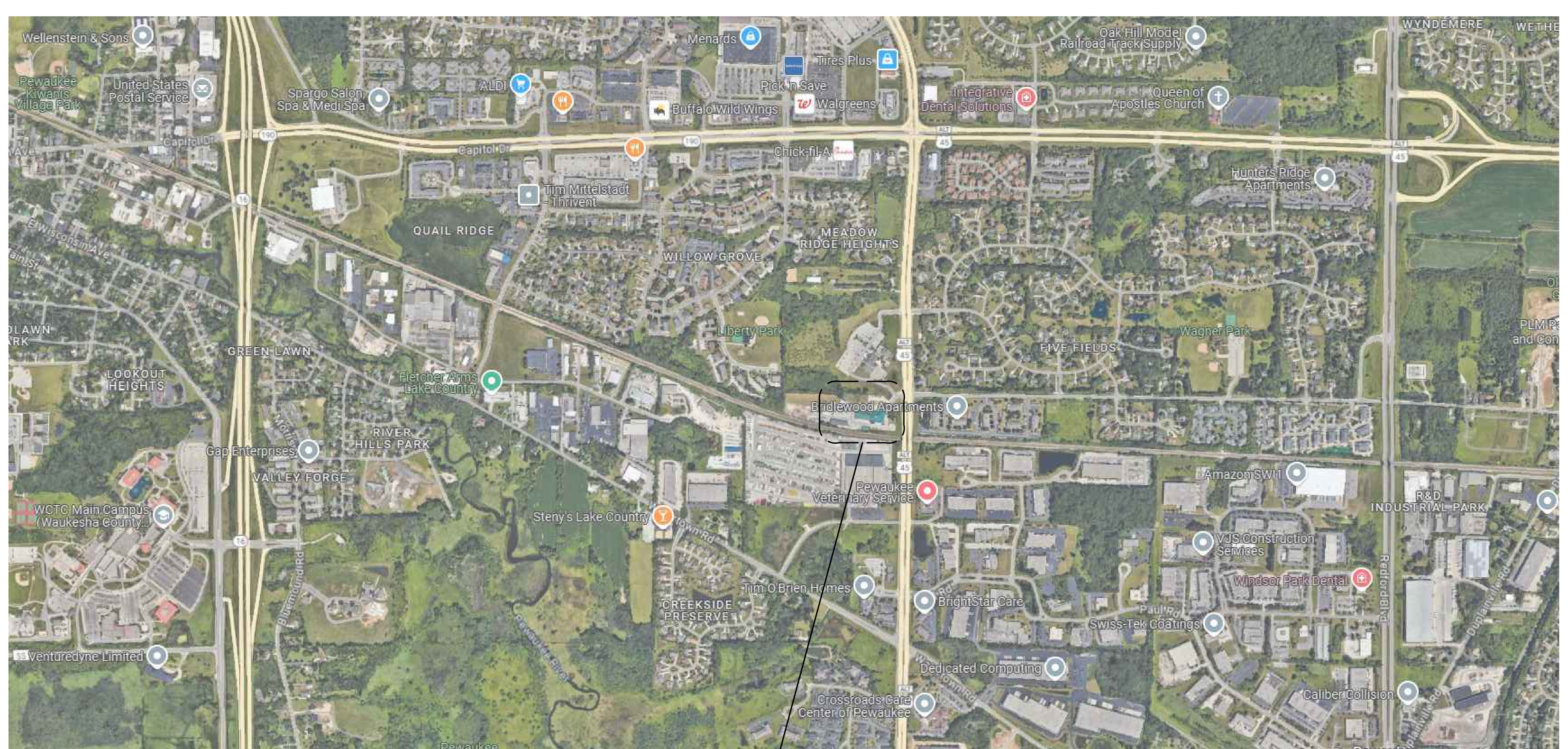
MECHANICAL ENGINEER:
ACCENDIS CONSULTING ENGINEERS, LLC
105 WINDSOR DR.
WAUKESHA, WI 53186
P: (608) 282-5489
E: JALLEN@ACCENDIS-ENG.COM
ATTN: JASON ALLEN

ELECTRICAL ENGINEER:
LEEDY & PETZOLD ASSOCIATES, LLC
11046 W BLUEMOUND ROAD
WAUWATOSA, WI 53226
P: (262) 860-1544
E: AMB@LEEDYPETZOLD.COM
ATTN: ALLISON BLAU

JEREMY BARTLETT,
ARCHITECT OF RECORD

GENERAL NOTES

1. CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.
2. ARCHITECT/DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE OR CONSTRUCTION ISSUES ARISING DUE GC/OWNERS FAILURE TO DISTRIBUTE ALL DOCS. SUBCONTRACTORS & SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCS BEFORE BIDDING, FABRICATING & INSTALL.
3. GC, SUBCONTRACTORS, MATERIAL SUPPLIERS, OWNER, ETC. MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING OR INSTALLING WORK.
4. SITE DIMENSIONS ARE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY. THE ARCHITECT/DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
5. MECH, ELEC, PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR; THE ARCHITECT ASSUMES NO LIABILITY.
6. ALL MECH, ELEC, PLUMB & FIRE PROTECTION SYSTEMS/EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER SHALL ASSUME FULL RESPONSIBILITY FOR MAINTANANCE/OPPERATION UPON OCCUPANCY.
7. THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS. ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GC.
8. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW, IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED ANOTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAT 5'-0" ABOVE THE FLOOR, EXTINGUISHERS EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'-6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & OWNER PRIOR TO INSTALLATION.
9. ALL CONCRETE FLAT WORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL NOTES FOR CURING COMPOUND SPECS. CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.



SITE

VICINITY MAP 3
SCALE: N.T.S.

TYPICAL ABBREVIATIONS

ABV: Above
ACOUS: Acoustical
ADDL: Additional
ADH: Adhesive
ADJ: Adjustable
AFF: Above Finish Floor
AGG: Aggregate
AHJ: Authority Having Jurisdiction
A/C: Air Conditioning
ALT: Alternate
ALUM: Aluminum
ANC: Anchor, Anchorage
AB: Anchor Bolt
ANOD: Anodized
APX: Approximate
APT: Apartment
ARCH: Architect (architectural)
ASPH: Asphalt
AUTO: Automatic
AVE: Avenue
AVR: Average
AWN: Awning

BSMT: Basement
BM: Beam
BVL: Beveled
BITUM: Bituminous
BLK: Block
BLKG: Blocking
BLW: Below
BLDV: Boulevard
BTW: Between
BD: Board
BOT: Bottom
BLDG: Building
BUR: Built Up Roofing

B/O: By Others
BO: Bottom Of
BR: Bedroom

CAB: Cabinet
CALC: Calculation
CD: Cabinet Door
CG: Corner Guard
CIP: Cast-In-Place (Concrete)
CL: Centerline
CO: Clean Out
CONTR: Contract (or)
COORD: Coordinate
CRPT: Carpet
CIP: cast-in-place
CLK: Caulking
CAS: Casement
CB: Catch Basin
CLG: Ceiling
CT: Ceramic Tile
CIR: Circle
CLR: Clear
COL: Column
CONC: Concrete
CMU: Concrete Masonry Unit
CONST: CONSTruction
CONT: Continuous
CJT: Control Joint
CORR: Corrugated
CUFT: Cubic Foot
CUYD: Cubic Yard

DP: Dampproofing
DTL: Detail
DIA: Diameter
DIM: Dimension

DW: Dishwasher
DIV: Division
DR: Door
DH: Double Hung
DS: Downspout
DRWR: Drawer
DT: Drain Tile
DWG: Drawing
D: Nail Size

EW: Each Way
E: East
EL: Elevation
ELEV: Elevation
EQ: Equal
EQP: Equipment
EXCV: Excavate
EXH: Exhaust
EXIST: Existing
EXT: Exterior

FOC: Face of Concrete
FOF: Face of Finish
FOM: Face of Masonry
FOS: Face of Studs
FOW: Face of Wall
FBD: Fiberboard
FCB: Fiber Cement Board
FGL: Fiberglass
FIN: Finish
FFE: Finished Floor Elevation
FA: Fire Alarm
FE: Fire Extinguisher
FPL: Fireplace
FLSH: Flashing
FLR: Floor
FLOR: Fluorescent
FT: Foot, Feet

FTG: Footing
FND: Foundation
FRM: Fram(d), (ing)
FBO: Furnished by Others
FUR: Furred

GA: Gage, Gauge
GAL: Gallon
GL: Glass, Glazing
GI: Galvanized Iron
GLBK: Glass Block
GLB: Glue Laminated Beam
GT: Grout
GRD: Grade, Grading
GWB: Gypsum Wall Board

HWD: Hardware
HDR: Header
HTG: Heating
HVAC: Heating, Ventilation-Air Conditioning
HT: Height
HC: Hollow Core
HOR: Horizontal
HB: Hose Bib

IN: Inch
INCL: Include
ID: Inside Diameter
INS: Insulate
INT: Interior
INV: Invert

JNT: Joint
JST: Joist

KD: Kiln Dried
KIT: Kitchen

LB: Pound
LAM: Laminate(d)
LAV: Lavatory
LH: Left Hand
L: Length
LOA: Length Overall
LT: Light
LF: Lineal Feet
LL: Live Load
LVL: Laminated Veneer Lumber
LVR: Louver

MFR: Manufacturer
MO: Masonry Opening
MAX: Maximum
MAS: Masonry
MECH: Mechanic(al)
MC: Medicine Cabinet
MED: Medium
MDF: Medium Density Fiberboard
MDO: Medium Density Overlay
MBR: Member
MMB: Membrane
MTL: Metal
MWK: Millwork
MIN: Minimum
MIR: Mirror
MISC: Miscellaneous
MOD: Module
MLD: Moulding
MLB: Micro Laminate Beam

NOM: Nominal
N: North
NIC: Not in Contract
NTS: Not To Scale

NO, #: Number

O: Non-Operable Window Section
OBS: Obscure
OC: On Center
OP: Opaque
OPG: Opening
OSB: Orientated Strand Board
OD: Outside Diameter

PMT: Paint(ed)
PBD: Particle Board
PRT: partition
PVMT: Pavement
PERF: Perforate(d)
PLAS: Plaster
PLAM: Plastic Laminate
PLT: Plate
PLYWD: Plywood
PCC: Precast Concrete
PCF: Pounds Per Cubic Foot
PLF: Pounds Per Linear Foot
PSF: Pounds Per Square Foot
PSI: Pounds Per Square Inch
PBF: Prefabricated
PRF: Preformed
PT: Pressure Treated
PL: Property Line
PH: Toilet Paper Hanger

QTY: Quantity
QT: Quarry Tile

RAD: Radius
REF: Reference
RFL: Reflect(ed),(ive),(or)

REFR: Ref
REG: Register
RE: Reinforced
REQ'D: Required
RA: Return Air
REV: Revision
R: Riser
RD: Rod
R&S: Rod and Shelf
RFG: Roofing
RM: Room
RO: Rough Opening

SCH: Schedule
SCN: Screen
SECT: Section
SGD: Sliding Glass Door
SHTH: Sheathing
SHT: Sheet
SH: Shelf, Shelving
SIM: Similar
SKL: Skylight
S: South
SLB: Slab
SLD: Slider(ing)
SPEC: Specification
SQ: Square
STD: Standard
STV: Stove
STL: Steel
STR: Structural
SA: Supply Air
SC: Solid Core
SW: Shear Wall
SS: Stainless Steel
SYS: System

TEL: Telephone

TEMP: Tempered
TK: Tight Knot
T&G: Tongue and Groove
T/O: Top of
TOC: Top of Concrete
TOW: Top of Wall
TB: Towel Bar
T: Tread
TS: Tubular Steel
TYP: Typical

UL: Underwriters Laboratory
UNF: Unfinished
UNO: Unless Noted Otherwise

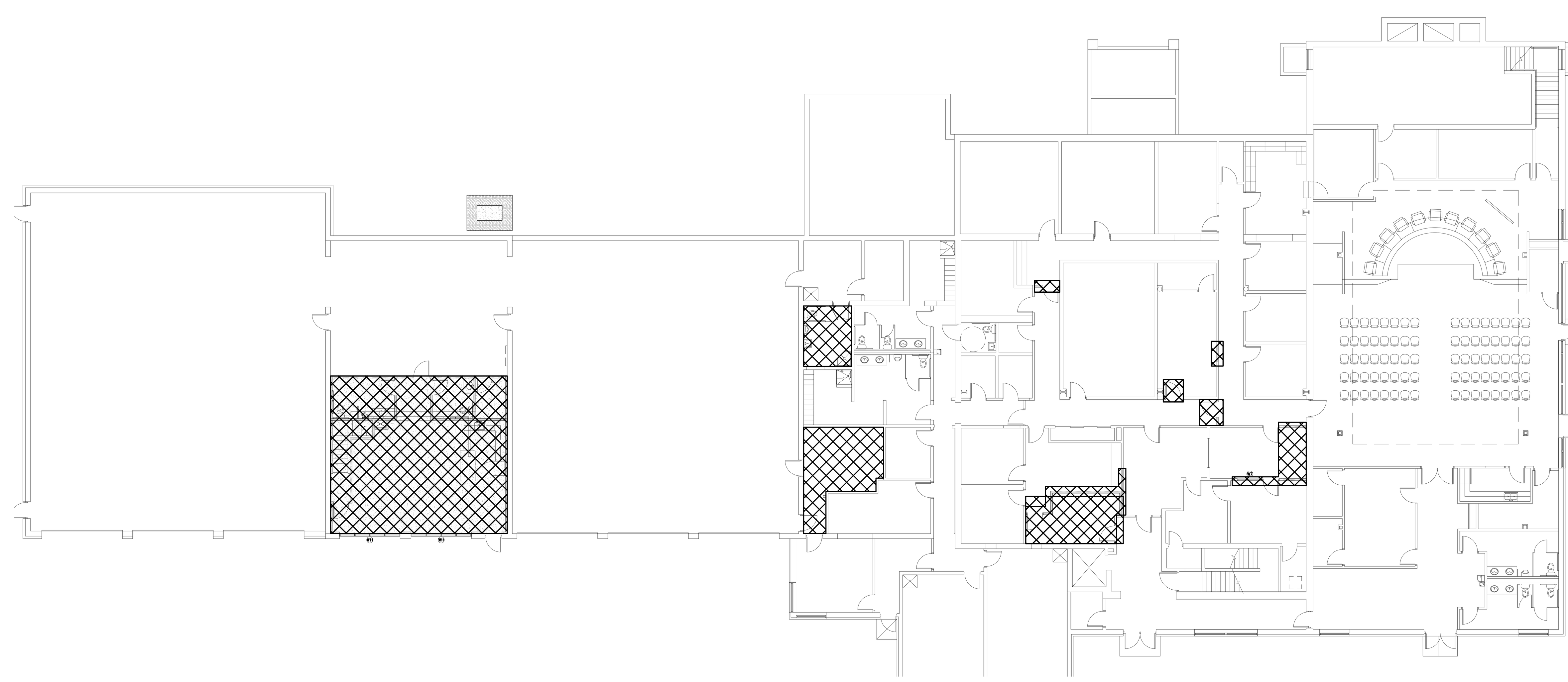
VB: Vapor Barrier
VAR: Varnish
VIF: Verify In Field
VRN: Veneer
VERT: Vertical
VG: Vertical Grain
VIN: Vinyl Sheet

WL: Wall
WC: Water Closet
WH: Water Heater
WP: Water Proofing
WR: Weather Resistant
WRB: Weather Resistive Barrier
WWF: Welded Wire Fabric
WWM: Welded Wire Mesh
W: West
WIN: Window
W/O: Without
W/: With
WD: Wood

X: Operable Window Section

LEVEL 2 ALTERATIONS
LEVEL 1 ALTERATIONS

SECOND FLOOR KEY PLAN 2
SCALE: N.T.S.



LEVEL 2 ALTERATIONS
LEVEL 1 ALTERATIONS

FIRST FLOOR KEY PLAN 1
SCALE: N.T.S.

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

Project Info. — 22099

PEWAUKEE CITY HALL
INTERIOR ALTERATION
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

Sheet Title
TITLE SHEET

Drawn by	Checked by
KJV	DMR

Revisions

No.	Date	Description
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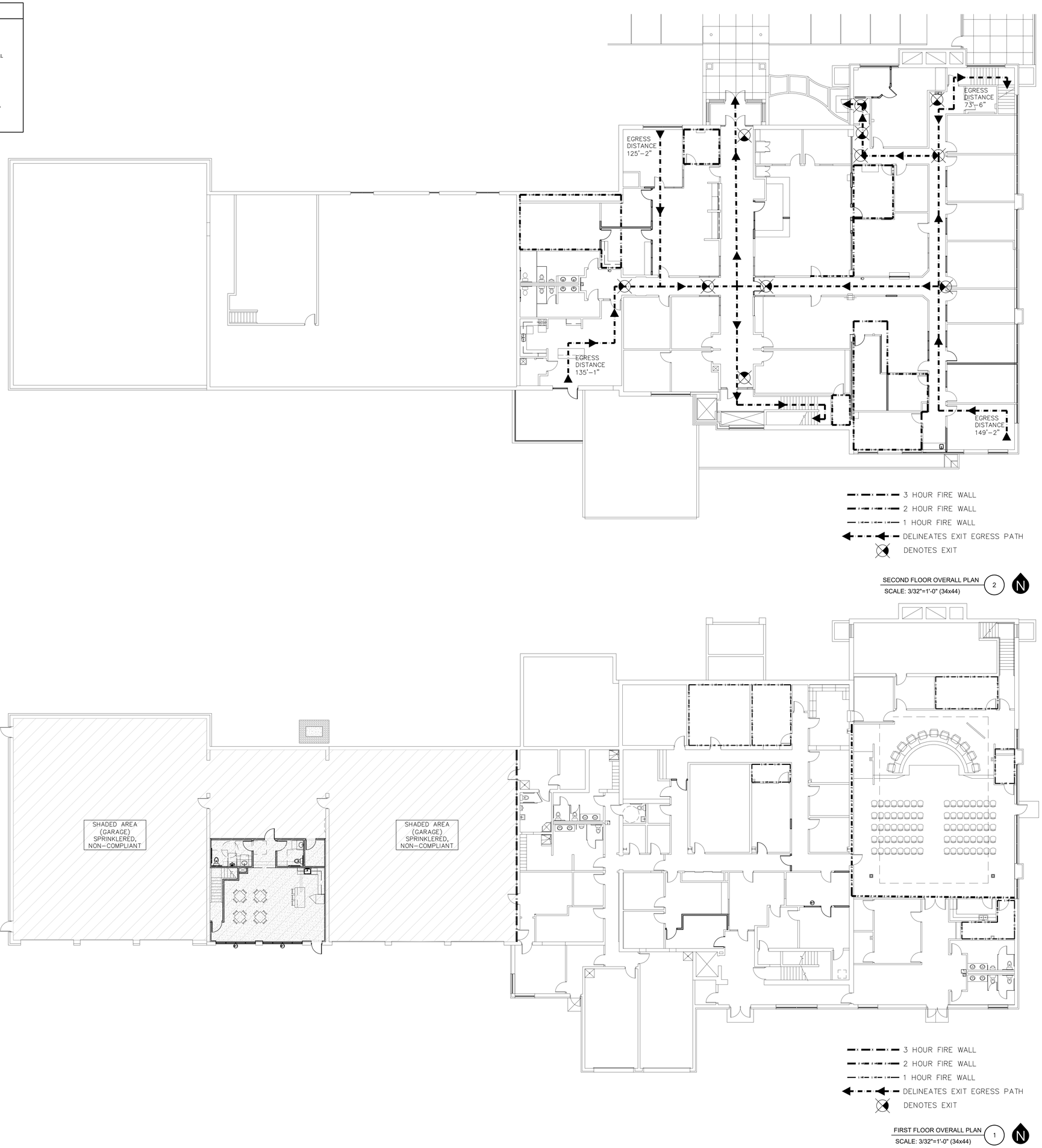
A	09.17.2025	Addendum A

2025-09-17_ADDENDUM A

Sheet No.
T1.0

GENERAL EGRESS NOTES

1. PROVIDE DIRECTIONAL SIGNAGE INDICATING THE LOCATION OF ACCESSIBLE MEANS OF EGRESS AT ALL INACCESSIBLE DENOTED EXITS IN COMPLIANCE WITH IBC 1009.11
2. EXIT AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS, THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAT 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.
3. IN CASE OF POWER LOSS, ALL EXIT ACCESS SIGNAGE SHALL PROVIDE CONTINUED ILLUMINATION FOR 90 MINUTES MINIMUM.
4. ALL EXIT PASSAGEWAYS AND STAIRWAYS SHALL BE PROVIDED WITH EMERGENCY EGRESS LIGHTING WITH A STAND-BY POWER SOURCE.
5. ALL REQUIRED EXIT SIGNS SHALL BE LIGHTED AT ALL TIMES.



SECOND FLOOR OVERALL PLAN (2)
SCALE: 3/32"=1'-0" (34x44)

FIRST FLOOR OVERALL PLAN (1)
SCALE: 3/32"=1'-0" (34x44)

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

Project Info. — 22099

PEWAUKEE CITY HALL

INTERIOR ALTERATION

W240N3065 Pewaukee Rd
Pewaukee, WI 53072

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OVERALL FLOOR PLANS & EGRESS NOTES

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KJV	DMR

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2025-09-17_ADDENDUM A

Sheet No.

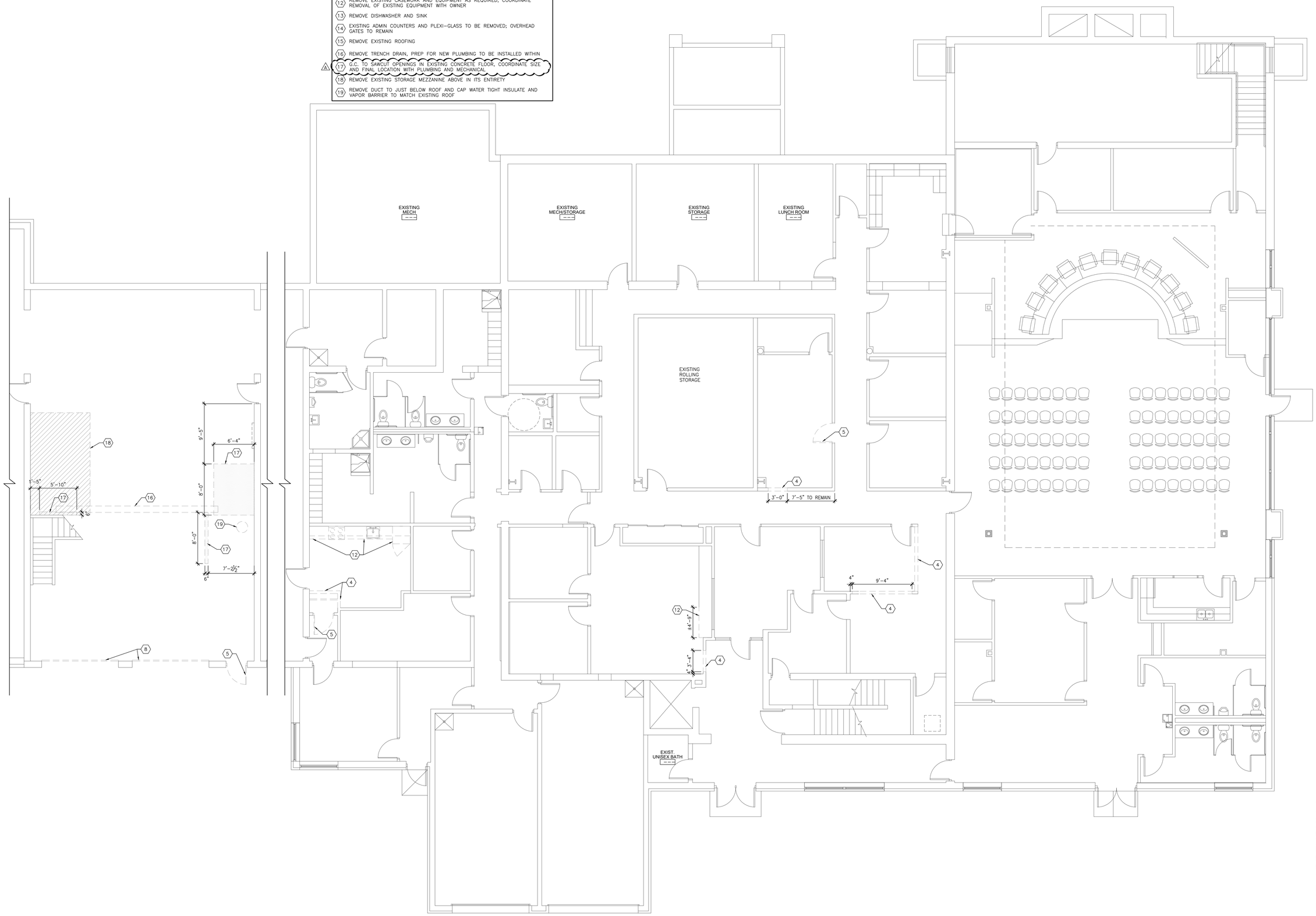
T1.1

GENERAL DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHALL BE INCLUDED AND VERIFIED WITH ARCHITECT IF NOT SPECIFIED ON DRAWINGS. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
2. G.C. TO COORDINATE WITH OWNER ANY SALVAGING AND RE-USING OF ANY REMOVALS.
3. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
4. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, LOAD BEARING CONSTRUCTION AND PARTITIONS, ETC. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT.
5. WHERE APPLICABLE, PATCH AND REPAIR AS REQUIRED EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
6. WHERE APPLICABLE, PATCH, REPAIR AND LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.

DEMOLITION PLAN KEYNOTES

1. REMOVE FLOORING, PREP FOR NEW FLOORING
2. PREP WALLS FOR NEW FINISHES, REMOVE WALL COVERINGS AS REQUIRED
3. REMOVE EXISTING COVE LIGHTING
4. REMOVE EXISTING WALL
5. REMOVE EXISTING DOOR AND FRAME
6. REMOVE EXISTING PLUMBING FIXTURES AND PARTITIONS, PREP FOR NEW FIXTURES
7. EXISTING FURRING & WINDOWS ARE CURRENTLY HIDDEN BEHIND EXISTING WALL. REMOVE GLASS/MULLIONS AS REQUIRED TO DEMO NEW WALL OPENINGS, ±8" MASONRY SILL COURSE TO BE REMOVED, PATCH AND REPAIR FOR NEW FLOOR
8. REMOVE EXISTING GARAGE DOOR AND FRAME
9. REMOVE EXISTING GLAZING
10. RELOCATE SCADA EQUIPMENT, COORD. W/ OWNER
11. REMOVE CEILING AS REQUIRED, G.C. TO COORDINATE RELOCATION OF CEILING TILE & VENTS ABOVE
12. REMOVE EXISTING CASEWORK AND EQUIPMENT AS REQUIRED, COORDINATE REMOVAL OF EXISTING EQUIPMENT WITH OWNER
13. REMOVE DISHWASHER AND SINK
14. EXISTING ADMIN COUNTERS AND PLEXI-GLASS TO BE REMOVED; OVERHEAD GATES TO REMAIN
15. REMOVE EXISTING ROOFING
16. REMOVE TRENCH DRAIN, PREP FOR NEW PLUMBING TO BE INSTALLED WITHIN
17. G.C. TO SAWCUT OPENINGS IN EXISTING CONCRETE FLOOR, COORDINATE SIZE AND FINAL LOCATION WITH PLUMBING AND MECHANICAL
18. REMOVE EXISTING STORAGE MEZZANINE ABOVE IN ITS ENTIRETY
19. REMOVE DUCT TO JUST BELOW ROOF AND CAP WATER TIGHT INSULATE AND VAPOR BARRIER TO MATCH EXISTING ROOF



FIRST FLOOR DEMO PLAN
SCALE: 3/16"=1'-0" (34x44)

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

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PEWAUKEE CITY HALL

INTERIOR ALTERATION

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FIRST FLOOR DEMOLITION PLAN

Drawn by	Checked by
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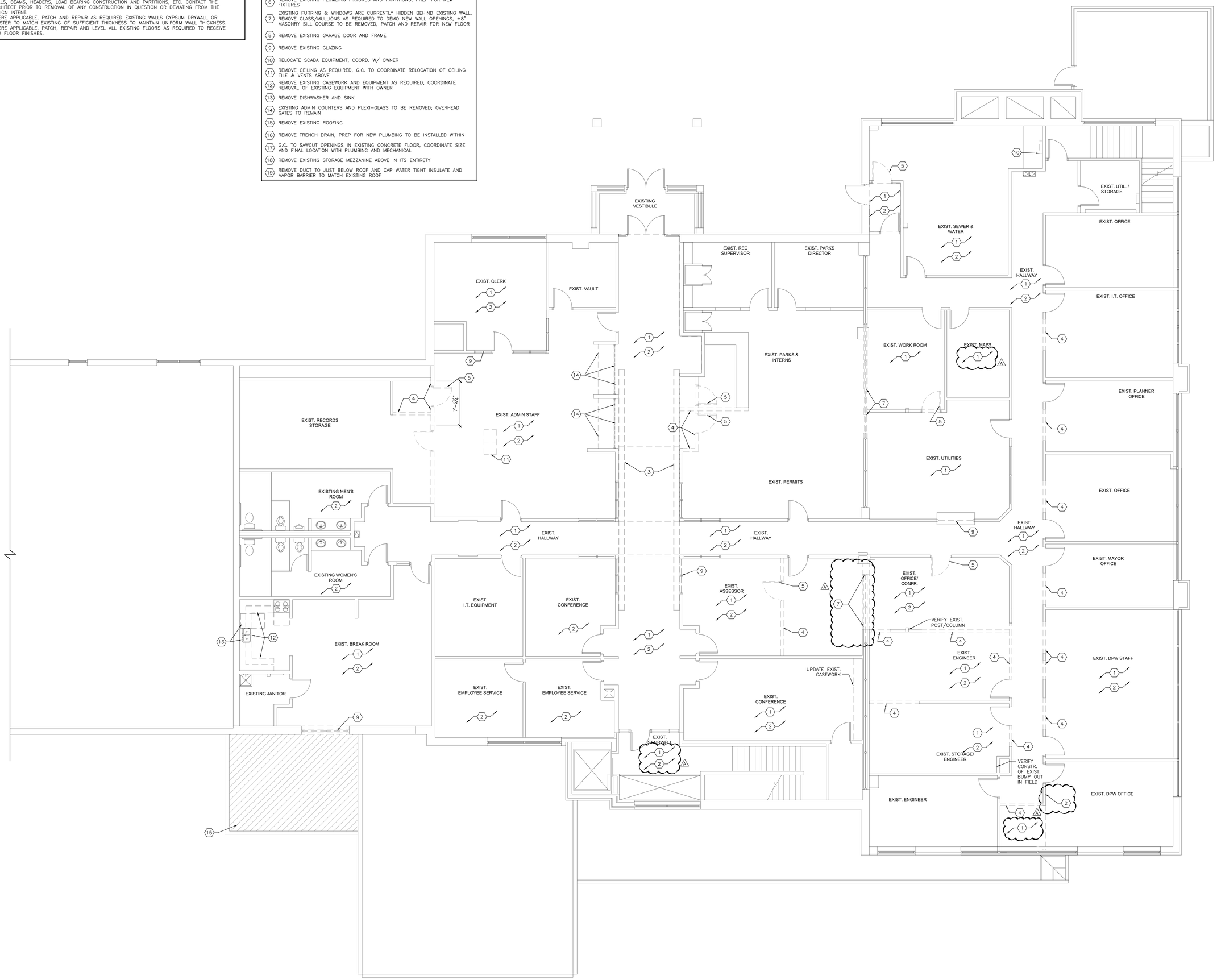
D1.0

GENERAL DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHALL BE INCLUDED AND VERIFIED WITH ARCHITECT IF NOT SPECIFIED ON DRAWINGS. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
2. G.C. TO COORDINATE WITH OWNER ANY SALVAGING AND RE-USING OF ANY REMOVALS.
3. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
4. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, LOAD BEARING CONSTRUCTION AND PARTITIONS, ETC. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT.
5. WHERE APPLICABLE, PATCH AND REPAIR AS REQUIRED EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
6. WHERE APPLICABLE, PATCH, REPAIR AND LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.

DEMOLITION PLAN KEYNOTES

1. REMOVE FLOORING, PREP FOR NEW FLOORING
2. PREP WALLS FOR NEW FINISHES, REMOVE WALL COVERINGS AS REQUIRED
3. REMOVE EXISTING COVE LIGHTING
4. REMOVE EXISTING WALL
5. REMOVE EXISTING DOOR AND FRAME
6. REMOVE EXISTING PLUMBING FIXTURES AND PARTITIONS, PREP FOR NEW FIXTURES
7. EXISTING FURRING & WINDOWS ARE CURRENTLY HIDDEN BEHIND EXISTING WALL. REMOVE GLASS/MULLIONS AS REQUIRED TO DEMO NEW WALL OPENINGS, ±8" MASONRY SILL COURSE TO BE REMOVED, PATCH AND REPAIR FOR NEW FLOOR
8. REMOVE EXISTING GARAGE DOOR AND FRAME
9. REMOVE EXISTING GLAZING
10. RELOCATE SCADA EQUIPMENT, COORD. W/ OWNER
11. REMOVE CEILING AS REQUIRED, G.C. TO COORDINATE RELOCATION OF CEILING TILE & VENTS ABOVE
12. REMOVE EXISTING CASEWORK AND EQUIPMENT AS REQUIRED, COORDINATE REMOVAL OF EXISTING EQUIPMENT WITH OWNER
13. REMOVE DISHWASHER AND SINK
14. EXISTING ADMIN COUNTERS AND PLEXI-GLASS TO BE REMOVED; OVERHEAD GATES TO REMAIN
15. REMOVE EXISTING ROOFING
16. REMOVE TRENCH DRAIN, PREP FOR NEW PLUMBING TO BE INSTALLED WITHIN
17. G.C. TO SAWCUT OPENINGS IN EXISTING CONCRETE FLOOR, COORDINATE SIZE AND FINAL LOCATION WITH PLUMBING AND MECHANICAL
18. REMOVE EXISTING STORAGE MEZZANINE ABOVE IN ITS ENTIRETY
19. REMOVE DUCT TO JUST BELOW ROOF AND CAP WATER TIGHT INSULATE AND VAPOR BARRIER TO MATCH EXISTING ROOF



SECOND FLOOR DEMOLITION PLAN
SCALE: 3/16"=1'-0" (34x44)

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

Project Info. — 22099

PEWAUKEE CITY HALL

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SECOND FLOOR DEMOLITION PLAN

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KJV	DMR

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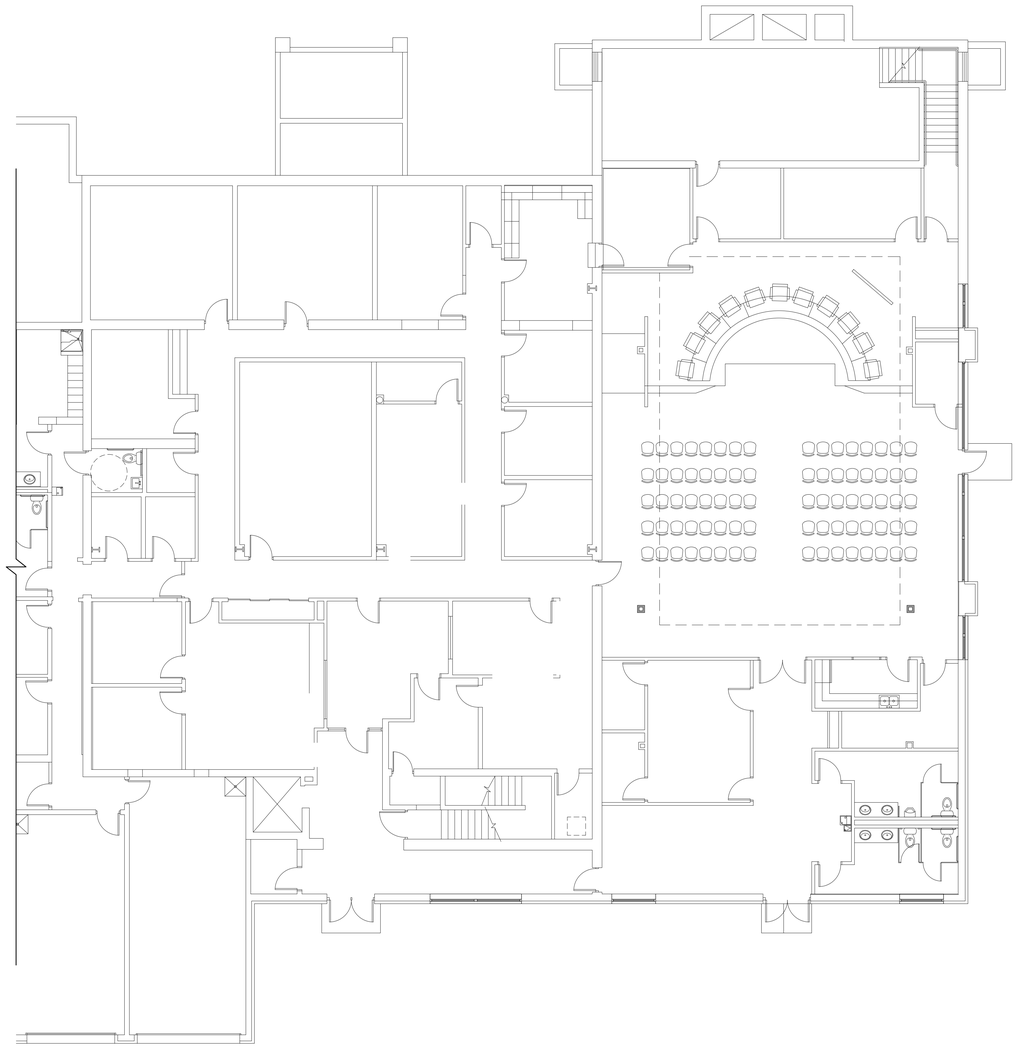
GENERAL DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHALL BE INCLUDED AND VERIFIED WITH ARCHITECT IF NOT SPECIFIED ON DRAWINGS. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
2. G.C. TO COORDINATE WITH OWNER ANY SALVAGING AND RE-USING OF ANY REMOVALS.
3. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
4. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, LOAD BEARING CONSTRUCTION AND PARTITIONS, ETC. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT.
5. WHERE APPLICABLE, PATCH AND REPAIR AS REQUIRED EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
6. WHERE APPLICABLE, PATCH, REPAIR AND LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.

SECOND FLOOR CEILING DEMOLITION PLAN 2
SCALE: 1/8"=1'-0" (34x44)



FIRST FLOOR CEILING DEMOLITION PLAN 1
SCALE: 1/8"=1'-0" (34x44)

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

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CEILING DEMOLITION PLANS

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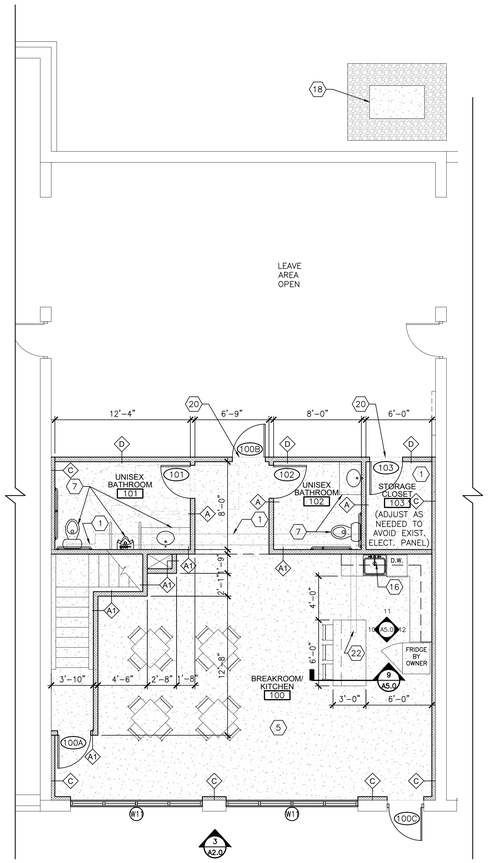
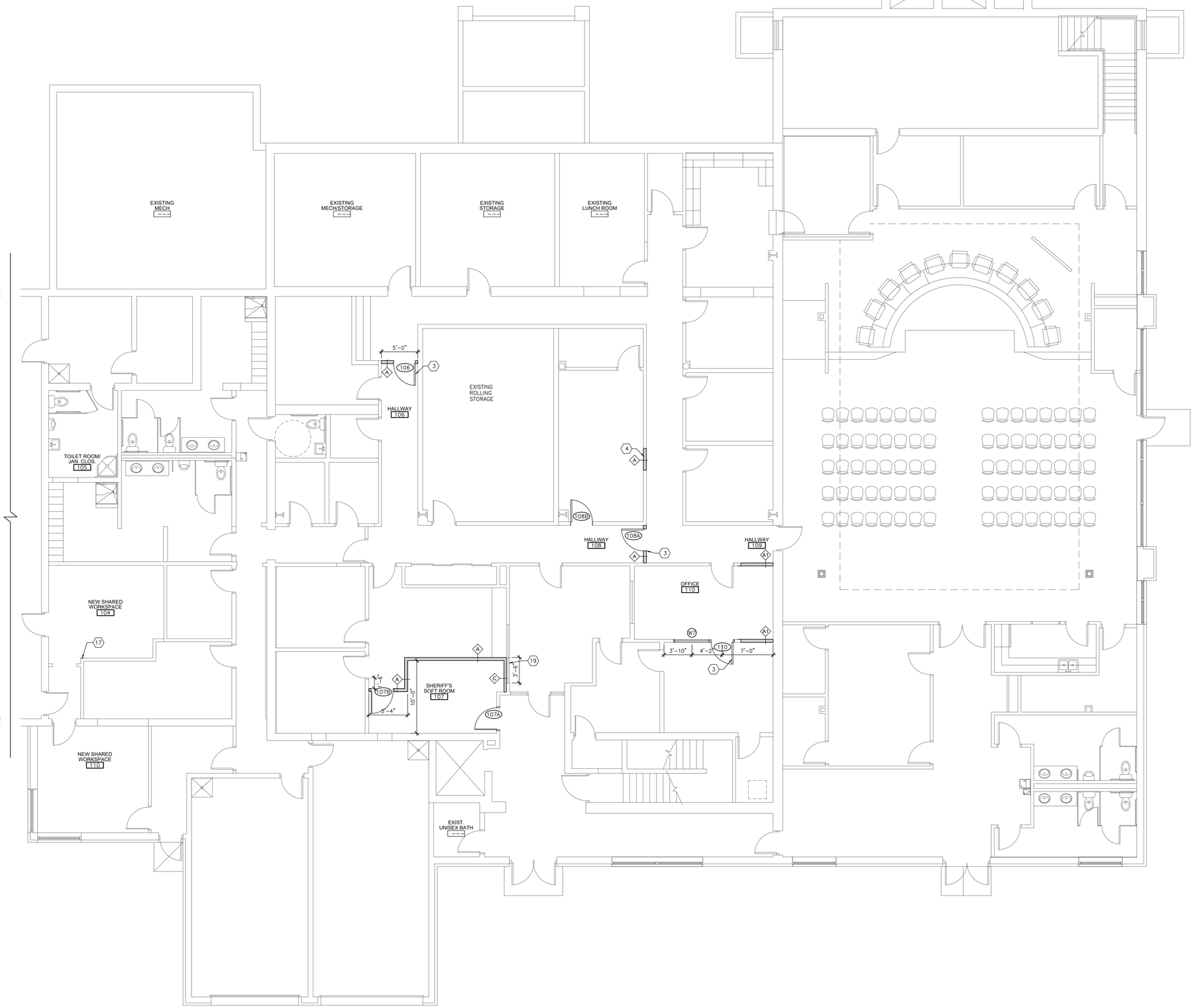
FLOOR PLAN KEYNOTES

1. INSTALL PLUMBING IN EXISTING TRENCH DRAIN, COORDINATE LOCATIONS WITH PLUMBING; ONCE INSTALLED, INFILL EXISTING TRENCH DRAIN WITH CONCRETE TO MATCH FLOOR LEVEL
2. PROVIDE LAYER OF 5/8" DRYWALL OVER EXISTING TILE
3. NEW SECURE DOOR, CARD ACCESS HARDWARE REQUIRED
4. INFILL EXISTING WALL
5. PATCH AND REPAIR EXISTING CONCRETE SLAB, PROVIDE LEVELER AND FLOAT OUT AS REQUIRED
6. REPLACE FIXTURES, PREP FOR NEW FINISHES
7. NEW PLUMBING FIXTURES
8. NEW BAR SINK W/ FILTERED TAP
9. PROVIDE MULLION MATE AT EXISTING WINDOW TO NEW WALL CONNECTION, SEE DETAIL 1/A6.0
10. NEW WALK OUT DECK ON SLEEPERS OVER EXISTING ROOF MEMBRANE. RAISE HEADER IN EXISTING WINDOW OPENING FOR NEW ACCESS DOOR.
11. EXISTING ELECTRICAL PANELS
12. ADD NEW VERTICAL GRAB BARS
13. REFACE EXISTING UPPER CABINETS. REPLACE LOWERS W/ ADA COMPLIANT BASE CABINETS. SEE INTERIOR ELEVATIONS
14. INFILL NEW WALL WHERE EXIST FURRING OR WINDOWS HAVE BEEN REMOVED
15. NEW DROP BOX, COORD. LOCATION W/ OWNER
16. PROVIDE GARBAGE DISPOSAL, COORDINATE WITH PLUMBING AND ELECTRICAL
17. PATCH AND REPAIR DRYWALL AS REQUIRED FROM DEMOLITION
18. POUR NEW CONCRETE PAD FOR CONDENSOR, COORDINATE SIZE AND FINAL LOCATION WITH MECHANICAL, MIN. 24" GRAVEL AROUND PAD AT ALL SIDES
19. FROST GLAZING AS INDICATED IN PLAN
20. PROVIDE FLOORING TRANSITION AS REQUIRED
21. NEW MANUAL ROLL DOWN SECURITY DOOR
22. INSTALL ELECTRICAL IN NEW FLOOR OPENING, COORDINATE LOCATIONS WITH ELECTRICAL; ONCE INSTALLED, INFILL EXISTING OPENING WITH CONCRETE TO MATCH FLOOR LEVEL

GENERAL NOTES

1. SEE SHEET A6.0 FOR WALL TYPES. ALL WALLS ARE TYPE A UNLESS OTHERWISE NOTED.
2. "FE" IDENTIFIES THE LOCATION OF FIRE EXTINGUISHERS CABINETS; SEE DETAIL 3 SHEET A5.3.
3. G.C. TO COORDINATE WITH OWNER ALL ELECTRICAL OUTLET NEEDS/LOCATIONS.
4. ARCHITECT TO COORDINATE WITH OWNER ALL FINISHES.
5. PLEASE NOTE TYPE IA, IB, IIA AND IIB CONSTRUCTION CLASSIFICATION TYPES REQUIRE FIRE TREATED BLOCKING.
6. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET AREAS, INCLUDING BUT NOT LIMITED TO TOILET ROOMS, KITCHENS, AND JANITOR CLOSETS.





FIRST FLOOR PLAN
SCALE: 3/16"=1'-0" (34x44)

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

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FIRST FLOOR PLAN

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FLOOR PLAN KEYNOTES

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7. NEW PLUMBING FIXTURES
8. NEW BAR SINK W/ FILTERED TAP
9. PROVIDE MULLION MATE AT EXISTING WINDOW TO NEW WALL CONNECTION, SEE DETAIL 1/A6.0
10. NEW WALK OUT DECK ON SLEEPERS OVER EXISTING ROOF MEMBRANE. RAISE HEADER IN EXISTING WINDOW OPENING FOR NEW ACCESS DOOR.
11. EXISTING ELECTRICAL PANELS
12. ADD NEW VERTICAL GRAB BARS
13. REFACE EXISTING UPPER CABINETS. REPLACE LOWERS W/ ADA COMPLIANT BASE CABINETS. SEE INTERIOR ELEVATIONS
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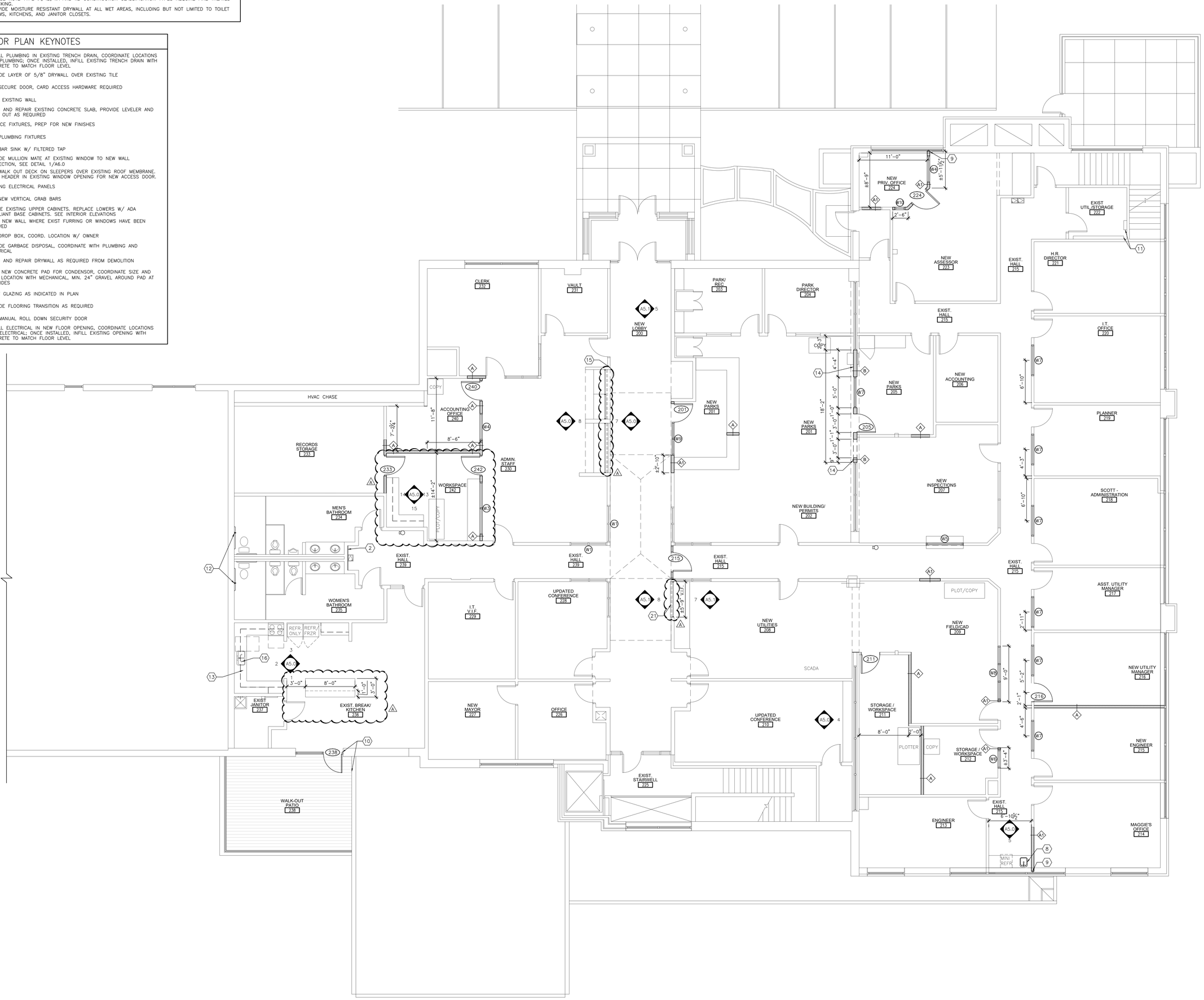

SECOND FLOOR PLAN

SCALE: 3/16"=1'-0" (34x44)

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

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SECOND FLOOR PLAN

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A1.1

GENERAL RCP NOTES

1. ALL LIGHTING DESIGN AND COORDINATION BY E.C. ARCHITECTURAL LIGHTING INDICATING DESIGN INTENT ONLY AND IS ONLY SCHEMATIC IN NATURE.
2. MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAT 1 FOOT-CANDLE AT THE WALKING SURFACE; PER IBC 1006.2
3. ALL CEILING HEIGHTS NOTED MUST BE VERIFIED IN FIELD.

CEILING LEGEND

TYPE
X'X" — CLG. TYPE, CLG. HEIGHT

CEILING FINISH SCHEDULE

TAG	DESCRIPTION
ACT-1	TYPICAL 15/16" GRID W/ 2'x2' ACOUSTICAL TILE, WHITE
WD-1	SOUNDPLY ACOUSTIC BAFFLES, TILDE LR SERIES, SIZE: 2"x24", SPACING: 30", LIGHTING
GYP	5/8" GYPSUM BOARD, PAINTED WHITE

RCP FIXTURE KEY

○	RECESSED CAN LIGHT
▭	2x4 LAY-IN FIXTURE
▭	24"x24" AIR RETURN, V.I.F.
▭	24"x48" AIR RETURN, V.I.F.
▭	24"x24" DIFFUSER, V.I.F.
□	P.A. SPEAKER, V.I.F.
◎	SKYLIGHT, V.I.F.

FIRST FLOOR RCP
SCALE: 3/16"=1'-0" (34x44)

1

N

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

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FIRST FLOOR REFLECTED CEILING PLAN

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A1.2

GENERAL RCP NOTES

1. ALL LIGHTING DESIGN AND COORDINATION BY E.C. ARCHITECTURAL LIGHTING INDICATING DESIGN INTENT ONLY AND IS ONLY SCHEMATIC IN NATURE.
2. MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAT 1 FOOT-CANDLE AT THE WALKING SURFACE; PER IBC 1006.2
3. ALL CEILING HEIGHTS NOTED MUST BE VERIFIED IN FIELD.

CEILING LEGEND

TYPE — CLG. TYPE
X'-X" — CLG. HEIGHT

CEILING FINISH SCHEDULE

TAG	DESCRIPTION
ACT-1	TYPICAL 15/16" GRID W/ 2'x2' ACOUSTICAL TILE, WHITE
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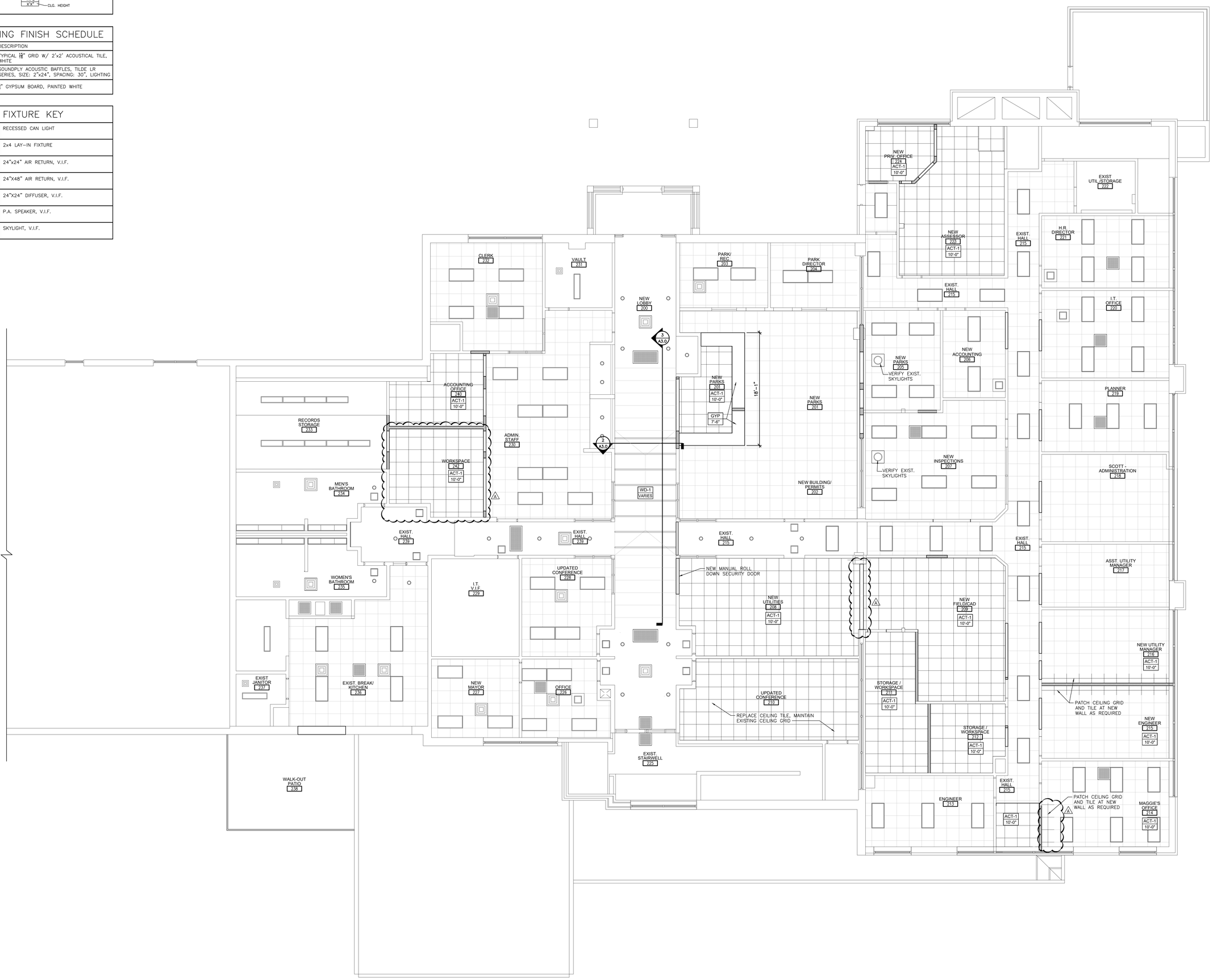
▣	24"X24" DIFFUSER, V.I.F.
□	P.A. SPEAKER, V.I.F.
◎	SKYLIGHT, V.I.F.



SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 3/16"=1'-0" (34x44)

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Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

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SECOND FLOOR REFLECTED CEILING PLAN

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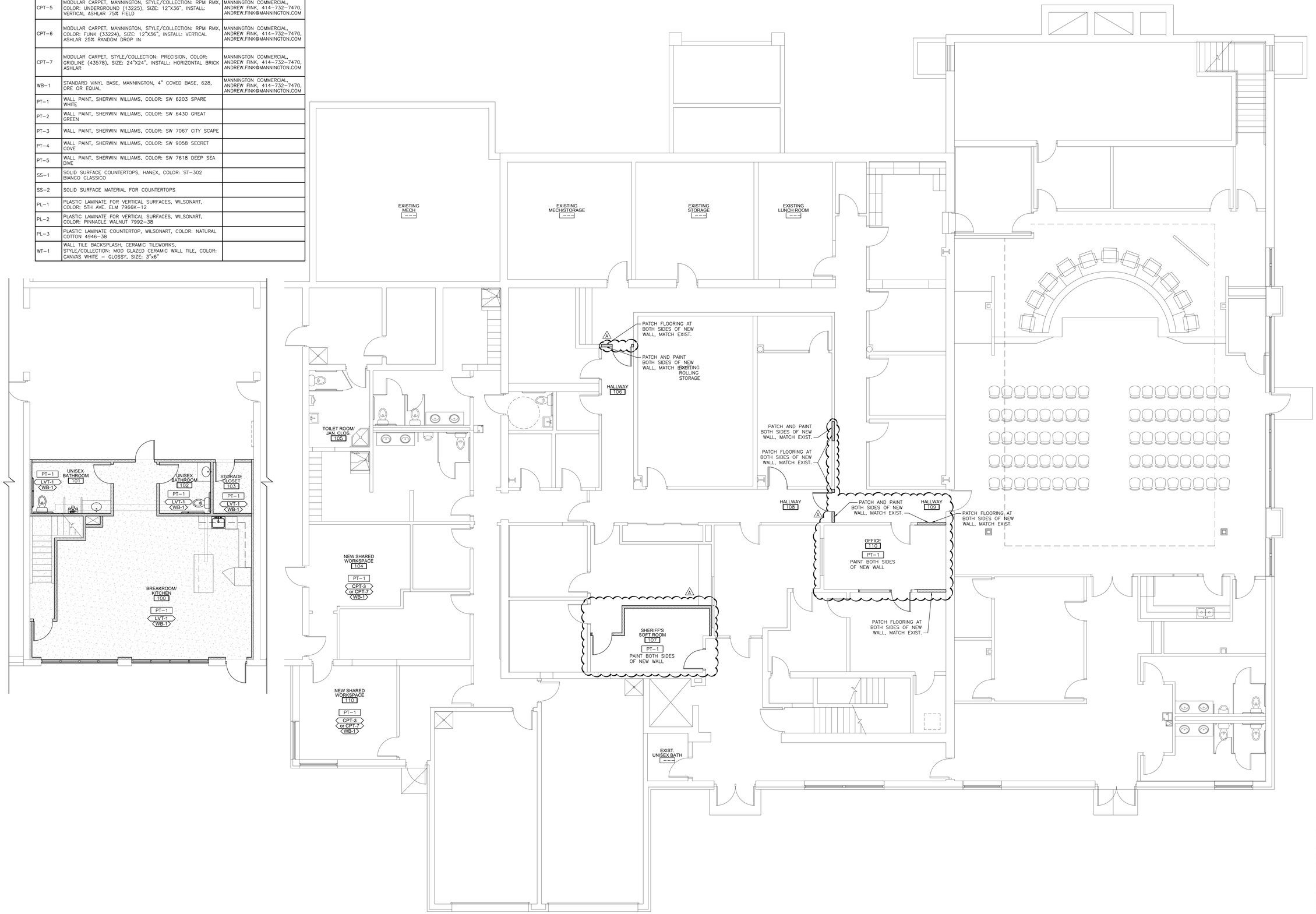
A1.3

FINISH SPECIFICATIONS

TAG	DESCRIPTION	CONTACT / SALES REP
LVT-1	VINYL FLOOR, PATCRAFT, COLLECTION: MATERIAL EDIT, COLOR: WOODTONE;WILLOW (00115), INSTALL: BRICK	PATCRAFT, RUSS ZOELLNER, 608-807-9592, RUSS.ZOELLNER@PATCRAFT.COM
LVT-2	VINYL FLOOR, PATCRAFT, COLLECTION: MATERIAL EDIT, COLOR: KILN;IVORY (00120), INSTALL: BRICK	PATCRAFT, RUSS ZOELLNER, 608-807-9592, RUSS.ZOELLNER@PATCRAFT.COM
CPT-1	MODULAR CARPET, MANNINGTON, STYLE/COLLECTION: FORCE, COLOR: KINETIC (11360), SIZE: 18"X36", INSTALL: HORIZONTAL BRICK ASHLAR	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
CPT-2	MODULAR CARPET, MANNINGTON, STYLE/COLLECTION: DISC RMX, COLOR: FUNK (33224), SIZE: 12"X36", INSTALL: VERTICAL ASHLAR	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
CPT-3	MODULAR CARPET, MANNINGTON, STYLE/COLLECTION: PRECISION, COLOR: ACUTE (34584), SIZE: 24"X24", INSTALL: HORIZONTAL BRICK ASHLAR	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
CPT-4	MODULAR CARPET, STYLE/COLLECTION: PORTLAND REVISITED SWITCHBACK PDX, COLOR: MULTNOMAH (14506), SIZE: 12"X36", INSTALL: VERTICAL ASHLAR	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
CPT-5	MODULAR CARPET, MANNINGTON, STYLE/COLLECTION: RPM RMX, COLOR: UNDERGROUND (13225), SIZE: 12"X36", INSTALL: VERTICAL ASHLAR 75% FIELD	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
CPT-6	MODULAR CARPET, MANNINGTON, STYLE/COLLECTION: RPM RMX, COLOR: FUNK (33224), SIZE: 12"X36", INSTALL: VERTICAL ASHLAR 25% RANDOM DROP IN	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
CPT-7	MODULAR CARPET, STYLE/COLLECTION: PRECISION, COLOR: GRIDLINE (43578), SIZE: 24"X24", INSTALL: HORIZONTAL BRICK ASHLAR	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
WB-1	STANDARD VINYL BASE, MANNINGTON, 4" COVED BASE, 628, ORE OR EQUAL	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
PT-1	WALL PAINT, SHERWIN WILLIAMS, COLOR: SW 6203 SPARE WHITE	
PT-2	WALL PAINT, SHERWIN WILLIAMS, COLOR: SW 6430 GREAT GREEN	
PT-3	WALL PAINT, SHERWIN WILLIAMS, COLOR: SW 7067 CITY SCAPE	
PT-4	WALL PAINT, SHERWIN WILLIAMS, COLOR: SW 9058 SECRET COVE	
PT-5	WALL PAINT, SHERWIN WILLIAMS, COLOR: SW 7618 DEEP SEA DIVE	
SS-1	SOLID SURFACE COUNTERTOPS, HANEX, COLOR: ST-302 BIANCO CLASSICO	
SS-2	SOLID SURFACE MATERIAL FOR COUNTERTOPS	
PL-1	PLASTIC LAMINATE FOR VERTICAL SURFACES, WILSONART, COLOR: 5TH AVE, ELM 7966K-12	
PL-2	PLASTIC LAMINATE FOR VERTICAL SURFACES, WILSONART, COLOR: PINNACLE WALNUT 7992-38	
PL-3	PLASTIC LAMINATE COUNTERTOP, WILSONART, COLOR: NATURAL COTTON 4946-38	
WT-1	WALL TILE BACKSPLASH, CERAMIC TILEWORKS, STYLE/COLLECTION: MOD GLAZED CERAMIC WALL TILE, COLOR: CANVAS WHITE - GLOSSY, SIZE: 3"x6"	

GENERAL NOTES

1. ALL FINISHES THROUGHOUT ENTIRETY OF BUILDING PROJECT ARE TO BE COORDINATED BY THE G.C WITH THE OWNER. FINAL SELECTIONS FORTHCOMING. THE FOLLOWING SPECIFICATIONS MAY CHANGE BASED ON FINAL SELECTIONS. ANY LEAD TIME ISSUES SHOULD BE BROUGHT TO THE DESIGNER'S ATTENTION IMMEDIATELY FOR RE-SELECTION.
2. ALL HARDWARE; CABINETRY, DOOR, ETC IS TO BE COORDINATED BY G.C. WITH THE OWNER.
3. ALL TRIM WORK IS TO BE COORDINATED BY G.C. WITH OWNER.
4. ———— REPRESENTS FLOORING TRANSITION, ALL TRANSITIONS TO BE CENTERED UNDER DOOR OPENING UNLESS NOTED OTHERWISE. FLOOR PATTERNS TO BE FINALIZED, THOSE SHOWN IN THIS PLAN ARE FOR BUDGETING PURPOSES ONLY.
5. ALL WALLS TO RECEIVE SATIN FINISH PAINT, ALL HOLLOW METAL FRAMES TO RECEIVE SEMI-GLOSS FINISH PAINT, ALL TOILET ROOMS & JANITOR CLOSETS TO RECEIVE EPOXY PAINT.
6. INSIDE OF CLOSED CABINETS TO BE WHITE MELAMINE. ALL EXPOSED CABINET FACES TO BE FINISHED AS SPECIFIED. SEE A5.0 &A5.1 INTERIOR ELEVATIONS FOR MORE INFORMATION.



FIRST FLOOR FINISH PLAN
SCALE: 3/16"=1'-0" (34x44)

THRIVE ARCHITECTS
Architect
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p: 833-380-6180

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FIRST FLOOR FINISH PLAN

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FINISH SPECIFICATIONS

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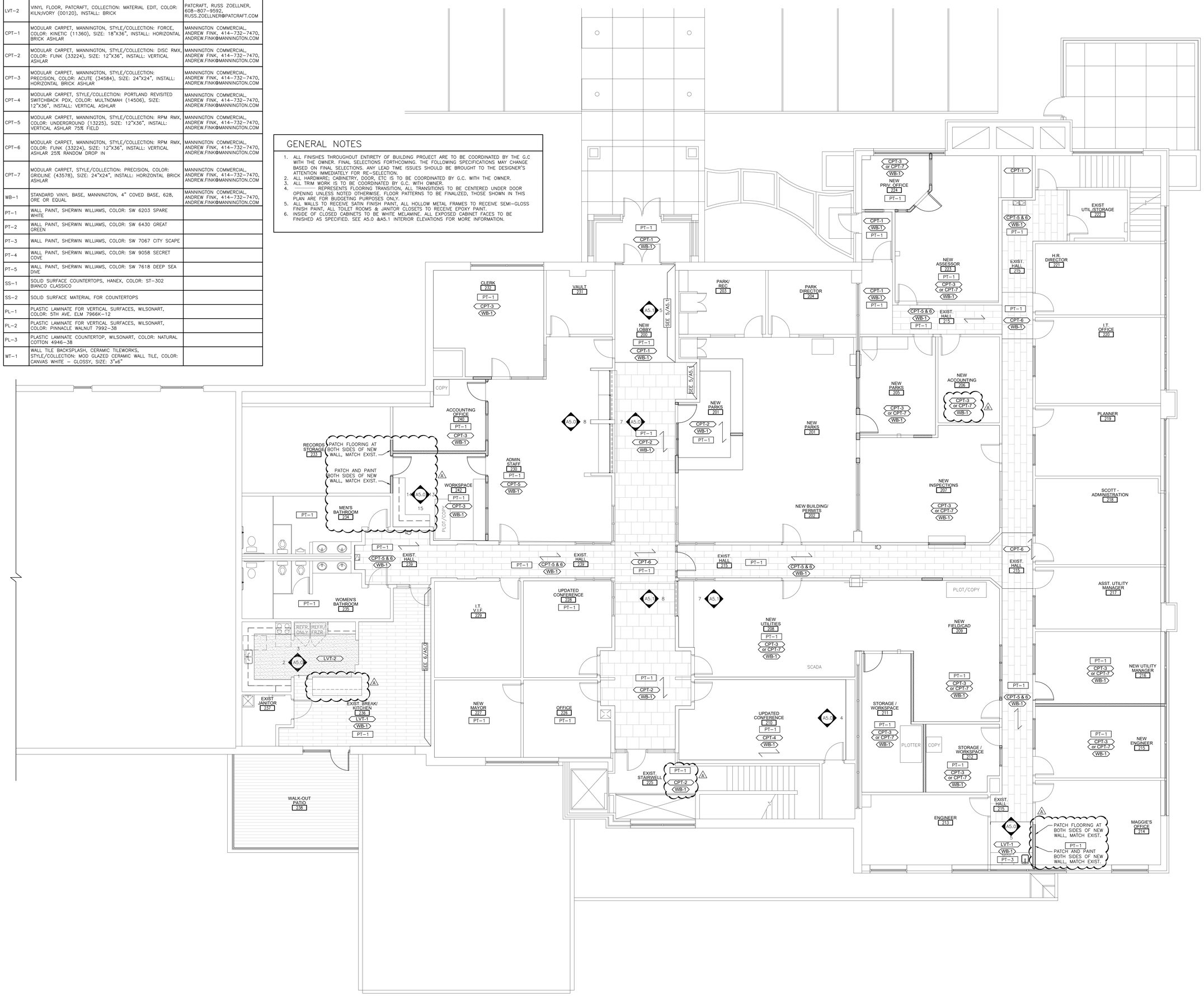
CPT-2	MODULAR CARPET, MANNINGTON, STYLE/COLLECTION: DISC RMX, COLOR: FUNK (33224), SIZE: 12"X36", INSTALL: VERTICAL ASHLAR	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
CPT-3	MODULAR CARPET, MANNINGTON, STYLE/COLLECTION: PRECISION, COLOR: ACUTE (34584), SIZE: 24"X24", INSTALL: HORIZONTAL BRICK ASHLAR	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
CPT-4	MODULAR CARPET, STYLE/COLLECTION: PORTLAND REVISITED SWITCHBACK PDX, COLOR: MULTNOMAH (14506), SIZE: 12"X36", INSTALL: VERTICAL ASHLAR	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
CPT-5	MODULAR CARPET, MANNINGTON, STYLE/COLLECTION: RPM RMX, COLOR: UNDERGROUND (13225), SIZE: 12"X36", INSTALL: VERTICAL ASHLAR 75% FIELD	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
CPT-6	MODULAR CARPET, MANNINGTON, STYLE/COLLECTION: RPM RMX, COLOR: FUNK (33224), SIZE: 12"X36", INSTALL: VERTICAL ASHLAR 25% RANDOM DROP IN	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
CPT-7	MODULAR CARPET, STYLE/COLLECTION: PRECISION, COLOR: GRIDLINE (43578), SIZE: 24"X24", INSTALL: HORIZONTAL BRICK ASHLAR	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
WB-1	STANDARD VINYL BASE, MANNINGTON, 4" COVED BASE, 628, ORE OR EQUAL	MANNINGTON COMMERCIAL, ANDREW FINK, 414-732-7470, ANDREW.FINK@MANNINGTON.COM
PT-1	WALL PAINT, SHERWIN WILLIAMS, COLOR: SW 6203 SPARE WHITE	
PT-2	WALL PAINT, SHERWIN WILLIAMS, COLOR: SW 6430 GREAT GREEN	
PT-3	WALL PAINT, SHERWIN WILLIAMS, COLOR: SW 7067 CITY SCAPE	
PT-4	WALL PAINT, SHERWIN WILLIAMS, COLOR: SW 9058 SECRET COVE	
PT-5	WALL PAINT, SHERWIN WILLIAMS, COLOR: SW 7618 DEEP SEA DIVE	
SS-1	SOLID SURFACE COUNTERTOPS, HANEX, COLOR: ST-302 BIANCO CLASSICO	
SS-2	SOLID SURFACE MATERIAL FOR COUNTERTOPS	
PL-1	PLASTIC LAMINATE FOR VERTICAL SURFACES, WILSONART, COLOR: 5TH AVE. ELM 7966K-12	
PL-2	PLASTIC LAMINATE FOR VERTICAL SURFACES, WILSONART, COLOR: PINNACLE WALNUT 7992-38	
PL-3	PLASTIC LAMINATE COUNTERTOP, WILSONART, COLOR: NATURAL COTTON 4946-38	
WT-1	WALL TILE BACKSPLASH, CERAMIC TILEWORKS, STYLE/COLLECTION: MOD GLAZED CERAMIC WALL TILE, COLOR: CANVAS WHITE - GLOSSY, SIZE: 3"x6"	

GENERAL NOTES

1. ALL FINISHES THROUGHOUT ENTIRETY OF BUILDING PROJECT ARE TO BE COORDINATED BY THE G.C WITH THE OWNER. FINAL SELECTIONS FORTHCOMING. THE FOLLOWING SPECIFICATIONS MAY CHANGE BASED ON FINAL SELECTIONS. ANY LEAD TIME ISSUES SHOULD BE BROUGHT TO THE DESIGNER'S ATTENTION IMMEDIATELY FOR RE-SELECTION.
2. ALL HARDWARE; CABINETRY, DOOR, ETC IS TO BE COORDINATED BY G.C. WITH THE OWNER.
3. ALL TRIM WORK IS TO BE COORDINATED BY G.C. WITH OWNER.
4. ——— REPRESENTS FLOORING TRANSITION, ALL TRANSITIONS TO BE CENTERED UNDER DOOR OPENING UNLESS NOTED OTHERWISE. FLOOR PATTERNS TO BE FINALIZED, THOSE SHOWN IN THIS PLAN ARE FOR BUDGETING PURPOSES ONLY.
5. ALL WALLS TO RECEIVE SATIN FINISH PAINT, ALL HOLLOW METAL FRAMES TO RECEIVE SEMI-GLOSS FINISH PAINT, ALL TOILET ROOMS & JANITOR CLOSETS TO RECEIVE EPOXY PAINT.
6. INSIDE OF CLOSED CABINETS TO BE WHITE MELAMINE. ALL EXPOSED CABINET FACES TO BE FINISHED AS SPECIFIED. SEE A5.0 &A5.1 INTERIOR ELEVATIONS FOR MORE INFORMATION.



SECOND FLOOR FINISH PLAN
SCALE: 3/16"=1'-0" (34x44)

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

Project Info. — 22099

PEWAUKEE CITY HALL

INTERIOR ALTERATION

W240N3065 Pewaukee Rd
Pewaukee, WI 53072

Sheet Title

SECOND FLOOR FINISH PLAN

Drawn by	Checked by
KJV	DMR

Revisions

No.	Date	Description
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A	09.17.2025	Addendum A

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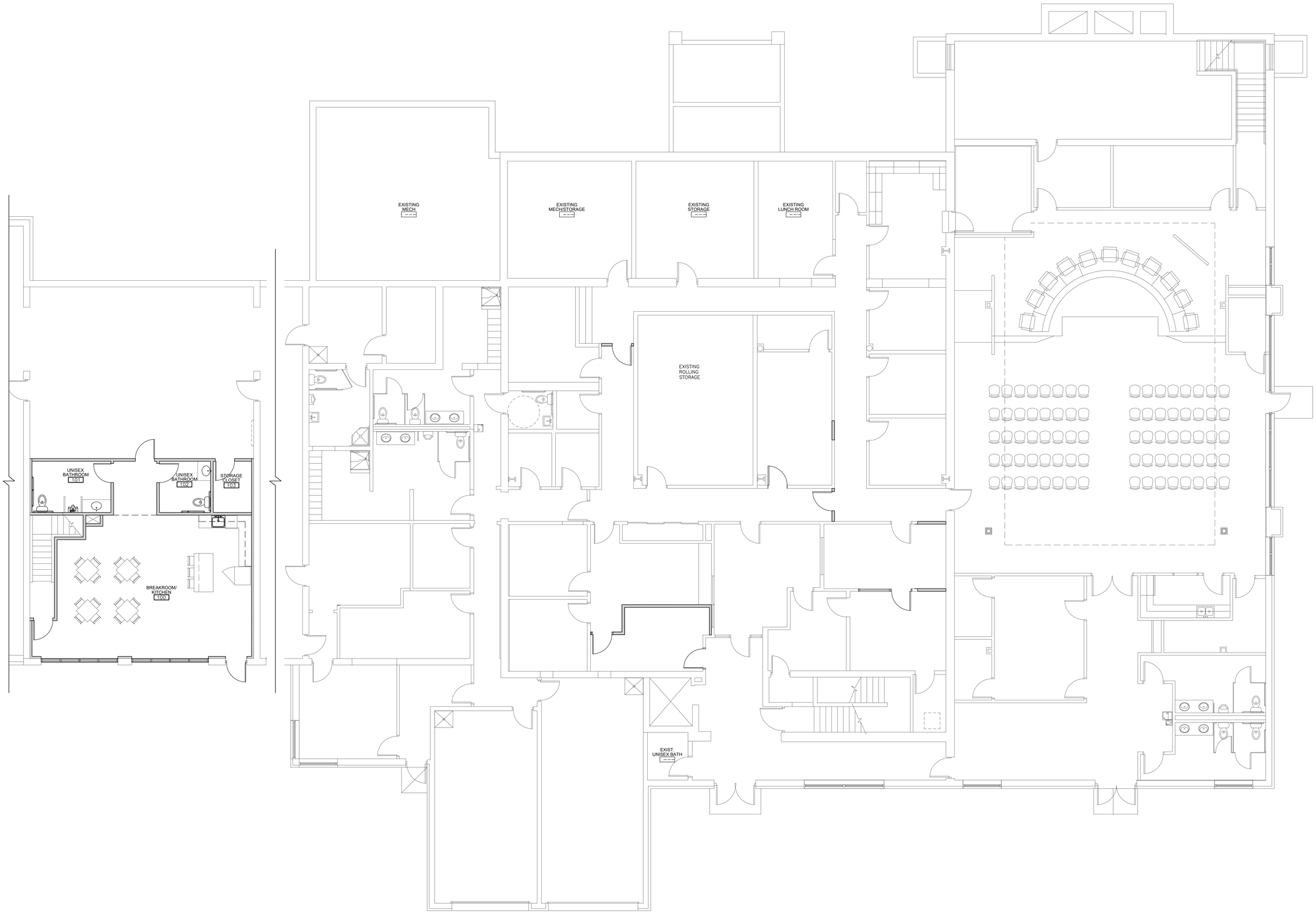
A1.5



FIRST FLOOR FURNITURE PLAN
SCALE: 3/16"=1'-0" (34x44)

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

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FIRST FLOOR FURNITURE PLAN

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1	09.17.2025	Addendum A

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A1.6

SECOND FLOOR FURNITURE PLAN

SCALE: 3/16"=1'-0" (34x44)

1

N

THRIVE ARCHITECTS

Architect

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WAUKESHA, WI 53186
p: 833-380-6180

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PEWAUKEE CITY HALL

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SECOND FLOOR FURNITURE PLAN

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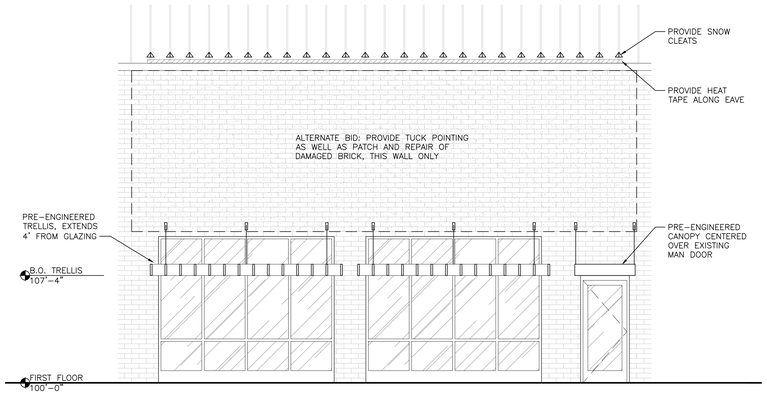
A1.7



SOUTH ELEVATION - NEW GLAZING (3)
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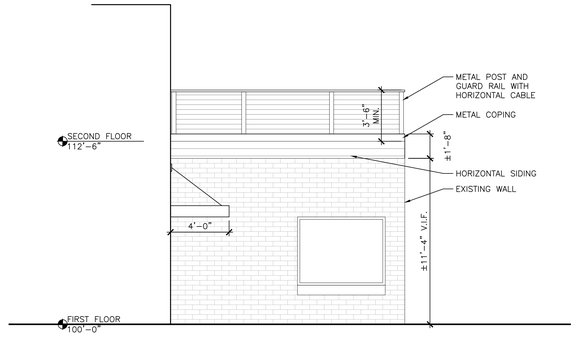

WEST ELEVATION - NEW PATIO (2)
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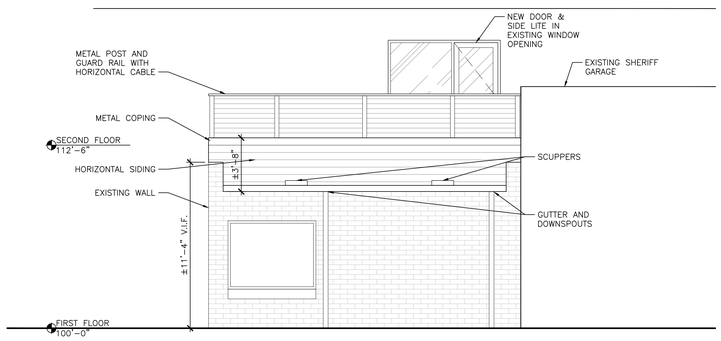

SOUTH ELEVATION - NEW PATIO (1)
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THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
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PEWAUKEE CITY HALL

INTERIOR ALTERATION

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ELEVATIONS

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A2.0

LINTEL SCHEDULE				
MARK	LINTEL	JAMB REINF	LINTEL TYPE	REMARKS
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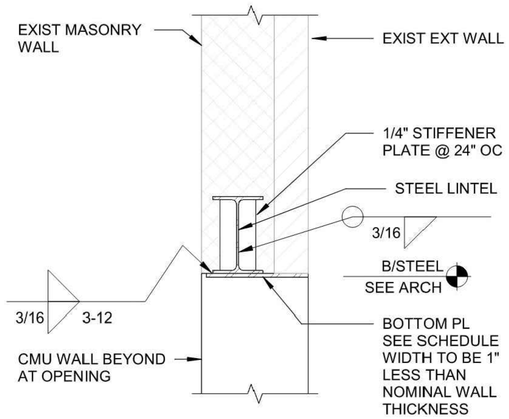

LINTEL TYPE A
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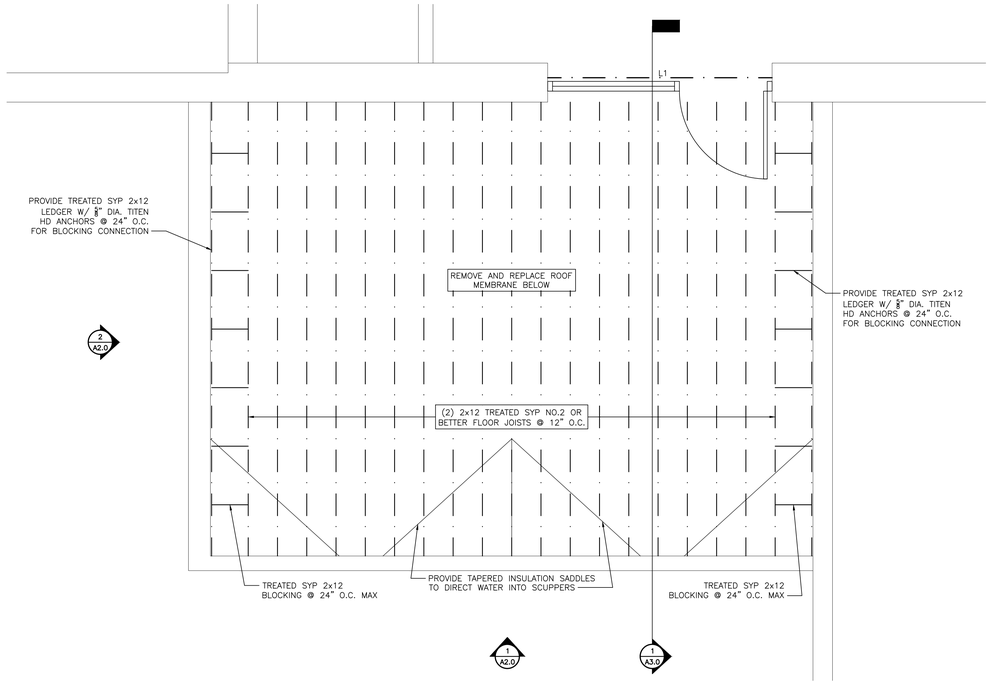

ENLARGED PATIO PLAN
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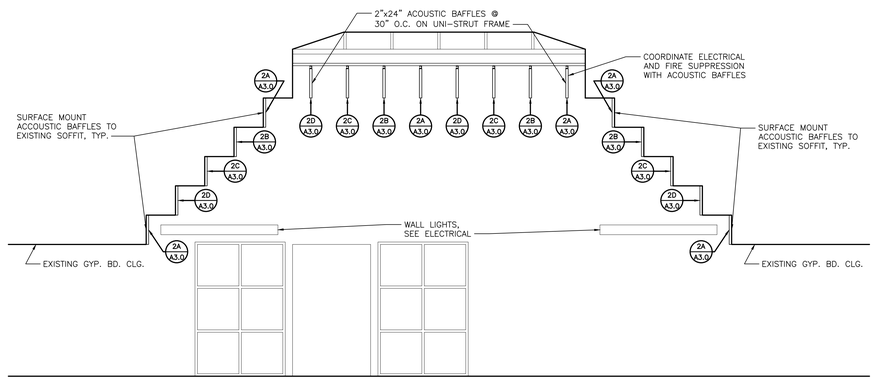

ACOUSTIC CEILING BAFFLES DETAIL
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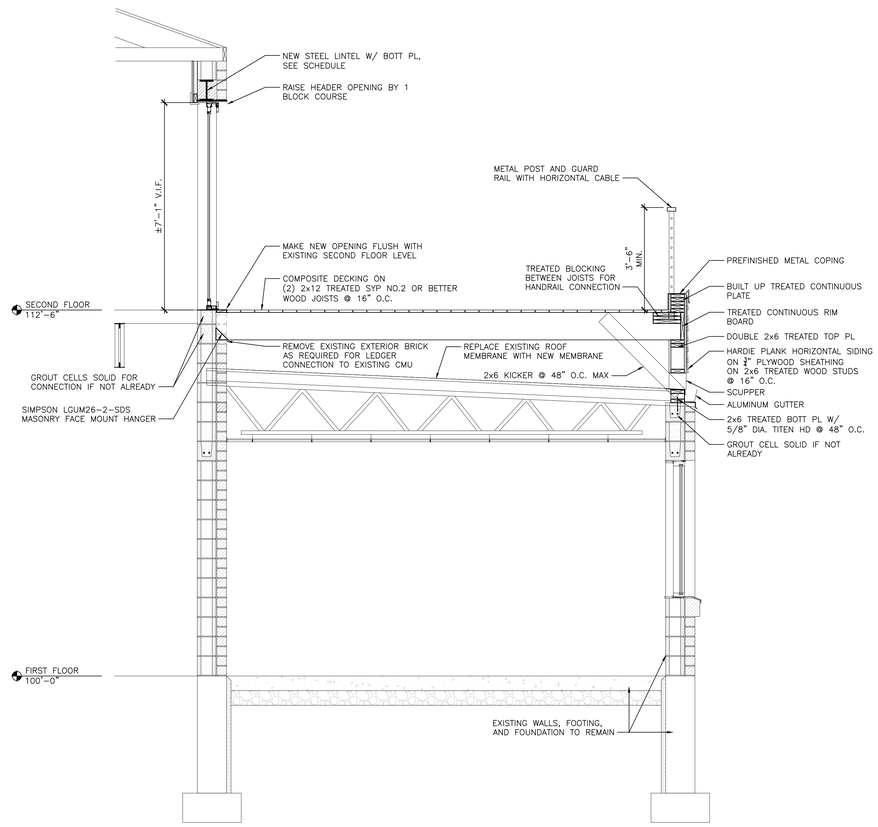

(PRELIM.) NEW BREAK ROOM PATIO SECTION
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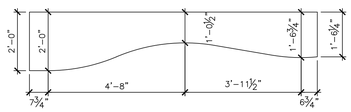

ACOUSTIC BAFFLE
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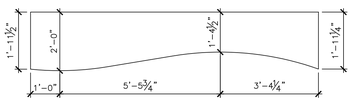

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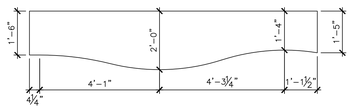

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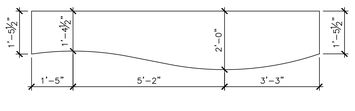

ACOUSTIC BAFFLE
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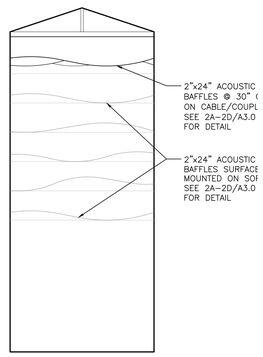

ACOUSTIC CEILING BAFFLES DETAIL
SCALE: 1/4"=1'-0" (34x44) 2

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

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PEWAUKEE CITY HALL

INTERIOR ALTERATION

W240N3065 Pewaukee Rd
Pewaukee, WI 53072

Sheet Title

SECTIONS

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KJV	DMR

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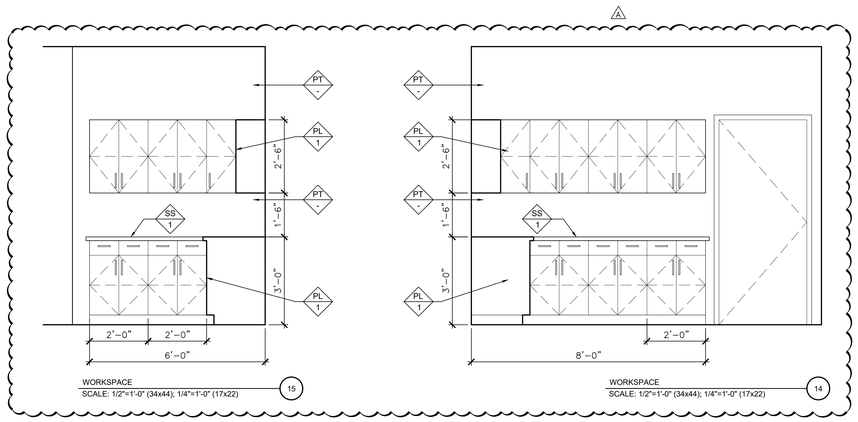
Sheet No.

A3.0

NOTES:
1. ALL CABINET AND COUNTERTOP FINISHES AND STYLES TO BE SELECTED BY THE OWNER, INSTALLED BY GC.

2. ALL TOILET ACCESSORIES (GRAB BARS, MIRRORS, TOILET PAPER DISPENSERS, SOAP DISPENSERS, AND TRASH RECEPTACLES) TO BE COORDINATED WITH OWNER, INSTALLED BY GC.



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WORKSPACE
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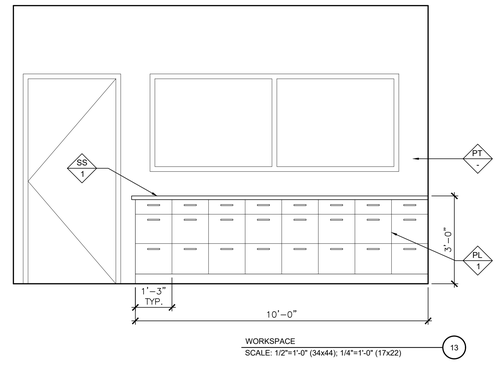

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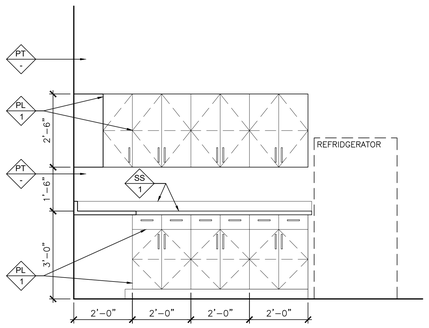

BREAKROOM / KITCHEN
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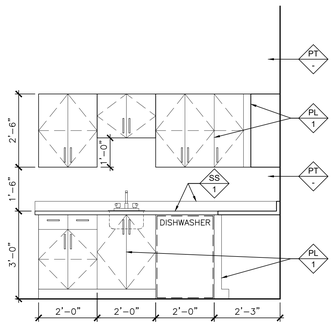

BREAKROOM / KITCHEN
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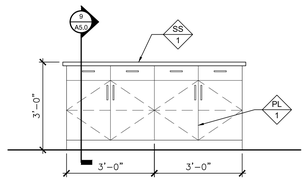

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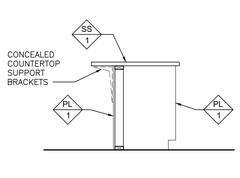

BREAKROOM / KITCHEN
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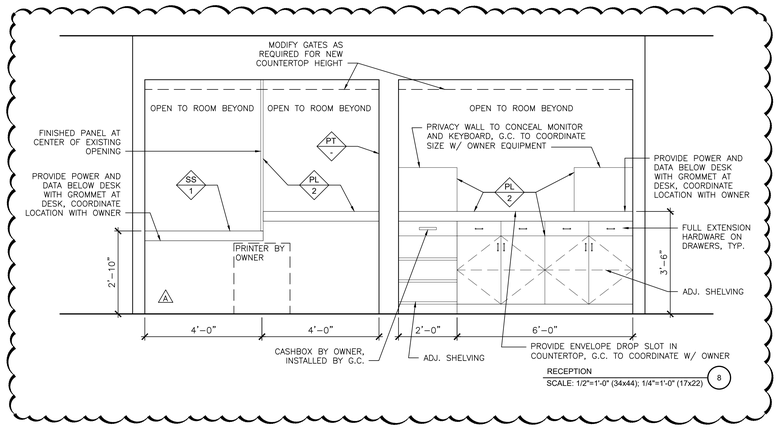

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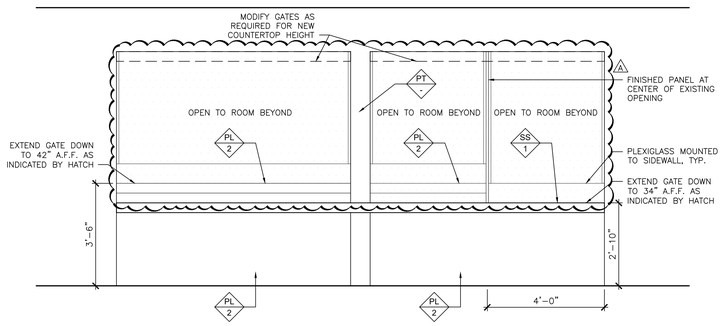

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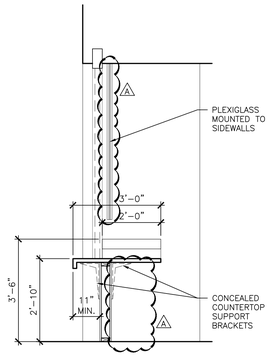

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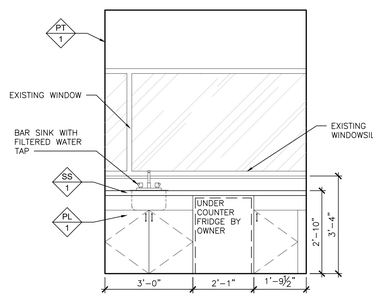

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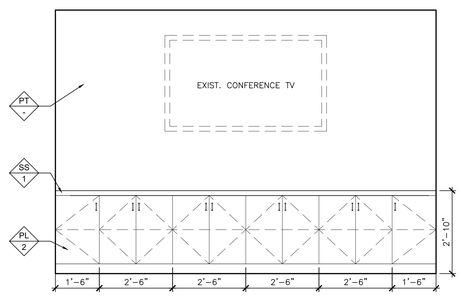

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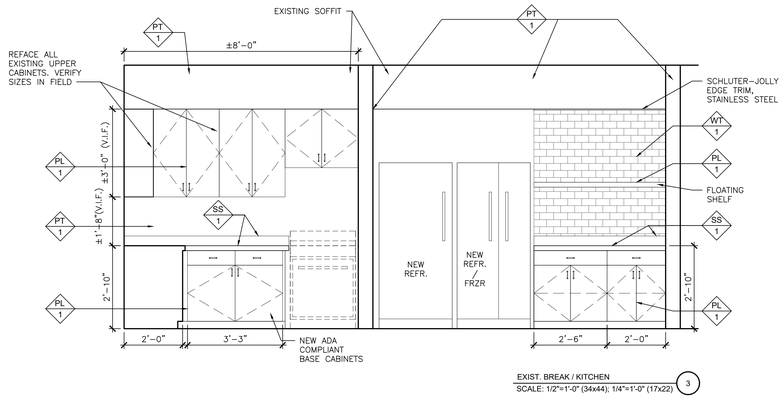

EXIST. BREAK / KITCHEN
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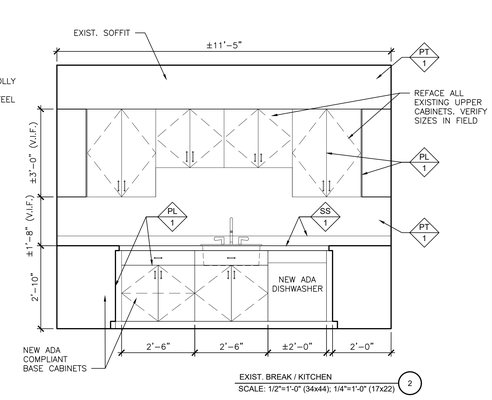

EXIST. BREAK / KITCHEN
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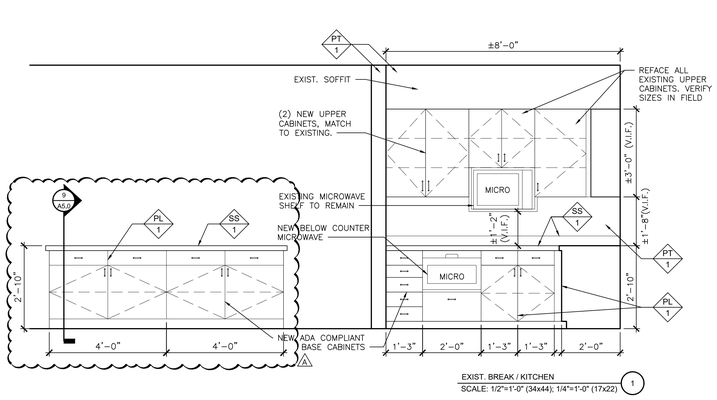

EXIST. BREAK / KITCHEN
SCALE: 1/2"=1'-0" (34x44); 1/4"=1'-0" (17x22) 1

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

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PEWAUKEE CITY HALL

INTERIOR ALTERATION

W240N3065 Pewaukee Rd
Pewaukee, WI 53072

Sheet Title

INTERIOR ELEVATIONS

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KJV	DMR

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2025-09-17_ADDENDUM A

Sheet No.

A5.0

NOTES:
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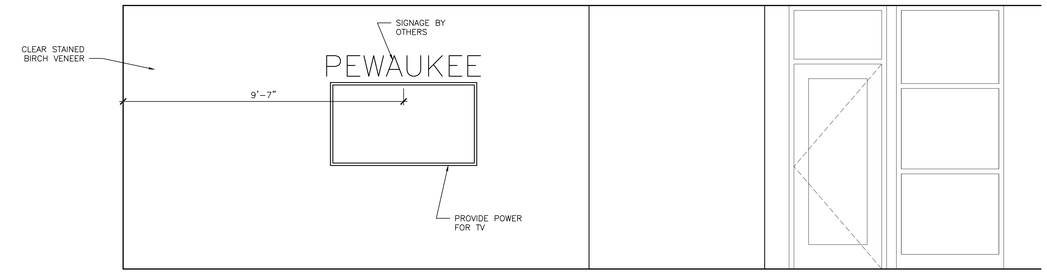

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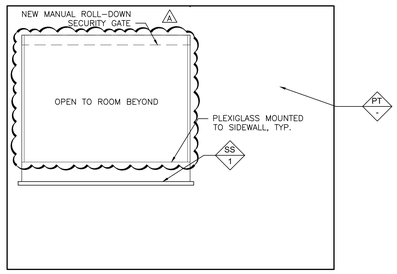
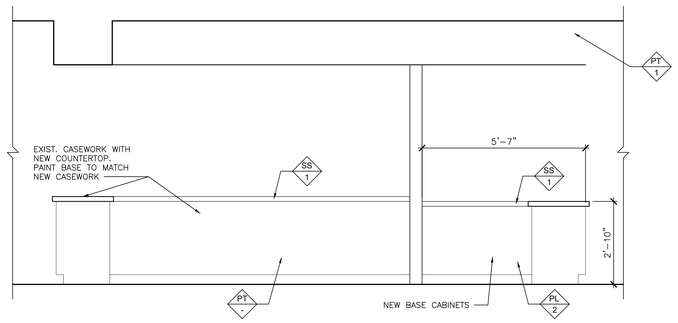
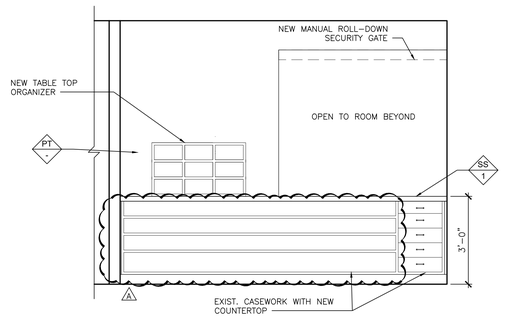
SCALE: 1/2"=1'-0" (34x44); 1/4"=1'-0" (17x22) 5

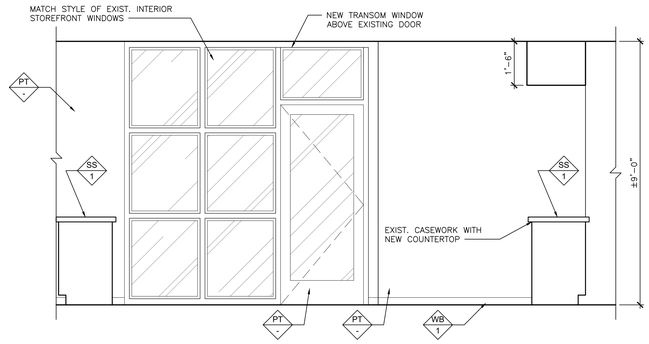




UTILITY COUNTER - 'NEW VESTIBULE' DOOR & LITE
SCALE: 1/2"=1'-0" (34x44); 1/4"=1'-0" (17x22) 8

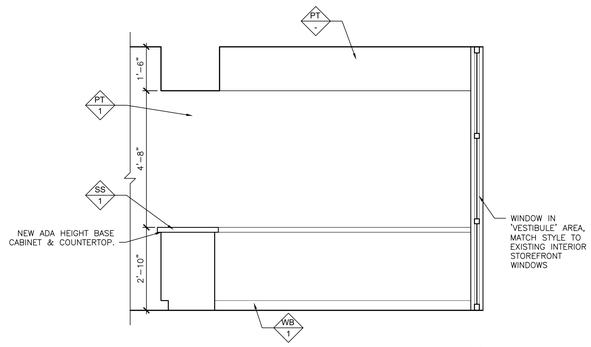
PUBLIC FACING PARKS COUNTER
SCALE: 1/2"=1'-0" (34x44); 1/4"=1'-0" (17x22) 4

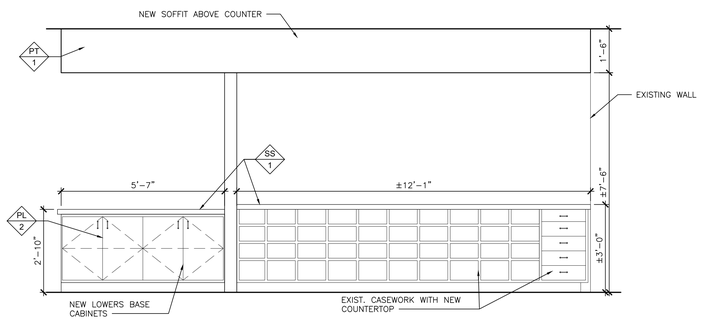




UTILITY COUNTER - 'NEW VESTIBULE' DOOR & LITE
SCALE: 1/2"=1'-0" (34x44); 1/4"=1'-0" (17x22) 7

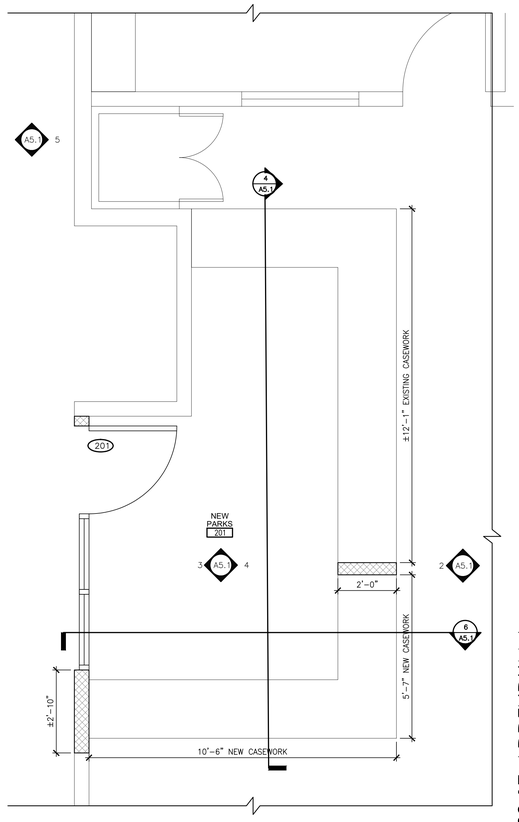
PARKS COUNTER - 'NEW VESTIBULE' DOOR & LITE
SCALE: 1/2"=1'-0" (34x44); 1/4"=1'-0" (17x22) 3





PUBLIC FACING PARKS COUNTER
SCALE: 1/2"=1'-0" (34x44); 1/4"=1'-0" (17x22) 6

PARKS COUNTER - NEW AND EXISTING ELEVATION
SCALE: 1/2"=1'-0" (34x44); 1/4"=1'-0" (17x22) 2



NEW PARK'S COUNTER - ENLARGED PLAN
SCALE: 1/2"=1'-0" (34x44); 1/4"=1'-0" (17x22) 1

THRIVE ARCHITECTS
Architect
259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

Project Info. — 22099

PEWAUKEE CITY HALL

INTERIOR ALTERATION

W240N3065 Pewaukee Rd
Pewaukee, WI 53072

Sheet Title

INTERIOR ELEVATIONS

Drawn by	Checked by
KJV	DMR

Revisions

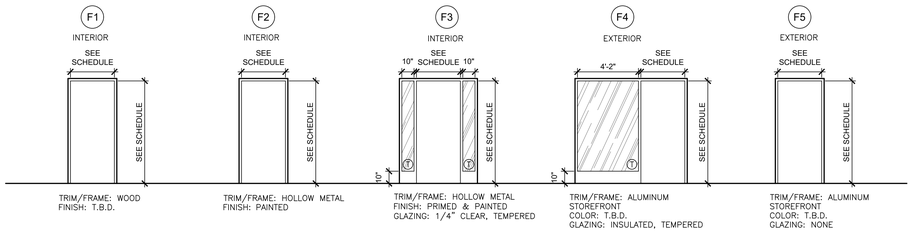
No.	Date	Description
	09.04.2025	Bid & Permit Set
A	09.17.2025	Addendum A

2025-09-17_ADDENDUM A

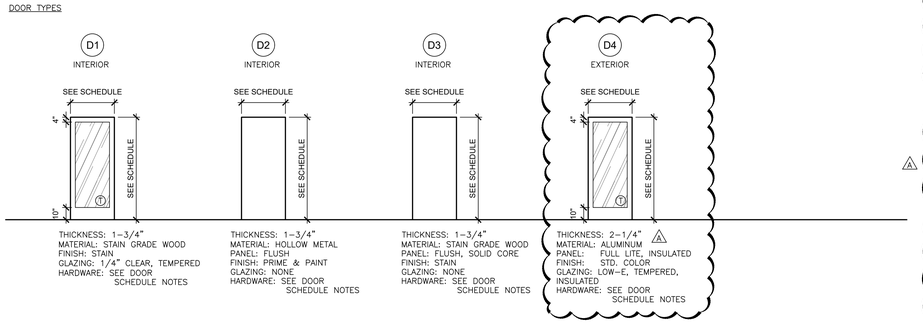
Sheet No.

A5.1

FRAME TYPES



DOOR TYPES



DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	NO. OF PANELS	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	FRAME TYPE	FIRE RATING		REMARKS
100A	BREAKROOM / KITCHEN	1	3'-0"	7'-0"	D3	F1		A	PROVIDE LOCK WITH KEYED ACCESS
100B	BREAKROOM / KITCHEN	1	3'-0"	7'-0"	D3	F1		B	
100C	BREAKROOM / KITCHEN	1	3'-0"	7'-0"	D4	F5		E	
101	UNISEX BATHROOM	1	3'-0"	7'-0"	D3	F1		C	
102	UNISEX BATHROOM	1	3'-0"	7'-0"	D3	F1		C	
103	STORAGE CLOSET	1	3'-0"	7'-0"	D3	F1		A	
106	HALLWAY	1	3'-0"	7'-0"	D3	F1		F	CARD READER HARDWARE
107A	SHERIFF'S SOFT ROOM	1	3'-0"	7'-0"	D2	F2		G	
107B	SHERIFF'S SOFT ROOM	1	3'-0"	7'-0"	D2	F2		G	
108A	HALLWAY	1	3'-0"	7'-0"	D3	F1		F	CARD READER HARDWARE
108B	HALLWAY	1	3'-0"	7'-0"	D3	F1		G	
110	OFFICE	1	3'-0"	7'-0"	D3	F2		G	
201	NEW PARKS	1	3'-0"	7'-0"	D3	F2		D	
205	NEW PARKS	1	3'-0"	7'-0"	D3	F1		G	
212	STORAGE / WORKSPACE	1	3'-0"	7'-0"	D3	F1		A	
215	EXIST. HALL	1	3'-0"	7'-0"	D1	F3		D	CARD READER HARDWARE
216	NEW UTILITY MANAGER	1	3'-0"	7'-0"	D1	F1		G	
224	NEW PRIV. OFFICE	1	3'-0"	7'-0"	D1	F1		G	
233	RECORDS STORAGE	1	3'-0"	7'-0"	D3	F1		A	
238	WALK-OUT PATIO	1	3'-0"	7'-0"	D4	F4		D	
240	WORKSPACE	1	3'-0"	7'-0"	D1	F1		G	
242	NEW ADMIN	1	3'-0"	7'-0"	D1	F1		G	

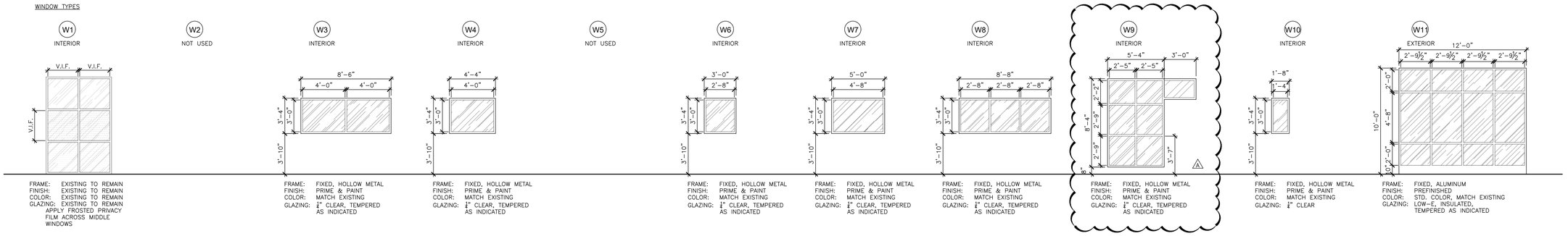
NOTES:

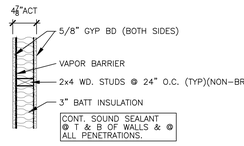
1. DOOR HARDWARE IS NOT SPECIFIED; HARDWARE COORDINATION MEETING WITH OWNER, DOOR SUPPLIER AND G.C. IS REQUIRED. DOOR HARDWARE SCHEDULE IS PROVIDED FOR BIDDING PURPOSES ONLY.
2. G.C. TO SUPPLY ALL DOOR HARDWARE REQUIRED BY CODE.
3. DOOR HARDWARE TO MATCH EXISTING
3. DOOR HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1 SEC 404.2.6 – HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE HARDWARE SHALL BE PLACED AT LEAST 34 INCHES, BUT NOT MORE THAN 48 INCHES ABOVE THE FLOOR SURFACE.

HARDWARE SCHEDULE

HARDWARE TAG	HINGES	CLOSER	LOCK FUNCTION	PANIC HARDWARE	PUSH PLATE	PULL	WEATHER STRIP	THRESHOLD	DRIP	KICK PLATE	ASTRAGAL	ACCESS CONTROL
A	BALL BEARING		STOREROOM									
B	BALL BEARING		PASSAGE									
C	BALL BEARING		PRIVACY									
D	BALL BEARING	X	ENTRY LOCK			X						
E	BALL BEARING	X	ENTRY LOCK			X	X	X	X			X
F	BALL BEARING		CLASSROOM									X
G	BALL BEARING		OFFICE									

WINDOW TYPES

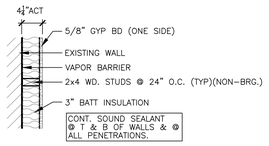




WALL TYPE D EXTENDS TO DECK

WALL TYPE D

SCALE: N.T.S.

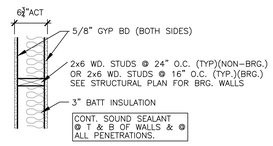


WALL TYPE C EXTENDS TO DECK

WALL TYPE C EXTENDS TO DECK

WALL TYPE C

SCALE: N.T.S.

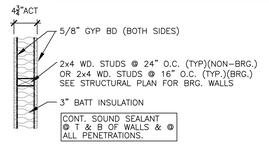


WALL TYPE B EXTENDS TO DECK

WALL TYPE B

SCALE: N.T.S.

PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET AREAS, INCLUDING BUT NOT LIMITED TO TOILET ROOMS, KITCHENS, AND JANITOR CLOSETS



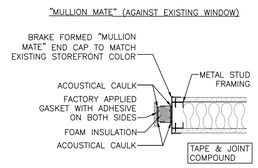
WALL TYPE A1 EXTENDS TO DECK

WALL TYPE A EXTENDS 6" ABOVE CELING

WALL TYPE A, A1

SCALE: N.T.S.

"MULLION MATE" (AGAINST EXISTING WINDOW)



WINDOW TO WALL MULLION CONNECTION 1

SCALE: 3/16"=1'-0" (34x44)

N

THRIVE ARCHITECTS

Architect

259 South Street, Suite A
WAUKESHA, WI 53186
p: 833-380-6180

Project Info. — 22099

PEWAUKEE CITY HALL

INTERIOR ALTERATION

W240N3065 Pewaukee Rd
Pewaukee, WI 53072

Sheet Title

DOOR, WINDOW, AND WALL TYPES

Drawn by	Checked by
KJV	DMR

Revisions

No.	Date	Description
	09.04.2025	Bid & Permit Set
1	09.17.2025	Addendum A

2025-09-17_ADDENDUM A

Sheet No.

A6.0

SECTION 00 15 00 – BID FORM

The undersigned (hereinafter "Bidder") hereby proposes to furnish all labor, materials, equipment, supplies, services, tools, machinery, and other facilities of every kind and description required for the prompt and efficient construction of;

PEWAUKEE CITY HALL ALTERATIONS

as outlined in the Owners Request for Bids dated September 04, 2025

and offers to furnish such related goods and services in accordance with all applicable laws and regulations. Bidder is responsible to ensure amount is accurate and without error; as inaccuracies may cause Proposals to be rejected.

A. Bidder proposes to construct the PROJECT for the fixed Base Bid amount of:

$ 975,449 NINE HUNDRED SEVENTY FIVE THOUSAND FOUR HUNDRED FORTY NINE
Total Numeric Value **Total Written Dollar Value**

Estimated cost of labor:..... $ 390,180

Estimated cost of materials:..... $ 585,269

Continued on next page

B. Bidder's Statement and Signature.

I, the undersigned, swear under oath that I have examined and carefully prepared this bid from the plans and specifications contained in City of Pewaukee's Request for Bids issued on September 4th, 2025; that I have checked the same in detail before submitting this bid to The City of Pewaukee; and that this bid shall remain open and valid for 60 days after the due date for bids.

Company Name BEAR CONSTRUCTION COMPANY FEIN Number 36-3351654

Address 633 W. WISCONSIN AVE STE 330 MILWAUKEE 53203

Authorized Signature

Printed Name AMANDA SCHAVER

Title PROJECT EXECUTIVE Date 9/25/25

Telephone 414-865-4956 Fax NA

SUBSCRIBED AND SWORN BEFORE ME

THIS 25th DAY OF SEPTEMBER, 20 25

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: 12/29/25

HEIDI PRICE NOTARY PUBLIC STATE OF WISCONSIN

NOTE TO BIDDER

Be sure to include the following along with this bid form:

1. copy of your certificate of insurance; and

2. bid security in the form of a money order or cashier's check (no cash or personal checks).

END OF SECTION 00 15 00

BEAR Construction, LLC
633 W Wisconsin Ave
Milwaukee, WI 53203

CITY OF PEWAUKEE CITY HALL INTERIOR ALTERATIONS
-POTENTIAL TRADE PARTNERS

FINAL CLEANING	REGENCY JANITORIAL
DEMOLITION	DYNAMIC CONTRACTING
MASONRY	ADVANCED RESTORATION OR EDGAR PRAGER
MISC METALS	MKE IRON
ROUGH & FINISH CARPENTRY	BERES BUILDERS
CUSTOM MILLWORK	TRIFORMED TOPS OR HEARTLAND CABINET SUPPLY
ROOFING	ALLOWANCE
DOORS FRAMES HARDWARE	LAFORCE HARDWARE
SECURITY GATES	OH DOORS OF MILWAUKEE
GLAZING SYSTEMS	MILWAUKEE PLATE GLASS
DRYWALL SYSTEMS	DAVCO DEVELOPMENT
ACOUSTICAL CEILINGS	QUALITY CEILINGS
FINISH FLOORING	SERGENIANS
PAINTING	CERTA PRO OR MTM PAINTING
MISC SPECIALTIES	CSI OR BEST SPECIALTIES
FIRE PROTECTION	BLAIR FIRE PROTECTION
PLUMBING	BUTTERSFETTING OR MAVERICK MECHANICAL
HVAC	ZIEN MECHANICAL
ELECTRICAL SYSTEMS	BEST ELECTRIC OR 3 ACRES ELECTRIC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Sharon Panos
Marsh & McLennan Agency LLC 20 North Martingale Road Schaumburg IL 60173	PHONE (A/C, No, Ext): (847) 908-8714 FAX (A/C, No): E-MAIL ADDRESS: Sharon.Panos@MarshMMA.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Amerisure Partners Insurance C	11050
INSURER B : AMERISURE INSURANCE COMPANY	19488
INSURER C : Amerisure Mutual Insurance Com	23396
INSURER D : Travelers Property Casualty Co	25674
INSURER E : CONTINENTAL CASUALTY COMPANY	20443
INSURER F : Lloyd's	

INSURED
Bear Construction Company
1501 Rohlwing Road
Rolling Meadows IL 60008-

COVERAGES **CERTIFICATE NUMBER:** 475175225 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			GL2119418	7/1/2025	7/1/2026	EACH OCCURRENCE	$ 2,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	[ ] POLICY [X] PRO-JECT [X] LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	[ ] OTHER:							$
B	AUTOMOBILE LIABILITY			CA2119422	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C D	X UMBRELLA LIAB [X] OCCUR			CU2119420	7/1/2025	7/1/2026	EACH OCCURRENCE	$ 10,000,000
	[ ] EXCESS LIAB [ ] CLAIMS-MADE			EX3Y99435225NF	7/1/2025	7/1/2026	AGGREGATE	$ 10,000,000
	[ ] DED [X] RETENTION $ 0						Each Occ/Agg	$ 15,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			WC2119421	7/1/2025	7/1/2026	X PER STATUTE [ ] OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? Y	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$ 1,000,000
E B F	Crime Leased & Rented Cyber			6052488726 CF2119417 ESO0040410582	7/1/2025 7/1/2025 7/1/2025	7/1/2026 7/1/2026 7/1/2026	Limit Limit Liability limit/Agg	$1,000,000 $50,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Professional/Pollution Liability - Carrier: Tokio Marine Specialty Insurance Company - Policy Period: 7/1/2025-7/1/2026 - Policy #PPK2716624000- Limits Each Occ/Agg: $5,000,000 NAIC #23850

Workers Compensation and Employers' Liability: Any Proprietor/Partner/Executive Officer/Member, as listed on the policy, is excluded.

CERTIFICATE HOLDER

Sample
Sample
Chicago IL 60008

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
BEAR CONSTRUCTION COMPANY
1501 Rohlwing Road
Rolling Meadows, IL 60008

SURETY:
(Name, legal status and principal place of business)
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
1299 Zurich Way, 5th Floor
Schaumburg, IL 60196-1056

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
CITY OF PEWAUKEE

W240 N3065 Pewaukee Road, Pewaukee, WI 53072

BOND AMOUNT: Five Percent of Amount bid
(5% of Amount Bid)

PROJECT:
(Name, location or address, and Project number, if any)
City of Pewaukee
City Hall Interior Alteration
W240 N3065 Pewaukee Road, Pewaukee, WI 53072
Thrive Project #22099

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 16th day of September, 2025

(Witness) LISA AMIDEI

(Witness) Susan A. Welsh

BEAR CONSTRUCTION COMPANY
(Principal) (Seal)

(Title) ADAM SNIDEMUR, CFO

FIDELITY AND DEPOSIT COMPANY OF MARYLAND
(Surety) (Seal)

(Title) Nicholas Kertesz, Attorney In Fact

BEAR CONSTRUCTION COMPANY CORPORATE SEAL ILLINOIS 1984

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ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Corinne CHAPMAN, Roger PARAISON, Kristin L. HANNIGAN, Tara A. MAQUINTO, Robert NACHREINER, Sandra M. WINSTED, Dartonya WRIGHT, Susan A. WELSH, Judith A. LUCKY-EFTIMOV, Jean TORRES, Samantha CHIERICI, Jessica B. DEMPSEY, Christina L. SANDOVAL, Nicholas KERTESZ, George F. DOUAIRE V of Chicago, Illinois,** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings,** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND,** this 18th day of March, A.D. 2025.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Christopher Nolan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 18th day of March, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison
Notary Public
My Commission Expire January 27, 2029

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 16th day of September, 2025.

MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

City of Pewaukee - New Agenda Item

Agenda Language:
Discussion and possible action regarding Establishing the Residential 2026 Paving Assessment Cap at $3,411.00 per residential unit.

Sub Item Agenda Language:

Background Provided By:
Magdelene Wagner

Background:
The City has a long-standing policy to recover the costs to pave streets through special assessments to the properties that abut the street paving. The City also has a policy of limiting the maximum amount of the special assessment for residential properties; non-residential properties are required the pay the full share of the special assessment. Each year the residential paving assessment is adjusted for inflation based on a construction cost index published in the magazine *American City and County*. As such, it is necessary to adjust the cap according to our policy, and we would recommend the 2026 rate at $3,411.00 per residential unit.

Fiscal Impact:

Recommended Motion:
Common Council approve the 2026 Residential Paving Assessment Cap at $3,411.00 per residential unit.

Department of Public Works
W240N3065 Pewaukee Road
Pewaukee, WI 53072
Phone: (262) 691-0804 • Fax: (262) 691-5729
Email: publicworks@pewaukee.wi.us

MEMORANDUM

TO: Common Council

FROM: Magdelene Wagner, Public Works Director/City Engineer

DATE: September 25, 2025

RE: Establish 2026 Residential Paving Assessment "Cap"

REQUESTED ACTION: Common Council establishes the 2026 residential paving assessment cap at $3,411.00 per parcel/home.

RATIONALE: The City has a long standing policy to recover the costs to pave streets through special assessments to the properties that abut the street paving. The City also has a policy of limiting the maximum amount of the special assessment for residential properties; non-residential properties are required the pay the full share of the special assessment. Each year the residential paving assessment is adjusted for inflation based on a construction cost index published in the magazine *American City and County*. As such, it is necessary to adjust the cap according to our policy, and we would recommend the 2026 rate at $3,411.00, calculated as follows:

2009 rate	$2,026	(6.3% increase)
2010 rate	$2,014	(0.6% decrease)
2011 rate	$2,099	(4.2% increase)
2012 rate	$2,175	(3.6% increase)
2013 rate	$2,225	(2.3% increase)
2014 rate	$2,284	(2.64% increase)
2015 rate	$2,349	(2.86% increase)
2016 rate	$2,387	(1.6% increase)
2017 rate	$2,481	(3.922% increase)
2018 rate	$2,562	(3.254% increase)
2019 rate	$2,639	(2.998% increase)
2020 rate	$2,684	(1.69% increase)
2021 rate	$2,756	(2.67% increase)
2022 rate	$3,005	(9.03% increase)
2023 rate	$3,206	(6.70% increase)
2024 rate	$3,290	(2.61% increase) * August CCI per new policy
2025 rate	$3,329	(1.19% increase)
2026 rate	$3,411	(2.45% increase)

City of Pewaukee - New Agenda Item

Agenda Language:
Discussion and possible action to sign a letter of support for Wisconsin Rural Water Association applying for a grant from the State of Wisconsin for the Non-State Grant Program to develop a "National Water College".

Sub Item Agenda Language:

Background Provided By:
Magdelene Wagner

Background:
Wisconsin Rural Water Association (WRWA) has requested the City send a letter of support for a grant application they are applying for. WRWA email is attached which outlines their request and the program they are seeking to build.

We recommend approving signing this letter of support. Our recent experience is searching for a Utility Superintendent and Utility Operator/Laborer supports the need for additional training for operators in the industry.

Fiscal Impact:
No direct fiscal impacts to the City.

Recommended Motion:
Council approve signing the letter of support.

From:	Renee Koback
To:	Chris Groh
Cc:	Renee Koback
Subject:	National Water College Letter of Support
Date:	Thursday, October 2, 2025 8:43:43 AM
Attachments:	Letter of Support for the National Water College.docx

Good Morning, Rural Water!

Wisconsin Rural Water Association is endeavoring to expand its training facilities. We are in the process of applying for a grant from the State of Wisconsin for the Non-State Grant Program to support local infrastructure improvement and community development projects across the state. The $50 million program, created by Gov. Evers in 2023, serves as a catalyst for community development, empowering local organizations to undertake construction projects that have a profound public purpose by supporting economic and community development, bolstering Wisconsin's infrastructure, and improving the overall quality of life in the state.

WRWA would be using this grant to develop our "National Water College" for training new operators and develop a program to supply operators around our state. The lack of certified operators has been a problem for many years. Our intentions are to have a means of supplying operators that are classroom and field trained and ready to be employed as fully capable water and wastewater operators.

The first step for this project is to get a fully operational water and wastewater system in the ground in our Expo Park area in Plover. This will afford training recipients a chance to train in construction, operations, and maintenance in a "real life" environment.

What we are asking for right now is a letter of support from businesses and municipalities to help support public health, sustainability, economic vitality, and affordability in rural Wisconsin. If you believe that rural Wisconsin (and rural America) needs a service like this, we would greatly appreciate a letter saying so. I have attached a template you can use to copy onto your company's/municipality's letterhead, or please write your own support letter for us to submit with our application.

WRWA has always worked closely with our membership to improve the water/wastewater industry, and we believe we can contribute further to everyone's life and business by extending our training capabilities. Please help us today with your support.

Thanks,

Chris Groh
WRWA Executive Director
(715) 340-2055

cgroh@wrwa.org

Department of Public Works
W240N3065 Pewaukee Road
Pewaukee, WI 53072
Phone: (262) 691-0804 • Fax: (262) 691-5729
Email: publicworks@pewaukee.wi.us

October 6, 2025

RE: Letter of Support for the National Water College

To Whom It May Concern,

The municipal drinking water and wastewater industry is among the most critical civil services in the United States, protecting public health and ensuring safe, clean, reliable water for all citizens. This vital industry depends on experienced, certified professionals to operate and maintain our nation's water infrastructure. Yet today, we face an urgent and sustained workforce crisis.

Each year, more than 10,700 certified operators are needed to replace a rapidly aging workforce — a shortage projected to continue well into the next decade. Numerous times in the last 15 plus years, the City of Pewaukee (City) has experienced this challenge firsthand, struggling to fill operator positions with certified and experienced professionals.

The City has a long history of membership in the Wisconsin Rural Water Association (WRWA) and benefited from their statewide operator training programs. The WRWA has proposed a practical and impactful solution: the establishment of the National Water College (NWC).

The NWC would serve as the premier, hands-on training center for aspiring water and wastewater operators, offering three intensive 15-week sessions annually and graduating 200 job-ready professionals per session. The program's fully equipped field training center will simulate real-world systems, ensuring students gain direct, practical experience in all facets of water and wastewater operations.

Employers stand to benefit immediately, saving an estimated $65,000 per graduate in training and onboarding costs. More importantly, the NWC will deliver professionals who are confident, technically skilled, safety-trained, and prepared to serve from day one.

The City of Pewaukee fully endorses the establishment of the National Water College and strongly urges your support for funding this essential initiative. Investing in this program is an investment in public health, environmental protection, and the long-term resilience of our nation's water systems.

Sincerely,

Steve Bierce
Mayor, City of Pewaukee

City of Pewaukee - New Agenda Item

Agenda Language:
Discussion and Possible Action Regarding **Resolution 25-10-29** Designating Certain Funds for Prepayment of Decommissioning and Decontamination Monies in its "Contingency" Government Water Fund as the "Reserve for Radium Removal"

Sub Item Agenda Language:

Background Provided By:
Jane Mueller

Background:
See attached resolution.

Fiscal Impact:

Recommended Motion:
Council approve the resolution.

CITY OF PEWAUKEE WAUKESHA COUNTY STATE OF WISCONSIN

RESOLUTION NO. 25-10-29
A RESOLUTION DESIGNATING CERTAIN FUNDS FOR PREPAYMENT OF DECOMMISSIONING AND DECONTAMINATION MONIES IN ITS "CONTINGENCY" GOVERNMENT WATER FUND AS THE "RESERVE FOR RADIUM REMOVAL"

WHEREAS, on or about the 18th day of May, 2006, the City of Pewaukee, Wisconsin ("municipality") entered into a certain Radium Removal System Agreement ("Agreement") between the Municipality and WRT Environmental LLC and R.M.D. Operations LLC (both companies, along with Water Remediation Technology LLC ("WRT") being associated companies within the WRT International LLC group of companies), a true and correct copy of which is attached hereto as Exhibit A; and

WHEREAS, on or about October 30, 2008, as part of a corporate consolidation within the group of WRT International LLC companies, Water Remediation Technology LLC assumed all the assets, rights, obligations, and responsibilities of both WRT Environmental LLC and R.M. D. Operations LLC; and

WHEREAS, pursuant to the Agreement, radium is removed from the municipality's public water supply, specifically at Pewaukee Well No. 2, and then must be removed from certain treatment vessels and transported to a licensed disposal facility; and

WHEREAS, under the Agreement, WRT, a current licensee of the State of Wisconsin Department of Health Services (Department) pursuant to Wisconsin Administrative Code, Chapter DHS 157 (WI Admin. Code) is required to remove and properly dispose of the spent media which contains radium from a radium removal site ("Site or Sites") owned or operated by the municipality; and

WHEREAS, the municipality acknowledges that, while WRT has contractual and legal obligations to remove all the collected radium from the Site or Sites, if WRT does not remove the radium from the Site or Sites, such removal obligation will, as a practical matter, devolve upon the municipality as the owner of the underlying property; and

WHEREAS, WI Admin. Code DHS 157.15 requires that the licensee (WRT) must provide satisfactory financial assurances to the Department to ensure the protection of public health and safety in the event of abandonment, default, inability or other failure of WRT to properly remove all the radium from the Site or Sites; and

WHEREAS, under the Agreement, the municipality has assumed the responsibility of satisfying relevant Department regulatory requirements under WI Admin. Code Ch. DHS 157 for providing financial assurances; and

WHEREAS, the exemption provisions of WI Admin. Code DHS 157.04 can allow for alternate financial assurances as approved by the Department; and

WHEREAS, the municipality intends to provide such financial assurances without prejudice to any action, cause of action, lawsuit or other recourse which it may have against WRT or others, under the Agreement or through some other action either at law or in equity; and

WHEREAS, in adopting this Resolution and the attached Government Fund Guarantee and Municipality Treasurer Statement, the municipality hereby obligates itself as a matter of law with regard to the Department, as if it were a licensee under WI Admin. Code Ch. DHS 157, for the purposes of performing decommissioning and decontamination (D&D) activities as herein contemplated and required by WI Admin. Code Ch. DHS 157 in the event that WRT fails to properly perform D&D activities as determined by the Department; and

WHEREAS, the municipality's Government Water Fund, or similar type of restricted-asset account, has and will have sufficient cash and/or investments available in accordance with approved site-specific decommissioning cost estimates to perform the radium removal and any other related decommissioning activities required under WI Admin. Code Ch. HFS 157 without materially affecting the cash flow and operation of the municipality's water system; and

WHEREAS, the municipality has previously utilized substantially similar forms of financial assurance for related water treatment and operational activities in accordance with State of Wisconsin regulatory requirements.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and city council of the Municipality of the City of Pewaukee, Waukesha County, Wisconsin as follows:

Section 1. Incorporation of Preambles.

The Preambles to this Resolution and all Exhibits are incorporated herein as if fully set forth in this Section 1.

Section 2. Creation of Reserve.

There is hereby created within the municipality's Government Water Fund, or similar type of restricted-asset account, the following specific line item: "Reserve for Radium Removal Contingencies" (the "Reserve"). The Reserve is intended to be designated for the sole and specific purpose of isolating funds for D&D activities related to licensed radium water treatment operations at the municipality's water treatment facility(ies) as designated in this Resolution and all applicable Exhibits in the event that WRT does not initiate or complete such D&D activities.

Section 3. Reserve Balance.

Unless monies in the Reserve are used to remove radium from a Site or Sites, the municipality shall maintain a balance in the Reserve of **not less than $60,330.00**. The Reserve shall be fully funded 90 days from the date of this Resolution, the earliest anticipated date when D & D activities and removal of spent media may become necessary should the licensee be unable or fail to perform its contractual obligation. The monies in this Reserve may not be used for any purpose except removal and disposal of radium from the Site or Sites and other decommissioning activities under WI Admin. Code Ch. DHS 157 which are authorized by the Department. These monies shall be held for the benefit of the Department until such time as Department regulations, statutes, or other applicable rule(s) and/or opinion(s) no longer require this commitment. The amount in the Reserve shall be increased or decreased based on an updated Reclamation Plan and Cost Estimate as approved in writing by the Department.

Section 4. Use of Reserve.

In the event of a default by WRT under the Agreement or when otherwise required by the Department, the municipality shall remove and properly dispose of all such radium in a properly licensed disposal facility. The Department shall have oversight and prior approval of any expenditures of the Reserve. Unless and until released by the Department, the municipality may utilize the monies earmarked in the Reserve only for the D&D activities referenced herein. In the event that the municipality is unable to accomplish decommissioning in a timely manner as determined by the Department, the municipality shall transfer all funds in the Reserve to the Department as directed in writing by the Department.

Section 5. Guarantee.

The municipality's Mayor is hereby authorized and directed to execute on behalf of the municipality a Government Fund Guarantee substantially in the form of Exhibit B attached hereto. The municipality's Treasurer is directed to execute the Statement substantially in the form of Exhibit C attached hereto.

Section 6. Severability.

If any section, paragraph, clause or provision of this Resolution is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Resolution.

Section 7. Repealer.

All ordinances, resolutions, orders or parts thereof, which conflict with the provisions of this Resolution, are to the extent of such conflict, hereby deemed inoperable.

Section 8. Effective Date.

This Resolution shall be in full force and effect after its passage and approval. The municipality may not repeal or amend this Resolution without the prior written consent of the Department.

PASSED this 6th day of October, 2025.

AYES:

NAYS:

ABSENT:

_____
Steve Bierce, Mayor

Attest:

_____
Kelly Tarczewski, Municipality Clerk

Seal

EXHIBIT B

GOVERNMENT FUND GUARANTEE

This Government Fund Guarantee ("Government Fund Guarantee") is made this 7th day of May, 2018 by the City of Pewaukee, Wisconsin ("municipality") to the Wisconsin Department of Health and Family Services, ("Department"). For purposes of this Government Fund Guarantee, the "licensee" means Water Remediation Technology LLC or its successors or assigns. This Government Fund Guarantee is being given in accordance with Water Remediation Technology LLC's Wisconsin Radioactive Materials License No. 133-2032-01.

RECITALS

1. The municipality has the full authority and capacity to enter into this Government Fund Guarantee under the authority of and cited in Resolution No. 18-05-13 adopted by the municipality.

2. This Government Fund Guarantee is being issued to comply with regulations issued by the Department, pursuant to Wisconsin Statute Chapter 254, *Environmental Health*, Subchapter III, *Radiation Protection*. The Department has promulgated regulations in WI Admin. Code s. DHS 157.15 that require that certain specific licensees provide assurance that funds will be available when needed for reclamation activities. While the municipality is not a licensee, as approved by the Department, pursuant to its contract with WRT, the municipality hereby agrees to provide this Government Fund Guarantee on behalf of the licensee.

3. The Government Fund Guarantee is issued to provide financial assurance for reclamation activities associated with the removal of radium from the municipality's public water supply as required by WI Admin. Code s. DHS 157.15. The reclamation costs are as follows: $60,330.00. This amount shall be in a separate Reserve within 90 days after the date of this Government Fund Guarantee

4. Reclamation activities refer to all the decommissioning activities required by WI Admin. Code Ch. DHS 157 for a treatment facility located at:

   Pewaukee Well No. 2, N31 W22610 Green Road, Pewaukee WI 53072.

5. The municipality guarantees to the Department that in the event of an inability of or a refusal by the licensee to perform according to Agreement or when otherwise required by the Department, it will: (A) Carry out the required reclamation activities as required by WI Admin. Code Ch. DHS 157; or (B) Upon written notification from the Department, pay the reclamation cost amount guaranteed for the Facility(ies) to the Department as

directed by the Department. The Department shall have oversight and prior approval of any expenditure of the funds pledged herein.

6. The municipality shall submit audited financial statements to the Department annually, within 180 days after the close of its fiscal year. Upon review, if the Department deems necessary, the municipality shall provide alternate financial assurance within 120 days of such written notice by the Department.

7. The municipality, for itself and its successors and assigns, expressly agrees to remain bound under this Government Fund Guarantee, as if it were the licensee, in the event of the inability or failure of the licensee to perform D&D activities pursuant to WRT's license, notwithstanding any or all of the following: amendment or modification of the license or Department-approved decommissioning funding plan for that facility, the extension or reduction of the time of performance of required activities, or any other modification or alteration of an obligation of the license pursuant to WI Admin. Code Ch. DHS 157.

8. The municipality shall remain bound under this Government Fund Guarantee for as long as the licensee retains Wisconsin Radioactive Materials License No. 133-2032-01 for the municipality's water treatment facility as delineated in the Resolution and for as long as WRT must comply with applicable financial assurance requirements of such license for the previously-listed facility.

9. All bound parties shall be jointly and severally liable for all litigation costs, including reasonable attorney fees, incurred by the Department in any successful effort to enforce this Guarantee. For the purpose of establishing venue in any action brought by the Department to enforce the Guarantee of Prepayment, Dane County shall be deemed the county in which the Department's claim arose.

This Government Fund Guarantee is issued this _____ day of _____, 2025 at the City of Pewaukee, Wisconsin.

By: _____
Steve Bierce in his capacity as Mayor
And not individually

ATTEST:

By: _____
Kelly Tarczewski, City Clerk

Seal

MUNICIPALITY TREASURER'S STATEMENT

I am the Treasurer for the City of Pewaukee, Wisconsin ("municipality"), a Wisconsin municipal corporation. This statement is in support of the municipality providing an alternate financial assurance mechanism in the form of a Restricted Asset Account as identified as a line item in the annual audited Financial Statement. The Restricted Asset Account will be used for the sole purpose for the costs associated with the reclamation or decommissioning of municipality well site(s) where licensed radium water treatment operations have occurred in the event of the inability or failure of the licensee, Water Remediation Technology LLC or its successors or assigns, under Wisconsin Radioactive Material License No. 133-0232-01, to perform such reclamation or decommissioning activities at the request of the Wisconsin Department of Health Services.

I certify that attached hereto are the latest audited financial statements of the City of Pewaukee.

Executed at the City of Pewaukee, Wisconsin

This 6th day of October, 2025

Witness

Kelly Tarczewski, Treasurer

City of Pewaukee - New Agenda Item

Agenda Language:
Discussion and Possible Action Regarding Highway Department Purchasing #18 Front End Loader, #3 Boom Mower, and #56 Sign Truck in 2025 and Re-Allocation of Funds.

Sub Item Agenda Language:

Background Provided By:
Magdelene Wagner/Matthew Stevens

Background:
As staff was obtaining quotes for 2026 and finalizing truck purchases in 2025, we have the following requests:

1. In 2026, the #3 Boom Mower is slated to be replaced. In receiving quotes for this purchase and if ordered in 2025, we could purchase the equipment for $261,738. The dealer notified us we would see a 5.3% increase if we order this equipment in 2026 ($275,610.11). The current allocation (2025) from the Capital Equipment Budget is $266,750 (including a $28,750 trade in value). Staff is requesting permission to order the mower in 2025 saving $13,872.11.

2. In 2026, the #18 Front End Loader is slated to be replaced. In receiving quotes for this purchase and if ordered in 2025, we could purchase the 2025 loader for $291,450 assuming the equipment is not sold prior to the City obtaining permission to order it. If we order the 2026 loader in 2026, the price increases to $314,500. There have been no modifications/improvements to the loader in 2026 from the 2025 model. The current allocation (2025) from the Capital Equipment Budget is $315,000 (including a $90,000 trade in value). Staff is requesting permission to order the loader in 2025 saving $23,050.

3. In 2025, the #56 Sign Truck was slated to be replaced. Due to the availability of vehicles, we were not able to purchase this vehicle yet. Last week we received notice that the availability is now open. We received an updated quote which is $135,540. The current allocation in the Capital Equipment Budget is $103,000 (assuming a $12,000 trade-in value). Staff is requesting a re-allocation of $32,540 to purchase the sign truck in 2025.

Overall this results in a $4,382.11 savings in the Capital Equipment Budget.

Fiscal Impact:
If authorized for #3 and #18, we will save $36,922.11. With #56, we are spending an additional $32,540. Overall this results in a saving of $4,382.11 in the Capital Equipment Budget.

Recommended Motion:

Council authorize the ordering of #3 Boom Mower, and #18 Front End Loader in 2025 and re-allocate $32,540 for the purchase of #56 Sign Truck in 2025.